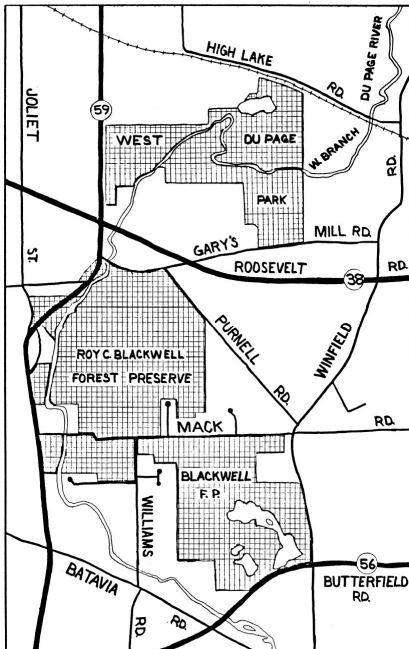


West-Win Homeowners Association
PO Box 367
Winfield, IL 60190-0367
 On the web: www.West-Win.org
Address Service Requested

First Class



Spring 2018 Newsletter – Inside this issue:

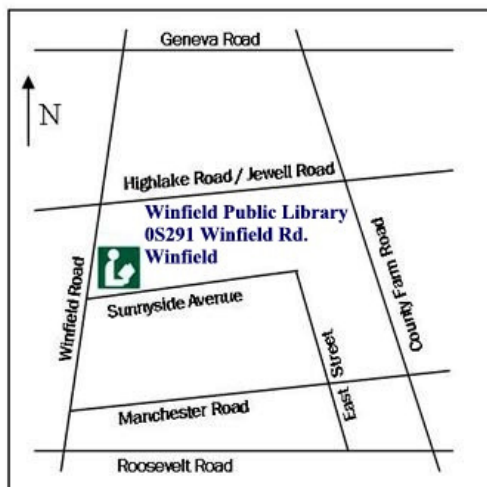
- Two Proposed “Roosevelt Road Corridor” Developments
- Nearby Bike Trails
- Waze navigational app
- Household Tip: Electromagnetic Radiation Detector

Circulation 726

April 2018						
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Spring General Meeting Agenda
Wednesday, April 25th

Where :	<u>Winfield Public Library</u> – lower level. 0 S 291 Winfield Rd. Parking lot to the North of the building.
6:30 p.m.	Talk with local officials, West-Win Board Members and neighbors Pay annual dues.
7:00 p.m.	Brief business meeting, including: Election of Board Members
7:15 p.m.	Brief updates: Winfield Planning, Winfield Township Roads, Sheriff’s Liaison, and Forest Preserve
7:45 p.m.	Maximizing Residential Property Value Speakers: Bob and Mary Bakas
8:45 p.m.	Adjourn. Cleanup. Volunteers welcome.





West-Win Homeowners Association

individuals working together to preserve our idyllic countryside

Welcome to West-Win! We are an organization of independent homeowners in unincorporated Winfield Township who have a history of protecting the ambiance of our country-like area.

Much of our work involves the exchange of mutually useful information through our semi-annual newsletter, our website and through issue-specific emails. We respond to concerns of our membership and often advocate with local governments on issues of common interest, especially those threatening the peace or security of our homesteads.

There are over 700 homes within our unincorporated area. By joining West-Win Homeowners Association, you will be one of many organized to protect the peace and beauty of our environment.

Membership in West-Win is voluntary. Please join us! Give us your opinions and ideas for protecting or improving our area. If you are new to our neighborhood, or are an eligible household recently added to our mailing list, we look forward to meeting you at our next General Meeting!

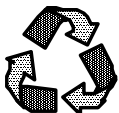
Your current Board of Directors to contact with ideas is:

			Directors	
President:	Herb Wigder	847 723-5150	Mary Bakas	773 799-4326
Vice President:	Vicki Weyer	630 400-1556	Deb Barclay	630 690-2058
Secretary:	Judy Cummings	630 293-0474	Kathy Hydo	630 293-7645
Treasurer:	Eileen Kelly	630 876-1316	Nick Parrilli	815 531-2855
			Gib Van Dine	630 231-4777
			Barb Whitney	630 231-0320

email: info@West-Win.org

On the web: www.West-Win.org

Like us on *facebook* to get notice of current events: West-Win Homeowners Association



COME TO THE SPRING MEETING AND VOTE FOR BOARD MEMBERS

The nominating committee has returned a slate of officers and directors. All they need is your vote on the evening of Wednesday, April 25th. The slate is:

Officers

Vice President Vicki Weyer
Secretary Kathy Hydo (1yr)
Treasurer Eileen Kelly

Directors

Judy Cummings
Barb Whitney

The candidates will each serve for a 2-year term except Kathy Hydo who will serve a 1-year term. Other officers and directors have one year remaining on their 2-year term.

