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*Park Forest South/
University Park:*

*A Guide to Its
History and Development*

By

*Larry A. McClellan
Governors State University
University Park, Illinois*

ARCHIVE.

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1986

FOR REFERENCE

Do Not Take From This Room

**PARK FOREST SOUTH/UNIVERSITY PARK:
A Guide to Its History and Development**

By

**Larry A. McClellan
Governors State University
University Park, Illinois**

PARK FOREST SOUTHUNIVERSITY PARK:
A Guide to Its History and Development

Larry A. Schiller
Governors State University
University Park, Illinois

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University Park

Note to Librarians:

In 1984, the Village name was changed from
Park Forest South to University Park.
This should be cataloged under both names.

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STATE OF MISSISSIPPI
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Introduction

The history and development of University Park have included several unique elements. Among these is the change of the name of the community in 1984 from Park Forest South. It is obvious, of course, that most references in this Guide will be to Park Forest South. The name change was official as of January 24, 1984. The historical and archival materials are collected and referenced through 1979, with a few additional materials. The statistics reach from 1967 to 1986. Minutes of the Board of Trustees with related materials are included from 1967 through 1982.

From 1970 to 1982, the Village was the site of a federally-designated "Title VII New Community" project which experienced a full array of successes and disasters. In 1970, the private Park Forest South Development Company entered into a project agreement with the New Communities Administration of the Department of Housing and Urban Development to create a new town in Park Forest South (PFS). Thus, for years the Village was in the midst of development and controversy, the investment and loss of millions of dollars, the shining and dimming of new towns in federal policy, and a host of other issues related to that process.

In addition, since its incorporation in 1967, the Village has been racially integrated and developing policies and methods in regard to fair housing and the affirmative marketing of real estate. The Village has worked closely with other Illinois communities and has been involved nationally in the policy debates concerning suburban integration.

The Village has also experienced classic confrontations in regard to the "suburban" issues of environmental protection, growth control, and the pressures for professionalism in local government.

Although the community has only approximately 6,500 residents (1984 estimate), it has attracted significant attention--primarily because of its relation to the New Communities program and its experience with racial integration.

The Village is approximately 32 miles south of Chicago's Loop. The incorporated area of the Village is south of the Cook County line in eastern Will County. Interstate 57 is its western border and it is bisected by the main line of the Illinois Central-Gulf Railroad with the final station of the ICG commuter line in University Park. It is separated from the Village of Park Forest by a large area of regional open space known as Thorn Creek Woods.

RESEARCH MATERIALS

This document has been prepared as a guide for historians, planners, and others interested in PFS/UP, new communities, suburban integration, and the host of other community concerns that have been faced here.

Section One is a comprehensive bibliography of print materials on the emergence and growth of the village as a federal "Title VII New Community" and as a racially integrated suburb. This includes citations from 1962 through 1979 and a narrative introduction for each section: Newspapers and Newsletters--Local, Metropolitan and National; The Planning Process; The History and Development of Park Forest South--Pre-New Town (prior to 1970), New Town Development (1970-74), Restructuring (1975-79); and Integration Policies and Issues in Park Forest South/University Park.

Section Two contains descriptions of the materials on PFS held in the archives of Governors State University. Much of the material represents "one-of-a-kind" documents from the development of the "new community" and the workings of the Village government. In the bibliography in Section One, materials to be found in the archives are marked by an *.

Section Three contains various summary statistics and materials on the development of the Village.

Section Four is a discussion of the formation of the Village of Park Forest South out of the Wood Hill subdivision. This is included not only because it is an interesting story, but also since this would probably be the most requested resource from the archives. This was written in 1971 by Vernon Young, a current and original Village Trustee.

ACKNOWLEDGEMENTS

Section One is a revision and expansion of a monograph originally commissioned and published by the Council of Planning Librarians as "Park Forest South, History and Development, CPL Bibliography No. 23," 1980.

Particular thanks is extended to Village Trustee Vernon Young, the current Village staff, former Village Manager Mark Levin and his staff, the Library staff at GSU, student assistants Judy DuBridg and Darla Gunnell, former Village planner Craig Hullinger, and graduate assistant, Sharon Duffy. A special note of appreciation is added for the Newberry Library in Chicago. A National Endowment for the Humanities Fellowship in Community History awarded through the Newberry Library enabled me to spend time locating and preserving many of these materials near the end of my term as Village President in 1979.

Larry A. McClellan
Governors State University
University Park, Illinois
November, 1986

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SECTION ONE-BIBLIOGRAPHY

In 1980, an effort was made to identify all the significant materials in print that reflected the growth and development of PFS through 1979. This section reflects that effort. The notations in the left margin with an asterisk - * - indicate the document is in the archives at Governor State University.

NEWSPAPERS AND NEWSLETTERS

Local:

The PFS/UP area is served by two publishers. The Williams Press of Chicago Heights has the Star-Tribune publications with separate editions for different suburbs or clusters of suburbs. These are published semi-weekly. Prior to February 27, 1972 (Vol. 1, No. 1) through April, 1977, there was a Park Forest South Star. From May 5, 1977 until January 22, 1984, this edition was continued as the Crete-Park Forest South Star. On January 26, 1984 the name was changed to the Crete-University Park Star.

Russell Publications of Peotone, Illinois, has a series of weekly papers for the small communities of eastern Will County. The Park Forest South Post was published from July, 1971, through July, 1977. From July, 1977, until the present, local news has been covered by the Monee Monitor.

From 1972 through 1975, the planning and development controversies received extensive coverage in the PFS Star. Both this, and the PFS Post, are extremely valuable and detailed local resources.

* The Wood Hill Herald, a monthly newspaper/newsletter, was published in the Wood Hill subdivision area from 1962 through 1967.

Another important local resource was the newsletter published monthly by a citizens' organization that began as the PFS Community Information Center. (It was popularly known simply as "CIC".) This group later merged with the South Suburban Housing Center. They published:

* CIC News -- Vol. 1, No. 1 (June, 1976) to Vol. 2, No. 12 (December, 1977)

With Vol. 3 it became the Park Forest South Newsletter of the South Suburban Housing Center -- Vol. 3, No. 1 (January, 1978) to Vol. 3, No. 10 (December, 1978)

A similar community newsletter started after the final issue of the above. It was called The Placemark and was published monthly by The Place, a Center for Youth and Human Services in Park Forest South.

Metropolitan and National:

For several years, the Chicago Sun-Times and the now defunct Daily News published a Suburban Week supplement, and the Chicago Tribune published a Suburban Trib supplement. These have carried occasional articles on PFS which are not fully cataloged here.

Because of metropolitan and national interest in issues involving PFS/UP, this bibliography seeks to identify relevant articles in the metropolitan papers, the New York Times and other major papers.

THE PLANNING PROCESS

The Village of PFS and the New Community project went through several major planning efforts.

- 1970 -- the original Comprehensive Plan with population projections of 110,000 by 1990.
Source documents: The "Project Agreement" and the Comprehensive Plan Maps of 1970.
- * 1973 -- Master Plan Program for the Village of PFS
Source documents: Multi-part "Sketch Plan for PFS" by Max Anderson Associates.
- 1974 -- The Joint Planning Process conducted by the Village and the developers with extensive citizen participation resulted in the three volumes of the "Park Forest South Comprehensive Plan." In this process the population projection was approximately 76,000.
* Source documents: Comprehensive Plan Volume A -- Inventory and Evaluation, Volume B -- Objectives and Criteria, Volume C -- Plans and Process.
- 1976-79 -- Current comprehensive plan development based on Volume B -- Objectives and Criteria, which was formally adopted as a planning guide by the Village in 1976. Current population projections are in the range of 30 - 45,000, with various source documents and maps in the process of publication.

It should be noted that some Village documents indicate an original planning concept in 1967 that envisioned an eventual population of 25,000.

The Archives contain the final environmental impact report of 1971 and a variety of environmental reports and materials that related to the planning processes.

In addition, it would be useful to consult major planning and evaluation studies commissioned by HUD's New Communities Administration (now known as the New Communities Development Corporation):

- * 1. Coopers and Lybrand, et.al. Park Forest South New Community Development Evaluation. (A Report to the New Communities Administration). Chicago, December, 1976.
- 2. The planning and community development firm of Raymond, Parish, Pine and Weiner in conjunction with Edward Logue engaged in a detailed evaluation of local government capacities and options for continued development. From their work in 1977 and 1978, there should be reports and recommendations available from the Department of Housing and Urban Development (HUD).
- * 3. An Evaluation of the Federal New Communities Program. Washington: Government Printing Office, 1985. A report developed by the Office of Policy Development and Research, HUD.

DEVELOPMENT OF PARK FOREST SOUTH

The Pre-New Town Period (prior to 1970):

PFS was incorporated in 1967 with 1,050 residents in what was known as the Woodhill subdivision. Other than official Village records, relatively little information is available.

*The Woodhill Herald was published monthly from February, 1962, through July, 1967. Development problems in Wood Hill, the involvement of Nathan Manilow and the Park Forest Development Company, and the incorporation of the Village received scattered coverage in the Park Forest Star and a weekly known as the Park Forest Reporter. The Crete Record (Russell Publications) carried a regular column on Wood Hill and on PFS. Issues of The Crete Record in November, 1967, covered the details of incorporation and the initiation of the new village government.

In addition, see:

- * Young, Vernon. A Brief History of the Formation of the Village of Park Forest South. An unpublished paper submitted for course work, University of Illinois, Chicago Circle Campus, August 2, 1971.

This was printed without footnotes in the PFS Post on August 19, 1971, page 8; August 26, page 4; and September 2, page 12.

This is included as Section Four of this document.

- * Village of Park Forest South. PFS, 1968 (?).

