

# The Oak Leaf

Quarterly Newsletter for the Oakwood Homeowners Association

## Oakwood News: (Past) President's Message



"All good things must come to an end." -Geoffrey Chaucer

I'm sad to say that I have had to step down from the Oakwood Homeowners Association Board of Directors.

This came sooner than I expected. After over 18 years serving on the OHA Board, I'd really wanted to round it out to at least a nice 20... maybe 25 if the community could tolerate me for that much longer.

I love the Oakwood community. There isn't a place in Illinois I'd rather live, and while there are so many things about Oakwood to like such as the events and the common areas, ultimately everything points to the people. This community thrives on volunteerism, and that's what's kept making Oakwood such a desirable place to live.

I won't go into details here, but my family has been experiencing some incredibly difficult times. I won't compare our challenges with others because I know

there are a lot of people who have to cope with things much worse than what we're going through, but the past few months have put our strength and our wills to the test, and we're not through the thick of it yet. My commitments to the Oakwood community have suffered as a result, and it's unfair to the community, as well as to myself and my family, for me to pretend that I can maintain any longer. I formally resigned from the OHA prior to the October 3rd Board meeting.

The good news is that I do so with refreshingly high confidence in others. There are times that you work hard on something and that something crumbles when you take your hands off it. This is NOT one of those things. The OHA Board is and has been a remarkable collection of volunteers who I have been incredibly proud to work with, and they immediately reached out to start taking on the tasks that I had on my plate.

As of October 3rd, Brian Stouffer is appointed as the OHA Board President, and Oakwood is lucky to have him. Brian is smart, well

(Continued on next page)

### Check it out!!!

- View this issue on-line →
- 50 Years (Part 3)!!!
- Community Updates!



### Sections in this issue:

*Small on sections, Huge on content!*

Past President's Message.....	1
Oakwood Community Contributions .....	3
Lake Management Committee .....	5
From the Village Board .....	8
From the Village Communications Dept. ....	11
From the CUSD201 .....	12



**Oakwood**  
Homeowners Association  
of Westmont

## Oakwood: Board of Directors

Brian Stouffer — President 773.255.2220  
Monika Rodriguez — Secretary 847.913.6279  
David Sopczynski — Treasurer 708.502.0489  
David Koehler — Director 630.386.2039  
Jeanie Smith — Director 630.921.1493  
David Szymendera — Director 312.371.1519

Board e-mail: [info@oakwoodha.org](mailto:info@oakwoodha.org)

**Oakwood Homeowners Association**  
**4 East Ogden Avenue # 313**  
**Westmont, IL 60559**

## Oakwood: President's Message

organized, and an absolute pleasure to work with. I'll sleep well with the rudder in his hands. He has an amazing team with him though, and I can't thank the other Board members enough for their commitment to Oakwood. While I don't want to leave anyone out, I want to personally thank Monika Rodriguez for all of her help over the MANY years in keeping me organized, and David Szymendera for stepping up to take on the Oakwood Social Committee (April Johnson is stepping down as chairperson). I also have to thank Village Trustee Steve Nero who has been one of the best resources our community has had, and who helped make my job SO much easier.

I'm still in Oakwood, and I will still work to support the Board in any way I can (including getting the new website up and running). I have a lot to transition in the near future, but this will be my last "President's Message", and I will miss it.

It's been an honor, Oakwood. Thank you for the opportunity.



Matt "one last time" Johnson  
Past President, Oakwood Homeowners Association



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**Stephanie Kramer**  
**708-612-0584**  
**[skramer@kw.com](mailto:skramer@kw.com)**



# Oakwood Community Contribution: 50th Anniversary

## OAKWOOD: 50th Anniversary—Part 3



It all started in 1973, FIFTY years ago. Phase 1 of the subdivision was begun with the offer of five different models of houses. The models were located on Independence Avenue.

There were options: with or without sub-basement and options for the fireplace. Pictures of some of the model home drawings are on the following pages.

