

Woodridge First Party



NEWS

BOOK I VOLUME X

APRIL 12, 1969

A VOTE FOR WOODRIDGE FIRST IS A VOTE FOR HONEST GOVERNMENT

CONFLICT OF INTEREST

The generally accepted definition of conflict of interest is simply stated: The use of an individual's position in business or politics to further said individual's personal gain or aggrandizement of wealth.

We, the Woodridge First Party and candidates, believe so firmly that this is not to be tolerated, that we wish to restate our pledge to you:

"Due to the growth and expansion of the Village of Woodridge, each of the candidates specifically pledge to all residents of the Village, that we are not presently connected or associated, in any way, with a realtor and/or developer and, if by chance or necessity of livelihood, we do become associated with a realtor and/or developer, we shall resign from the office to which we are elected."

We believe that any elected or appointed official should be beyond reproach, otherwise, how can the residents have faith and trust in their government, regardless of what level of government we think about.

THE INCUMBENT MAYOR

Four years ago, when the incumbent Mayor was elected to office with the Unity slate, his position was "Account Manager for Hancock Telecontrol Corporation, manufacturers of Electronic Production Control-Data Collection Systems. He has had a total of over 17 years sales and sales management experience in the field of office and factory equipment and paperwork procedures, including a complete training in all phases of Electronic Data Processing." (quoted from campaign literature of 1965.)

Sometime after the election, the incumbent Mayor changed his job and went into the Real Estate business. There can be no objection to an individual changing his position. Most of us have done this many times. It does become somewhat interesting to the electorate, however, when a Mayor of a Village, having spent so much of his business career in a highly specialized field which holds a great future in the economy of the nation, changes his direction to that of real estate.

It becomes more than just a casually inter-

(Cont. on Page 2)

esting thing when the Mayor-Real Estate Broker is the Mayor of a Village which has led Du Page County in building and annexations for the last four years. Even as a real estate agent selling used homes in the Village, if it is made known to the prospective buyer that the agent is also the Mayor of the Village, gives the Mayor-real estate agent a definite edge over any other real estate agent.

When the Mayor-real estate man becomes involved in land outside of the Village, and is instrumental, as the Mayor, in having the land annexed and zoned the way the buyer requests, in order to make a sale, it becomes a different subject altogether!!

Our incumbent Mayor did precisely that in the annexation commonly referred to as the Pelzer-Kettell Annexation.

We quote from the minutes of a regular board meeting which was held on November 2, 1967:

"Motion by Trustee Roman, seconded by Trustee Richardson that the Board accept the letter of recommendation of the Plan Commission and the petition of annexation and direct the Attorney to prepare the necessary documents for annexation and zoning.

Mayor Roberts announced a "conflict of interest" as the real estate agent representing the seller of the property, leaving the chair to sit in the audience at 9:35 PM. Trustee Roman took the chair.

Mr. Alexander asked if any zoning given would remain with the property, regardless of change of ownership. Roman: "yes". Stewart: "what was the vote of the Plan Commission?" Roberts: "Unanimous". Schmidt: "What was the letter from the Attorney to the Chairman of the Plan Commission?" Roberts: "Referred to a Public Hearing is not to be called by the Plan Commission". A discussion followed.

Motion by Trustee Schmidt, seconded by

Trustee Richardson to refer the above petition for annexation and zoning to the Building & Zoning Committee for further review and require a scheduled meeting with the entire Board for discussion. There followed a discussion, mainly questions of which were that the annexation fee was filed by Robert and Joanne M. Kettell and the fact that no public hearing was held."

End quote

We would now like to quote from the minutes of a regular Board Meeting dated Nov. 16, 1967:

"The second matter is a petition of annexation by Mr. & Mrs. Carl J. Pelzer. A public hearing has been set for November 27th. at 8 PM. at Woodridge School by the Village Board of Trustees.

On the Attorney's recommendation, a public hearing will be called for the Zoning Board of Appeals regarding the Pelzer property.

Mayor Roberts, citing a question of "conflict of interest", in the matter of the Pelzer petition relinquished the Chair to Trustee Roman.

The Mayor then polled the Board on whether or not he had previous discussion with them regarding the Pelzer property, of which he is the Real Estate agent. AYES: Trustee Alexander, "yes, a few words before the petition was filed." NAYS: Trustee Richardson, Schmidt, Hill, Roman. ABSTAIN: Trustee Stewart.

Attorney Rohe, on question by Mayor Roberts as to any conflict, said he could see no conflict. He continued that "Just because a man is Mayor, is no reason he should have to give up his means of earning a living." End quote.

We disagree and we are sure the majority of you, the residents, will agree that both the Mayor and the Village Attorney are in error. The Mayor did not have to become a real estate agent to earn his living. If

(Cont. on Page 6, Col. 1)



REAL ESTATE
BROKER ??












HE SAID HE'S JUST A REAL
ESTATE BROKER, BUT HE SURE LOOKS
LIKE THE MAYOR TO ME !!!

LET US COMPARE

(COMMENTS IN BRACKETS ARE WORDS)

UNITY PARTY PLATFORM FOUR YEARS AGO

UNITY PARTY PL TODAY

- | | | |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Build respect for the governing body by mature and intelligent representation.</p> |  | <p>? ? ? ? ? ? ? ? ? ? (You, the voter and resident)</p> |
| <p>2. Create an atmosphere of community cooperation and harmony for progress.</p> |  | <p>? ? ? ? ? ? ? ? ? ? (You, the voter and resident)</p> |
| <p>3. Planned zoning for today, tomorrow, and the future.</p> |  | <p>8. To continue the use of the Master Plan control for the balanced development.</p> |
| <p>4. Purchase of water works when possible.</p> |  | <p>1. To purchase the Sewer and Water revenue bonds. (Not accomplished yet--after 4 years)</p> |
| <p>5. Establish a Park District.</p> |  | <p>3. To develop existing park sites in un-ued efforts toward establishing a Park District. (Not accomplished to date.)</p> |
| <p>6. Vigorous promotion to bring in desirable light industry to reduce the tax burden on homeowners.</p> |  | <p>5. To intensify efforts to attract desirable business. [What did you do for 3 1/2 years? establish a Steering Committee.]</p> |
| <p>7. Village Clerk will establish convenient daily hours at the Village Hall.</p> |  | <p>[Present Village Clerk did what she is no longer a Unity Party member. Woodridge First Party.]</p> |
| <p>8. Improve communications between the Board and Village residents.</p> |  | <p>7. To expand the Village communications. [What communications exist now? initiated the VIP.]</p> |
| <p>[Unity was against the former Administration's desire to build a \$180,000 Village Hall.]</p> |  | <p>2. To continue to provide the best possible consistent with the policies of sound financial management.</p> <p>4. To further assist the youth of the Village through programs for worthwhile activities.</p> <p>6. To further the development of the Village and it's construction.</p> |

THE PLATFORMS

WOODRIDGE FIRST PARTY CANDIDATES')

PLATFORM

WOODRIDGE FIRST PARTY PLATFORM
TODAY AND THE FUTURE

? ? ? ? ? ? ?
t, be the judge)



1. Establish an Advisory Committee to the Mayor.

? ? ? ? ? ? ?
, be the judge)



2. Negotiate with builders and developers for 1st things 1st, money and land for schools, not money for Village Buildings.

lan to assure Woodridge
ent of its area.