A pamphlet published by the Village government outlining "History in Brief," "Village Government," and "Ordinances of Immediate Interest to Residents." It is undated.

- * Village of Park Forest South. "The Village of Tomorrow...Today... This newest addition of Nathan Manilow's Park Forest Properties is Ready to Grow Now."

A full-color, oversized brochure seeing PFS as expansion of Park Forest, 1968.

The Archives at Governors State University include:

- Minutes of Village Board meetings - starting in 1967
- Ordinances of the Village as of April 15, 1969

The New Town Development Period (1970-1974):

The PFS project was first approved on July 1, 1970 under the Title IV New Communities Program of the Housing and Urban Development Act of 1968. The project was converted in March, 1971, to coverage under the Title VII New Communities Program of the Housing and Urban Development Act of 1970. It has been commonly known as one of the "Title VII New Communities." (See Miels, Federally Assisted New Communities, pages 21-38.)

The material in this section is organized as follows:

Books
 Articles
 Newspapers
 Pamphlets and Brochures
 Brochures of Park Forest South Developers, Inc.
 Theses
 Documents and Reports
 Other Materials

In the following, the materials in the books almost all reflect the formation and initial optimism of the national program. The University of North Carolina materials are all this section since their studies and interviews in PFS were in this time period.

Books:

American City Corporation. City Building: Experience, Trends and New Directions. Columbia, Maryland: American City Corporation, 1971.

Report of an invitational conference on new communities held at Columbia in November, 1970. Focus on Columbia, PFS, and other new community approaches.

American Institute of Architects. New Towns in America: The Design and Development Process. Edited by James Bailey. New York: John Wiley and Sons, 1973.

Section on PFS, pages 80-85. Generalized map of the plan for PFS, pages 22-23.

Burby, Raymond J. and Weiss, Shirley F. New Communities, U.S.A. Lexington, Mass.: Lexington Books, 1976.

Results of a three year (1972-75) study by the University of North Carolina of the federal New Communities program. Extensive information on PFS with comparative information on the neighboring villages of Park Forest and Richton Park.

Campbell, Carlos. New Towns: Another Way to Live. Reston, Va.: Prentice Hall, 1976.

Describes new towns in the United States. The information of PFS is dated and uneven.

Manilow, Lewis. "New Communities in the Seventies, Part III: Park Forest South, Illinois." New Community Development, Volume 2. Edited by S.F. Weiss, E.J. Kaiser, and R.J. Burby. Chapel Hill: University of North Carolina, New Towns Research Seminar, October, 1971. Pages 217-241.

Mields, Hugh. Federally Assisted New Communities. Washington: Urban Land Institute, 1973.

Reviews all the federally assisted new communities. The PFS Development Plan is summarized, pages 245-278.

Platt, Rutherford H. Open Land in Urban Illinois. DeKalb: Northern Illinois University Press, 1971.

Contains a section on Thorn Creek Woods noting the effects of PFS development.

University of North Carolina. Community Profile, Spring, 1973: Park Forest South, Illinois. Chapel Hill: University of North Carolina Press, 1974.

Weiss, Shirley F. New Town Development in the United States. Chapel Hill: University of North Carolina Press, 1973.

Articles:

- * Abbott, Sidney. "New Hope for New Towns." Design and Environment, Vol. 3, No. 1, (Spring, 1972), pp. 28-37.

Discusses Title VII new towns and has development profiles and maps for PFS, Cedar-Riverside, and Jonathan.

- * Bryan, Jack. "Main Street Revived in Midwest New Town." Journal of Housing, Vol. 29, No. 7, (July 22, 1972), pp. 282-288.

A general introduction to PFS with illustrations.

Carruth, Eleanore. "The Big Move to New Towns." Fortune, Vol. LXXXIV, No. 3, (September, 1971), pp. 95-97, 147-151.

A general introduction to new towns, including a brief comparison of PFS and Park Forest.

- * Messenger, Katharine A. "Park Forest South and Other Federally Sponsored New Communities." PAS Memo No. M-7, Planning Advisory Service. (September, 1971), 6 pages. Chicago, American Society of Planning Officials.

- * O'Mara, Paul. "Riverside, Pullman, Park Forest South: 100 years of new towns." Planning, Vol. 40, No. 4 (April/May, 1974), pp. 22-25.

"Park Forest South." Architectural Record, Vol. 154, No. 7 (December, 1973), p. 93.

The entire issue is on new towns. Page 93 has map and main elements in the original plan for PFS.

"Park Forest South: A Case of Large Scale Residential Development." The Building Official and Code Administrator, (June, 1973), pp. 9-10.

* "Park Forest South: New Town of the Seventies." The Guarantor, (Autumn, 1972), pp. 1-5. Chicago, Chicago Title Insurance Company.

Newspapers:

The sentence descriptions are those supplied in the indexes of the newspapers and in the New York Times Information Bank. These are from 1970 to 1974.

Chicago Daily News:

"Suburban city gets go ahead, details of new town announced"; July 2, 1970.

"Park Forest South Area doubled by annexation"; October 30, 1970.

"Park Forest South plans debentures"; March 5, 1971.

"Park Forest South expansion planned"; November 19, 1971.

"Hospitals planned for Schaumburg and Park Forest South"; July 22, 1972.

Chicago Sun Times:

"U.S. backs \$30 million loan for Park Forest South"; July 2, 1970.

"Lewis Manilow announces Thorn Creek Woods preservation plan"; July 22, 1970.

"Thorn Creek Woods to be left undeveloped"; March 1, 1971.

"Park Forest South, described"; March 7, 1971.

"Developers interview residents in Park Forest South"; April 4, 1971.

"Park Forest South on the road to self-sufficiency"; May 21, 1972.

"City convenience, suburban charm, Park Forest South described"; March 3, 1974.

"New Towns get pittance of U.S. funds"; November 24, 1974.

This article, headlined "New Towns go to seed, default," was a major factor in organizing a citizens' response to the problems of the developers.

"700 acres of Park Forest South land sold to cover loan interest"; December 13, 1974.

Chicago Today:

"Park Forest South, described"; April 7, 1972.

Chicago Tribune:

"Special supplement views new town, Park Forest South"; January 30, 1972, Sec. 7E.

"Planned Illinois new town, Park Forest South, highlighted"; April 23, 1972, Sec. W10, p. 6.

"Park Forest South to get ruling on plea"; December 28, 1972, Sec. S4A, p. 6. Records effort for manager form of government.

"U.S. Title VII financing of Chicago area new towns examined"; March 3, 1973, Sec. N18, p. 12.

"Some fight Park Forest merger proposal"; September 20, 1973, Sec. S4A, p. 4. First effort to merge PFS with Park Forest.

"Park Forest South, new town, highlighted"; November 3, 1973, Sec. N1b, p. 5.

"Park Forest South, Illinois, described"; May 23, 1974, Sec. N4a, p. 1.

"Development of Park Forest South jeopardized by loan default"; December 13, 1974, Sec. 1, p. 1.

"Park Forest South officials react to Dec. 13 article; village still viable"; December 14, 1974, Sec. 2, p. 7.

"Developers of Park Forest South face financial squeeze"; December 15, 1974, Sec. 1, p. 8.

New York Times:

"HUD grants \$30 million in loan guarantees to Park Forest South"; July 2, 1970, p. 35.

Suburban Week: (supplement to the Chicago Daily News and Sun Times):

"Tomorrow's new town today, Park Forest South, described"; February 28-March 1, 1973, p. 1.

"Park Forest South goes to town, Park Forest South, described"; July 24-25, 1974, p. 8.

Washington Post:

"W. Nicoson heads NCA, program and 6 projects discussed"; January 1, 1972, p. 8.

"Financial problems of 15 new communities, NCA program discussed"; November 15, 1974, p. 1.

Two newspaper sources of particular interest are:

- * 1. Parsons, David. "New Town: Former HUD lawyer views PFS developments." Park Forest Reporter, April 25, 1973, pp. 1 and 5.
This is an examination of political and communications problems among the developers, HUD, local government, and citizens.
- * 2. In 1974, the PFS Star carried a front page series on the operations of the Village government. Researched and written by reporters Charles Rosenberger and Carolyn Pressler, the series appeared on May 23, May 26, May 30, June 2 and June 6, 1974.

Pamphlets and Brochures:

- * Directory of Health Services for Park Forest South and the South Suburbs. Park Forest South: New Community Enterprises, 1973.
Prepared by the Service League of Rush-Presbyterian-St. Luke's Medical Center South and the PFS Steering Committee for Community Health Planning. 33 pages.
- * Government Life. March, 1973.
"Published as a Community Service, Public Relations Department, Village of Park Forest South." Contains information on volunteers in the local government, "parks and rec," "managerial gov't," "PUDS," and village activities. 6 pages.
- * Inter Faith--Park Forest South. A planning report published by the Inter Faith Council, September, 1974, mimeographed, 10 pages.
- * Inter Faith welcomes you to Park Forest South. A description of Inter Faith and local Catholic, Protestant, and Jewish congregations published by the Inter Faith Council, 1974, 4 pages.
- * League of Women Voters. Know Your Town: Park Forest South. Park Forest South: New Community Enterprises, 1973.
An introduction to history, government, services, activities, etc., 33 pages.
- * Park Forest South Community Directory. Park Forest South: New Community Enterprises, December, 1973.
Prepared by the Ad Hoc Committee on Community Information Services. Information on Villages commissions, youth, athletic, civic and religious organizations, newspapers, local schools, etc.

*Brochures of Park Forest South Developers, Inc.:

Governors Gateway Industrial Park. (1970?)

10" x 12", multi-color introduction with map of the industrial parcels.

How to Start Your Own Town. (1970?)