According to the price schedule that we have, prices ranged from \$57,100 for the Oakwood w/o basement to \$69,200 for the Yorktown with basement. Those prices were for April 1976. The price schedule for July 1976 was approximately \$4,000 more for each home.

We are also grateful for pictures that a new homeowner took.

Looking ahead to the rest of the anniversary year for Oakwood subdivision, we will still be communicating with original owners of Phase 1. As you know from the June issue of the Oak Leaf, the original residents had many social events and they also enjoyed Lake Charles.

If original owners have any pictures to share, maybe even a 'lake pass', and any stories to share, please let us know. We are looking ahead to the

December issue of the Oak Leaf and an updated OHA website.

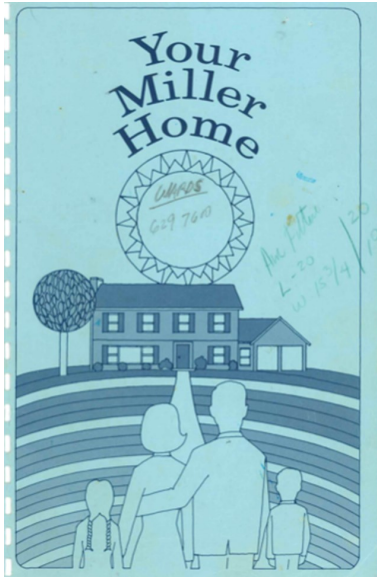
**\*\*If you have information and/or pictures to share or corrections to let us know about, please contact either [CarolJnsn@aol.com](mailto:CarolJnsn@aol.com) or [info@oakwoodha.org](mailto:info@oakwoodha.org)**



(Continued on next page)

# Oakwood Community Contribution: 50th Anniversary (cont.)

There was even a 'manual' for the new "Miller Home"



## THE OAKWOOD / 3 BEDROOMS/2 BATHS 2 CAR GARAGE/FINISHED FAMILY ROOM



A MILLER DEVELOPMENT/THE PLACE TO LIVE



How can a ranch-style home be informal and luxurious at the same time? Step into the beautiful tiled foyer of the Oakwood and see for yourself! Deluxe features are everywhere. The galley kitchen, for instance, includes an eating area. In the adjacent family room, patio doors open onto the garden. A panoramic picture window frames the spacious living room and dining room "L".

Lavish storage space abounds, from the double closets in the master bedroom to the special linen closet. The master bedroom has a private bath and dressing area. Utilities are housed in a separate alcove. There's even a mud room to deflect dirt that might come from the yard and garage. If you want easy living... if you want dignity, too... you want the "Oakwood."

INCLUDED IN YOUR NEW "OAKWOOD" HOME:  
dishwasher • disposer • deluxe free-standing continuous-clean oven & range • shag wall-to-wall carpeting • clay face brick • complete landscaping • cedar or aluminum siding • black top driveways • insulated patio doors • 50 gallon hot water heater • stained interior doors • luxurious vanities • deluxe electrical fixtures • ceramic tile walls

## THE YORKTOWN / 3 BEDROOMS/2 BATHS/FINISHED RECREATION ROOM 2 CAR GARAGE & BONUS STORAGE AREA



A MILLER DEVELOPMENT/THE PLACE TO LIVE



Beauty and elegance begin at the sweeping curved driveway and continue into the spacious, breathtaking foyer. Here you behold a graceful balcony staircase to the private wing. A practical, easy traffic flow provides access to any area from the foyer. Elegance permeates the Yorktown through such features as the living room and dining room facing the rear garden for formal or casual entertaining. You'll find the Colonial kitchen roomy and efficient, with plenty of counter space and eating space for any size family. The master bedroom is planned to please, with its own walk-in closet. Two more bedrooms on this level provide quiet sleeping and study areas for other family members.

The distribution hall is large enough for the dramatic placement of a desk and telephone center. The family bath, centrally located, has attractive appointments. The activity level consists of a 27' finished recreation room, convenient bathroom with shower, bonus storage area and utility room, concrete crawl space that's handy for storing out-of-season items. The recreation room is designed to be divided into a fourth bedroom, study or guest room, if you like. The attached two car garage, accessible through the foyer near the kitchen, provides more important storage space for lawn mowers, garden tools and other frequently used equipment. The Yorktown is ideal-planned for those who prefer full family comfort, beauty, convenience and privacy.

