

Eastgate Neighborhood Redevelopment Plan

Homes for a Changing Region
Village of Park Forest - South Suburban Housing Collaborative

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.

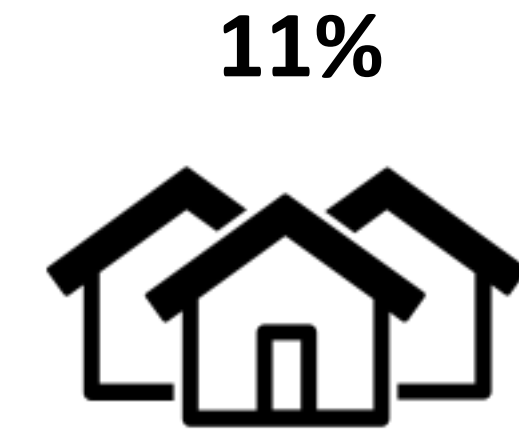


Homes for Changing Region

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.

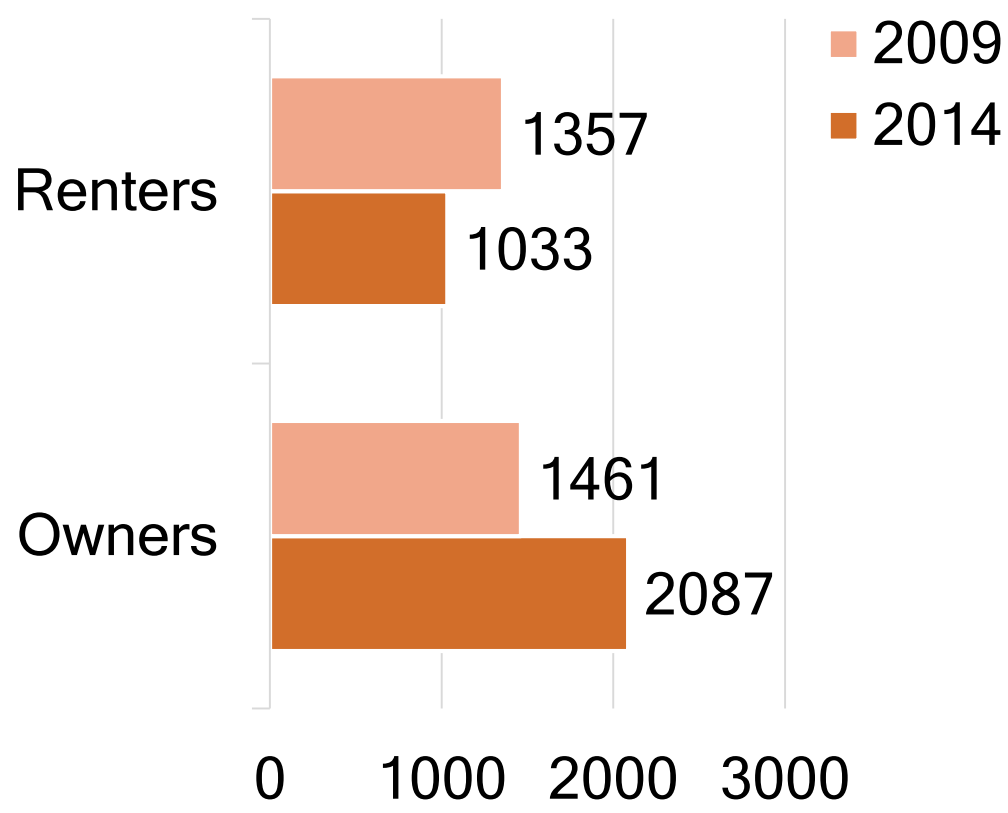
Issue identified:

- 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

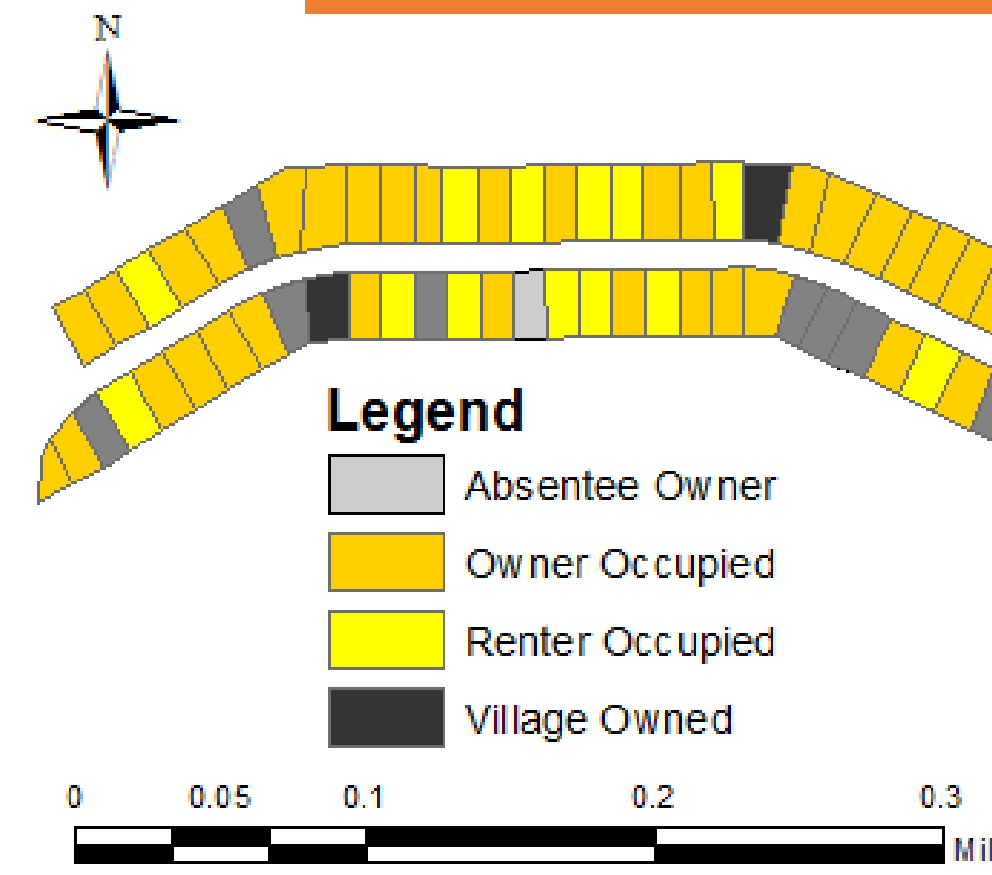
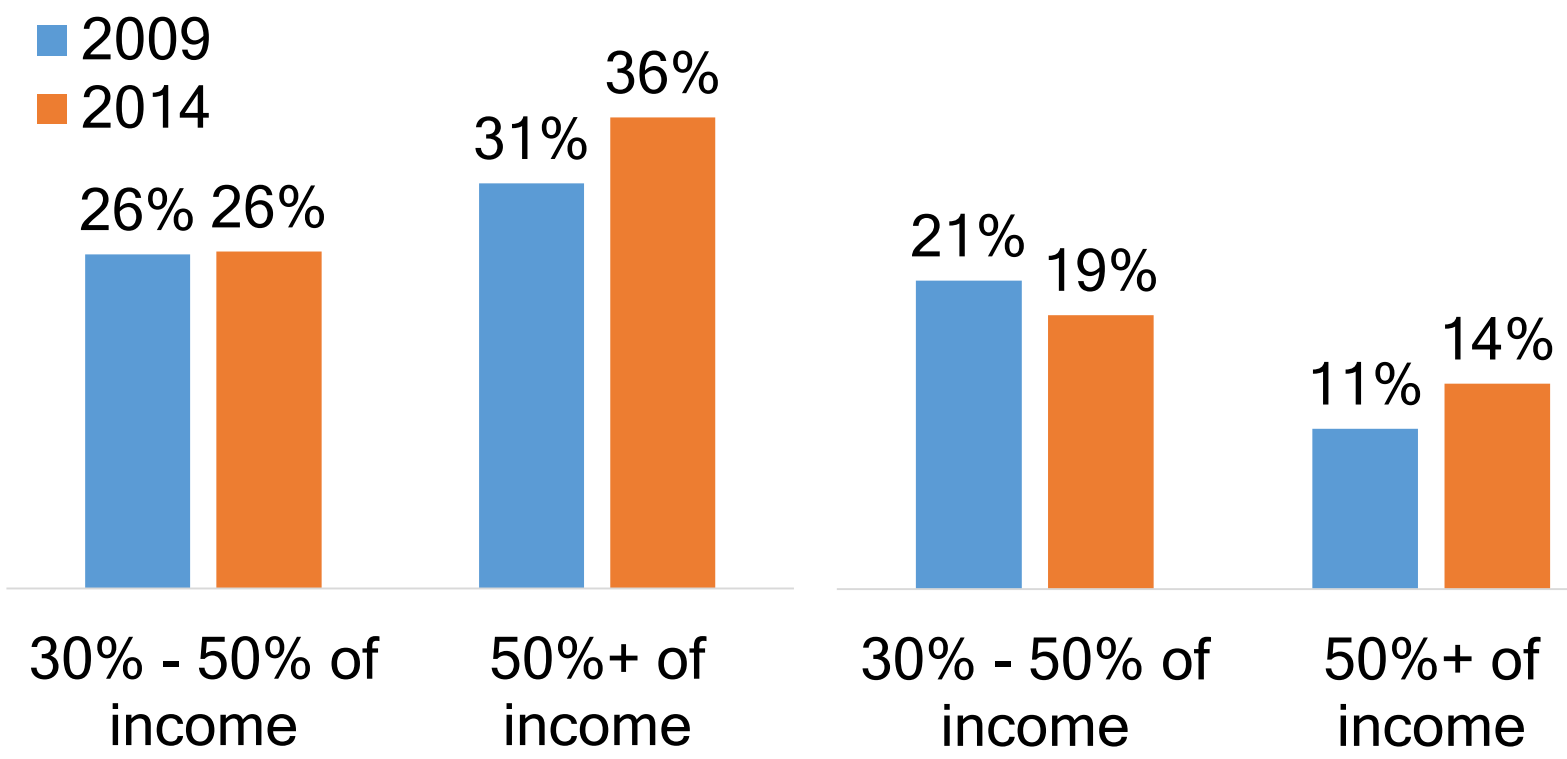