[We have no desire to scrap this plan. We firmly stand behind it. We do not agree with changing it for political expediency or to suit an individual builder or developer.]

Company through reve-
ars!)



[The people have voted to purchase for \$2,500,000. We will aggressively pursue this action. We will keep the people advised of all facts.]

conjunction with contin-
Park District.



6. Establish a Park District in 1969 which will be immediately concerned with parks, playground equipment, and teenage programs and activities.

irable light industry and



4. Ease the tax burden on the people by enticement of light commerce and industry. (We will continue with a Steering Committee and vigorously pursue all avenues.)

Only recently did you]

e promised. However,
mber, but joined the]

5. Regulate apartment units by encouraging new residential development with increased valuation and strive to maintain a ratio of 60% single family units to 40% apartment units. Present ratio is 58% to 42%.

tions network.
The Village Clerk ini-]



8. Advise all residents direct of all business before the Mayor and Board of Trustees, prior to a Village Board Meeting.

ossible Village services
nd fiscal responsibilities.

3. To develop and implement a total Financial Management Program for the Village of Woodridge.

Village in developing pro-



[Much too little, too late. Where has been the experienced leadership for the past 9 years? A Park District will answer most for these grave problems.]

Municipal Complex Plan



[Unity desires a \$500,000 Village Complex at the expense and complete disregard of our school system. Woodridge First is for a \$45,000 to 55,000 expandable building.]

7. Establish a Fire District or Fire Department with ambulance, when economically feasible.

he did, he should have resigned his elected office as Mayor. Stepping down from the Mayor's chair, while the Board of Trustees discussed the matter, was a sham!! Residents, who attended these Board Meetings, heard and saw the Mayor directing the discussion from the audience.

In researching the matter, we find that the purchaser, Mr. Kettell, refused to buy the Pelzer property unless the Plan Commission, under Mr. Woody, the Mayor, and the Board of Trustees gave him the zoning he wanted which was different than what the property was originally zoned.

We would like to quote from the minutes of a regular Board Meeting held on December 7, 1967:

"Mr. Roman remarked that the Board had held a meeting with the petitioner of the proposed Pelzer annexation and Mr. Roman had consulted with the Attorney in view of the interest which has been generated regarding this petition. He said that the petitioner would obviously not obtain what he desires (a Planned Unit Development) and the petition would obviously not allow enough control of the property by the Board, in the case of transfer of ownership of the property. Mr. Roman went on to say that our present ordinances would not include a PUD under R-3 zoning, and he recommended that the Plan Commission advise the petitioner to withdraw his petition until the passage of our new zoning ordinance, (which will allow PUD on smaller acreage), rather than to amend our present ordinance. Mr. Woody suggested giving the petitioner R-3 zoning now, and giving him PUD later.

Attorney Rohe concurred that a Special Use under R-3 zoning would admit of no control by the Board after annexation, other than obligating the developer to our ordinances. But "the one thing a petitioner is interested in, is the density allowed under your ordinances, whether you call it Planned Unit Development or R-3 or multiple family zoning. Theoretically, it is supposed to yield a higher density of the land under PUD."

LETTER TO THE EDITOR

I believe we have the basic right, under the First Amendment of our Constitution, to express our opinions or ideas and no individual or party has the right to judge or forbid us the freedom of the press!!

True democracy is based on one's beliefs, be they right or wrong!

In my opinion, Charles Martin, our Mayoral candidate, is fully capable of expressing his own ideas, under any party banner. I am sure Charles Martin, Nick Haviland, or any American Citizen would not want their freedom of expression denied them, for to do so would destroy American Democracy!

Let us hope in the future, that Free Expression will be a two-way street, for this builds a better Government for all the people in this community!

Submitted by,

Helyne Bawolek

DON'T MISS IT!!!

DUAL PRESENTATION

APRIL 13th

Goodrich School Gym
SUNDAY AT 8:00 PM.

COME TO HEAR WHAT EACH PARTY HAS TO OFFER, THEN YOU BE THE JUDGE!!!!

LET'S COMPARE

By Lorraine Pietrini

The many faceted duties of a Village Clerk require a person of experience in accepting responsibilities, making decisions, issuing directives and a solid background in administrative office procedures.

To clarify some misconceptions concerning the duties of this office, I shall delineate the various functions and duties, of the Village Clerk.

- 1) By law, the Village Clerk is keeper of all of the records. These records belong to you, the electorate. They must be available at all times for your perusal.
- 2) The Clerk in the Village, is the Collector.
- 3) The Clerk issues all licenses in the Village with the exception of Liquor Licenses, which are issued only by the Mayor, who, by State Statute is the Liquor Commissioner.
- 4) The Clerk is responsible for Village elections. She must see to it that each and every election is held according to law and carefully execute her powers on election days.
- 5) The Clerk's office is the hub of communication between the residents and the Mayor and Board of Trustees. It is an office of service to the people in all ways, be it complaints, praise, or question.
- 6) The Clerk is an administrator. She is the protector of the rights of all of the people of the Village.
- 7) Most importantly, the office of Village Clerk is a non-political one and should be non-partisan at all times. Expedience requires a clerk candidate to run with a party in an election, but once el-

ected, in keeping with the office, her first allegiance must (and will be) to the people of Woodridge with party politics holding no priority.

I now respectfully submit both Clerk Candidate's qualifications for your information:

JEAN JOHNSON: (from 2/28/69 Unity letter)
6 years - Comptometer Operator
Billing
3 1/2 years in Clerk's Office (Note - approximately 1 1/2 years full time)

LORRAINE PIETRINE:
10 years secretarial experience primarily to Executive Vice President of Bank. Resigned with title of Ass't. Cashier.

Initiated and operated Personnel Department, (with Quality Control Manager) for St. Regis Paper Company.

Owned and operated Ladies Sportswear Shop, doing all purchasing, inventory control, bookkeeping, etc.

Worked in the Village Clerk's Office since 9/68, and while there, have been setting up a Systems and Procedures portfolio, which will be put into effect when I am elected.

Many other improvements can be enacted to facilitate efficiency. Different filing procedures as well as a modified codification program would be of benefit to all residents.

I am confident that the voting public will take the time to compare my qualifications against that of my opponent's. My past portfolio will prove my abilities as a responsible and efficient administrator -- the one qualified for this position.

WOODRIDGE FIRST PARTY RALLY!!
EVERYONE IS INVITED TO COME !!