20 pages on the concept of a new town with a fold-out map of the general plan for PFS.

New Directions: A Visitor's Guide to a New Way of Life in Park Forest South. (1971?)

A general introduction with a fold-out map.

Park Forest South: A Whole New Town. (January, 1972)

20 pages, tabloid size, multi-color, used as a newspaper supplement. A detailed introduction to the plans for the Village of PFS.

Park Forest South: New Town of the Seventies. (1970?)

10" x 12", multi-color "Visitor's Kit"--a general introduction to the environment with proposed educational, commercial, industrial, residential, and transportation advantages.

Park Forest South: New Town of the Seventies. (1970?)

Small brochure used as general introduction.

Theses:

Eiseman, Herbert A. Citizen Involvement in the Affairs of Local Communities with Particular Emphasis on Park Forest South, Illinois. For the M.A. in the Department of Urban Studies, Roosevelt University, September, 1972.

- * Stowe, Eric L. The Role of Local Government in the New Community Development Process. For the Ph.D. in Public Administration, Northern Illinois University, December, 1974.

Explores the interactions between local government and developers in PFS and in West Vally New Town in Kane County, Illinois. Available on microfilm.

Documents and Reports:

- * Burke, David L. Park Forest South: A Critical Overview. (May, 1970)

An 8 page evaluation report prepared for "presentation to Mr. Lewis Manilow and his associates," on planning and quality of life considerations.

- * Clinchy, Evans. New Towns, New Schools? The State of the Art of Educational Planning in New Communities in the United States. Working Paper No. 1. Washington: Educational Facilities Laboratory, Inc. and the National Center for Educational Technology, November, 1972 (Revised in March, 1974).

The first of a series of working papers prepared in cooperation with the New Communities Administration.

- * Getting the New Communities Program Started: Progress and Problems. Report to the Congress by the Comptroller General, Nov. 15, 1974 (Report B-170971).
- * Illinois Nature Preserves Commission. Report on Thorn Creek Woods, Will County...to 77th General Assembly, State of Illinois. April 15, 1971, 8 pages plus illus., maps.
- * Indenture of Mortgage and Deed of Trust, Park Forest South Development Company and Continental Illinois National Bank and Trust Company of Chicago. Dated as of March 17, 1971. Relating to U.S. Government Guaranteed New Community Debentures.

Maher, Susan B. A Study and Report of Police Services. Submitted to the Police Commission, Village of PFS, August 17, 1973, 33 pages with attachments.

- * Miller, Myron. The Imperative of Planning Together. Educational Planning in New Communities. Working Paper No.5. Washington: Educational Facilities Laboratory, Inc., and the National Center for Educational Technology, January, 1974.

This includes a case study on planning for schools in PFS, pages 7-34.

- * Nicoson, William. Comments on Report B-170971 Entitled: "Getting the New Communities Program Started." Typescript, December 2, 1974.
- * Outline of New Communities Assistance Programs. January, 1971.
- * Project Agreement between the U.S. Government and the Park Forest South Development Company (PB-206 465). Dated as of March 17, 1971.

Schmid, James A. The Ecological Setting of Park Forest South, Illinois: Guidelines for the Rational Development of the Natural Environment. Chicago: University of Chicago, Department of Geography, June, 1970.

A bound typescript photocopy with subheading on the title page: "A Technical Description and Recommendations for Suburban Planning From a Biogeographical Viewpoint Prepared for Park Forest South Developers, Incorporated." 59 pages.

- * Spa/Redco, Inc. and Taussig, Wexler & Shaw. Multi-Use Community Service Facility Feasibility: Phase I Working Document. October 24, 1974.

- * The Status of the New Communities Program.
A report by the League of New Community Developers, October 29, 1974. (And attached statement by Mark Freeman, Executive Director, League of New Community Developers, November 18, 1974).
- * Underhill, Jack. Description of Title VII: An Analysis of Federal Assistance for the Development of New Communities. Transcript of speech of Director of Project Development for Office of New Communities, HUD, July, 1971.
- * Wallace, McHarg, Roberts, and Todd. Final Report, Study of the Southern Perimeter of Thorn Creek Woods. Prepared for N.I.P.C., dated September 4, 1973, 172 pages.

Other Materials:

- * Gil, Ephriam. "Park Forest South, 1979." Videocassette. An interview with Larry McClellan and summary of development activity through 1979.
- * Maher, Susan. "A Study and Report of Police Services." August, 1973, student paper.
- * McClellan, Larry A. "A Practical Guide to the Park Forest South Language." December, 1974, 3 page mimeographed.

Megapolis. Dewitt Beal, producer. Chicago: WTTW (Public Television), 1973. Released by Indiana University Audio-Visual Center.

This includes sections on the early planning of PFS and scenes in the community, with comments from the developer Lewis Manilow and architect Harry Weese.

Restructuring Development (1975 to mid-1979):

A mass meeting was held on December 2, 1974, at which the developers formally announced the termination of active operations and outlined their problems. The Village formed a citizen action committee and a new Village President and four new Trustees were elected a few months later, in April, 1975. These steps marked the start of a new, aggressive role by Village government in the whole development process and with related issues.

The material in this section is organized as follows:

Articles
Newspapers
Pamphlets and Brochures
Documents and Reports
Other Materials

Articles:

"Can New Towns Survive the Economic Crunch?" Business Week, No. 2367
(February 10, 1975), pp. 43-44.

Describes the economic problems on new towns, with reference to PFS.

Gil, Efraim. "New Town, New School, New Plans." Planning, Vol. 41, No. 8
(September, 1975), pp. 18-19.

- * "Industrial Outlook for Governors Gateway is Bright." Real Estate News,
(February 13, 1978), p. 6.

Description of PFS industrial park with cover picture.

"The Lost Dreams of New Towns." Newsweek, Vol. 88 (November 29, 1976),
pp. 90, 92.

- * Miller, Nory. "Park Forest South: Utopia Goes Kerplunk." Inland
Architect, Vol. 19, No. 12 (December, 1975), pp. 8-15.

Discusses problems of development in PFS and notes differences between building new towns in the U.S. and other countries.

"New Towns in Trouble." Time, Vol. 105 (March 24, 1975), p. 70.

"New Towns that Haunt HUD." Business Week, No. 2427 (April 12, 1976),
p. 36.

Smookler, Helene V. "Administration Hara-Kiri: Implementation of the
Urban Growth and New Community Development Act." American Academy of
Political and Social Science Annals, Vol. 422 (November, 1975), pp.
129-140.

An examination of the apparent failure of the New Communities program and problems with the Republican Administration's implementation of it.

"Three new towns face the final showdown." Business Week, No. 2465
(January 10, 1977), pp. 23-24.

- * "Two New Towns and How They Grew." Realtors Review, Vol. 1, No. 11
(November, 1977), pp. 14-15.

2 page summary on PFS plus a companion article on Columbia, Maryland.

- * "The New Towns program bites the dust." Planning, Vol. 44, No. 11
(December, 1978), pp. 6-7.

Newspapers:

The sentence descriptions are those supplied in the indexes of the newspapers and in the New York Times Information Bank. These are from 1975 to 1979.

Chicago Daily News:

"Park Forest South awaits delivery of promises from Washington"; January 4, 1975.

"Lewis Manilow disenchanted with bureaucrats"; September 16, 1975.

"HUD announces decision to refinance Park Forest South"; September 28, 1976, p. 1.

"Park Forest South may run HUD project"; January 19, 1978.

Chicago Sun Times:

"Plans for hospital in Park Forest South shelved"; February 26, 1975, p. 3.

"HUD pays loan interest in Park Forest South"; September 16, 1975.

"Park Forest South still has spirit"; May 3, 1976.

"Park Forest South gets funds to acquire woods tract"; November 11, 1976, p. 54.

"HUD to acquire PFS development firm"; November 23, 1976, p. 16.

"New Towns' scrutinized; project here seen viable"; January 19, 1978, p. 11.

"PFS to carry on without HUD"; September 21, 1978, p. 20.

Chicago Tribune:

"Park Forest South officials seek growth pact with HUD"; January 29, 1975, Sec. N12, p. 1.

"Lewis Manilow interviewed on Park Forest South new town"; February 2, 1975, Sec. N12, p. 1.

"Progress of new towns, Park Forest South, Illinois"; September 25, 1975, Sec. N7, p. 1. Headline for this article was "'New Town' is healthy baby tho not a prodigy."

"Park Forest South President delivers state of the village speech"; November 6, 1975, Sec. N7, p. 1.

"U.S. anticipates renewed construction in PFS development"; September 29, 1976, Sec. 6, p. 11.

"Illinois developer negotiates with HUD on PFS takeover"; November 28, 1976, Sec. 1, p. 39. Headline for this article was "Dream Town turns nightmare in PFS."

"PFS officials seek action from HUD on project"; April 6, 1978, Sec. N7, p. 6.

"PFS delayed 'boom' will still happen, says village chief"; May 28, 1978, Sec. 5, p. 2.

"Sculpture adds to the monumental image of Chicago"; August 25, 1978, Sec. 3, p. 1.

"HUD to close 'new towns' programs"; September 29, 1978, Sec. 1, p. 14.

"PFS to carry on without HUD 'new town' fund"; October 2, 1978, Sec. 5, p. 1.

"Editorial on the elimination of 'new towns' projects"; October 3, 1978, Sec. 3, p. 2.

"Absurd U.S. rules foul up land deal"; March 9, 1979, Sec. 1, p. 4.

Economist of London:

"Description of new communities program and its problems, and HUD plans to revitalize several new towns"; December 25, 1976, p. 25.

New York Times:

"HUD Secretary Harris approves plan to liquidate 7 of 13 towns"; September 29, 1978, p. 95.