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## Index

WELCOME TO YOUR NEW HOME	1
SERVICE DEPARTMENT PROCEDURES	2
YOUR NEW HOME AND YOU	2-3
ELECTRIC SYSTEM	3
DOORS AND LOCKS	3
SETTLEMENT AND FRAME ADJUSTMENT	4
FLOOR TILE	4
FIREPLACES, HOT WATER, GARDEN HOSE FAUCETS	5
KITCHEN SINKS	5
APPLIANCES	5
COUNTERTOPS & CABINETS	5
RANGE HOOD	5
IN THE BATHROOM	6
BATHROOM FAN	6
PORCELAIN SURFACES	6
CHROME WORKS	6
CERAMIC TILE	6
SHOWERS, STALL	7
HEATING & VENTILATING SYSTEMS	7
AIR CONDITIONING	7
EXTERIOR	8-10
PAINTING & CAULKING	8
ROOF	8
DRIVEWAYS	8
GARAGE DOORS	8
CONDENSATION	8
PEST CONTROL	8
WINTERIZING	8
LANDSCAPING	10-11
CARE OF A NEWLY SEEDED LAWN	11
MOW YOUR LAWN FOR THE FIRST TIME & GET RID OF WEEDS	11
FERTILIZE YOUR NEW LAWN	11



## Oakwood Community Contribution: 50th Anniversary (cont.)

If your home was in Phase 1, please let us know if you have any stories to share, and pictures of your home being built and ready when you moved in, social events with other Oakwood residents, pictures of activities at the lake. What have we missed? Please let us know.

Contact either Carol Johnson at [caroljnsn@aol.com](mailto:caroljnsn@aol.com) OR [info@oakwoodha.org](mailto:info@oakwoodha.org)

### THE CANTERBURY / 4 BEDROOMS/2½ BATHS/OVERSIZE 2 CAR GARAGE FINISHED FAMILY ROOM



A MILLER DEVELOPMENT/THE PLACE TO LIVE

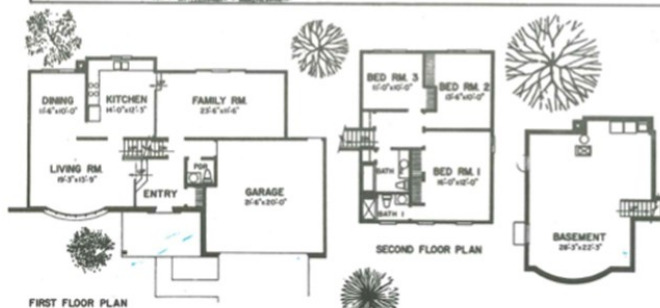
**Oakwood**  
in Westmont

The styling of this beautiful bi-level suggests the golden era of New England Cape Cod. Shutters grace the exterior with warmth and charm, as do a Colonial front door and protective pillared portico. A separate foyer, handsome and fully tiled, eliminates undesirable cross traffic. A large living room window provides beauty and flexibility for creative decorating. In the separate formal dining room, a pass-through to the kitchen saves steps and time. The efficient kitchen is adorned with a luxurious box bay window eating area that overlooks the rear garden—besides the dramatic balcony that overlooks the family room. With this wall opening, separated by an attractive ornamental railing, Mother can also share the family activities.

Down 5 steps is a large recreation area and powder room... and a separate laundry utility room with an enclosed entry into the attached two-car garage. The bedroom arrangement on the quiet level is something new. Three spacious bedrooms occupy one level. Slightly separated and a few steps up is the master bedroom which features "His" and "Her" closets as well as a private bath. The family bath, conveniently close to the other bedrooms, is indirectly lighted and has a double bowl vanity. If you like luxury and creativity, you'll love the "Canterbury."