WOODRIDGE SCHOOL APRIL 14th
8:00 P.M. REFRESHMENTS WILL
BE SERVED. ENTERTAINMENT!

PARKS

By Fred Bianucci & Dennis Derezotes

Now you see them ... Now you don't !!

In the fourth issue of its newsletter, the Unity Party, under the by-line of Mr. Geo. Alexander, attempted to explain the activity of the incumbents in forming a Park District to develop the park areas in the Village and its immediately surrounding areas. This article was not only misleading, but incomplete.

There have been through the years--a considerable number of years at that--at least three Advisory Committees established by the Village Board to investigate and present recommendations as to the relative merits of a Park District and a Village Park Board. Mayor Roberts was in office when all three of these committees were formed and the Unity Party for the formation of at least the last two. The first committee in 1964 and 1965 made an extensive review of the question, accumulated substantial information, and presented its recommendations to Mayor Roberts. Result: Nothing--other than the passage of a considerable period of time, when in 1966 a second committee was formed. Its Purpose: The same as committee #1. Membership on Committee #2 consisted of several of the members of Committee #1 plus several new members.

The new members came from the ranks of a Park Committee of the then Winston Hills Homeowners Assn. which had, in 1965 begun investigating the park situation in the Winston Hills area. Committee #2 undertook a review of the work of Committee #1, updated its information, and explored and researched additional areas of pertinent inquiry. Contact was made and discussion had with 1) the Park Districts and/or committees of Lisle, Naperville, and Downers Grove; 2) the DuPage County Forest Preserve District; 3) a private landowner in an unincorporated area contiguous with the Village; 4) The Winston-Muss Corporation; and 5) the National Assoc. of Park Districts.

This Committee then prepared its recommendations and requested a hearing before the Mayor and the Village Board. A hearing date was set and the Committee presented its recommendations to an audience consisting of two trustees. The Mayor and the remaining Trustees, the Committee was advised that evening, were otherwise occupied. Result: Nothing --other than the passage of time.

In 1967 a third Committee was formed. This Committee's purpose: The same as that of Committees 1 and 2. Committee #3 undertook the same tasks as its predecessors and presented its recommendations to the Mayor and Village Board.

It was not, however, until late 1968 when a petition to form a Park District was finally presented. This petition was subsequently rejected by the Court, primarily because of its boundary.

Several members of the WOODRIDGE FIRST PARTY labored on at least two of these committees, each of which prompted the Mayor and Village Board to proceed with the formation of a Park District as soon as possible. All of these committees included well intentioned and earnest citizens.

However, it required Mayor Roberts and the incumbent Unity Village Board at least four years, and three Advisory Committees to make their first attempt at fulfilling their long expounded policy, as expressed in their platform of 1965, of forming a Park District for the development of park sites in the community. This sequence of events is, we assume, another example of the benefits which the citizens of the Village have received as a result of the extensive experience in government which The Unity Party attributes to itself!

PARKS: Now you see them... Now you don't!
You, the voters be the judge--April 15, 1969.

Put Woodridge First!

Vote Woodridge FIRST PARTY

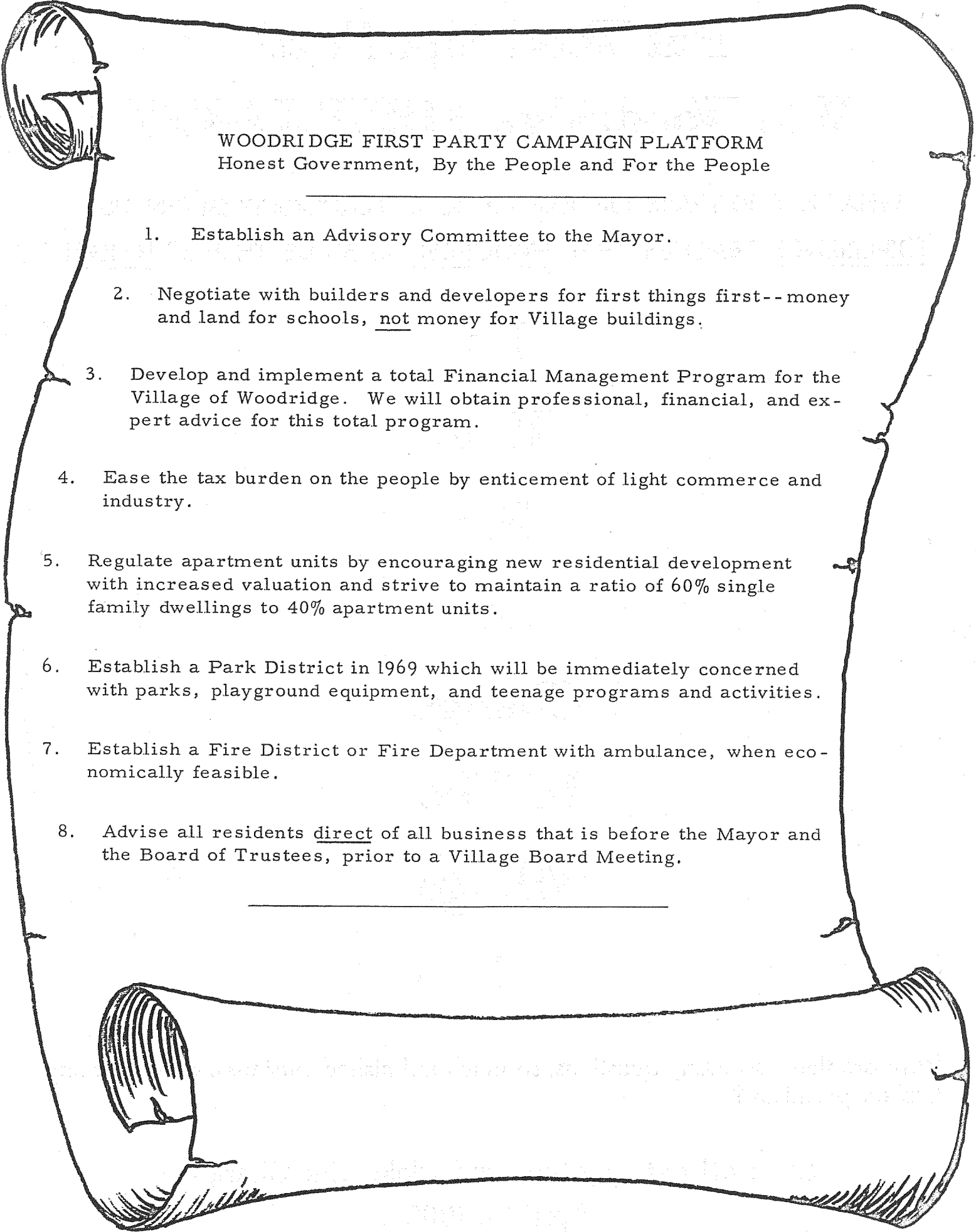
WHAT HAS 10 YEARS OF "EXPERIENCED" LEADERSHIP GIVEN US?
EXPERIENCE TEACHES THAT PROGRESS IS MADE THRU CHANGE!

