

HIDDEN MEADOWS BACKGROUND INFORMATION

PROPERTY DESCRIPTION

The property is located at the northeast corner of Crawford Avenue and Stuenkel Road, in Monee Township, Will County, Illinois. It is located within the incorporated Village limits of the Village of Park Forest. Single family homes that front on Tamarack Street border the north boundary of the property, and the Thorn Creek Woods Nature Preserve borders most of the east boundary of the property. Until 2006, most of this property was developed as two nine-hole golf courses, with a clubhouse, driving range and parking lot.

Property Identification Numbers are

21-14-02-300-002-0000 (39^{+/-} acres)

21-14-02-301-025-0000 (28^{+/-} acres south of Tamarack Street)

21-14-02-301-030-0000 (4^{+/-} acres from adjacent development)

21-14-02-303-001-0000 (17½ acres north of Tamarack Street, likely to remain open space)

Property Description: Total of 72 acres contained in three parcels, not including the area north of Tamarack Street, which is likely to remain open space.

Current Zoning: R-1, Single Family Residential

Location: Northeast corner of Crawford Avenue and Stuenkel Road, in incorporated Park Forest, Monee Township, Will County, Illinois.

Frontage: Crawford Avenue: 1,315 feet
Stuenkel Road: 1,325 feet

Existing Improvements: Detention pond on North Course, with 8 inch diameter storm sewer line that drains into pond from Crawford Avenue

Well on South Course provided landscape irrigation for the golf course. The well is probably not capped, but should be prior to any development on the site.

Three (3) million gallon water stand pipe that serves the southwest portion of the Village and must be maintained with a 40 foot wide easement to the stand pipe and a minimum size parcel of land around the stand pipe.

2,600 square foot golf club house with a full basement. Parking lot is approximately 4,400 square feet, with 120 parking spaces. Water and sewer service lines run to club house. This does not have to be incorporated into a future plan, but could be if appropriate.

The Recreation and Parks Department has a small maintenance building adjacent to the water stand pipe. This does not to remain.

A 12 inch water line runs along Crawford Avenue to the north property line of PIN 21-14-02-300-002, and then east along this property line to Monee Road.

A detention pond has been built on the east side of the North Course that drains Tamarack Street and portions of Crawford Avenue.

Environmental and Soil Conditions

The Village has not performed any environmental or geo-technical analyses of the site.

An underground gasoline storage tank was removed about 15 years ago under the supervision of the State Fire Marshall.

At the time the North Course was constructed, several low wet pockets were identified in the portion included in this offer. These areas were maintained as wetlands or small detention ponds. There is also a small detention pond on the South Course. No other problems with soil conditions were identified.

NEIGHBORHOOD CONTEXT

Park Forest was developed in the late 1940s as a visionary plan to provide housing for World War II veterans. It was America's first planned community built entirely with private funds, and its innovative design has been recognized and used as a model for communities throughout the world. The Village has received many livability citations, including two All-America City awards, two Governors Home Town awards, and its downtown redevelopment received the Daniel Burnham Award for excellence in planning. Park Forest was a 2006 finalist for the All-America City award. The Village is part of a permanent exhibit in the Smithsonian Institution's Museum of American History.

The community's original master plan ensured convenient commercial centers, a child-safe curved street system, a business and light industrial park, and multiple, scattered school and recreational facilities. These physical design features still characterize the community. Just as important, however, are the amenities enjoyed by Park Forest, many of which are unique when compared to those available to residents of towns of similar size.

- Freedom Hall, with its annual series of outstanding entertainment programs
- Two art galleries in the heart of the downtown area
- Parks, a swimming complex, indoor and outdoor tennis facilities, and full recreational programming
- All Park Forest residents enjoy golf benefits at the newly refurbished University Park Golf Course at University Park resident rates
- Citizen advisory boards and commissions that include more than 100 Village residents in the day-to-day affairs of their government

Diversity has long been a term associated with Park Forest. Since its inception, Park Forest has embraced the concept of an integrated community, and residents of all religious, racial and ethnic backgrounds are proud to call Park Forest their home.

Adjacent Land Uses

The subject site is bounded on the west by Crawford Avenue and the University Park Golf Course, on the south by Stuenkel Road (University Parkway) and a large lot single family development located in University Park, on the east by the Thorn Creek Woods Nature Preserve, and on the north by single family homes located in Park Forest (Tamarack Street). This site is at the limits of Park Forest's incorporated area on the west, south and east.

The development to the north of the subject site is known as The Meadows of Park Forest. This is one of Park Forest's newest residential neighborhoods, comprised of 55 upscale single family homes and six townhomes. The single family homes range in size from 1,800 to 3,000 square feet and originally sold for \$225,000 to \$400,000.

Governors State University is located directly southwest of the Hidden Meadows property. Currently GSU is an upper grade university, also offering graduate and PhD degrees. Starting in Fall 2014, GSU accepted its first freshman class. The University built its first residence hall to accommodate this freshman class, which is expected to include about 250-300 students. The campus census is currently 7,750 students and 1,000 staff. GSU anticipates growing to 13,000 students and adding a full complement of sports facilities (football, basketball, baseball, etc.).

Across Crawford, to the west of the site is University Park Golf Course and farm land.

Transportation and Access

Access to the subject property is from Crawford Avenue and Stuenkel Road, both of which are maintained by the Village of Park Forest (only that portion of Stuenkel Road adjacent to the Hidden Meadows property). Improvements to these roads are likely to be required based on the design of new development on the Hidden Meadows property.

Stuenkel Road (aka University Parkway) widened to three lines, intersection improvements at Cicero and Stuenkel, and the new interchange at I-57 opened 2016.

The property is located within 1.25 miles of the University Park Metra Station, and within 1.8 miles of the Richton Park Metra Station, providing easy access to downtown Chicago and locations in between.

When it is built, the future South Suburban Airport will provide easy access to this property.

The Illiana will also provide additional transportation choices for the area.

Utility Service

Water and sewer services are provided by the Village of Park Forest. The Village is located within the Thorncreek Basin Sanitary District and coordination with that District is part of the development

process for sewer services. Park Forest drills, processes and distributes its own well water, supplying high-quality, purified softened water. In its nearly 70 year history, Park Forest has never had to impose water restrictions due to drought conditions. In 2007, the Village opened a new, \$16 million water treatment plant that provides a high quality of water.

Other utility providers in the Village include Nicor Gas, ComEd, AT&T, and Comcast. Information about their services is usually provided in the context of a proposed use.

SSMMA has installed dark fiber within one-half mile (west of GSU's campus) of the site.

Financial information

2019 Real Estate Property tax rate is 22.6261 (most current rate)

Incentives

Sales price adjustment based on development commitment (consistency with desired plan)

Reduction of Village of Park Forest property tax rate (period and percentage relative to development proposal consistency with desired plan)

50% reduction of Will County property tax rate for 5 years

Enterprise Zone benefits (waiver of sales tax on all construction materials purchased in Illinois and rebate of certain permit fees)

Sign grant (up to 50% of sign, not to exceed \$1,000)