Judy Cummings has served as secretary for many many years. Thank you Judy for your dedication and diligence in serving as secretary and thank you for continuing on as a director at large.

SPEAKERS AT THE SPRING MEETING

MAXIMIZING RESIDENTIAL PROPERTY VALUE

Owning a home is a great way to provide wealth to you and your family. It's important to understand how to maintain and increase its value over time, so when you are ready to move on to your next adventure, you know how to get the most value. Daily involvement in selling and buying properties provides real estate agents knowledge of today's most sought after features along with financing options and ways of maintaining a property's value.

Bob and Mary Bakas, our April 25th speakers, have listed and sold residential properties in the greater Chicago area since 2002. Bob and Mary are Realtors with Keller Williams Premiere Properties. They will share insights into maintaining and maximizing a residential property's value and other interesting aspects of home ownership.

NEW WAZE OF GETTING PLACES

A free app that may be of interest to our members is WAZE. It's a GPS based navigation app that helps you get the best routes with input from a community of real-time drivers working together, sharing traffic & road information.



Other features:

- ✓ Get alerted before you approach police, accidents, road hazards or traffic jams.
- ✓ Find the cheapest gas.
- ✓ Set up reminder so you leave in time to reach your destination promptly.
- ✓ Send ETAs.

Find out more about it at waze.com

TWO PROPOSED “ROOSEVELT ROAD CORRIDOR” DEVELOPMENTS

Two non-residential projects are being pursued near Winfield and Roosevelt Roads. At the southwest corner, commonly known as the Cantore property, Bucky’s gas station and convenience store has been proposed within the Village of Winfield on commercially zoned property. A few lots south of that, Willow Creek Community Church has been proposed in unincorporated Wheaton on residentially zoned property. These are independent developments, although the same civil engineer is working on both projects.

Bucky’s Filling Station

The Village of Winfield hired a broker to bundle property to attract commercial development to the “Roosevelt Road Corridor”. Bucky Inc. has a contract to purchase the Cantore property for \$2,400,000. This property has a 2017 assessed value of approximately \$110,000. It is approximately 7 acres, with a large wetland area. Bucky Inc. will also cover the cost of bringing water and sewer under Roosevelt Rd. It will be developed per the Planned Unit Development (PUD) requirements, including a 100 foot landscape buffer between it and the adjacent residential area. Initial plans include a filling station, convenience store and car wash. The concept plan also shows an additional commercial building that could be developed in the future. Currently Bucky Inc. is working with the county to meet the county development requirements. If that is approved, the planning process within the village will proceed, including a public hearing.

Willow Creek Church

Willow Creek has a pending purchase contract for approximately \$2,500,000 for 13 acres with a 2017 assessed value of \$125,000. This too has a wetland area that would have to be mitigated.

Willow Creek’s total congregation is about 18,000 people. The capacity for this location is 1,200 people. There will be two Sunday services at which they anticipate initial attendance to be around 600 people at each. They promise that the church will not have bells so as to not disturb neighbors. Other activities will occur during the week that will generate a smaller amount of traffic. The industry standard for calculating parking is 2.28 people per car, so approximately 600 spaces are needed. Their community outreach program includes plans for some clinical services and auto repair services. These are not allowed uses in a residentially zoned area.