It's
Time
For
A
Change
In The
Village
!

Why are there so many questions, so much unfinished business, and so many broken promises?

Let's all get together and Make the Change!

April 15, 1969



WOODRIDGE FIRST PARTY CAMPAIGN PLATFORM
Honest Government, By the People and For the People

1. Establish an Advisory Committee to the Mayor.
 2. Negotiate with builders and developers for first things first-- money and land for schools, not money for Village buildings.
 3. Develop and implement a total Financial Management Program for the Village of Woodridge. We will obtain professional, financial, and expert advice for this total program.
 4. Ease the tax burden on the people by enticement of light commerce and industry.
 5. Regulate apartment units by encouraging new residential development with increased valuation and strive to maintain a ratio of 60% single family dwellings to 40% apartment units.
 6. Establish a Park District in 1969 which will be immediately concerned with parks, playground equipment, and teenage programs and activities.
 7. Establish a Fire District or Fire Department with ambulance, when economically feasible.
 8. Advise all residents direct of all business that is before the Mayor and the Board of Trustees, prior to a Village Board Meeting.
-

ESTABLISH ADVISORY COMMITTEE TO THE MAYOR

I. A CITIZENS ADVISORY COMMITTEE TO THE MAYOR, WHICH WILL
CONSIST OF:

- A) A BUSINESS MAN FROM THE VILLAGE.
- B) A MEMBER OF THE CLERGY.
- C) A BOARD MEMBER FROM DISTRICT 68.
- D) A BOARD MEMBER FROM DISTRICT 99.
- E) A REPRESENTATIVE FROM THE ATHLETIC ASSOCIATION.
- F) A REPRESENTATIVE FROM THE YOUTH COMMISSION.
- G) A REPRESENTATIVE FROM THE LOCAL POLITICAL PARTIES.

THE ADVISORY COMMITTEE SHALL ADVISE ONLY AS THE REPRESENTATIVES
OF THEIR PEOPLE. THE MAYOR AND THE BOARD OF TRUSTEES MUST MAKE
THE FINAL DECISION. THEY CANNOT ABDICATE THIS, THEIR RESPONSIBILITY.

NEGOTIATE WITH BUILDERS AND DEVELOPERS FOR FIRST THINGS FIRST --
MONEY AND LAND FOR SCHOOLS, NOT MONEY FOR VILLAGE BUILDINGS.

SCHOOLS:

- I. THE BUILDERS MUST DONATE SCHOOLS AND PARKS TO THE VILLAGE IN ANY AND ALL PRE-ANNEXATION AGREEMENTS.
- II. PROJECTED SCHOOL REQUIREMENTS FOR THE NEXT FIVE YEARS IS THREE (3) NEW SCHOOLS WITH TWENTY CLASSROOMS EACH.
- III. ESTIMATED COST PER CLASSROOM IS \$20,000.00 or \$1,200,000.00 OVER THE NEXT FIVE YEARS.
- IV. THE SCHOOL'S BONDING POWER IS 5% OF ASSESSED VALUATION. TOTAL ESTIMATED INCOME OVER THE NEXT FIVE YEARS IS APPROXIMATELY \$800,000.00 (2/3 OF TOTAL REQUIREMENT).
- V. WITH A TOTAL OF 1800 APARTMENTS ON THE VILLAGE BOOK TO DATE AND USING AN AVERAGE OF THREE (3) PEOPLE PER APARTMENT, THE VILLAGE SHOULD INCREASE BY AN ESTIMATED 6,000 PEOPLE IN THE NEXT TWO (2) YEARS.
- VI. THE VILLAGE SHOULD ALSO INCREASE BY SOME 400 TO 600 SINGLE FAMILY HOMES WITH AN AVERAGE OF FOUR PEOPLE PER HOME.
(1600 TO 1800 PEOPLE)
- VII. IF 1/3 OF THESE PEOPLE ARE SCHOOL AGED CHILDREN, THE SCHOOL DISTRICT MUST HANDLE SOME 2,300 NEW CHILDREN IN THE NEXT TWO (2) TO THREE (3) YEARS.

DEVELOP AND IMPLEMENT A TOTAL FINANCIAL MANAGEMENT PROGRAM FOR THE VILLAGE OF WOODRIDGE. WE WILL OBTAIN PROFESSIONAL, FINANCIAL, AND EXPERT ADVICE FOR THIS TOTAL PROGRAM.

A TOTAL FINANCIAL MANAGEMENT PROGRAM FOR THE VILLAGE WHICH CONSISTS OF THE FOLLOWING MAJOR STEPS:

- I. INVESTIGATING EACH JOB AND/OR POSITION IN ALL BRANCHES OF THE VILLAGE GOVERNMENT ASKING:
 - A) IS THE JOB NECESSARY?
 - B) IS IT BEING DONE PROPERLY, AND IN THE TIME STATED?
 - C) CAN IT BE DONE MORE EFFICIENTLY AND ECONOMICALLY FOR THE TAX DOLLAR?
 - D) WHAT IS THE COST NOW, NEXT YEAR, AND FOR THE NEXT FIVE YEARS?
 - E) ARE ALL EXPENDITURES, TIME, MATERIAL, AND SUPPLIES BEING REPORTED PROPERLY AND ACCOUNTED FOR IN THE PROPER MANNER WITH CHECKS AND BALANCES?
- II. PUBLISH JOB/DEPARTMENT WRITE UPS, DUTIES AND RESPONSIBILITIES.
- III. ESTABLISH WRITTEN GOALS AND BUDGET TIME AND EXPENSES BY MONTH AND BY YEAR.
- IV. ESTABLISH A BUSINESS METHOD OF ACCOUNTING:
 - A) FIXED EXPENSES AND VARIABLE EXPENSES
 - B) FIXED INCOME AND VARIABLE INCOME
 - C) WHAT, AND FOR WHAT EXPENDITURES ARE BEING MADE BY MONTH AND YEAR ACCORDING TO BUDGET.
- V. ESTABLISH A REPORTING SYSTEM SO THAT THE DEPARTMENT HEADS, BOARD OF TRUSTEES, MAYOR, AND THE TAXPAYERS WILL KNOW THE

TRUE FINANCIAL CONDITION OF THE VILLAGE, AND HOW EFFICIENTLY THEIR TAX DOLLARS ARE BEING USED FOR THOSE SERVICES WHICH THE PEOPLE DESIRE.

VI. THE PEOPLE WILL DETERMINE, NOT THE MAYOR AND BOARD OF TRUSTEES, WHAT THEY WANT AND HOW MUCH IT WILL COST. THEY WILL BE ASKED WHAT COMES FIRST.

