

FOCUS

Winter 2004

ON WOODRIDGE

Our Mission: "To achieve a high quality of life by providing superior services in a fiscally responsible manner!"

Residential Development Grows With The Community

Woodridge's residential market continues to grow with the Village's high quality of life driving the housing boom. Two rivers and eight forest preserves surround the Village, which boasts twenty-seven park sites encompassing 307 acres; easy access to major transportation routes such as I-55 and I-355; seven business parks providing valuable jobs; and quality education. These amenities contributed to the high quality of life that first attracted residents to the Village and inspires them to stay in the community as their families change and grow. This places a demand for quality housing at all price levels. To meet this demand, the housing market in Woodridge continues to expand with several new developments under construction.

Current single-family housing developments underway include: Farmingdale Village Unit 25, Walnut Court, Oakwood Hills, Normadale, and Oak Bluff Estates subdivisions. Multi-family housing developments include the Seven Bridges and Gallagher and Henry condominiums.



Home in Normadale Woods Subdivision

Gallagher & Henry's Farmingdale Village Unit 25 will offer custom built homes in the \$350,000 to \$450,000 price range. The development has sixty-six acres providing two hundred lots located east of Woodward Avenue and north of Heritage Parkway.

Airhart Construction's Walnut Court subdivision is located north of 63rd Street at Walnut Avenue and features 23 lots which total over 9.7 acres. Because of Village requirements for tree preservation and replacement, the subdivision is heavily landscaped and has a significant landscape buffer between Walnut Court and 63rd Street. Homes are currently selling for approximately \$475,000 to \$525,000 with home construction set to begin this fall.

Oakwood Hills, a Globe Development project, is located off of 83rd Street just west of Janes Avenue and will connect Kelly Drive to 83rd Street, creating a full loop road. The subdivision will offer six lots between 9,000 and 10,000 square feet with homes expected to sell in the upper \$350,000s.

Luxury developments also have a home in Woodridge. DePaulo Builders developed Normadale Woods subdivision, located east of Illinois Route 53 and south of Oldwoods Drive. It will contain 27 single-family custom-built homes on wooded lots sized from 12,000 to 30,433 square feet. Pokorny Builders and Muellner Construction are building the homes, which will contain 3 or 4 bedrooms, full basements, 2.5 car garages, and beautiful landscaping with beautiful views of the adjacent Greene Valley Forest Preserve. Homes are priced from approximately \$550,000 to \$900,000. The luxury single-family development of Oak Bluff Estates is located north

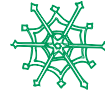
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Happy Holidays from the Village of Woodridge!



Tree Decorating

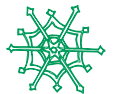
Organizations and families are invited to decorate a tree in the Town Centre from November 27 through December 3, 2004. Trees must be decorated prior to the official Tree Lighting Ceremony on December 3, 2004 at 5:30 PM. If you wish to decorate a tree, please call Woodridge Special Events Committee Chairperson, Ceil Jarka at (630) 852-3174.



The Annual Tree Lighting Ceremony

The Annual Tree Lighting Ceremony will take place on December 3, 2004 at 5:30 PM, at the Woodridge Town Centre, in front of the Village Hall. The ceremony is an enjoyable activity for the whole family. Get into the holiday spirit with caroling and music from local schools, a holiday message, refreshments, and decorated trees from local families and organizations. If you have any questions, please call the Village Hall at 719-2496.

Santa Comes to Woodridge



Please help us welcome Santa and Mrs. Claus to Woodridge on Saturday, December 4, 2004. They will be arriving at St. Scholastica Church via fire engine, courtesy of the Lisle-Woodridge Fire District at 11:00 AM and leaving for their return to the North Pole at 3:00 PM. Mrs. Claus' kitchen will be open from 11:00 AM until 2:30 PM, offering a lunch menu of hot dogs, nachos, chips, cookies, hot cider, coffee, and hot chocolate for a small fee. The Woodridge Special Events Committee has provided Santa with a special gift for each child.



