Village of Park Forest

Village of Park Forest is a southern suburb of Chicago and falls under the management of Chicago Metropolitan Agency for Planning (CMAP), along with Metropolitan Planning Council (MPC) and South Suburban Mayors and Managers Association (SSMMA).

- First fully planned post-war II suburb, developed by American Community Builders
- Single-family homes, Townhomes, Multi-family homes and Cooperatives
- No new significant development in the past 60 years.

Renters vs Owners - Ages 25-44

<table>
<thead>
<tr>
<th></th>
<th>Renters 2009</th>
<th>Renters 2014</th>
<th>Owners 2009</th>
<th>Owners 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1357</td>
<td>1033</td>
<td>1461</td>
<td>2087</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3000</td>
<td>0</td>
<td>0</td>
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Over Burdened Renters

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2014</th>
<th>Increase</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>26%</td>
<td>26%</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>31%</td>
<td>36%</td>
<td>5%</td>
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</table>

Over Burdened Owners

<table>
<thead>
<tr>
<th></th>
<th>21%</th>
<th>19%</th>
<th>Decrease</th>
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<tbody>
<tr>
<td></td>
<td>11%</td>
<td>14%</td>
<td>3%</td>
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</table>

30% - 50% of income: 2009 - 2014

50%+ of income: 2009 - 2014

Eastgate - Foreclosed and Vacant Homes

Vouchers

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
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</thead>
<tbody>
<tr>
<td>Park Forest</td>
<td>154</td>
<td>148</td>
<td>148</td>
<td>121</td>
<td>159</td>
<td>156</td>
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<tr>
<td>Portables</td>
<td>306</td>
<td>320</td>
<td>406</td>
<td>475</td>
<td>484</td>
<td>468</td>
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</table>

Park Forest Households by Age

<table>
<thead>
<tr>
<th></th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>728</td>
<td>942</td>
<td>1357</td>
</tr>
<tr>
<td>105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1,460</td>
<td>2,406</td>
<td>1,461</td>
</tr>
<tr>
<td>52</td>
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Redevelopment

Encouraging new mixed housing type development in the neighborhood to increase density, offer more options to prospective homeowners and renters and spur economic growth. Can be done on the village acquired foreclosed lots. Small courtyards of group houses, multi-family apartment buildings and small lot single family houses can be developed on multiple vacant lots or allow for accessory dwelling units for existing large lot single-family homes.

- Low income housing options for both seniors and millennials
- Small lot - bonuses to encourage new development
- Inclusory zoning ordinance
- Establishing affordable housing trust fund for multi-family affordable ownership and renting options by developers and property owners
- Mixed-use zoning in single-use Eastgate neighborhood

Issues Highlighted by Stakeholders

- BadSchools
- LackofHousingOptions
- NoRecreation
- PoorMarketing
- OldConstruction
- PettyCrime

Stakeholder Recommendations

- New Townhomes
- HomeRenovations
- Marketing
- BetterSchools

Homes for Changing Region

Sub-region - Park Forest, Hazel Crest, Lansing, and Olympia Fields

The plan analyzed local and sub-regional data to examine socio-economic and housing trends and suggested redevelopment strategies to spur growth and development.

Issue identified:

- Ever-increasing number of foreclosed properties
- Lowered property values
- Degrading Amenities
- Lack of Commercial Development
- Exceptionally high taxation forcing both businesses and residents to leave for more lucrative locations

Growth Rate - Park Forest vs. surrounding suburbs

250%

11%

Eastgate - Foreclosed and Vacant Homes

Potential to build better connectivity with the Eastgate Neighborhood through bike clubs and bike paths leading from the neighborhood into the reserve.

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Advisor - Dr. Andrew Greenlee
Capstone Client - Village of Park Forest
University of Illinois, Urbana-Champaign

Eastgate Neighborhood Redevelopment Plan

Village of Park Forest - South Suburban Housing Collaborative

Homes for a Changing Region

The neighborhood already has a standing stock of large-lot single-family homes, the village can advantage from this by reusing with the help of renovations.

- Providing reconstruction subsidies or low-income loans
- Establish Community Land Trust for renovating foreclosed homes and selling/renting them below market value

Crime Prevention Through Environmental Design

Introducing the idea of Crime Prevention through Environmental Design (CPTED), for transparency and “eyes on the street”

- Introducing more green spaces and community gardening spaces
- Partnering with organizations like Illinois Extension and local churches for building community and organizing events
- Bike clubs for all age groups - Sauk Trail Forest Reserve