Suburban Week (supplement to the Chicago Daily News and Sun Times):

"HUD announces that no additional new town projects will be accepted"; January 23-24, 1975, p. 8.

"Park Forest South Development Co. defaults on loan interest"; September 24-25, 1975, p. 28.

Wall Street Journal:

"HUD freezes funds, seeks to help existing new towns"; January 13, 1975, p. 4.

"HUD plans to abandon some new communities and help others, comments from James Dausch"; September 29, 1976, p. 3.

Pamphlets and Brochures:

- * The People of the New Community Welcome Their Industrial and Business Neighbors. Washington: The League of New Community Developers, 1977.

Multi-color brochure on business and industrial opportunities in the federally related new communities. 2 page summary on Governors Gateway Industrial Park with map.

- * Development Summary: January, 1979. Prepared by the PFS Planning Department.

An update on industrial, commercial, residential, institutional, and aesthetic developments.

- * Village of PFS. A multi-color brochure prepared by the Business District Development and Redevelopment Commission, 1978.

- * Village of PFS Newsletter. Prepared by the Community Relations Department.

A quarterly publication for all residents on Village activities and ordinances. Vol. 1, No. 1, was published in June, 1978.

Documents and Reports:

- * Culver, Lowell. PFS Public Opinion Survey. GSU project, July, 1977.

- * Market Information Summary. Prepared by the PFS Business District Development and Redevelopment Commission, September, 1977.

Summary of various statistics on the Village of PFS.

- * McClellan, Larry A. The State of the Village of Park Forest South. A report by the Village President to residents and friends of the Village, December 6, 1976.

A summary of 1976, priorities for 1977, and charts of "External Funding-1969-1977," "Total Equalized Assessment-1969-1975," "Population by Age-1967-1976," and "Dwelling Units/Employment-1967-1976."

- * McClellan, Larry A. Testimony before the Oversight Hearings on the New Communities Program held by the Subcommittee on Housing and Community Development of the Committee on Banking, Currency and Housing, House of Representatives. Committee print. Washington, D.C.: Government Printing Office, 1975. pp. 462-475.

- * New Communities: Problems and Potentials. Washington, D.C.: New Communities Administration, HUD, December, 1976.

- * Plan for Unincorporated Lands. Submitted to HUD, June, 1976. Outlines process for planning the unincorporated lands within the planning areas of PFS, Park Forest, and Richton Park.
- * Thorn Creek Woods Master Management Plan. Final review draft, February, 1978.

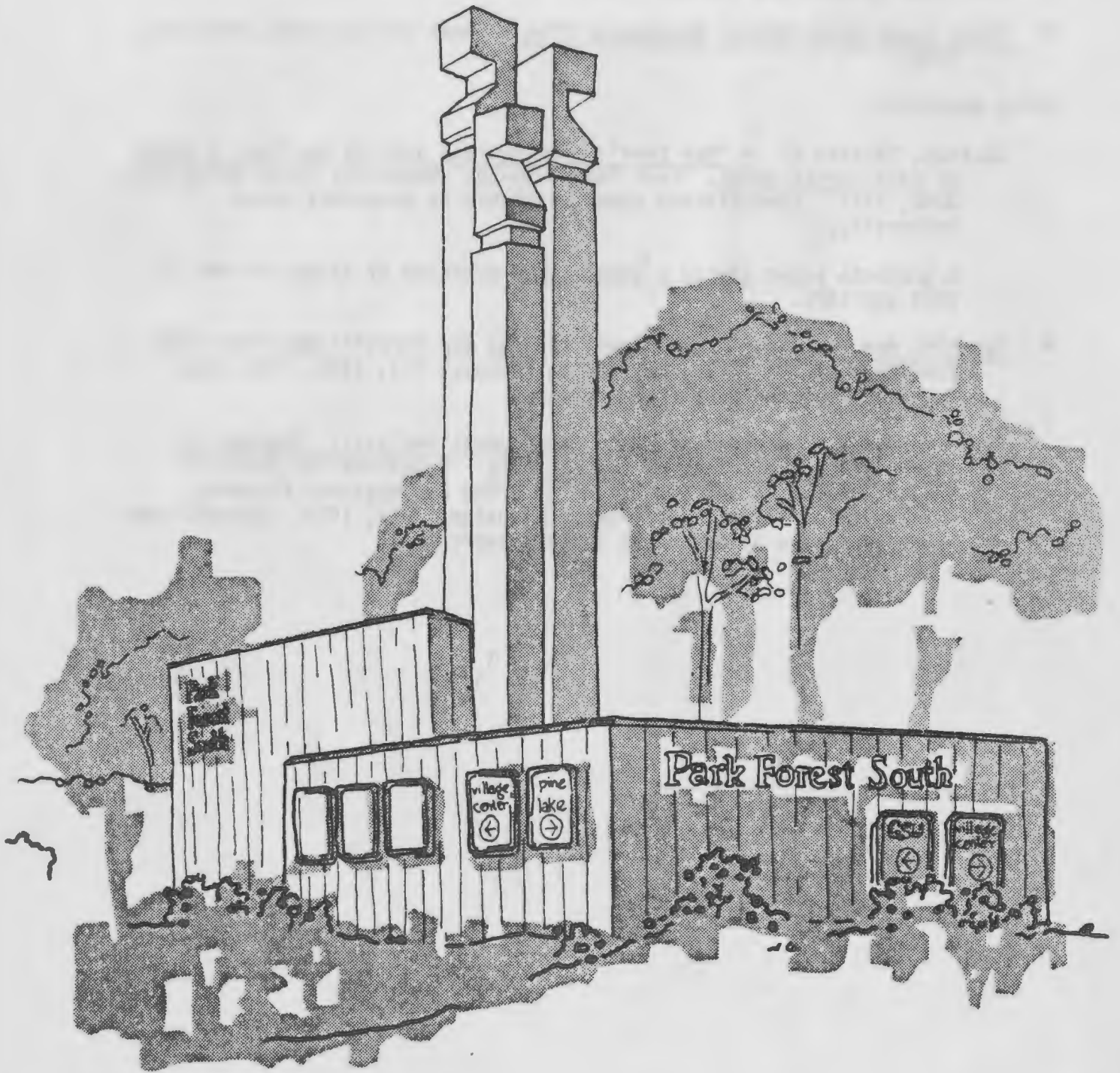
Other Materials:

Jackson, Shirley A. A "New Town": The Fantasy and The Reality, A Study of Park Forest South. Park Forest South: Governors State University, June, 1977. (Unpublished paper available at Governors State University.)

A graduate paper giving a generalized overview of issues in PFS in 1975 and 1976.

- * Terrific New Town Newsletter. Published by the Terrific New Town (TNT) Committee of the Village of PFS in February (?), 1975. Only one issue, circulated to all residents.

Tick, Marvin J. Park Forest South Development Analysis: Present and Future Village Development Capabilities. Submitted for Master's Project Credit to the Department of Urban and Regional Planning, University of Illinois at Urbana-Champaign, July, 1977. (Unpublished paper available at Governors State University.)



INTEGRATION POLICIES AND ISSUES IN PFS/UP

Since its inception, PFS/UP has been a racially integrated community. From a few black families in 1967, it is now estimated to have over 50% minorities. A Human Relations Commission and fair housing ordinance were established in 1968. The Title VII New Communities project, in language and intent, sought the development of a racially integrated community. For a summary of these developments, see "A History of Housing Integration in PFS," by Kathy Cardona, in Onderdonk, et. al., listed below.

Over several years, the Village of PFS joined with Park Forest in court actions against real estate persons who fostered illegal steering. In November, 1977, PFS adopted an Affirmative Marketing Ordinance. This action led to complaints by realtors and an involved process that demonstrated the complexity of racial issues in housing and HUD's difficulty in responding to that complexity. A "Housing Discrimination Complaint" was lodged against the Village by a local realtor on March 13, 1978, in reference to the Village's Affirmative Marketing Ordinance. HUD completed inquires and in November, 1978, determined not to "resolve the matter" of the complaint. Many of the references here reflect this affirmative marketing controversy.

The material in this section is organized as follows:

- Articles
- Newspapers
- Documents and Reports
- Resolutions and Ordinances
- Thesis

Articles:

- * "Chicago Area Communities Seek to Prevent Rapid Racial Turnovers." Housing and Development Reporter, Vol. 5, No. 38 (February 20, 1978), pp. 895-6.
- * "HUD will not take a position on housing discrimination complaint." Illinois Realtor, Vol. 14, No. 11 (December, 1978), p. 2.
- * "Legislative Black Caucus joins in denouncing 'fair housing' ordinance." Illinois Realtor, Vol. 14, No. 7 (August, 1978), p. 1.
- * "New Town's housing law challenged." Planning, Vol. 44, No. 6 (July, 1978), p. 8.
- * "Realtor claims affirmative marketing ordinance violates fair housing act." Housing and Development Reporter, Vol. 5, No. 44 (April 3, 1978), pp. 1053-4.

Newspapers:

Chicago Sun Times:

- * "Charge suburb sets racial housing quota"; March 15, 1978, p. 9.

Chicago Tribune:

- * "PFS charged with setting racial housing quotas"; March 11, 1978, Sec. 3, p. 8.
- * "Racial 'steering': Big suburban issue of the 80's"; May 6, 1979, Sec. 2, p. 12.

New York Times:

- * "Integrated suburbs now fearful of not drawing enough whites"; April 9, 1979, p. A1.

Wall Street Journal:

- * "Urban irony: some integrated towns draw fire for efforts to keep racial balance"; January 8, 1979, p. 1.

Documents and Reports:

- * McClellan, Larry A. A Strategy for Stability and Growth as a Multi-Racial Community. Memorandum to the Board of Trustees of the Village of PFS. March 3, 1977. 5 pages.