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dishwasher • disposer • deluxe free-standing continuous-clean oven & range • shag wall-to-wall carpeting • clay face brick • complete landscaping • cedar or aluminum siding • black top driveways • insulated patio doors • 50 gallon hot water heater • stained interior doors • luxurious vanities • deluxe electrical fixtures • ceramic tile walls

### THE LEXINGTON / 3 BEDROOMS/2½ BATHS/FAMILY ROOM 2 CAR GARAGE WITH BONUS STORAGE AREA SUB-BASEMENT



An exciting combination of old and new enhances the beautiful exterior of this Colonial-influenced split-level home. Only the Lexington's traditional divided pane bow window and shuttered front door depart from its flowing horizontal lines. Twin couchlites bid welcome into the graciously tiled entry. Once inside, open living and zoned planning are prominent throughout. Balconied living room, dining room and kitchen are just two steps up from the entry level. The fully-appointed classic kitchen overlooks the family room so mother can be effective in family affairs even while doing her kitchen chores. Patio doors lead from the family room to the garden and make indoor-outdoor living a reality.

Now to the quiet areas—the bedroom level. Completely away from the activity area are three generous sized bedrooms, zoned for repose. Twin baths and twin linen closets for all members of the family complete the 'bedroom level. Laundry facilities? Dad's workshop? Perfectly at home in the sub-basement area. It's totally unencumbered and convertible to any informal purpose the family prefers. Want more? Space to park the car, of course. Bath cars, that is—plus storage space for gardening equipment and other miscellany. "Lexington"—a name that means total living in a traditional atmosphere for years to come.

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A MILLER DEVELOPMENT/THE PLACE TO LIVE

**Oakwood**  
in Westmont



**Gary Armstrong**

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## ADVERTISE HERE

For information on how to advertise in the Oak Leaf please email [info@oakwoodha.org](mailto:info@oakwoodha.org).

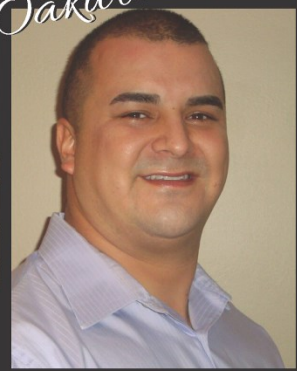
Annual cost to advertise (4 issues) is as follows:

Business card (2" h X 3.5" w): \$70  
Double size (4" h X 3.5" w): \$140  
Half Page (4" h X 7.5" w): \$210

The newsletter is distributed quarterly to over 450 homes and is posted electronically on the OHA Website, giving great local advertising exposure at a low cost!

# Your Neighborhood Realtor Jon Rodriguez

*9 Year Resident  
of Oakwood*



**Are you looking to move?**

**Call Jon for a free market  
analysis of your home**

**708.289.0990**

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**[jonyr73@yahoo.com](mailto:jonyr73@yahoo.com)**

PHONE (630) 325-6258  
[mrodek@yahoo.com](mailto:mrodek@yahoo.com)



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MICHALINA RODEK  
Owner

737 OAKWOOD CT.  
WESTMONT, IL 60559

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Patricia (Patti) Nyien, NCTM

630-920-1728

Westmont

[pteacher3@comcast.net](mailto:pteacher3@comcast.net)

[www.noteworthyplano.us](http://www.noteworthyplano.us)

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*"You can have a song in your heart."*



## Oakwood News: Lake Management Committee

### DuPage County Encourages Proper Leaf Management this Fall

DuPage County Stormwater Management (SWM) is encouraging DuPage County residents to dispose of leaves properly this fall. When leaves blow into storm sewers and waterways, they can become a source of water pollution. In just six to eight weeks, leaves can account for more than half of annual phosphorous in stormwater runoff, which may cause algal blooms and be detrimental to fish and aquatic insects. Leaves can also build up along streets and block storm drains, which can lead to localized flooding. Residents can avoid these issues by composting, bagging and mulching leaves.



