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Residential Development Opportunities

Seay & Thomas, Inc.

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SINGLE-FAMILY/MULTI-FAMILY
RESIDENTIAL DEVELOPMENT OPPORTUNITIES
PARK FOREST SOUTH, ILLINOIS

Seay & Thomas, Inc.
An IC Industries Company
Park Forest South is an incorporated New Community planned as an outer suburb of Chicago.

**HIGHLIGHTS**

Park Forest South is a recreation-oriented, entirely-planned "New Community" located just 34 miles from Chicago's Loop. It includes all the basic elements of a complete town: housing, transportation, commerce, industry and education—plus a full range of religious, civic and municipal activities.

**UTILITIES**

Electricity is supplied by Commonwealth Edison, gas by Northern Illinois Gas Company and telephone service by Illinois Bell Telephone Company.

**WATER & SEWAGE**

Park Forest South Utilities Company provides Chlorinated, fluoridated, softened drinking water. The sewage capacity is 2.2 million gallons per day, with secondary and tertiary treatment, allowing 6,500 gallons per acre, per day.

**TRANSPORTATION**

Park Forest South is conveniently accessible to interstate highways and downtown Chicago via a 55-minute commuter train ride on the Illinois Central Gulf Railroad line. RTA suburban buses serve the Village, as well as other suburban areas. In addition, Chicago's O'Hare International Airport is just an hour northwest via interstate highways... while Midway Airport is even closer.

**FIRE & POLICE PROTECTION**

The Park Forest South Police Department provides 24-hour coverage with full-time staff... while the Fire Department has a full-time Fire Chief, 55 volunteers, 2 cadets and 7 pieces of equipment (including an aerial platform truck). Fire Underwriting Rating: 7.
SHOPPING

Regional shopping centers are just a short distance away. Park Forest Plaza features such major stores as Marshall Field & Company, Sears, Goldblatt's and others...while close by Lincoln Mall offers Carson Pirie Scott & Co., Montgomery Ward, JC Penney, Wieboldt's and others.

EDUCATION

Hickory School, in Park Forest South, accommodates youngsters from Kindergarten through 6th Grade...while nearby Hubbard Trail Junior High and Crete Monee High offer quality educational and athletic programs at those levels. Governors State University, a junior and senior year college, is located on a magnificent 750-acre campus. Students may choose from a variety of academic programs leading to a B.A. degree and graduate programs leading to an M.A. degree.

RECREATION

In addition to a bountiful endowment of natural recreation resources—including vast areas of woods and open space preserved for pedestrian trails, bicycle paths, tobogganing hills and bridle paths. Park Forest South features swimming, tennis and playing fields at Burnham and Hickock Lodges...day camp and indoor ice skating at Riegal Farm...and golf at the Deer Creek Golf Club (an 18-hole championship, daily-fee course) and other daily-fee courses and country clubs in the area.

TAXES

Real estate (ad valorem) taxes in Park Forest South have been substantially lower than in neighboring Cook or DuPage Counties. In addition, the Village is receptive to residential developers.
FOR ADDITIONAL INFORMATION CONTACT:

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