- * _____ . Policy Questions on Affirmative Marketing. Memorandum to the Board of Trustees. June 14, 1977. 4 pages.

(The records of the Village contain a lengthy series of documents and memoranda leading to the eventual adoption of the Affirmative Marketing Ordinance on November 22, 1977.)

- * _____ . Answer to Housing Discrimination Complaint. Submitted to the Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development. April 17, 1978. 6 pages.

This is a sworn statement refuting the charges in the complaint and explaining the position of the Village of PFS.

- * _____ . Memorandum to W.F. Kerrigan, Investigator, Fair Housing and Equal Opportunity, HUD. May 2, 1978. 3 pages.

This is a sworn statement discussing the historic patterns of racial resegregation and its impact on PFS.

- * Onderdonk, Dudley, DeMarco, Donald, and Cardona, Kathy. Integration in Housing: A Plan for Racial Diversity. Published by the Villages of Park Forest and PFS, June, 1977. 216 pages.

An examination of policy issues, housing market forces, histories of integration in Park Forest and PFS, and proposed model documents.

- * PFS Community Information Center. Community Stabilization Through Housing Counseling and Affirmative Marketing. Statement prepared for the Board of Trustees of the Village of PFS. June 10, 1977. 6 pages.

Resolutions and Ordinances:

- * Policy Statement: Diversity is Our Strength. Resolution No. 1977-1. Adopted by the Board of Trustees of the Village of PFS, January 11, 1977.
- * Resolution Concerning Policy on Affirmative Marketing for PFS. Resolution No. 1977-19. Adopted by the Board of Trustees of the Village of PFS, June 28, 1977.
- * Resolution Urging the U.S. Department of HUD to Support the Concept of Affirmative Marketing for Integration Maintenance in Their Resolution of a Complaint Against PFS, Illinois. Resolution No. 1978-3. Adopted by the Village of Bellwood, Illinois, April 12, 1978.

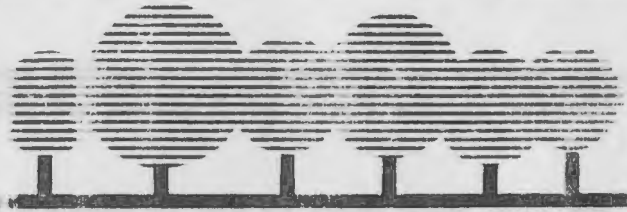
Ordinances adopted by the Board of Trustees of the Village of PFS, in the order of their adoption:

- * An Ordinance Creating a Commission on Human Relations and Prohibiting Discrimination in the Sale or Rental of Real Property. Ordinance No. 53, adopted October 11, 1968.
- * An Ordinance to Prohibit Certain Discriminatory Practices in Real Property Transactions in the Village of PFS, Illinois. Ordinance No. 107, adopted September 3, 1970 (superceded by Ordinance No. 197).
- * An Ordinance to Prohibit Certain Discriminatory Practices in Real Property Transactions and Employment in the Village of PFS, Illinois. Ordinance No. 197, adopted September 10, 1973 (amended by Ordinance No. 255 on April 9, 1975).
- * Fair Housing Ordinance. Ordinance No. 295, adopted April 13, 1976 (amended by Ordinance 380 on November 22, 1977 and by Ordinance No. 408 on September 26, 1978).

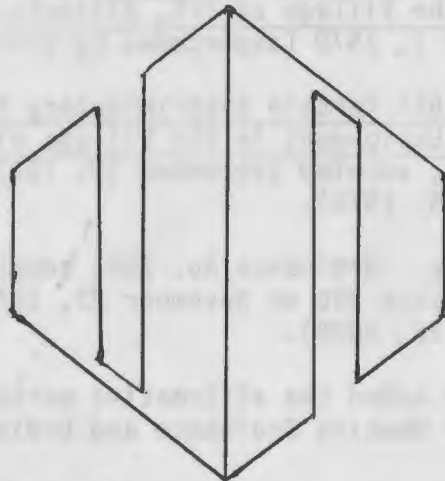
Ordinance No. 380 added the affirmative marketing policy and procedures to the Fair Housing Ordinance and Ordinance No. 408 repealed No. 380.

Thesis:

- * Hartmann, David J. Racial Stability: A Community Decision. Submitted for Master of Arts in Sociology, University of Chicago, Winter, 1984.



Village of Park Forest South
698 Burnham Drive
Park Forest South, Illinois 60466



the village of
University Park

Box 4

- 1. 1977 Election
- 2. 1979 Election
- 3. PFS Development Commission
- 4. Police Commission
- 5. Police Commission (cont.)

Box 5

- 1. Traffic Ordinance
- 2. Plan Commission

Box 6

PARK FOREST SOUTH MATERIALS

Promotional packets for use of Development Commission, written by JCM.

Park Forest South Opinions Survey, by Lowell W. Culver (GSU), 1977.

Park Forest South Subdivision Regulations and Official Map Ordinance, 1970.

Consoer, Townsend & Associates "Facilities Plan for Wastewater Treatment Plant Improvements" August, 1978.

Park Forest South Zoning Ordinance of 1970.

AND OTHER COMMUNITY MATERIALS

BOXES 7-13

Minutes of Board of Trustees, Village of Park Forest South, 1975-79.
Meredith's file of all materials coming before the Board of Trustees during this period.

Box 14

Files of J.C. Meredith

<u>File No.</u>	<u>Contents</u>
1	Acceptance of Public Streets: status reports of July, 1976, and June, 1976
2	Annexation Agreements. Status Report of July, 1976
3	Annual Report to the State Comptroller. 1976-77
4	Aunt Martha's
5	Bicentennial
6	Biographies of various individuals
7.	Cat & Dog Ordinance
8	Citizens Planning Council. (JCM was founding pres.)
9	Community Directory (ca. 1974)
10	Comprehensive Plan Map Update: Program Data & Information Packages, 1977
11	Consolidation Proposal (PFS & PF) prepared by William Toner
12	Dedication of lands: Status Report, July, 1976
13	Deer Creek Woods. Blank: See "Save Our Forest Trees Committee"
14	Development Study. (includes Tick Report)
15	Development Working Group, Election 74/75, Election 77
16	Fire Department/Fire Commission
17	Internal Organization Working Group
18	Maps
19	Mass Transportation

Box 15

Files of J.C. Meredith

<u>File No.</u>	<u>Contents</u>
1	Miscellaneous
2	New Community Development Conferences
3	Oden Controversy
4	Ordinances - General
5	Park & Recreation Commission
6	Park Forest South Utilities Co.
7	Perkins & Will Architects (Signage & bike path project)
8	The Place
9	Personnel evaluations
10	Public Lands Management
11	Save our Forest Trees Committee ("SOFT") (Subsidized by Citizens Planning Council)
12	Sign Ordinance
13	Tax Levy Controversy
14	Thornwood House
15	Traffic Ordinance
16	Tree Ordinance
17	Village Manager
18	Water
19	Western Avenue, South Suburban Freeway
20	Will County
21	Youth Group

Theses and Student Papers:

- 1971-Young, V. "A Brief History ..."
- 1974-Stowe, E. "The Role of Local Gov. ..."
- 1974-Saines, B. "The New Community Concept ..."
- 1975-Gardner, J. "Are New Towns the Answer?"
- 1972-Abney, R. "Proposed Gov. Reorganization ..."
- 1973-Maher, S. "Police Services ..."

Articles:

- "New Hope for New Towns," Design and Environment, 1972
- "Main Street Revived ...," J. of Housing, 1972
- Riverside, Pullman, PFS, "Planning," 1974
- PFS: New Town of the 70's, "The Guarantor," 1972
- "Industrial outlook ... bright," 1978
- "Two New towns and how they grew," 1977
- "New Towns Program bites the dust," 1978
- Several articles of PFS, Dodge Construction News, 1972

Other materials:

- "A Practical guide to the PFS language," 1974
- Terrific New Town Newsletter, 1975
- "Review of Wood Hill incorporation as 'PFS'," undated
- Culver, L. "PFS Public Opinion Survey," 1977

Box 20

Integration Policies and Issues:

- Magazine and journal articles, 1978
- Newspaper clippings, 1978-79
- Documents and reports on affirmative marketing controversy, 1977
- Village resolutions and ordinances, 1977-79

Community Information Service News
Affirmative Marketing Handbook, 1979 draft

Minutes of Human Relations Commission 1971-76

Hartmann, "Racial Stability: A Community Decision," 1984

Box 21

Documents, reports, feasibility studies on the new town, marketing, etc. Includes:

- Project Agreement--US Gov. and PFSDC, 1974
- Testimony before hearings on New Communities, L. McClellan, 1975
- New Communities: Problems and Potentials, 1976
- "Getting the New Communities Program Started," a report from the Comptroller General of the US, 1974
- Response to this by W. Nicoson, 1974
- "The New Community of PFS," HUD final environmental statement, 1971
- Materials from League of New Community Developers
- "Description of Title VII," 1971
- "Outline of New Communities Assistance Programs, 1971

Box 22

Transcripts of Village hearings on committees and commissions--
1974

Papers from Joint Planning Committee for Multi-Use Building--1975

Box 23

Village budgets--1968

1975-76

1976-77

1978-79

1979-80

1981-82

1982-83

1983-84

Box 24

From the planning processes in the village

1970-Subdivision Regulations, Official Map, and Zoning Ordinance

1973-Master Plan program for PFS ("Sketch plan for PFS")

