

Live • Grow • Discover

Drafting Your Dream Home

A Village of Park Forest Architectural Design Program



Park Forest
Live Grow Discover

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In 3 Easy Steps



Pick a New Floor Plan for Your Home!

Most of the earliest homes built in Park Forest were based on five basic models. The Village has developed architectural plans to create several different Dream Homes based on these first models. To the right, you will find a sample of the "before and after" look for each of these five models.

If you own one of these homes, or if you are interested in purchasing one, you are ready to take the first step. Determine the model number of your home and pick the new floor plan to create your Dream Home. You can view all the architectural plans available for your house model at the Community Development Department. Once you have chosen your Dream Home, you can purchase the architectural plans for as little as \$3 to \$8.



Pick a Contractor!

For major renovations, it is best to select a general contractor. They then hire the subcontractors and oversee the entire job to completion. When considering a contractor, make sure they are or can become licensed and bonded to work in the Village.

The Community Development Department provides a list of currently licensed and bonded contractors. It is always recommended that residents secure three proposals prior to making a decision on whom to hire.



Pick Your Lender!

After you have received an estimate from your selected contractor, it is time to pick a lender. US Bank and First Midwest Bank are making available below prime market rates as an added incentive to residents of Park Forest. But you can use any financial institution of your choice and we recommend that you compare rates and terms with at least three banks.

Once you complete the third step, you are ready to obtain a building permit from the Community Development Department and start construction of your Dream Home!



Pick a NEW floor plan for your Dream Home



In Addition...

Along with the Architectural Design Program, US Bank and First Midwest Bank are offering the same loan program for other home improvements including bathrooms, kitchens, windows, re-siding and re-roofing. You can use this workbook for any home remodeling project.



A Model 125

Before



After

One example of four possible remodel plans developed for Model 125



New Floorplan



B Model 410

Before



After

One example of three possible remodel plans developed for Model 410



New Floorplan



C Model 650

Before



After

One example of three possible remodel plans developed for Model 650



New Floorplan



D Model 62
Single Story

Before



After

One example of two possible 1-story remodel plans developed for Model 62
Model 62 Optional 2-Story

New Floorplan
First Story



Optional
Second Story



After

One example of two possible 2-story remodel plans developed for Model 62

New Floorplan
First Story



Second Story



E Model 625

Before



After

One example of two possible remodel plans developed for Model 625

2

Pick a Contractor!

Remember, the builders want your business. Get a minimum of three trusted quotes before making a decision on your new builder.

Contractor	Appointment	Cost
A _____	_____	_____
B _____	_____	_____
C _____	_____	_____

3

Pick Your Lender!

Make an appointment with US Bank, First Midwest Bank or any lender you wish to use to finance your project. Don't forget the banks are also offering the same loan program for other home improvements, such as bathrooms, kitchens, window replacement, re-siding and re-roofing.

Lender	Rate	Payments
A US Bank / 99 Indianwood Blvd. / 708.748.4800	_____	_____
B First Midwest Bank / 2 Main St. / 708.748.6393	_____	_____
C _____	_____	_____

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Background

The expansion and upgrade of middle-aged housing is usually less expensive than buying new.

There are several new housing developments underway in Park Forest, including Tamarack Street, Legacy Square in DownTown Park Forest, and the soon to be developed Hidden Meadows project. In the midst of this new housing development, the Village has undertaken a new initiative to stimulate remodeling of the existing housing in the community.

Department of Community Development

708.503.7703

The Village selected architect Robert Plichta to create variations on the original five basic house models built in Park Forest. These plans create options for master bedroom/bathroom suites, family rooms, and expanded kitchens, making it possible for you to continue to live in your existing home and provide for your changing family needs and lifestyle.

REMEMBER: If you don't currently own one of the homes for which plans are available, or if this isn't the right time to undertake a major home improvement project, First Midwest Bank and US Bank are still offering their special financing packages for any remodeling project, large or small, that is undertaken in Park Forest.

Remodeling WILL increase the value of your home.

- The kitchen is often the center of family life, so whether you choose a major renovation or simply upgrade appliances, lighting, cabinets or flooring, updating your kitchen will enable you to meet the needs of your changing lifestyle.
- Old or poorly insulated windows can lead to the loss of significant energy efficiency. You can save on heating and cooling bills and enhance the curb appeal of your home by replacing windows and adding insulation.
- A new roof doesn't have to be a boring project. There are many attractive roofing materials available that add to the life and attractiveness of your home.
- Consider upgrading your landscaping with simple, attractive plantings, or create a whole outdoor room. Either way, you will enhance your leisure time and the curb appeal of your home.



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