Growth Rate - Park Forest vs. surrounding suburbs

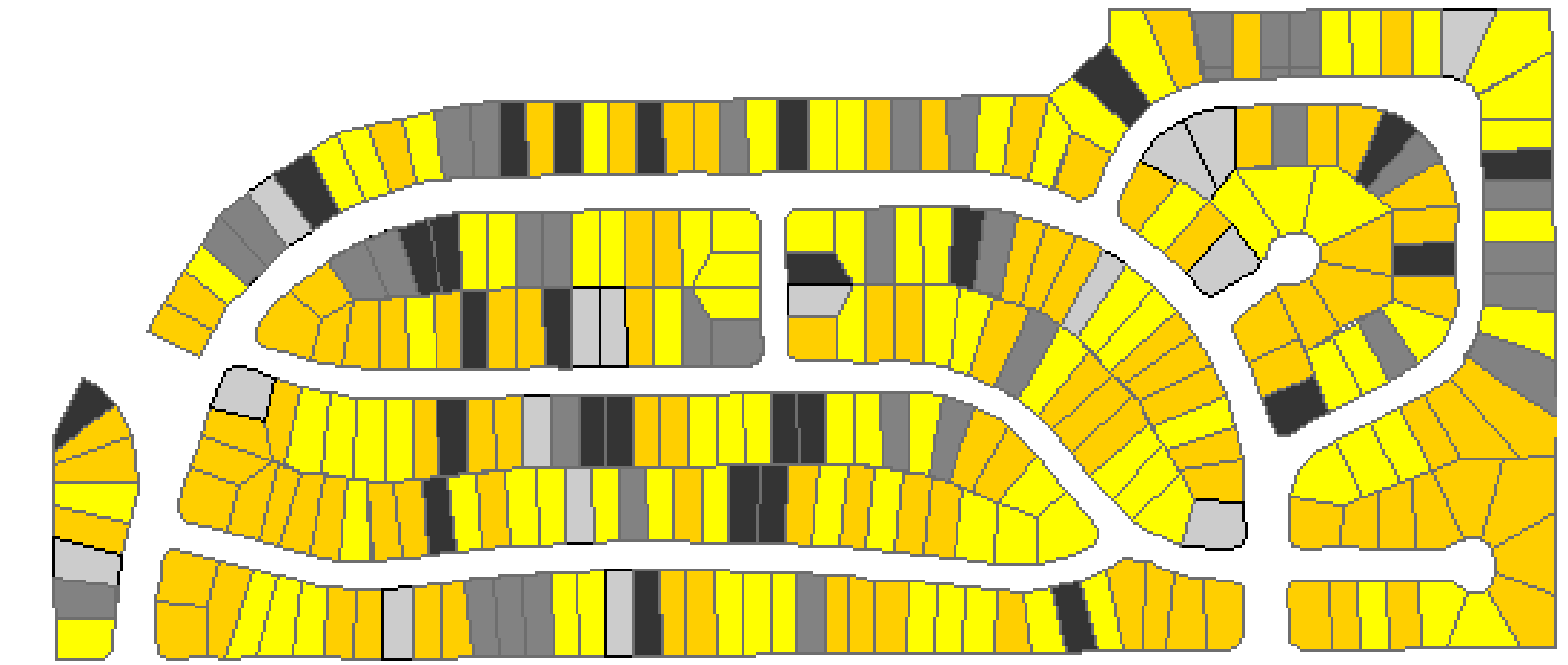
Renters vs Owners - Ages 25-44