### Best Practices for Draining Pools

As summer comes to an end, DuPage County Storm Water Management is reminding residents of how to properly drain pools for the season to protect water quality. Chlorine can be toxic to aquatic organisms, so pool water should be de-chlorinated before drained. Further, pool water should be discharged into a grassy area to infiltrate into the ground and should never be discharged into storm drains.

Remember: Everything that goes down storm drains go to our lakes and rivers.

[See a video on pool discharge on YouTube here.](#)



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Hello neighbors!

We have a LOT of Westmont Construction Updates for you this quarter! Here's what's going on in our community...

## **2023 MFT Street Resurfacing Project**

Expected completion date: Fall 2023

### **Description:**

Resurfacing of approximately two (2) miles of roadways at various locations throughout the Village. Project will include surface grinding, base repairs, curb and gutter repairs, sidewalk repairs and ADA improvements, storm sewer rehab, along with other miscellaneous work.

### **Locations:**

- S. Williams Street (W 63rd to W 59th)
- S. Wilmette Avenue (E 60th to 55th)
- Arlington Avenue (Oakwood to Franklin)
- Franklin Street (Philadelphia to Arlington)
- Monticello Avenue (Oakwood to Franklin)
- Philadelphia Avenue (Oakwood to Franklin)

### **Updates:**

09/22/2023: Surface course will be installed on Arlington, Franklin, Monticello and Philadelphia next week. Williams level binder and surface course will be installed. Concrete and pavement patching will take place on Wilmette.

## **CBD Alley Reconstruction Project Sec G**

### **Location:**

Central Business District (CBD) Alley bounded by Cass & Lincoln and Quincy & Richmond

### **Description:**

Reconstruction of the deteriorated asphalt alley with decorative pervious brick pavers and pervious concrete base for structural stability. Project also includes storm sewer installation along the alley. Design and construction shall be coordinated with the upcoming development of Quincy Station located at the southwest corner of Cass Avenue and Quincy Street.

### **Updates:**

08/30/2023: Permeable concrete is scheduled to be installed on Friday September 1, starting at 7:30 am, weather permitting. The concrete will need to cure for 14 days before

(Continued on next page)

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*[tanvi.kw.com/client-reviews](http://tanvi.kw.com/client-reviews)*

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Real Estate Agent

**312.330.4569**

[tanvigandhi@kw.com](mailto:tanvigandhi@kw.com)



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## Westmont News: From the Village Board (continued)

it can be driven on; however, the brick contractor will be able to start work setting the bricks after 7 days.

09/22/2023: Construction is substantially complete. There are still some restoration and clean-up items remaining.

### **CBD Alley Reconstruction Project Sec H**

Project completion expected by Fall 2023, weather permitting.

#### **Location:**

Central Business District (CBD) Alley bounded by Cass & Lincoln and Richmond & Dallas

#### **Description:**

Reconstruction of the deteriorated asphalt alley with decorative pervious brick pavers and pervious concrete base for structural stability. Project also includes storm sewer installation along the alley. Downers Grove Sanitary District will also be

replacing the sanitary sewer in the alley in conjunction with this project.

#### **Updates:**

09/22/2023:

Concrete curb and apron has been installed. Installation of permeable concrete expected next week.

### **Quincy Streetscape Project**

Project began Spring 2023. Project completion expected Fall 2023, weather permitting.