1977-Comprehensive map update

1976-Coopers and Lybrand, et.al., PFS Community Development
Evaluation

1980(?) - Land Use Plan of Park Forest South, Illinois

Box 25

ENVIRONMENTAL MATERIALS

HUD Environmental statement - draft, Dec., 1970

HUD Final Environmental Statement on PFS - March, 1971

Sewers Engineering Report, Nov., 1968

Report on Proposed Waste Water Treatment & Reclamation by
D. Casagrande, Feb., 1973

Domestic Water Supply Report, Dec., 1972

Misc. Maps

Box 26

Papers from citizens' organizations--1972-79

Box 27Wood Hill Herald--1962-1967

Codified Ordinances of the Village of PFS
 First edition - 1979
 Update - 1981
 Videotape - town meeting - Dec. 1974

Box 28

1974-75 Comprehensive Plan and Process
 Book A -- Inventory and Evaluation
 Book B -- Objectives and Criteria
 Book C -- Plans and Process

Trenomen, Vol. I & Vol. II, 2 scrapbooks on the name change
 controversy in 1971-72
 (compiled by Donna Stocking)

1976-Plan for Unincorporated Lands

BOX 29

"PFS - on the road to self-sufficiency," Sun Times, 1972
PFS POST, bound copies--July-December, 1971
 1973 election materials
 developer brochures
 miscellaneous maps
 "New Town Study"--computer print-out of data from population
 study in 1973
 Village resolutions
 Miscellaneous audio tapes of village meetings

Box 30

Financial Reports 1968-73
 Misc. Village Reports
 and Commission Minutes - 1969-72

Box 31

-Minutes of Board of Trustees, Village of PFS, 1967-73
 -Codified ordinances as of 1969-70
 -Project Agreement between the U.S.A. and Park Forest South
 Development Company, 1971
 -Indenture of Mortgage and Deed of Trust
 PFS Development Company to Continental Illinois Bank, 1971

Box 32

Thorn Creek Woods -
1971 Report - Ill. Nature Preserves Comm.
1973 Report - Southern Perimeter
1978 master Management Plan
Misc. Materials

1985 HUD Evaluation of New Communities

Box 33

-Information packets and minutes of Board of Trustees, Village of PFS, 1980

Box 34

Information packets and minutes of Board of Trustees, Village of PFS, 1981-82

SECTION THREE - DATA AND STATISTICS

Village Officials - 1967-1985

Presidents

1967-72	Koenig, Kenneth	elected re-elected resigned	11-3-67 4-21-71 4-21-72
1972-75	Nesper, William	appointed Acting Pres., elected	4-21-72 7-22-72
1975-79	McClellan, Larry A.	elected	4-21-75
1979-83	Bergemann, John	elected re-elected	4-24-79 4-14-81
1983-85	Bell, Earl	elected	5-10-83
1985-	Collins, Charles	elected	4-23-85

Clerks

1967-75	Christensen, Betty	elected re-elected	11-3-67 4-21-71
1975-77	Truitt, Paula	elected resigned	4-21-75 1-17-77
1977	Martin, Nancy	appointed	2-8-77
1977-83	Berry, Irma	elected re-elected re-elected	4-26-77 4-24-79 4-14-81
1983-85	Jenkins, Wilma	elected	5-10-83
1985-		re-elected	4-23-85

Managers

1973-74	Paulach, George	hired Oct. 15, 1973
1975-79	Notarus, Charles	hired Jan. 25, 1975
1979-80	Mayberry, Harlan	hired Dec. 7, 1978
1980-83	Levin, Mark	hired July 1, 1980
1983-84	Knowles, Greg	hired July 10, 1983
1984-86	Bluestone, Fred	hired Sept. 10, 1984

Trustees

11-3-67	<u>Regular Election - 4 yr.</u> Allison, Lloyd Coatar, Joseph Nesper, William	<u>Regular Election - 2 yr.</u> Dowd, Robert Young, Vernon Larsen, Carol
4-15-69		<u>Regular Election - 4 yr.</u> *Dowd (res. 6-19-70) *Young McCormick, James
8-21-70		<u>Appointment</u> Oakwood, Thomas (until regular election)
4-21-71	<u>Regular Election</u> *Coatar *Nesper (Acting Pres., 4-21-72) Sweeney, Frank (res. 4-21-72)	*Oakwood (complete term ending 4-73)
6-5-72	<u>Appointments</u> Kieper, Don (until Sp. Election) Ganzel, Martin (until Sp. Election)	
7-22-72	<u>Special Election</u> Triche, Barbara (term ending 4-75) Waller, Dianne (term ending 4-75) (Nesper elected President)	
4-17-73		<u>Regular Election</u> Andres, Charles (seat declared vacant 6-10-74) Runyon, Keith (res. 7-1-74) Shaul, Eldon
11-16-74		<u>Special Election</u> Micko, Joanne (complete term ending 4-77, res. 1-25-75) Young, Vernon (complete term ending 4-77)
4-21-75	<u>Regular Election</u> Meredith, Joseph Millard, Robert (res. 9-1-77) Pifer, Norman (res. 8-1-75)	Gordon, Michael (complete term ending 4-77)
10-14-75	<u>Appointment</u> Harvey, William (until regular election)	

4-26-77	<u>Regular Election</u> *Harvey (complete term ending 4-79)	<u>Regular Election - 1 yr.</u> *Young *Gordon Endres, Mary
10-29-77	<u>Appointment</u> Bergemann, John (until regular election)	
4-25-78	<u>Regular Election</u> *Bergemann (complete term ending 4-79)	<u>Regular Election - 2 yr.</u> *Young *Gordon *Endres
4-24-79	<u>Regular Election - 2 yr.</u> *Harvey Bell, Earl Walker, William	
4-22-80		<u>Regular Election</u> *Young *Gordon (res. 8-15-80) Nelson, Michael
9-23-80		<u>Appointment</u> McBride, Rose (until next regular election)
4-14-81	<u>Regular Election</u> *Bell *McBride, Rose Collins, Charles	Sims, John (complete term ending 4-82)
4-8-82		<u>Regular Election</u> *Young *Nelson (resigned 5-10-83) *Sims
5-10-83	<u>Regular Election</u> Truitt, Paula Turner, Henry Kallio, Lauri	
6-14-83		<u>Appointment</u> Bamford, Ronald
4-10-84		<u>Regular Election</u> *Young, Vernon *Bamford, Ronald *Sims, John (resigned Fall, 84)

4-23-85

Appointment

Lowe, Carlton (until next regular election)

4-23-85

Regular Election

- *Truitt, Paula
- *Turner, Henry
- *Lowe, Carlton

Tsikouris, Anthony
(complete term ending 4-86)

4-22-86

Regular Election

- *Young, Vernon
- *Tsikouris, Anthony
- Waller, Dianne

Notes:

*indicates incumbent

Dates are day of election or day of Village meeting when person was installed in office.

Source: Records of Village of PFS/UP

Population Counts by Sex and Race

<u>Year</u>	<u>Category</u>	<u>Male</u>	<u>Female</u>	<u>Totals (% of total)</u>	
1967	Total			1,032	
1970	Total			1,748	
	White	849	837	1,686	(96.5)
	Black	26	28	54	(3.0)
	Other	3	5	8	(0.5)
1972	Total			3,232	
	White	1476	1446	2,922	(90.4)
	Black	126	150	276	(8.5)
	Other	18	16	34	(1.1)
1974	Total			4,928	
	White	2077	2040	4,117	(83.5)
	Black	391	396	787	(16.0)
	Other	11	13	34	(0.5)
1976	Total			5,832	
	White	2314	2178	4,312	(73.9)
	Black	709	777	1,486	(25.6)
	Other	16	18	34	(0.5)
1980	Total			6,244	
	White	1626	1769	3,395	(54.4)
	Black	1364	1407	2,771	(44.4)
	Other	-	-	78	(1.2)
1984	Total			6,190	(estimate)

Notes:

1967 - population reported to State for Illinois Blue Book - 1969-1970
 1970, 1980 - regular count by U.S. Census Bureau
 1972, 1974, 1976 - Special Census by U.S. Census Bureau
 1980 - Male & Female count suppressed to preserve confidentiality
 1984 - U.S. Census estimate

Sources: U.S. Census, Records of Village of PFS/UP

Revenues, Expenditures, Assessed Value

<u>Year</u>	<u>General Fund Revenues</u>	<u>Expenditures</u>	<u>Assessed Valuation (Monee Township part)</u>
1967	\$23,987	\$29,101	#2,783,190
1968	34,285	28,110	3,108,360
1969	47,550	45,700	N.A.
1970	87,637	55,407	N.A.
1971	67,560	55,407	N.A.
1972	70,680	53,386	8,305,330
1973	123,386	99,041	15,061,720
1974	154,401	163,698	22,064,930
1975	400,985	341,911	29,402,153
1976	410,259	495,668	27,632,762
1977	1,194,005 ¹	1,137,834 ¹	31,014,203
1978	779,070	740,889	31,402,836
1979	860,111	802,479	37,037,207
1980	862,393	953,814	33,353,760 ²
1981	976,817	1,018,314	33,254,331
1982	1,183,270	1,237,828	40,406,545
1983	1,263,273	1,297,088	37,253,332
1984	1,464,914	1,413,749	36,618,445
1985	1,787,864	1,688,022	

Notes:

Figures are for budget year starting in the indicated calendar year.

¹Includes large Federal grants

²Drop due to change in assessment calculations

Variations from these numbers may be found due to grants, special conditions, or the time of year that amounts were calculated.