THIS IS THE BUSINESS METHOD. THIS, ON A SMALLER SCALE IS THE FAMILY METHOD. THIS WILL BE THE METHOD INSTITUTED IN WOODRIDGE VILLAGE GOVERNMENT, WHICH IN TRUTH, IS A CORPORATE ENTITY CONSISTING OF SOME 2,300 FAMILIES AT THIS POINT IN TIME.

EASE THE TAX BURDEN ON THE PEOPLE BY
ENTICEMENT OF LIGHT COMMERCE AND IN-
DUSTRY.

INDUSTRIAL DEVELOPMENT

- I. ENTICE PRIVATE INDUSTRIAL DEVELOPERS TO BUY LAND AND DEVELOP BUILDINGS FOR LIGHT INDUSTRY (BUILDING SIZES SHOULD BE 5,000 SQ. FT. TO 100,000 SQ. FT.)
- II. ENTICE LARGE AND SMALL INDIVIDUAL CORPORATIONS TO BUY LAND AND LOCATE WITHIN THE VILLAGE.
- III. APPOINT AN INDUSTRIAL STEERING COMMITTEE, WHICH WOULD FORM A WOODRIDGE DEVELOPMENT CORPORATION.

TO ENTICE INDUSTRIAL DEVELOPMENT, THE VILLAGE MUST BE IN A POSITION TO NEGOTIATE WITH THE DEVELOPERS ON:

- A) FIRE
- B) POLICE
- C) WATER USAGE AND COST
- D) REMOVAL OF UTILITY TAX
- E) MEDICAL FACILITIES AND HOSPITAL

REGULATE APARTMENT UNITS BY ENCOURAGING
NEW RESIDENTIAL DEVELOPMENT WITH INCREASED
VALUATION AND STRIVE TO MAINTAIN A RATIO OF
40% APARTMENT UNITS TO 60% SINGLE FAMILY DWELL-
INGS

- I. THE PRESENT PERCENTAGE OF APARTMENTS TO SINGLE FAMILY HOMES IS - 42% APARTMENTS AND 58% HOMES.
- II. IF THE K.P.K. ANNEXATION WAS APPROVED, THE PERCENTAGE WOULD BE EVEN -- THE SAME NUMBER OF HOMES AS APARTMENTS.
- III. PRESENT AVERAGE OF HOMES PER ACRE OF LAND IS 3.1.
- IV. BUILDER MUST BE MADE TO BUILD BETTER HOMES WITH A HIGHER ASSESSED VALUATION.
 - A) BETTER BUILDING CODE
 - B) AVERAGE OF 1.8 TO 2.2 HOMES PER ACRETHIS WOULD ALSO APPLY TO NEW APARTMENTS COMING INTO THE VILLAGE. (PRESENT ANNEXATION CANNOT BE HALTED.)
- V. NEGOTIATE WITH BUILDERS AND DEVELOPERS FOR WHAT WE CALL A TOTAL COMMUNITY COMPLEX.
- VI. ESTABLISH ADEQUATE ZONING ORDINANCE TO CONTROL NEW APARTMENT DEVELOPMENTS.

ESTABLISH A PARK DISTRICT IN 1969 WHICH
WILL BE IMMEDIATELY CONCERNED WITH
PARKS, PLAYGROUND EQUIPMENT, AND
TEENAGE PROGRAMS AND ACTIVITIES.

- I. WOODRIDGE FIRST PARTY GOES ON RECORD OF BACKING THE LEGAL EXPENSE OF RESUBMITTING THE PARK DISTRICT PETITION TO THE COURT IN 1969.
- II. A REFERENDUM WILL BE SUBMITTED TO THE RESIDENTS TO VOTE YES OR NO FOR A PARK DISTRICT.
- III. THE PARTY WILL SEEK OUT AND BACK CAPABLE, QUALIFIED CANDIDATES AS PARK COMMISSIONERS WHO WILL BE IMMEDIATELY CONCERNED WITH PARKS, PLAYGROUND EQUIPMENT, AND TEEN-AGE PROGRAMS AND ACTIVITIES.
- IV. THE WOODRIDGE FIRST CANDIDATES PLEDGE TO SELL THE EXISTING PARKS WITHIN THE VILLAGE TO THE PARK DISTRICT FOR \$1.00 PER ACRE.
- V. WE, THE PARTY AND CANDIDATES, STAND FOR A PARK DISTRICT IN OPPOSITION TO A PARK BOARD BECAUSE A PARK DISTRICT WILL NOT BE A POLITICAL "FOOTBALL", AS WOULD A PARK BOARD.
- VI. A PARK DISTRICT IS A SEPARATE LEGAL TAXING ENTITY THAT ANSWERS DIRECTLY TO THE TAXPAYER, NOT TO THE MAYOR AND BOARD OF TRUSTEES.
- VII. THE PARK COMMISSIONERS WILL CONCERN THEMSELVES WITH THE PARKS, NOT VILLAGE POLITICS.
- VIII. IT WILL TAKE APPROXIMATELY 18 MONTHS, AFTER THE ESTABLISHMENT OF THE PARK DISTRICT, TO OBTAIN MONIES TO OPERATE.
- IX. IN THE MEANTIME, WOODRIDGE FIRST PARTY WILL WORK WITH THE YOUTH COMMISSION TO ESTABLISH ACTIVITY PROGRAMS FOR THE YOUTH OF THE VILLAGE.

ESTABLISH A FIRE DEPARTMENT OR
FIRE DISTRICT WITH AMBULANCE,
WHEN ECONOMICALLY FEASIBLE.

COMMENTS PRO DISTRICT

- I. LISLE FIRE BOARD IMPLIES THAT THEY HAVE TROUBLE WITH VILLAGE OF WOODRIDGE BOARD OF TRUSTEES.
- II. ACQUIRE MORE VOLUNTEERS AS FIREMEN, IF WE ESTABLISH OUR OWN DISTRICT. WE ARE NOW LIMITED TO 15 MEN.
 - A) PERSONAL PRIDE, AND HELPING TO PROTECT THEIR OWN PROPERTY.
- III. LISLE DISTRICT TOO LARGE.
- IV. LISLE WILL NOT FURNISH ADDITIONAL EQUIPMENT WITH NEW STATION. ANTIQUATED EQUIPMENT NEW FURNISHED BY LISLE.
- V. PRESENT PROTECTION IS INADEQUATE BECAUSE OF CONTROLS BY LISLE BOARD.
- VI. NEARBY AREAS WOULD BE BETTER PROTECTED.
- VII. DISTRICT AS OPPOSED TO A DEPARTMENT --
FIRE DEPARTMENT COSTS TWICE AS MUCH AS A DISTRICT.

COMMENTS ANTI DISTRICT

- I. INITIAL COST AROUND \$50,000.00.
- II. TO DE-ANNEX, A PERCENTAGE OF ENTIRE LISLE FIRE PROTECTION DISTRICT IS NEEDED TO PASS ON A REFERENDUM.