Over Burdened Renters Over Burdened Owners

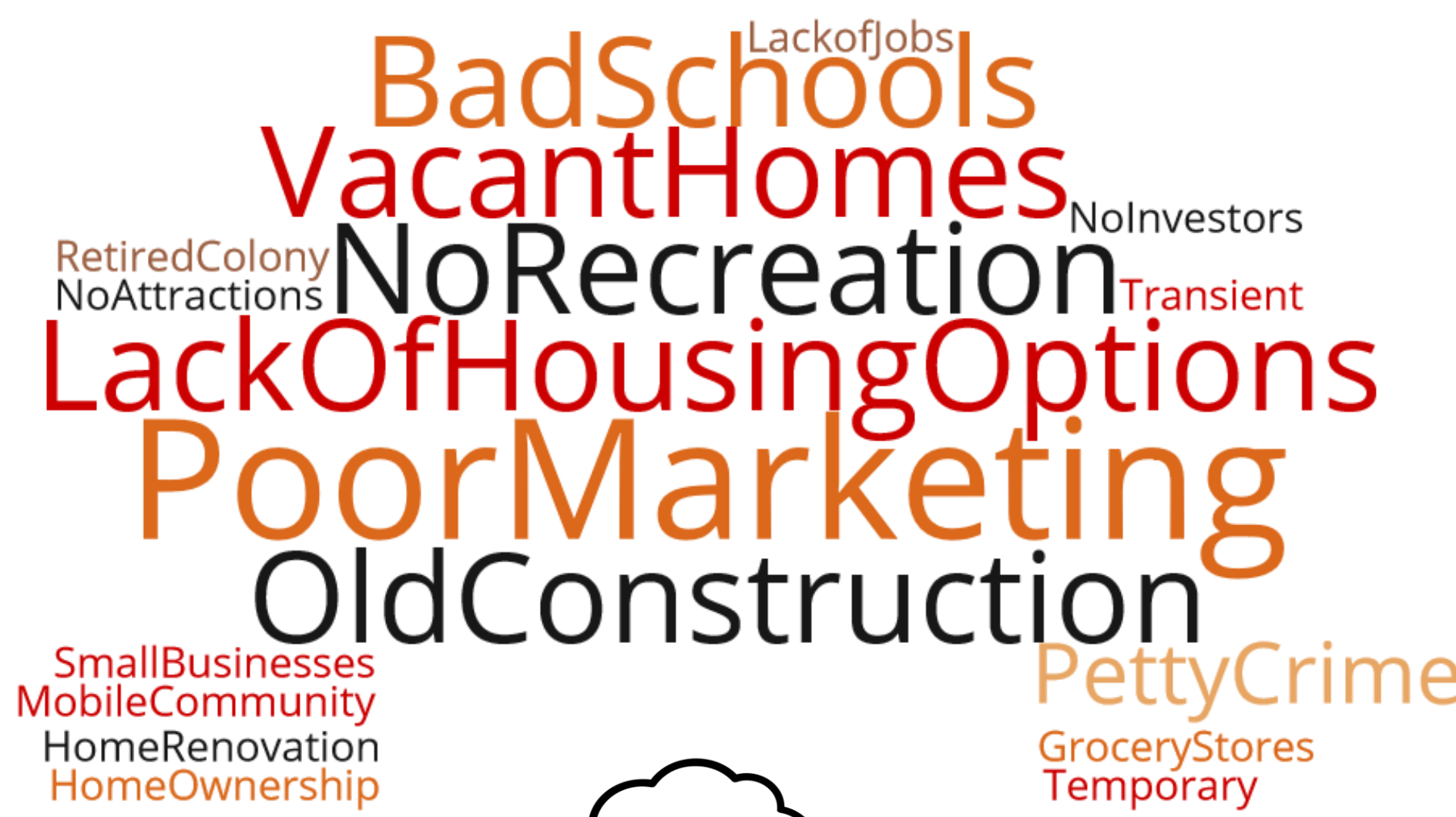


Eastgate - Foreclosed and Vacant Homes