BUILDING AND ZONING WINTER SAFETY TIPS

Furnace

During the winter, your furnace will turn on and off nearly 9,000 times. To keep your heating system running safely and efficiently, call a qualified contractor and schedule a "check up" for your furnace. You can also take these steps:

Check your flame. Flames should be mostly blue and steady. A pale yellow or wavy flame could be a sign your furnace is not working properly.

Check your venting system. Soft, rusted or broken vent piping can lead to carbon monoxide poisoning.

Furnace flues should be checked for blockages and for proper pitch.

Be sure your furnace or boiler is free of dust, rust and any other signs of corrosion.

Check air filters regularly. Clean or replace them as needed.

Make sure that furnace panels and grills are in place and that the fan compartment door is closed when the furnace is on. Leaving those doors open could cause carbon monoxide to build up in living areas.

Fireplace

Clean your chimney once a year.

Clear away any debris, such as bird nests at the top of the chimney.

Check the chimney flue for blockages.

It is recommended that spark arresters be installed on wood burning fireplaces. If you already have spark arresters, be sure they have been installed correctly.

Be sure all dampers are operational and open and close properly.

Keep the screen closed at all times when using the fireplace.

Keep the area in front of the fireplace clear of all flammable materials, including paper, wood, or furniture. Never use charcoal lighter fluid or similar liquids to start a fire in the fireplace. These are extremely flammable and quickly become dangerous.

All manufactured fireplaces shall be U.L. (Underwriters Laboratory) listed.

Be sure to contact the Building & Zoning Department at (630) 719-4750 for building permit and inspection requirements for the installation of a new fireplace.



Winter Reminders from the Public Works Department

Yardwaste Collection Ending

The last day for curbside collection of yardwaste is December 15. Residents are given a variety of methods to dispose of their yardwaste. Mulching grass clippings and leaves back into your lawn will provide nutrients to your lawn. Another possibility is to compost your yardwaste on your property. Residents may choose to have the yardwaste removed at the curb through the bag-n-tag program. Information regarding all of these methods is available at both the Village Hall and the Public Works Department.

What To Do During A Snow Fall

- Do not shovel snow back into the streets. This will cause ice patches on the streets, which are hazardous to drivers and can damage snowplows.
- Keep fire hydrants on your property free of snow and ready for use in case of an emergency.
- Remove empty refuse containers from the curb as soon as possible in order to avoid contact with the snowplows.

- Keep sidewalks around your residence free of snow and ice. State law protects property owners from any added liability if the sidewalks are shoveled.
- The bottom of your mailbox should be at least 40 inches above the ground. The mailbox should be no closer than 8 inches from behind the back of the curb. If you have any questions please contact the U.S. Post Office for the standards.

Freezing Water in Your House

When the temperature drops below freezing it is recommended that you have a faucet in your house trickle water. This effort is a means to prevent standing water in your pipes from freezing.

Water Main Repairs

Each year the freezing and the thawing of water pipes in the system can cause water main breaks. At times it may become necessary to shut off water service to residents in order to repair a break. When possible, residents are notified prior

to the water being turned off. The Public Works' crews will work around the clock to repair the break and get your water service restored. Often excavation is required to repair the break. If you have an excavated area near your home do not attempt to fill in the site. The Village will return to repair the area in the spring when the ground has thawed.

Holiday Garbage Pick Up

This year both Christmas and New Years Day fall on a Saturday, which means there is no change in the normal pick-up schedule for any residents.

Christmas Tree Recycling Program

The Annual Christmas Tree Recycling Program will take place during the weeks of January 3 and January 10. During these two weeks, residents may leave their trees at the curb with no sticker. Trees must be free of decorations, wire, and lights and not placed in plastic bags. Wreaths and evergreen garland will not be accepted.