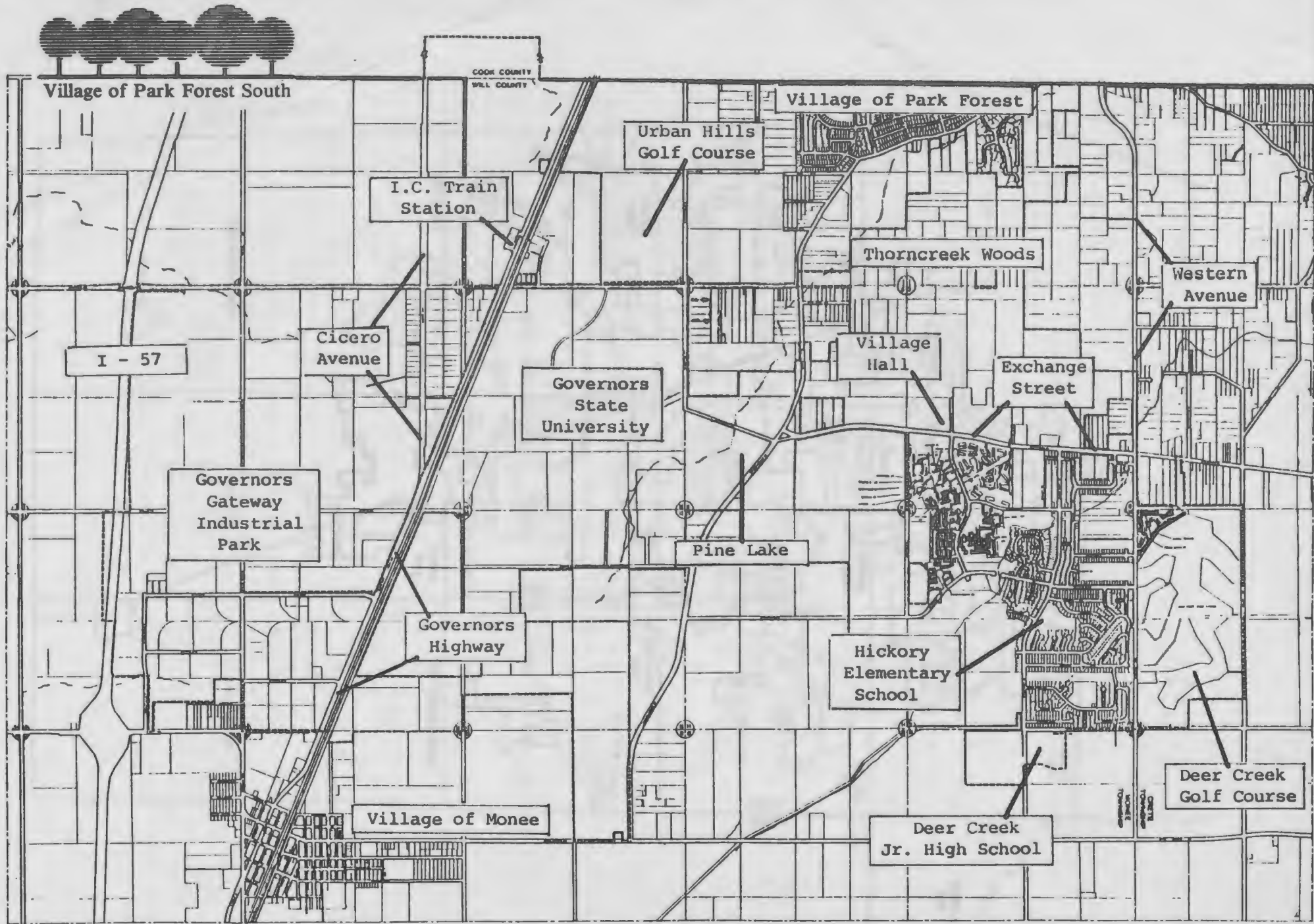
Source: Records of Village of PFS

Property Tax Categories

For property in Park Forest South (Monee Township part), the following local governments and funds establish rates and receive property taxes:

	Sample rate - 1980	1984
Village of PFS/UP	1.7532	2.6735
Village of PFS/UP - Road & Bridge	.1650	.1650
PFS/UP Library District	.1667	.2756
Monee Township General Tax	.1595	.1485
Monee Township - Road & Bridge	.1650	.1650
Monee Township - General Assistance	.0059	.0063
Monee Township - Equipment & Building	.0350	.0350
Will County	.4379	.5249
Will County Forest Preserve	.0775	.1165
Will County Bridge Fund	.0500	.0500
School District 201-U	4.3313	4.8140
Community College District 515 (Prairie State)	.3226	.3299
	<u>7.6696</u>	<u>9.3042</u>

Source: Records of Village of PFS/UP



VILLAGE OF PARK FOREST SOUTH, WILL AND COOK COUNTIES, ILLINOIS

SECTION FOUR

A Brief History of the Original Formation of University Park as the Village of Park Forest South

by
Vernon Young¹

The present Village of University Park lies principally within the Northeast quarter of Monee Township, Will County, Illinois, with a few acres in Cook County. The Village is virtually the southern end of the suburban fringe.

Beyond University Park lie rich farmlands and basically rural communities such as Monee, Peotone, and Beecher which are now experiencing the beginnings of suburbanization.

Until about 1960, the area which is now the core of University Park was itself farm and woodland. Going back through geologic ages, this area was at one time on the bottom of what we now call Lake Michigan. There are no records or signs of permanent Indian inhabitants in the immediate vicinity of the present Village. Within a few miles to the north, however, was a major Indian trail from Rock Island to Windsor, Canada which became known as Sauk Trail--a name still used on a roadway supposedly following the original trail through the area from Frankfort, Illinois, into Indiana. Just over a mile to the east was the Vincennes Trace, more popularly called Hubbard's Trail after the nineteenth century explorer, fur-trader, and later Chicago meat packer, Gurdon Saltonstall Hubbard.²

The first white settlers in neighboring Crete Township arrived in 1833 and their settlements were known as Beebel's Grove and Thorn Creek.³ This apparently referred to a location other than the area presently called Thorn Creek Woods which is mostly within University Park. The first Monee Township settlers arrived in 1834 and settled in the vicinity of the present Village of Monee. It was in Monee that the first area school was established. This took place in 1836.⁴

The mid-nineteenth century coming of the Illinois Central Railroad to Monee, and the Chicago and Eastern Illinois Railroad to Crete spurred agricultural settlement in the area. In the early twentieth century, an electric inter-urban line was built which passed through Crete and through what is now Park Forest South on its way to Kankakee. This line was discontinued in the 1920's.⁵

Into the 1950's most of the area of University Park was in fairly large farms or under the control of the Mall family which established a tool-making plant on Western Avenue.⁶ In the late 1950's a group of investors began obtaining options and buying land basically in sections twelve (12) and thirteen (13) of Monee Township. This group formed a development company called Wood Hill Enterprises.⁷ A Wood Hill Utility Company was formed, and construction of a sewage plant and water system got under way in 1960. Home building began the summer of 1961 with the first move-ins in August of 1961.⁸ With the beginning of the development of this subdivision named Wood Hill came the seeds for what would become the Village of Park Forest South.

Wood Hill Enterprises made many promises to prospective buyers. A fifty-four acre site was marked as set aside for a shopping center.⁹ A swimming pool and other types of recreation were to be provided.¹⁰ A school site was already supposed to have been deeded to the school district.¹¹ In March of 1962, Wood Hill Enterprises reported one hundred sixty homes sold and expectations of selling three hundred more during the year.¹² Despite such optimism by June of 1967--five years later--there was only a total of about two hundred forty (240) homes in Wood Hill.

The financing of many of these early homes may help explain why the residents of Wood Hill did not see the fulfillment of the promises made to them. According to several early residents of Wood Hill, there were two methods the development company used which made it possible for virtually anyone to buy a house even if he represented a serious financial risk. One method was to "kite" the house "market" price considerably above the actual mortgage value. The buyer and the developer would make a strictly paper arrangement of a "down payment" of the amount between the "market" price and the amount the bank would loan. In this way the buyer might literally be buying his house for no real money down. For instance, if a house had a (\$21,500) twenty-one thousand, five hundred selling price, the developer gave the buyer a check for three thousand, five hundred (\$3,500). The buyer signed the check and gave it back to the developer. A "down payment" having been made, the bank issued a mortgage for eighteen thousand dollars (\$18,000).

Another method reported was the use of a second mortgage as the basis for a down payment. For instance, the buyer of an eighteen thousand dollar (\$18,000) house would get a bank mortgage for fifteen thousand dollars (\$15,000), the other three thousand dollars (\$3,000) would be issued as a second mortgage by the development company. This second mortgage came back to haunt some purchasers when Wood Hill Development and its financial successor, Parliament Construction, finally collapsed. The home owner with a second mortgage issued by the development company found numerous liens against his house and property.¹³

There were also the obvious risks to the buyer financially unprepared to pay for, and maintain the home he had "purchased". A thorough check of county and banking records of foreclosure, would quite probably substantiate the reports of a few families who literally moved without telling anyone including the bank that they were going. Wood Hill had a notorious reputation in financial circles. Certainly this was one of the reasons the Manilow interests in 1967 insisted they would have nothing to do with the name Wood Hill, and objected strongly to any attempt to incorporate under that name.¹⁴

What about the people who stayed and lived in Wood Hill? What did they do to meet the extra challenges presented them by the broken promises--and dreams--sold by Wood Hill Enterprises and its successor? By January of 1965 the editor of the Wood Hill Herald said, "We think that the time has come for all of us to realize that 'there ain't no Santy Claus' (sic). Wood Hill must come to recognize that Wood Hill must solve its own problems, must meet the challenges that face it, and can thereby make its own opportunities."¹⁵

The residents of Wood Hill had done much to promote a feeling of community. They had also done a great deal to try and ensure for themselves the basic services they felt necessary. The first issue of the Wood Hill Herald was published and edited by a local couple who felt there had to be a way to keep the residents informed rather than misinformed.¹⁶ The paper chronicled the ups and downs of Wood Hill and consistently championed the building of a community leading towards incorporation as a Village. Ironically the paper survived only until July 1967, less than a month after incorporation as a Village (Park Forest South) had been accomplished.¹⁷

Reported in the February 1962 issue of the Wood Hill Herald were the beginnings of three community organizations. Two of the three, the Volunteer Fire Department and Homeowners Association continued on through the eventual incorporation. The third group was the Wood Hill Police Department. The February Herald reported seventeen men and women had already completed an FBI police training course. The June 1962 issue of the Herald boosted "Wood Hill's 1st Annual Police Fun Fair", complete with a beauty contest.