ADVISE ALL RESIDENTS DIRECT OF ALL
BUSINESS THAT IS BEFORE THE MAYOR
AND THE BOARD OF TRUSTEES, PRIOR
TO A VILLAGE BOARD MEETING.

I. TO COMMUNICATE DIRECTLY WITH EACH RESIDENT.

HOW:

A) BY ISSUING BULLETINS ON SPECIAL PROGRAMS FROM THE
MAYOR'S OFFICE.

B) BY ISSUING NEWS LETTERS, LIKE V.I.P. FIRST PARTY NEWS,
ON A ONCE A MONTH BASIS.

REASON:

A) TO KEEP YOU, THE PEOPLE, INFORMED ON:

1) WHAT IS GOING ON

2) WHAT IS COMING UP

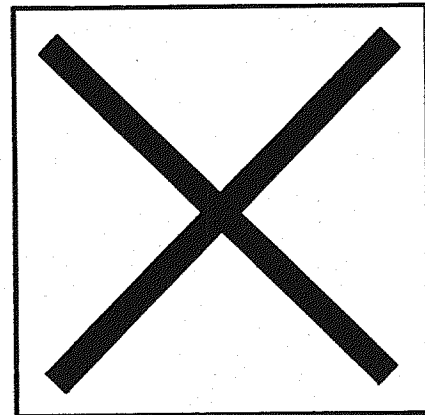
3) THE STATE OF CONVERSATIONS ON ANY ISSUE THAT IS IN
NEGOTIATIONS.

WHY:

WE, YOUR ELECTED OFFICIALS, NEED YOUR ADVICE AND
CONSENT TO RUN YOUR VILLAGE.

September 30

**VOTE
YES**

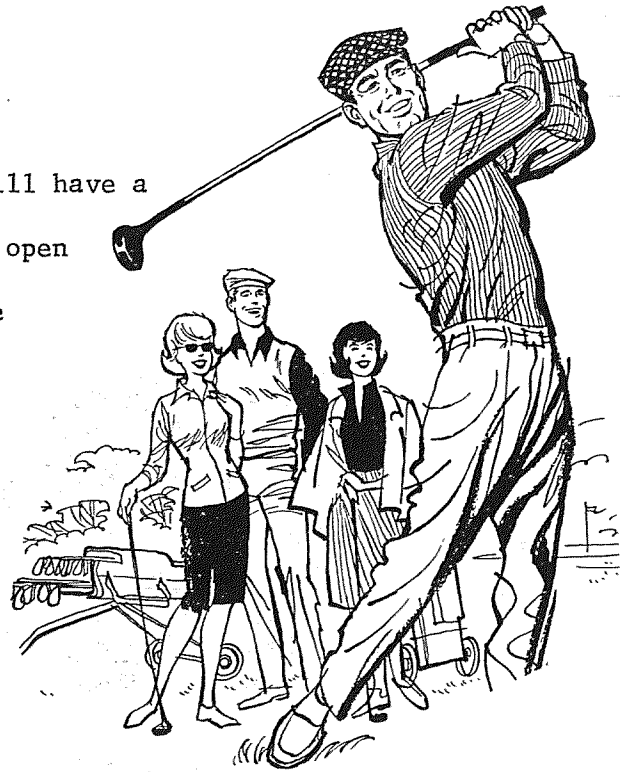


MAPLE CREST LAKE COUNTRY CLUB

- | | | | |
|------|-----|-------------------------------------|-----------------------------------------|
| VOTE | YES | <input checked="" type="checkbox"/> | • OPEN SPACE RETENTION |
| | YES | <input checked="" type="checkbox"/> | • INCREASED RECREATIONAL FACILITIES |
| | YES | <input checked="" type="checkbox"/> | • IMPROVED COMMUNITY MEETING FACILITIES |
| | YES | <input checked="" type="checkbox"/> | • WATER RETENTION & FLOOD CONTROL |
| | YES | <input checked="" type="checkbox"/> | • AQUIFER RECHARGE |

WHAT WILL WE BE VOTING FOR?

The people of Woodridge, on September 30, will have a unique opportunity to purchase 121 acres of open space, preserve it and transform it into the finest community-oriented recreational facility in the State. The open space is presently the Maplecrest Lake Country Club, an 18 hole golf course and club house located on 75th Street, immediately east of Woodward Avenue.



Aside from the obvious recreational features of the land both today and potential for the future, it is imperative that we retain open space. This is not only to set aside land, away from would-be developers of high rises, apartments and the like, but, of equal importance, provision for flood control, prevention of further erosion along Crabtree Creek and replenishment of underground water supplies - the source of our drinking water. For these reasons, therefore, the Village is seeking approval of a \$2.2 million in bonding authority to purchase the Maplecrest Lake Country Club and develop it as a full service, year around recreational facility offering a variety of sports, entertainment, and social activity.

WHY SHOULD WE IN WOODRIDGE BUY THE COUNTRY CLUB?

....Several reasons really! One of the most particular reasons is that land costs are skyrocketing and open space is really at a premium. Assuming that a developer buys this open space, subdivides it, and builds - we can anticipate tremendous demands upon our schools, the need for additional teachers, additional streets to be maintained and repaired, police and fire protection, increased demands on the sewer and water system and many other municipal services the

Village would have to provide.

It is not unrealistic to think that the club could easily become a center for social activities such as weddings and private parties, dances, proms, and so forth. More important, keeping this land open, affords us the opportunity to expand the services of Maplecrest Lake to ourselves and our many and varied recreational pastimes. And most important, we can do it ourselves -- as we see fit.

WHAT IS THE ACTUAL COST?

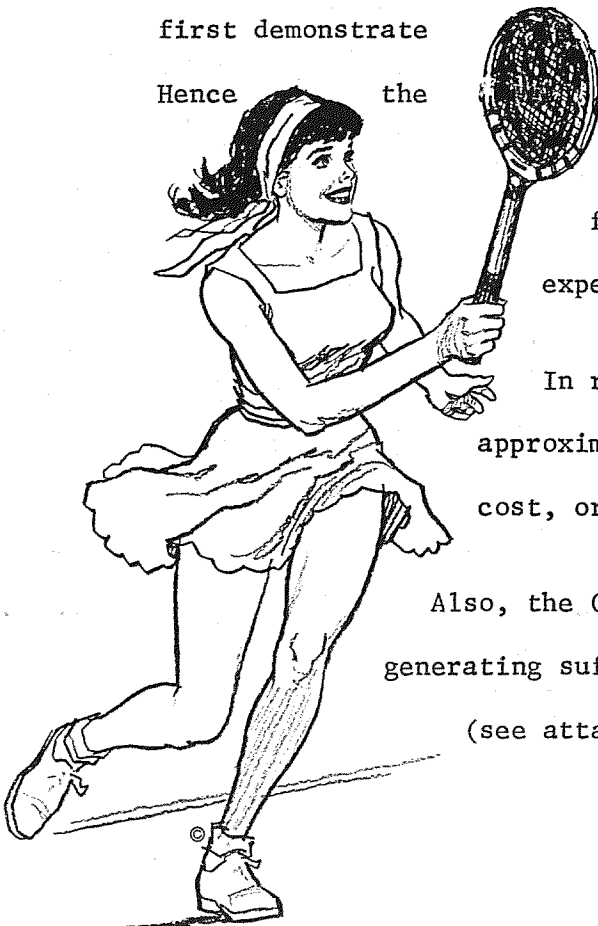
The total purchase price of the Country Club is \$2.2 million. Due to the State and Federal regulations covering the granting of funds to assist in Open Space retention and acquisition programs, the Municipality must conform to several criteria. One of these criteria is the fact that to obtain any assistance from either State or Federal Funding Programs, the Village must first demonstrate

