1975

Terrific New Town Newsletter

Village of Park Forest South

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STATEMENT OF PURPOSE

Purpose: The Terrific New Town Committee has been created by the Board of Trustees of Park Forest South to be an open, flexible, and active means for the people of Park Forest South to be involved in deciding the future of our community. We welcome the participation of any interested residents. Right now, the Dept. of HUD is re-negotiating its relationship with NCE, the major developer of Park Forest South. These negotiations are important to us and will be resolved in the next few months. In addition, many people throughout the Chicago metropolitan area have a distorted image of our community. In response to these two fundamental issues and related concerns, this committee will work actively and positively. It is our purpose then:

1. To increase the visibility in the Chicago metropolitan area of Park Forest South as a stable, viable, and integrated community.
2. To communicate clearly with all residents of the Village about these developments and our progress.
3. To organize resident support and involvement in meeting these issues.
4. To demand that HUD officials and legislators at local, state, and federal levels work with the people of this Village to find solutions for continuing, stable growth.
5. To explore various options for future development.

REPORT FROM COORDINATOR

People can be divided into three groups—those who make things happen, those who watch things happen, and those who wonder what happened.

The Terrific New Town Committee has been created by the Park Forest South Village Board of Trustees to make things happen. T.N.T.'s success will be measured by how effective they are in convincing the Dept. of HUD of the necessity to carry out Congress's intent to improve the quality of life through financially supporting a rational plan of urban-rural development. This requires substantial government support and assistance. All of our efforts, for now, must be directed toward this goal.

Shirley Mellecker
T.N.T. Coordinator

Your TNT Newsletter has been published and distributed by the Media, Communication and Organization sub-committee. We wish to thank the volunteer Block Captains for their interest, energy and time.
A THOUGHT FROM THE CHAIRMAN

Someone asked me the other day, "Why Terrific New Town Committee, instead of a more descriptive name that would accurately reflect the present situation?"

Conceptually, Park Forest South is terrific and we should be very conscious and proud of the community we live in. Our problem is akin to the familiar allegory of the patient suffering from a curable illness, but the doctors can't agree what treatment to use. If we spend our time worrying about the illness and forget to apply the cure, we could find ourselves in very serious trouble.

Mimi and I own a home in town, work in the Village, and each of our three children attend a different school in District 201-U. We moved here because Park Forest South was billed as the embodiment of future urban satellite communities, having the complete support of the United States Congress, an active developer and a responsive local elected government. On November 24, 1974, the Chicago Sun-Times indicated that all was not well with Park Forest South. The Federal Government had apparently reneged on its commitment, the developer was having serious financial difficulties, and our Village government was in need of immediate answers to an assortment of questions pertaining to Park Forest South's future.

The Terrific New Town Committee was established by our Board of Trustees and its statement of purpose and objectives were approved. Our town needs your help in finding the answers and programs that will enable all of us to achieve the success we desire. If Park Forest South is to succeed, it will require the full support of the Federal Government, the developer, and most important YOU! Your TNT Committee will let you know how you may help.

Daniel G. Kaplan
T.N.T. Chairman

"A DELICATE APPLICATION OF CLOUT"

TNT is a committee which has matured very rapidly because it recognizes the importance of its responsibilities. We are trying to save Park Forest South, its citizens and its government, from having to deal with some extremely distasteful and serious consequences of the Federal government's inability or unwillingness to properly carry out the congressional intent of the Urban Growth and New Communities Development Act of 1970. Simply speaking, we understand and accept that we have to lobby before the Congress of the United States to point out problems caused by the Government and to propose solutions to those problems.

Since Park Forest South is the most advanced of the fifteen new towns, we see it as our responsibility to lead the others in this lobbying effort. We further understand that Park Forest South itself would probably have little impact by ourselves, so we are busy contacting residents in, and developers of, other New Towns, trying to get their political and financial support to mount a unified and organized effort.

Congressional Oversight hearings to examine HUD's implementation and administration of the Housing and Urban Development Act have been scheduled for early February. Our committee is drafting a document that will present Park Forest South's case to Congress. The Governmental Relations Sub-committee feels that we can do a professional job using primarily local people, and our progress so far is validating that contention.

George J. Paluch
Chairman, Governmental Relations Sub-Committee
RESIDENT QUESTIONNAIRE
"DO YOU CARE?"