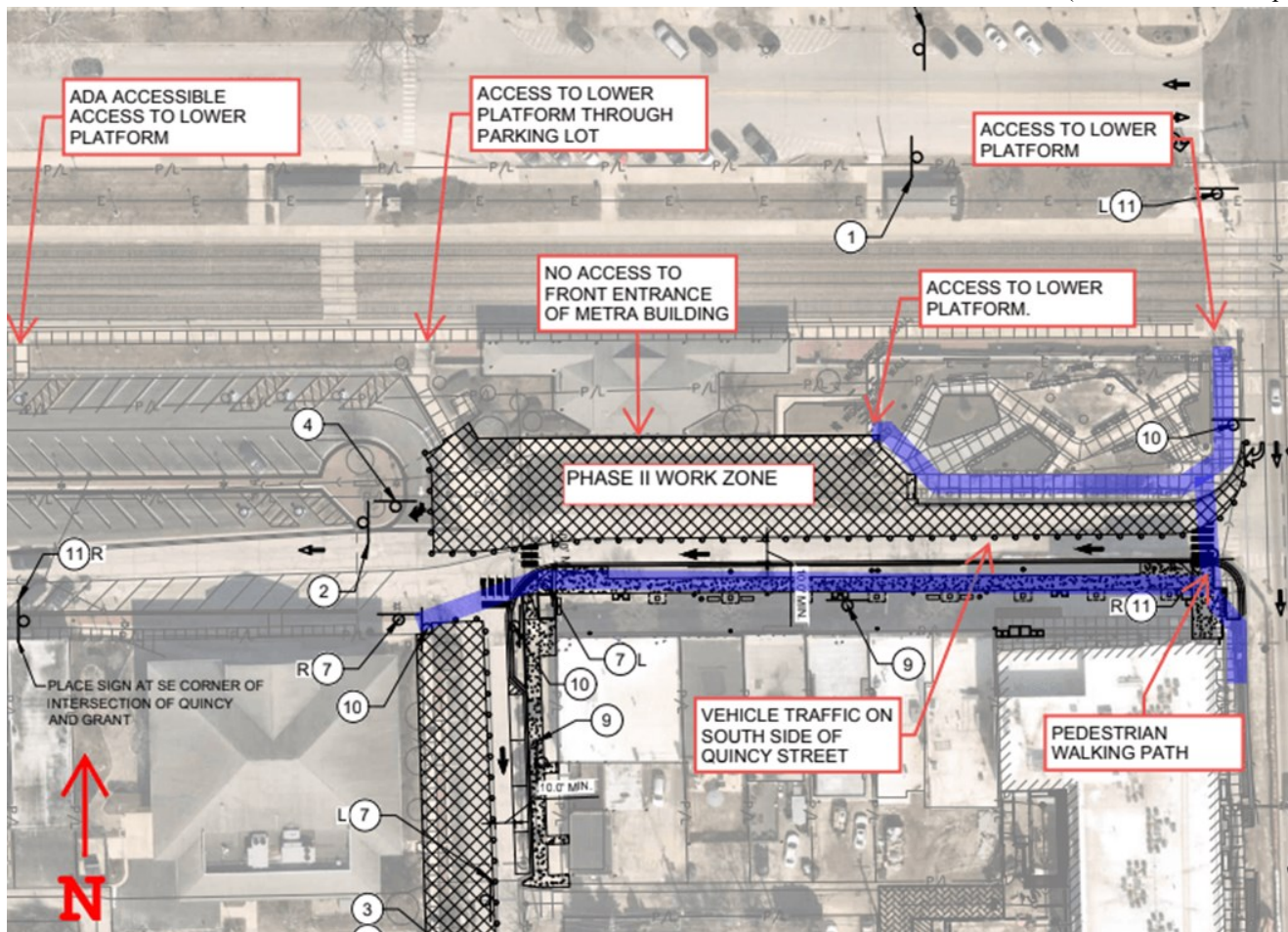
#### **Location:**

Quincy Street from Cass to Lincoln, Lincoln one block south of Quincy Street.

#### **Description:**

This project will consist of full width asphalt resurfacing on Quincy Street and Lincoln Street, replacement and realignment of sidewalk, curb and gutter and ADA

(Continued on next page)



## Westmont News: From the Village Board (continued)

accessibility ramps, installation of new lighting, landscape features and signage, installation of new storm sewer and drainage structures, new pavement markings and decorative streetscape features.

Phase 1 includes the south side of Quincy Street and the east side of Lincoln Street. Phase 2 includes the north side of Quincy Street and the west side of Lincoln Street.

### Updates:

Traffic will be switched to Stage 2 configuration. Traffic will be routed to the south side of Quincy so that work can begin on the north side.