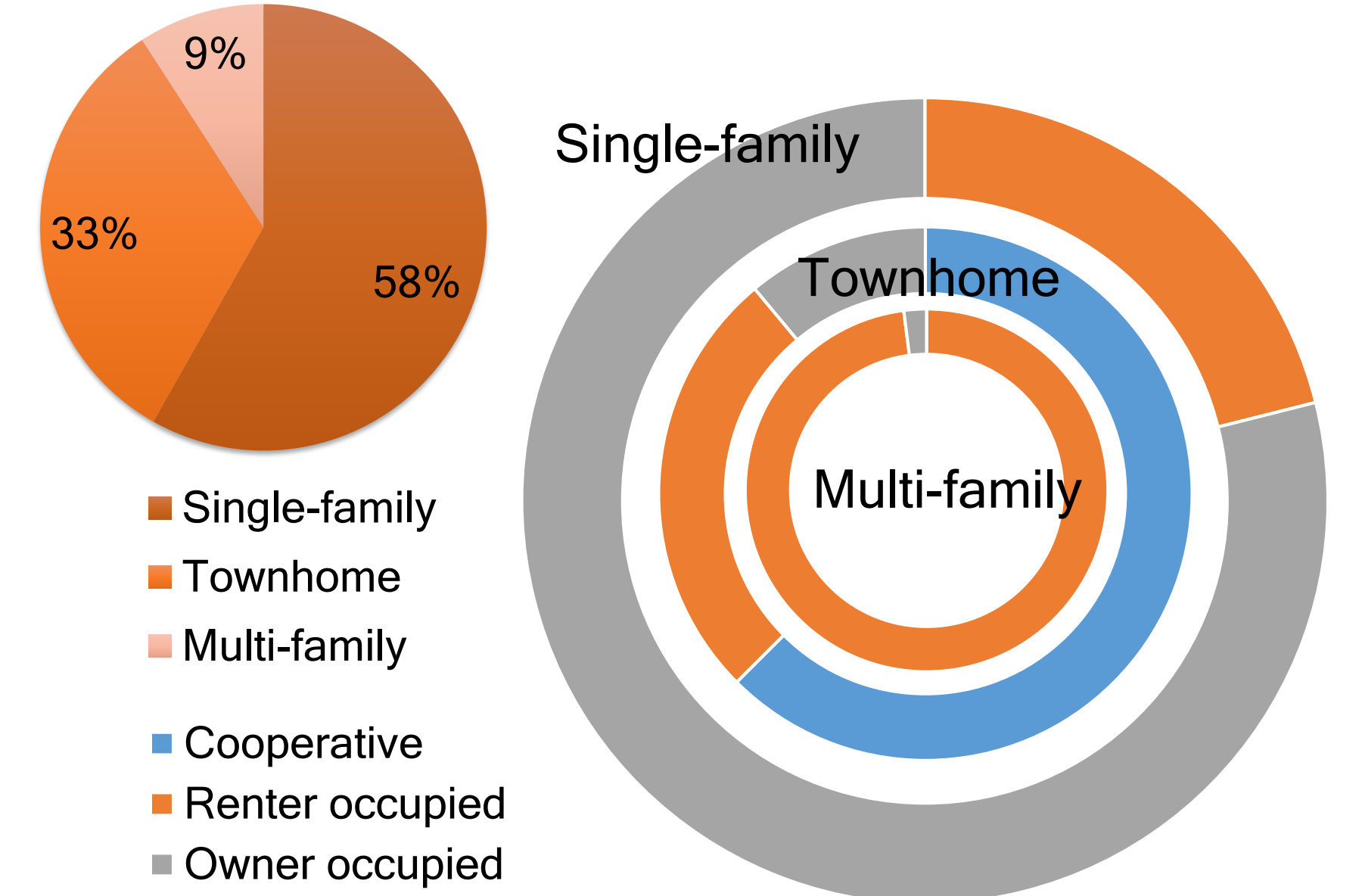


Vouchers	2012	2013	2014	2015	2016	2017
Park Forest	154	148	148	121	159	156
Portables	306	320	406	475	484	468