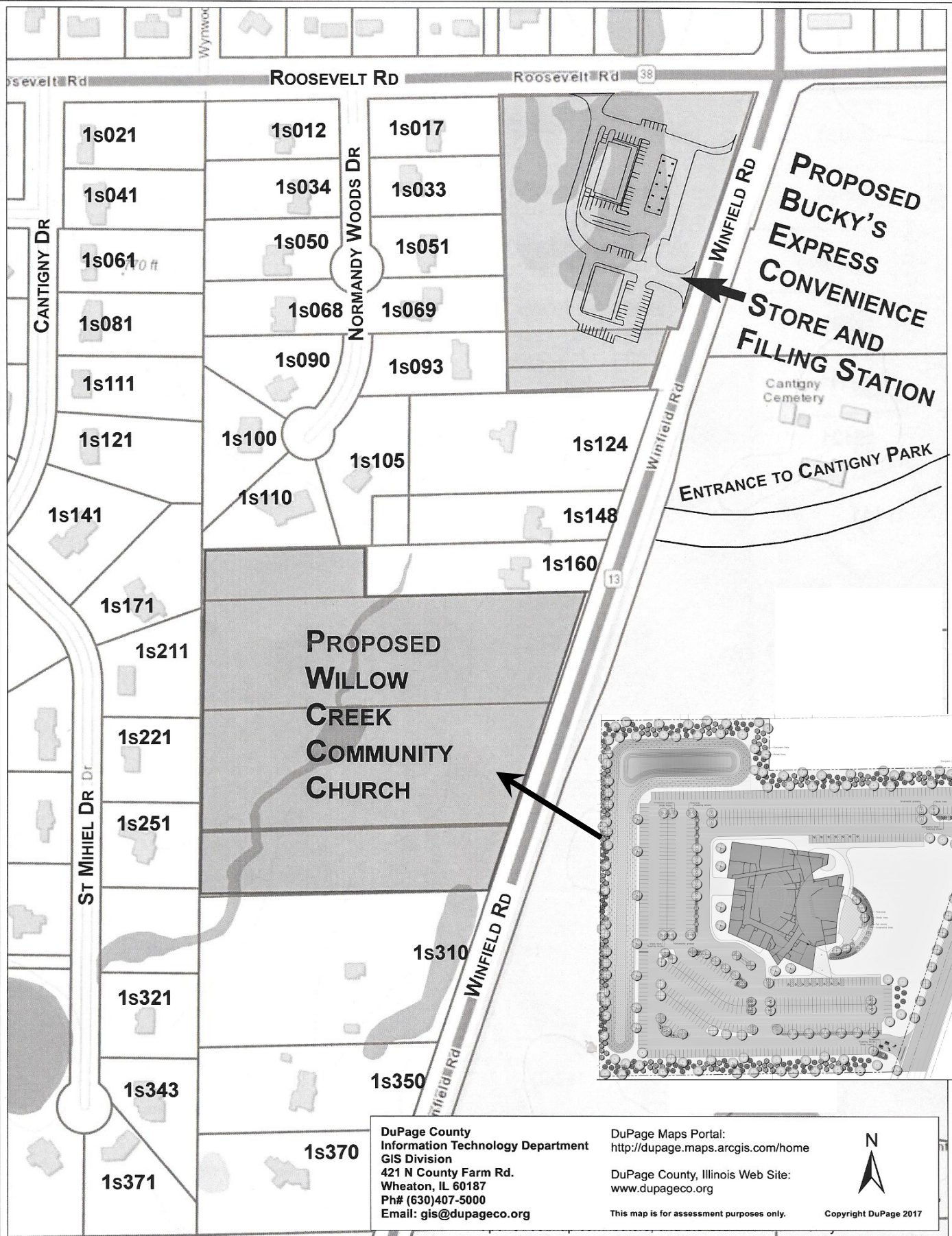
Churches are a permitted use in residential areas as long as the subject property meets the following criteria:

- a. The property is located adjacent to at least an arterial roadway as defined by the DuPage County Division of Transportation;
- b. The use takes primary access to and from the arterial roadway;
- c. The use is operated using public sewer and water;
- d. The use is not operated in an existing single-family home or dwelling unit.
- e. Minimum lot size: 100,000 sq. ft. for the first 100 occupants in the main assembly area or building based on design rated occupancy plus an additional 20,000 sq. ft. for each additional 50 occupants or any portion thereof based on design rated occupancy

The final construction is expected to include about 10 acres for building and parking and the outer 3 acres for landscape buffering and water detention. At present, no sewer and water service is expected to be available, so a variance would be required. Alternatively, Willow Creek could potentially obtain water and sewer from Winfield, either by annexing in or having an agreement with the village of Winfield. This will be investigated as part of their due diligence process but does not currently appear to be feasible. A hearing for input by the public would be required by the county if variances are requested for water/sewer services or clinical and auto repair services. This could be as soon as mid-May. As part of the public hearing process, properties within 300 feet of the proposed site will receive a notification.