Woodridge Police Focus on Crime Prevention

Crime Prevention Unit

The Woodridge Police Department has recently assigned one full time officer to coordinate crime prevention efforts. Officer Kevin Lindblom of the newly created Crime Prevention Unit is available to assist with the following services and programs:

- Provide crime prevention and safety talks to residents
- Assist neighborhoods with the initiation and administration of neighborhood watch groups
- Provide on site residential security checks
- Coordinate child passenger safety seat installation checks
- Provide crime prevention materials and information to the public
- Provide tours of the police facility for local groups
- Coordinate the Citizen's Police Academy

The next Citizen's Police Academy will be held January 19, 2005-March 30, 2005 each Wednesday from 6:30-9:00 p.m. Applications for Woodridge residents are available at the Woodridge Police

Department. For more information on the Citizen's Police Academy or to request the services of the Crime Prevention Unit, please call (630) 719-4745.

Holiday Crime Prevention Tips

As the busy holiday season approaches, the Woodridge Police Department would like to remind everyone about some precautions to take to stay safe:

- Plan ahead if you are traveling over the holidays.
- Have a neighbor pick up your mail and shovel your driveway – make sure your home appears "lived in". Homeowners can stop by the Police Department and fill out a vacation watch card.
- Always keep your car locked and keep packages and valuables in the trunk.
- Don't leave gift-wrapped packages in your car.
- Lock your door each and every time you leave the house. Make sure that your timers are set properly.
- Use a sober driver or call a taxi if you have been drinking.

Presorted
Standard Mail
Paid
Permit 66
Downers Grove
Illinois

Mayor: William F. Murphy

Village Clerk: Eileene Nystrom

Board of Trustees:

Pamela Beavers Joseph Kagann
Robert Brandt Chet Szerlag
Mary Ann Frank Richard Wood

Village Administrator: John Perry
Village Hall (630) 852-7000
E-mail- jperry@vil.woodridge.il.us

Village Hall Hours

Monday-Friday- 8 a.m. to 4:30 p.m.

**Postal Customer Local
Woodridge, IL 60517**

***Village Holiday Hours:
Closed December 23rd, 24th, and 31st.***

Notify Commonwealth Edison of a Power Outage

Whenever you experience a power outage in your home, please call ComEd at 1-800-EDISON-1 (1-800-334-7661) to notify them of the occurrence. You should call even if your neighbor has already called to notify ComEd. Calling in the power outage will not only dispatch a repair truck, but will also help them to track ongoing problems in your area.

Residential Continued from Page 1

of Bluff Road and west of Lemont Road. Providing fifty-seven lots over thirty-four acres in a wooded, gated community, Zeme, LLC will offer custom built homes with a view of the Des Plaines River Valley. Prices will range from \$800,000 to \$1,500,000. The exclusive nature of the subdivision is a testament to the potential and desire for high-end luxury housing in Woodridge.

Pre-construction sales are underway for The Gammonley Group's Condominium Residences at Seven Bridges. The 140-unit condominium complex on Double Eagle Drive will be located on the east side of the DuPage River, overlooking both the river and the Seven Bridges Golf Course. Prices for the condominiums will range from \$200,000 for a one-bedroom condo to \$415,000 for a three-bedroom unit. The final

buildout of Seven Bridges completes the vision started in 1987 for a groundbreaking mixed-use community. Its mix of housing stock and the close proximity to retail and recreation will attract residents of all ages and interests.

Construction is underway on Gallagher and Henry's condominium project north of Boughton Road on Woodward Avenue. The 184-unit development will feature two bedroom/two bathroom condominium units with a starting price of \$225,000. Four and five-story buildings will include enclosed parking on the first floor of each building and will be set in 10 ½ acres of landscaped open space with heavily landscaped berms providing privacy around the site. The development will also include a clubhouse and tot lot for the exclusive

use of residents and their guests.

With an ever-expanding business community, an increasing number of quality jobs, and significant community amenities, Woodridge continues to attract and retain residents. As the community grows, changes and improves, the Woodridge housing market must also grow and improve. Current residential development in the Village seeks to satisfy the needs and desires of our growing community with a variety of quality homes in a range of prices. If you would like more information on residential development in Woodridge, please contact the Planning & Development Department at 630-719-4711.