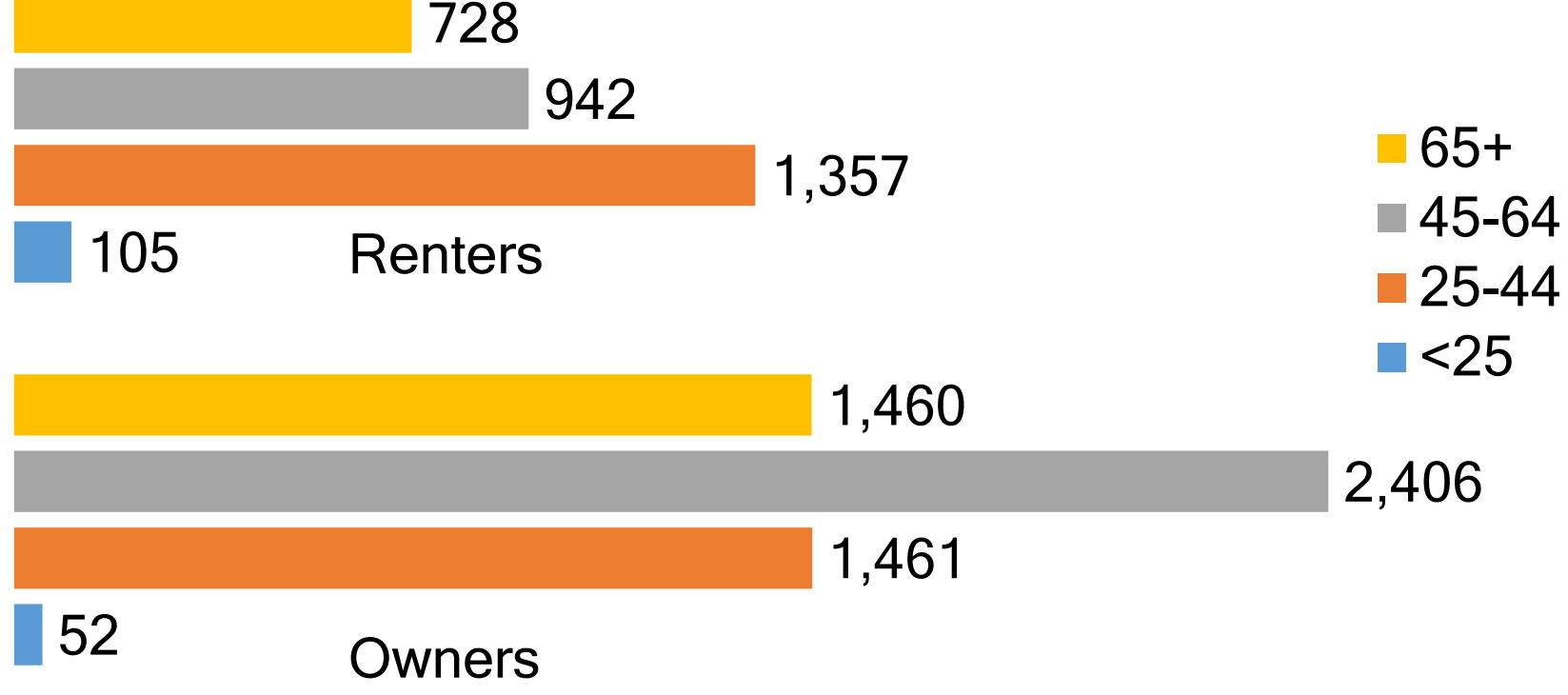
Issues Highlighted by Stakeholders



Eastgate - Foreclosed and Vacant Homes



Park Forest Households by Age



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
- Inclusionary 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



Stakeholder Recommendations

Rehabilitation

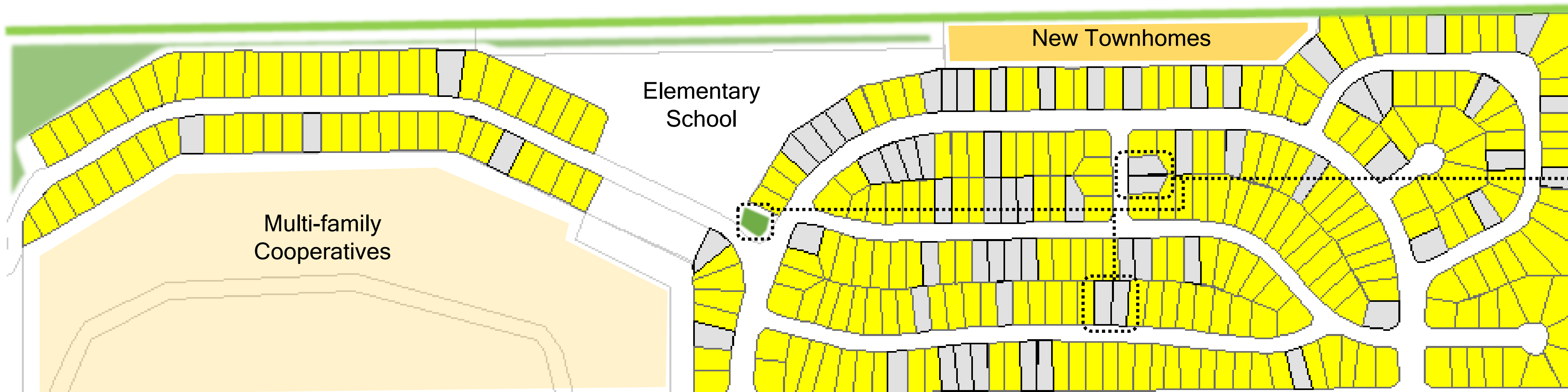
The neighborhood already has a standing stock of large-lot single-family homes, the village can advantage from this by reusing with the help of renovations.

- 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



New green area with a bike path connecting single family homes, elementary school

Lots identified for community gardening



Vacant/Village Occupied lots to be developed as either multi-family residents or as small lot single-family homes



Sauk Trail Forest Reserve
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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