Given the well and septic arrangement, the county’s fire protection requirements could be challenging. For example, a detention pond will likely be required in currently designated wetland, and a 20,000 gallon storage tank under the building is under consideration for use in case of fire.

We recommend for you be on West-Win’s email list to receive notifications that West-Win becomes aware of, such as public hearings, police reports, etc.



DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupageco.org

This map is for assessment purposes only.



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NEARBY BIKE TRAILS

Spring is here! Time to dust off the outdoor equipment and get moving. One of the best ways to experience the outdoors in western Winfield is on a bicycle! With miles of well cared for forest preserves, state and local trails, a fun morning ride is right out your back door. One of the best things to do is look at a map and plan your ride first. An efficient way to do things is through what is called a “loop”, linking multiple trails together. The DuPage Forest Preserve has been working with municipalities to interconnect trails throughout the county so there are many looping options available. Here’s a look at some great places to ride.

Blackwell Forest Preserve:

The main entrance is on the north side of Butterfield Road (Route 56) 0.25 mile west of Winfield Road and 1 mile east of Route 59. Parking is also available on Mack Road east of Route 59. Blackwell Preserve has many miles of trails and extends from Butterfield Road all the way to Purnell Road and is a great place to start your journey. Explore the quiet roads or head to the north at the trailhead by the archery center to catch the west branch of the DuPage River Trail going north. Or head south and east to link up with St. James Farm

St. James Farm:

Following the main trail at the south and east end of Blackwell Forest Preserve, then crossing Winfield Road, you will enter the west side of St. James Farm. A pleasurable ride awaits as you see the towering trees and multiple looping trails of the former estate and horse property. There are enough trails here to occupy a morning for a novice rider.

Illinois Prairie Path: (www.ipp.org)

If you head North and east through St. James farm you can link to the Illinois prairie path heading into Wheaton where you can go east towards Glen Ellyn or west towards Winfield. If you head south and west from St. James, you can take the path through Warrenville Grove, McDowell Grove and into downtown Naperville. The path is an important part of the Chicago suburban biking system and one of the first “rails to trails” conversions.

Herrick Lake:

Keep to the south in St. James Farm and grab the trail link that goes beneath Butterfield road. Then head east on the trail that goes along Butterfield Rd. towards the Herrick Lake Forest Preserve. Once you’ve reached Herrick Lake, tour the preserve on multiple well-groomed loop trails.

Rice Lake and Danada Farms:

Haven’t had enough trail riding yet? Keep heading east through Herrick Lake Preserve and find the trail link to Danada Farms and Rice Lake. Take in all the fantastic prairie and wooded scenes while sharing the trail with a horse or two. Then stop off for a bite to eat at Rice Lake Square.

Enjoy the spring and summer, and the many miles of well cared for trails all around you. Let’s take advantage of our wonderful area!

Resources:

- DuPage Countywide Bikeways Map: https://www.dupageco.org/EDP/Bikeways_and_Trails/1150/
- Winfield Riverwalk: <https://www.winfieldriverwalk.org>
- Illinois Prairie Path: www.ipp.org
- Winfield Bicycle Plan: <https://www.villageofwinfield.com/documentcenter/view/6003>
- Route planning App: www.mapmyride.com



WELCOME NEW NEIGHBORS!

Especially if your Newsletter was Addressed to "Current Resident" You've selected a beautiful, unincorporated setting in which to live. To stay connected and current on issues within our area, please email your contact information to us at info@West-Win.org.

For Long-Time Neighbors: Let us know when a house near you gets a new owner so we can welcome them to the neighborhood and send or hand deliver to them an issue of our newsletter. Please email their name and address to info@West-Win.org.

YOUR ELECTROMAGNETIC RADIATION DETECTOR

In all likelihood you own an electronic device that can detect lightning discharges in approaching thunder storms as far away as the Mississippi River. While still out of range of audible thunder, you will be able to tell if the lightning is in a large system, or in isolated storms. In the latter case it can tell you their general direction from you.