Please check the following reasons for moving to Park Forest South:

1. Location (near work) ( )
2. Transportation ( )
3. Economics (more house for the money) ( )
4. Green belts and open spaces ( )
5. Safe environment ( )
6. Integrated community ( )
7. Open classroom schools ( )
8. Governors State University ( )
9. "New Town" (Title VII) ( )
10. Do You Own ( ) Rent ( )
11. How long have you lived in Park Forest South ______
In a recent newspaper article, a village trustee was quoted as saying, "Wouldn't we be better off allowing them (NCE) to fail, and attract a developer that has his act together?"

The TNT Committee, through its alternative action sub-committee, has researched this question over the last month, and our findings leave us with only one possible conclusion.

The failure of NCE would parallel the failure of Park Forest South as a viable and stable community.

In more direct terms, what happens to NCE happens to Park Forest South!

When a company declares bankruptcy, all assets of the corporation are put under control of the court, which appoints a receiver to handle dispersion of the assets of the corporation to its creditors. Based upon this consideration, and the fact that litigation of this type usually takes from one to three years to resolve, we proceeded to look at possible results relating to property, buildings, utilities, services, and amenities, that are in any way related to NCE.

NCE has pledged as collateral for its HUD loans approximately 5,000 acres of undeveloped land within the community. Were HUD to become owner of the land, three possible courses of action would be feasible:

1. HUD could hold the land for many years before deciding to dispose of it.
2. HUD could auction the land in blocks ranging from one acre to fifty acres.
3. HUD could auction the land in a single block of 5,000 acres.

Whatever its course of action, the price of the property would not come close to its current market value, and would hold down the value of other property in the area.

In addition, HUD would become the owner of the utility company and Hickok Lodge and could conceivably own the Village Hall. (The assumption here is based upon the fact that any assets of a company that are sold within a four month period prior to the date of filing of a bankruptcy petition can be voided by the court.)

All other property and buildings within the community that are currently owned by NCE, with the exception of the Burnham Oaks complex, become the property of the Continental Illinois National Bank of Chicago. These include the NCE building, the First Bank building, Brooksbend Apts., Village Merchants Plaza, Deer Creek Golf Course, the 38 acres comprising Thornwood Mall, and Riegel Farm.

Finally, the Burnham Oaks complex would be owned by the Federal Housing Authority (FHA).

In looking at the points mentioned above, we end up with questions that touch on every aspect of community life.

In particular, what happens to the utility company, Riegel Farm, the golf course, the hospital, Hickok Lodge, Burnham Lodge, and the services that NCE either provides or subsidizes at present? We hope to have reasonable answers within a few weeks, but every resident must understand the depths to which NCE is involved in our community to fully appreciate the questions.

Anyone who states that "Park Forest South can do without NCE!" neither understands nor appreciates the facts that tie the two parties so closely together.

Jim Doyle, Chairman
Alternative Action Sub-Committee

"COMMON SENSE"

ACT NOW!
HIGHLIGHTS OF JANUARY 1971 TITLE VII OUTLINE

Title VII, which superseded Title IV of the Housing and Urban Development Act of 1968, has as its goal encouragement of the orderly development of well-planned, diversified and economically sound new communities including major additions to existing communities. Among the types of developments it can support are new communities which are: (1) economically balanced within metropolitan areas as alternatives to urban sprawl; (2) additions to existing smaller towns and cities capable of conversion to growth centers; (3) major new-towns-in-town to help renew central cities, including the development of areas adjacent to central cities; and (4) free-standing new communities which are economically feasible and will assist in equalizing population growth.

GUARANTEES

Purpose. To enable developers to obtain financing on favorable terms by pledging the full faith and credit of the United States for obligations issued to help finance new community land acquisition and development, and construction of public facilities.

SPECIAL PLANNING GRANTS AND LOANS

Purpose. To provide developers with funds to plan new community programs, including planning work having special value in developing programs: (1) which are fully responsive to social or environmental problems, or (2) which support the use of new and advanced technology.

PUBLIC SERVICE GRANTS

1. Purpose. To cover the cost of providing essential public services (including educational, health and safety services) during no more than the first three years of development prior to the completion of permanent arrangements for such services.
2. Eligible.
   * Public land development agencies.
   * State or local public body having responsibility for services in an approved new community project.
3. Amount. Up to 100% of the cost of services.

TECHNICAL ASSISTANCE

Purpose. To provide, either directly or by contract, assistance in planning and carrying out new community programs.

SUPPLEMENTARY GRANTS

Purpose. To assist new community projects by providing additional grants supplementing thirteen existing Federal programs.

DEMONSTRATION PROJECTS

1. Purpose. Plan and carry out large scale projects demonstrating new community development and to serve as models for such development.
2. Eligible. Development on Federal surplus land with specific authorization by the President.
3. Amount. Funds must be specifically appropriated by Congress for the new community development.