Hence the

its ability to buy the property by itself -- referendum calling for the full \$2.2 million issue even though we do not anticipate being forced to have a tax increase (because of the expected Federal participation).

In reality we anticipate receiving a minimum grant of approximately \$500,000, to a maximum of 50% of the total cost, or \$947,500, from the Federal Government.

Also, the Country Club is a profit making venture, currently generating sufficient income to retire the outstanding debt (see attached breakdown).



MAPLECREST LAKE COUNTRY CLUB -- FINANCING CONSIDERATIONS

| | ... Assuming 5% Interest on Bonds | | | ... Assuming 6% Interest on Bonds | | |
|-----------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------|----------------------------------|-----------------------------------|------------------------------------|----------------------------------|
| | Without Federal Assistance | With Overall 50/50 Cost Sharing*** | With 50/50 Sharing On Land Only* | Without Federal Assistance | With Overall 50/50 Cost Sharing*** | With 50/50 Sharing On Land Only* |
| 1. Proposed Purchase Price of Country Club (and improvements) | \$2,200,000 | \$2,200,000 | \$2,200,000 | \$2,200,000 | \$2,200,000 | \$2,200,000 |
| 2. Estimated Federal Assistance | -0- | 947,500 | 500,000 | -0- | 947,500 | 500,000 |
| 3. Amount of General Obligation Bonds Required To Be Sold | 2,200,000 | 1,252,500 | 1,700,000 | 2,200,000 | 1,252,000 | 1,700,000 |
| 4. Annual Cost of Bonds Assuming 20 Years | 176,500 | 100,500 | 136,400 | 191,800 | 109,200 | 148,200 |
| 5. Tax Levy Per \$1,000 Assessed Valuation Assuming Surplus Income (estimated at \$108,500)** | 1.51 | -0- | .62 | 1.85 | .015 | .88 |
| EXAMPLE: If assessed valuation of property is: | | | | | | |
| • \$10,000 then tax is . . . | 15.10 | -0- | 6.20 | 18.50 | .15 | 8.80 |
| • \$12,000 then tax is . . . | 18.12 | -0- | 7.44 | 22.20 | .18 | 10.56 |
| • \$14,000 then tax is . . . | 21.14 | -0- | 8.68 | 25.90 | .21 | 12.32 |
| • \$16,000 then tax is . . . | 24.16 | -0- | 9.92 | 29.60 | .24 | 14.08 |
| • \$18,000 then tax is . . . | 27.18 | -0- | 11.16 | 33.30 | .27 | 15.84 |

* Assumes an average of estimated land value as a country club and land value estimated for highest and best use.

** Assumes \$45,000,000 assessed valuation (1972).

*** Not including improvements and based on a selling price of \$1,895,000.

HOW DOES THE VILLAGE EXPECT TO PAY-OFF THE COSTS (BONDS)?

Surplus income received from the operation of Maplecrest Lake Country Club will most likely be sufficient to pay-off the bonds if Federal assistance is provided on a 50/50 basis. If such assistance is not provided as anticipated, then it may be necessary to increase taxes as shown on the sheet above. Present estimates, however, do not anticipate that this will happen.

MY FAMILY AND I DO NOT PLAY GOLF -- WHAT WILL THE COUNTRY CLUB DO FOR US?

A country club is more than golf. It's a center for social and recreational activities such as weddings, dances, swimming, tennis and lawn bowling. It's a meeting place for activities like PTO's, boyscouts, girlscouts, outdoor concerts, garden clubs, bridge and chess clubs, family reunions, and the like. It's a place in which we can take pride as a community, and make the beginnings of our "identity" as a Village.

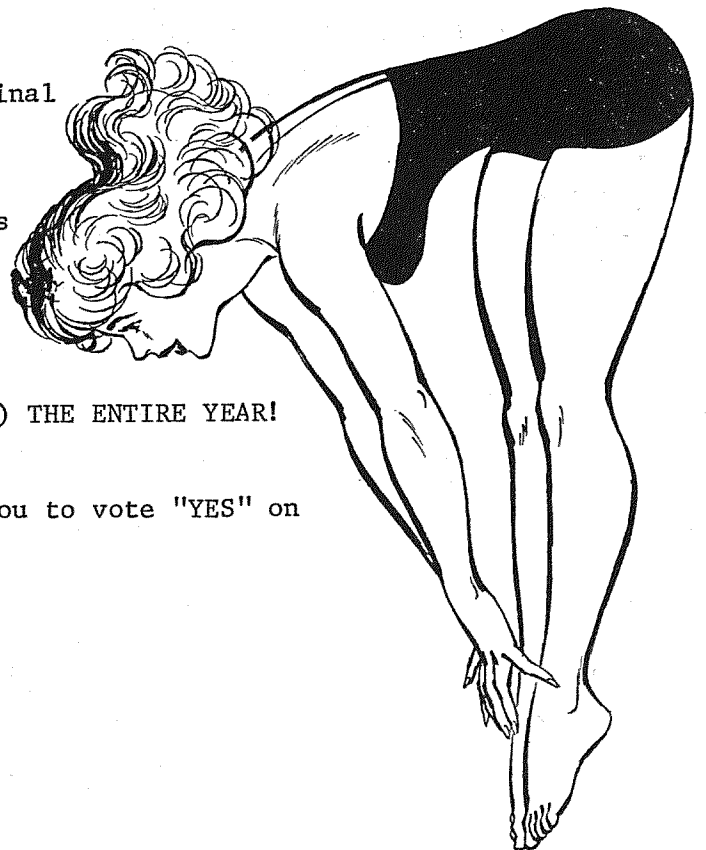
SUMMARY

As you can see, the costs, if any will be nominal merely pennies a day. Pennies a day for a facility the entire Village, -- all age groups can use for meetings, banquets, weddings, sporting events (especially with the proposed addition of tennis courts and a swimming pool) THE ENTIRE YEAR!

Your support is vitally important! We urge you to vote "YES" on September 30, 1972.

Signed,

The Committee for the Country Club Referendum



WHERE AND WHEN CAN WE VOTE?