Yet further it will detect the unique patterns of the stray RFI (Radio Frequency Interference) transmitted from light dimmers, fluorescent lights, TVs, computers, calculators, tablets, cell phones and really any active electronic device.

A recent use of the device was to locate where to drill a hole in a living room floor for a gas fireplace valve. That consisted of first placing a cell phone on the floor at the desired valve location. There it served as a transmitter of RFI. Then, by moving the detection device around on the basement ceiling, it precisely picked up the radiation pattern of the cell phone when directly below it. The valve is now located within a couple of inches of where it was wanted.

So what is this marvelous and useful RFI detector? It's an old fashioned AM (not FM) transistor radio. Tune it to the high end of the band and try to find a tuning where there is no radio station, or at least a very weak one. Radios have AGC (Automatic Gain Control) which means that they greatly turn down their sensitivity when tuned to a strong station. However, when off-station, their sensitivity is very high. That is why the combination of lightning's powerful radio transmission bursts and the radio's high sensitivity can detect the lightning when far away.

It's tough to find a place where there's NO stations in the Summer time when AM radio frequencies travel a long way, but do your best. You can still readily hear the bursts of static from lightning strokes once you get used to listening for them. When far away you hear quick, weak bursts of static. When the storm gets closer, you hear louder and more prolonged bursts because lightning does not really consist of a single discharge, but rather a whole quick series of them.

BTW, these radios are somewhat directional, with the strongest pick up when the radio is end-on toward the source, so you can use that to determine the general direction of an isolated storm. If you get a continuous series of discharges no matter where you aim, you can be sure that's a good-sized system.

It's fun to bring your detector up to different electrical and electronic devices in your home and hear the unique and surprisingly strong signal you are getting from many of them. If near a laptop, for instance, the sound pattern alters when you change what the computer is doing. Even when a TV is supposedly off, of course, you will still detect some electronic activity working away so it can detect a signal from your remote control.



LET OUR ADVERTISERS KNOW WHERE YOU SAW THEIR AD !

If you would like to place advertisement in our newsletter
please contact Eileen at 630 876-1316



HAVE YOU PAID YOUR MEMBERSHIP DUES?

Being united as a homeowners association, we have been very effective in protecting the environment in which we reside. Your paid-up membership helps us ensure that you receive information to help protect one of your most valuable assets, the large lot sizes and natural land around you.

The newsletter cover sheet indicates if you have already paid for 2018. If you have, we thank you. You have helped us to continue our efforts to protect our country-like area. 2018 dues are \$25. If you have not yet paid, please mail your dues to:

West-Win Homeowners Association,
PO Box 367, Winfield, IL 60190-0367.

Your member number is on the top line of the cover sheet. Please put it on your check and fill out and enclose the cover sheet.



Some of our members contribute more than the stated dues, and others pay for years in advance. We appreciate not only those who pay the regular dues but also those who are generous enough to pay more than the required amount. Thank you for supporting West-Win at whatever level you choose!

If you have questions or concerns, please send an e-mail to info@West-Win.org.

CONTACTS FOR YOUR QUESTIONS & CONCERNS

On the dues form our members often thank us for our work and include various local questions and concerns as well as ideas for future general meeting topics. Some concerns can be addressed by talking with elected officials (Winfield Township Supervisor and Highway Commissioner, and Forest Preserve District Commissioner) and our Sheriff's Neighborhood Liaison before and after the general meetings, as well as by the meeting topics. Additionally these resources may be able to answer your questions.

DuPage County Sheriff's Office

Website: dupagesheriff.org

Sheriff's Neighborhood Liaison: Corporal Ed Castillo

Non-Emergency: Communications Center: 630-407-2400 (24-hr. phone)

Emergencies: 911

Winfield Township

Website: winfieldtownship.com

Email: info@winfieldtownship.com

Supervisor: Dona L. Smith: 630-231-3591, supervisor@winfieldtownship.com

Highway Commissioner: John S. Dusza: 630-231-8850, road@winfieldtownship.com

Forest Preserve District of DuPage County

Website: dupageforest.com

District 6 Commissioner: Al Murphy: 630-244-2674, amurphy@dupageforest.org