### Milestone Dates:

Week of 9/5/2023: Pedestrian traffic along Quincy Street will be switched to the new sidewalk; existing sidewalk in front of buildings will be removed. **Access to all buildings and businesses will be maintained.**

9/15/2023: Completion of Phase 1

10/13/2023: Completion of Phase 2

10/27/2023: Substantial completion of project

### Contact Person:

Austin Nault, Primera Engineers, (636) 734-0986, [anault@primeraeng.com](mailto:anault@primeraeng.com)

### Frequently Asked Questions:

1. How will parking be affected? *Street side parking within the work zone will be unavailable during construction. Street side parking on Lincoln and Quincy outside of the work zone, as well as the commuter parking lot, will be available.*
2. Will deliveries to my business be affected? *If there are any scheduled deliveries, please contact Austin Nault. If necessary, construction activities will be temporarily halted to ensure that businesses can receive scheduled deliveries.*
3. Will pedestrian access be affected? *Delineated walking paths for pedestrians will be maintained throughout construction. Areas in front of businesses will be restored as quickly as possible. Pedestrian access to businesses will be maintained via temporary ramps and walkways throughout construction.*
4. Where can I get dropped off for the train? *Commuter drop offs are on the East side of the Metra depot building in the parking lot.*
5. Will the train station building remain open? *Train station hours will not be affected by this construction project.*
6. Will commuter parking be affected? *The commuter parking lot will remain open. The West parking lot exit will be narrowed during certain times of construction.* (Continued on next page)

## R. W. DUNTEMAN - TWO WEEK LOOK AHEAD SCHEDULE

RWD 2241 - Westmont Quincy Streetscape Project  
DATE SUBMITTED 9/21/23

Stage	Activity	Responsibility	THU 9/21/23	FRI 9/22/23	SAT 9/23/23	SUN 9/24/23	MON 9/25/23	TUE 9/26/23	WED 9/27/23	THU 9/28/23	FRI 9/29/23	SAT 9/30/23	SUN 10/1/23	MON 10/2/23	TUE 10/3/23	WED 10/4/23
1	Excavating For Bricks	RWD														
1	Placing Fabric & Stone For Bricks	RWD														
1	Plantings	McGinty														
1	Misc. Concrete Work	RWD														
1	Fine Grade	RWD														
1	Install Bricks	LPS														
2	Switch Traffic	TCC														
2	Sawcutting	RWD														
2	Removals	RWD														
2	Building Structural Cells	RWD														
2	Underdrain	Archon														
ALL SCHEDULED WORK IS MATERIAL AND WEATHER DEPENDENT																



## Westmont News: From the Village Board (continued)

7. Will my garbage pickup be affected? *Garbage pickup will not be affected by the Quincy Street project.*
8. Will my water service be interrupted? *Water service will not be interrupted.*

### **Ways to Connect with the Village**

- Sign up for Notify Me community alerts  
<http://www.westmont.illinois.gov/list.aspx>
- Join the Village of Westmont Facebook page  
<https://www.facebook.com/westmontilgov>
- The Westmont Village Board meets every other

Thursday at 6:00pm in the Village Hall. If you cannot make the meeting, they are televised and available on our [YouTube](#) channel.



Steve T. Nero  
Westmont Village Trustee  
& Oakwood Resident  
(630) 776-8302  
[snero@westmont.il.gov](mailto:snero@westmont.il.gov)



## Westmont News: From the Village Communications Dept.

Communication is important to the Village of Westmont. We encourage citizens to visit our Village of Westmont website at [westmont.illinois.gov](http://westmont.illinois.gov) for the most accurate and up-to-date information. To make sure you are staying current with Village information, **SIGN UP FOR NOTIFY ME** and receive updates regarding news releases, agenda postings, and calendar entries. To sign up, go to the Village website at [westmont.illinois.gov](http://westmont.illinois.gov) and click on the **NOTIFY ME** link.