Shown below is an official Specimen ballot to be voted on at a special election, Saturday, September 30, 1972. Polls open from 6 A.M.-6 P.M., (Daylight Saving Time).

OFFICIAL SPECIMEN BALLOT

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|
| Shall the Village of Woodridge, Du Page County, Illinois purchase the property located on the south side of 75th Street immediately east of Woodward Avenue, containing 121 acres more or less and commonly known as the Maplecrest Lake Country Club to provide recreational outdoor, open space, and flood control facilities for said Village? | YES | <input checked="" type="checkbox"/> |
| | NO | <input type="checkbox"/> |
| Shall bonds in the amount of \$2,200,000 be issued by the Village of Woodridge, Du Page County, Illinois, to pay the cost of purchasing the property commonly known as the Maplecrest Lake County Club and constructing improvements thereon, to provide recreational outdoor, open space, and provide flood control facilities for said Village, said bonds to bear interest at the rate of not to exceed 6 percent per annum? | YES | <input checked="" type="checkbox"/> |
| | NO | <input type="checkbox"/> |



PLEASE VOTE YES, YOUR VOTE COUNTS!!

September 30, 1972

POLLING PLACES

ELECTION PRECINCT NUMBER 1:

All that part of the Village lying north of the center line of 71st. Street, except that area commonly known as Unit 4 of the Winston Hills Subdivision.

Polling Place: Goodrich School
Route 53 and Hobson Road
Woodridge, Illinois

ELECTION PRECINCT NUMBER 2:

All that part of the Village lying north of the center line of Hobson Road in the area commonly known as Unit 4 of the Winston Hills Subdivision.

Polling Place: Willow Creek School
2901 Jackson Drive
Woodridge, Illinois

ELECTION PRECINCT NUMBER 3:

All that part of the Village lying south of the center line of 71st. Street and east of the center line of Woodridge Drive, including therein without limitation the east half of said Woodridge Drive.

Polling Place: Woodridge School
Larchwood Lane and Crabtree Street
Woodridge, Illinois

ELECTION PRECINCT NUMBER 4:

All that part of the Village lying south of the center line of 71st. Street and west of the center line of Woodridge Drive, including therein without limitation the west half of Woodridge Drive.

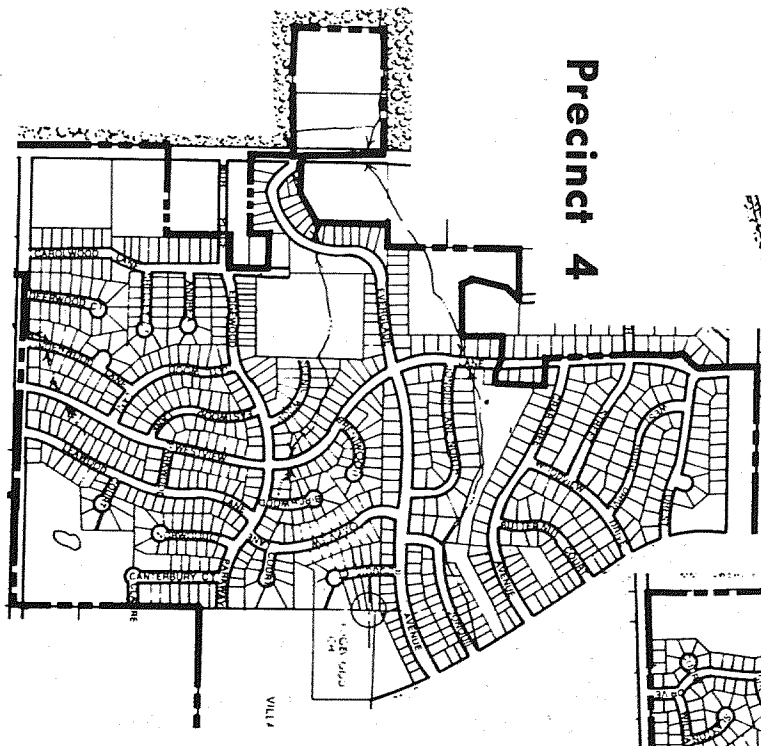
Polling Place: Edgewood School
7900 Woodridge Drive
Woodridge, Illinois

The polls will open at 6 A.M. and close at 6 P.M.

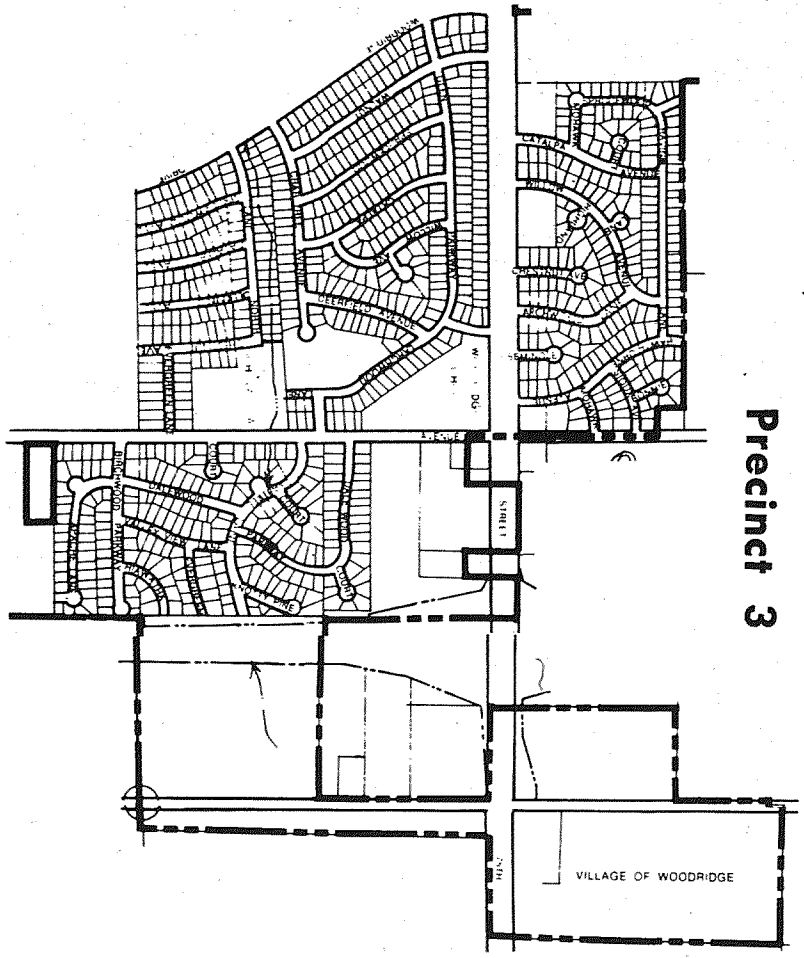
Precinct 1



Precinct 4



Precinct 3



Precinct 2