The same issue also pointed out the potential legal liabilities Wood Hill policemen faced. Only when accompanied by a legally sworn police officer--such as a county deputy sheriff--were the regular Wood Hill Police free of these liabilities. In effect this rather quickly cut the Wood Hill Police Department down to one or two men who were actually Will County Deputies and in special emergencies, a few members of the Sheriff's Police Auxiliary. As one former member of the Wood Hill Police Department has expressed it, you can't be a very effective policeman if you are not even allowed to carry a gun or arrest someone except in the presence of an "authorized" officer.¹⁸

The Wood Hill Volunteer Fire Department provided the nucleus of manpower and equipment for the present Village Fire Department. By February 1962, the Fire Department had leased a 1928 Seagrave pumper with a pumping capacity of three hundred fifty (350) gallons per minute. This pumper remained the backbone of the department until a new pumper was leased from Park Forest Development Company at the time of incorporation.¹⁹

The Wood Hill Volunteer Fire Department was supported in part through voluntary assessments of homeowners. The Volunteers also put on annual carnivals. A Women's Fire Auxiliary was also formed and earned funds to contribute to the Department. The Wood Hill Fire Department became the Village of Park Forest South Fire Department in the spring of 1968. A full-time fire chief was hired by the Village in February 1971. He was the first full-time man in the department.

The third organization reported on in the February 1962 Herald is what was to become known as the Wood Hill Homeowner's Association. This Association performed as a quasi-governmental body for Wood Hill. It seems to have at various times engendered enthusiasm, controversy, and apathy. All residents of Wood Hill were eligible for membership, but judging from various Herald editorials lack of participation and even being able to muster a quorum were often problems--except when the Association's Board or the Development Company incurred the wrath of the membership on some issue.²⁰

Despite the apparent problems of the organization, things were accomplished by and through it for the community good. After the development in Wood Hill came to a virtual standstill and the financial problems of the original development emerged, the Homeowners were eventually able to help force the completion of the street paving started by Wood Hill Enterprises. The Association also helped get vacant homes and property cleaned up. It helped individual home owners out of second mortgage problems. It even attempted to set up zoning plans.²¹ It was also given credit for starting much of the recreation and sports activities which still continue. The Association, almost from its inception, was a forum for the issue of incorporation.²² Basic to this issue were the provision of adequate police, fire, and other services. Balancing these were questions of cost and freedom. A major report and forum by the Association incorporation committee was presented in May 1963.²³ A June 1963 meeting of the Association included a report of a survey of three hundred twenty-two (322) people which indicated one hundred eighty-four (184) or about fifty-five percent (55%) were in favor of incorporation. The others were either against or doubtful.²⁴

Despite this seemingly favorable majority, incorporation as an issue does not resurface until December 1965.²⁵ This was after Pullman Bank had taken over virtually all the remaining assets of Parliament Construction, the successor to Wood Hill Enterprises. The January and February 1966 Heralds were full of incorporation information and strong editorial comment in favor of incorporation in a March 5th vote.

The March Herald reported the defeat of incorporation by thirty-three (33) votes. Some Village residents attributed the defeat to an attempt to incorporate fringe areas with many non-Wood Hill residents. A few residents felt that the Manilow interests had already taken a role in the area and had possibly influenced the voting.²⁶

The March 1967 Herald is the next issue discussing incorporation possibilities. The Association had redrawn the proposed boundaries to exclude most of the vocal dissenters to incorporation. A choice had to be made between the names Park Forest South and Wood Hill. Originally two petitions were to be passed. However, the only name on the incorporation ballot June 10, 1967 was Park Forest South.

The name choice, Park Forest South, was basically that of Mr. Nathan Manilow. He pointed out the disadvantages of the name Wood Hill in the financial community. The new developer also favored the name Park Forest South for purposes of sales and location identification. The developer also told the residents that "If you do not co-operate...as to choice of name and description there is nothing to prevent...plattin his proposed subdivision with the county...more quickly than you can proceed with your election."²⁷

Though many developer-weary Wood Hill residents viewed the Manilow-proposed development plans with some skepticism, the example of Park Forest's growth was evident. Incorporation was also a choice of being legally involved in control of development of just being bystanders. Incorporation passed overwhelmingly.

Unfortunately not only were some of the residents unhappy with the new name, so was the Village of Park Forest. Park Forest had tried in several ways including a letter to Wood Hill residents from the Park Forest President and Board of Trustees. Park Forest even tried to intervene through the Courts but was denied. This was the beginning of an often stormy relationship between the two Villages exacerbated by various suits and counter-suits yet counter-pointed by mutual efforts in areas of public safety, zoning, and conservation.

The Homeowner's Association tried to ensure at least one person running for each Village office. Under the President-Council system chosen there were six trustees, a president and a clerk running for four year terms--though three of the trustees would, by lot, have half terms in order to insure staggered terms. There were eventually two people running for president, two for clerk, and ten for the six trustee seats. What became known as the homeowner's slate--candidates screened by the association--lost the president and the clerk, but all five 'slate' candidates for trustee won.²⁸ With this election the Wood Hill Homeowner's Association seemed to disappear as its functions were taken over by an official village government.

This then is how the Village of Park Forest South came into being. The new Village government inherited some of the old Wood Hill problems. Many new ones emerged as the Village increased its size, scope, and goals from mere survival to becoming the location in the 1970's of a Federally-designated "new community," with an initial population projection of 110,000.

NOTES

¹This paper was originally submitted for a course in "Comparative Cities" at the University of Illinois, Chicago Circle Campus, in August, 1971.

²History of Will County Illinois, William LeBaron, Jr., and Company (Chicago, 1878), p. 263.

³Ibid.

⁴Besides the LeBaron history, at least two other authors, August Mave and W.W. Stevens provide interesting background and side lights into Will County history.

⁵This is ironic considering that one of the early goals of the Village was to try and decrease reliance of villagers on private transportation by developing and tying in with present area mass transit plans.

⁶This plant later manufactured Remington Chain Saws and became Desa Industries, a Dupont subsidiary. Also on what was formerly Mall land on Exchange Street is American Lock Company, a division of Junkunc Brothers.

⁷Principals in this company were Harry Swanson, Harold Roesenthal, and Reuben Kritzik, President.

⁸Much information concerning Wood Hill has been obtained through conversation and discussions with several early residents which I can not date or place as "interview" sources. Mr. James Burt and Mr. James Geil were interviewed to check references made to early Wood Hill. Mr. Geil and Mr. Burt both moved their families to Wood Hill in October, 1961.

⁹Wood Hill Herald, February 1962, p. 6.

¹⁰Unfortunately, like the promises themselves, the original advertising literature seems to have become unavailable.

¹¹Wood Hill Herald, March 1962, p. 6.

¹²Ibid.

¹³At least one resident reportedly sold his house simply to get out from the legal entanglements caused by numerous liens. Mr. Burt reported trying in 1966 to buy one vacant lot adjacent to his home. At that time there were seven different liens against the vacant lot.

¹⁴Wood Hill Herald, April 1967, p. 1; also personal presence at meetings where Manilow's representatives expressed this policy.

¹⁵Wood Hill Herald, January 1965, p. 2.

¹⁶Wood Hill Herald, February 1962, p. 3. The publisher was David Coon and the Editor Marilyn E. Coon.

¹⁷News coverage of Wood Hill was inconsistent in the three area newspapers--the Park Forest Star, the Park Forest Reporter, and the Crete Record. After incorporation the Crete Record and the Park Forest Star attempted to 'regularize' their coverage by having 'reporters' from the Village. The Park Forest Reporter eventually attempted to give broader coverage to Park Forest South events.

¹⁸Kenneth Koenig, President of the Village of Park Forest South, personal conversation, date unknown.

¹⁹Park Forest Development later gave way to Park Forest South Developers, Inc., which became New Community Enterprises--all part of the Manilow interests. The Developers put all lease money back into the fire department. The truck was given to the Village as a part of the 1970 Annexation Agreement.

²⁰Wood Hill Herald, August 1962, p. 5; November 1962, p. 3; February 1963, p. 1; March 1963, p. 3; December 1963, p. 2; March 1964, p. 1; March 1965, p. 1. These are only a few examples.

²¹Ibid., August 1965, p. 1.

²²Ibid., August 1962, p. 5.

²³Ibid., May 1963, "Incorporation Issue". June 1963, p. 2. Even at this stage, a certain amount of antagonism between Wood Hill and Park Forest was expressed in the arguments for immediate incorporation.

²⁴Ibid., July 1963, p. 4.

²⁵Ibid., December 1965, p. 2.

²⁶Mr. Burt explained to me that in December of 1965 members of the Manilow organization had taken some of the fire department officers out for dinner. There was a discussion of fire department problems and needs. Apparently it was also mentioned that the Manilow group did not favor incorporation at that particular time.

²⁷Wood Hill Herald, March 1967, p. 1, and April 1967, p. 1.

²⁸Most of the candidates were old time residents and had been in the original Wood Hill Homeowners Association. (Young was elected having lived in Wood Hill just over a year).

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