### **DARK SKY GRANT OPPORTUNITY**

The Dark Sky Grant Program was created to incentivize Westmont residents and businesses to consider changes for their properties that will reduce or even eliminate unnecessary light pollution and protect our evening skies for everyone to see and enjoy. There is also a contest component to the grant to encourage participation. Please visit [westmont.illinois.gov](http://westmont.illinois.gov) for more information.

### **WICKED WEST FEST THROUGHOUT OCTOBER**

Mark your calendars and get ready for Wicked West Fest 2023. Wicked West Fest is a month-long festival of Fall and Halloween events and activities. Please visit [westmont.illinois.gov](http://westmont.illinois.gov) for a full listing of this year's highlights.

### **FIRE DEPARTMENT OPEN HOUSE**

October 14, 11am - 2pm at Fire Headquarters 6015 S. Cass Ave.

The Fire Department has demonstrations, several fun and educational activities planned for the public as well as free lunch and bottled water to those who attend. Also, the Westmont Fire Department invites everyone to bring canned goods to be donated to the People's Resource Center in Westmont.

### **POLICE DEPARTMENT HOST PAPER SHRED & Rx DRUG TAKE BACK EVENTS**

#### **Paper Shred Event - October 21 at Police/Fire Facility**

This will be a no-contact, drive-up paper shredding fundraiser. This event provides citizens with an opportunity to safeguard their personal information, which aids in the prevention of identity theft.

#### **Rx Take Back - October 28 from 10am-2pm at Police/Fire Facility & Mariano's**

There will be two drop-off locations in Westmont: the Westmont Police Department at 500 N. Cass Avenue, and Mariano's at 150 W. 63rd Street in Westmont.

### **FREE LEAF COLLECTION**

November 6 - December 1

As part of the contract between the Village of Westmont and Waste Management, there will be free leaf collection beginning November 6 and ending on December 1. Residents will be allowed to put out unlimited kraft paper bags of leaves free of charge next to their garbage on their scheduled garbage pick-up day.



Village of Westmont  
Communication Department  
31 W. Quincy Street  
Westmont, IL. 60559  
[www.westmont.illinois.gov](http://www.westmont.illinois.gov)

## Westmont News: From Community Unit School Dist 201

Westmont High School has once again demonstrated that it is one of the best high schools in Illinois.

Our school recently received numerous accolades and awards in recognition of our outstanding performance in the academic arena, putting Westmont High School at the forefront of education in the state.

- 2020 DuFour Award - Best PLC in the country (\$25,000 prize)
- 2021 National Blue Ribbon Award for Excellence
- 2018 -2023 rated Exemplary by the Illinois School Board of Education - top 10% in Illinois
- #14 ranked regular high school in Illinois by US News and World Report
- #3 ranked regular high school in Illinois by The Washington Post: Challenge Index



- Most improved Advanced Placement program in the U.S.
- Best 5Essentials Survey results in Illinois
- 10 out of 10 on Great Schools - linked to Zillow

Dr. Kevin Weck, the Principal of Westmont High School High School, expresses his genuine joy and elation at the achievements of the Westmont High School students and staff. "It's truly an honor to lead such an extraordinary group of educators and students. These achievements are a testament to the hard work, dedication, and passion of our entire school community," remarked Dr. Weck.

Westmont High School is committed to a comprehensive and rigorous curriculum, coupled with an emphasis on extracurricular involvement and has created a nurturing environment where students excel both academically and personally.

Westmont High School has a strong tradition of giving back to the community. The school's students regularly

participate in volunteer activities and service projects with our local People's Resource Center, making a positive impact on our Westmont community. Westmont's students are exemplary and compassionate; they dedicate their free time to our community and the impact they make is invaluable.

While the awards and accolades are certainly aspects we are proud of, our school continues to prioritize the holistic development of our students. It is this unwavering commitment to molding future leaders, thinkers, and innovators that truly sets our school apart.

With a legacy of excellence and a vision for the future, Westmont High School stands as a testament to what is achievable when a community comes together to prioritize quality education.

For more details on the achievements of Westmont High School and upcoming events, please visit our official website or follow us on social media.

