

Request for Proposals

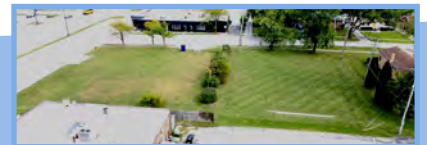
Richton Park Town Center

Three Town Center Sites for New Construction



3747 SAUK TRAIL | MIXED-USE SITE | 0.76 ACRES

New construction site suitable for mixed-use, retail, and residential



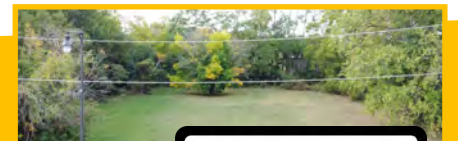
22303 RICHTON SQ. RD. | FIREHOUSE ONE 0.69 ACRES | 3,100 SQFT BUILDING

New construction site with one-story building shell for mixed-use or multifamily



22106 RICHTON RD | HILLTOP SITE | 1.65 ACRES

New construction site suitable for signature multifamily residential



**DEADLINE
FOR RFP
SUBMITTALS**

**MONDAY
JANUARY 26, 2026**

More information at richtonpark.org/towncenter



Request for Proposals **Richton Park Town Center & I-57**



Welcome to Your Home. Richton Park is a progressive village in the Chicago south suburbs. We are diverse and thriving, with easy access to the Lakefront via Interstate 57 and the Metra Electric line.

Richton Park prides itself in being a safe, tight knit community. Home to the award-winning Southland College Prep, Rich Township Fine Arts Campus, and just ten minutes from Governors State University, Richton Park's foundation for future growth is rooted in academic excellence.

Investment is happening in new businesses. New restaurants and specialty retail cater to the appetites of residents and visitors of all ages. New venues and Village festivals create opportunities for people to come together and make memories. Richton Park fosters a spirit of both community and entrepreneurship.

The epicenter of Richton Park is its Town Center, anchored by the Metra Electric Station where opportunities for more walkable, mixed-use and multi-family development abound. The Village is connected to the greater region through the Sauk Trail I-57 exit, where there are further premiere sites available for new retail, dining, and entertainment businesses serving the I-57 corridor.

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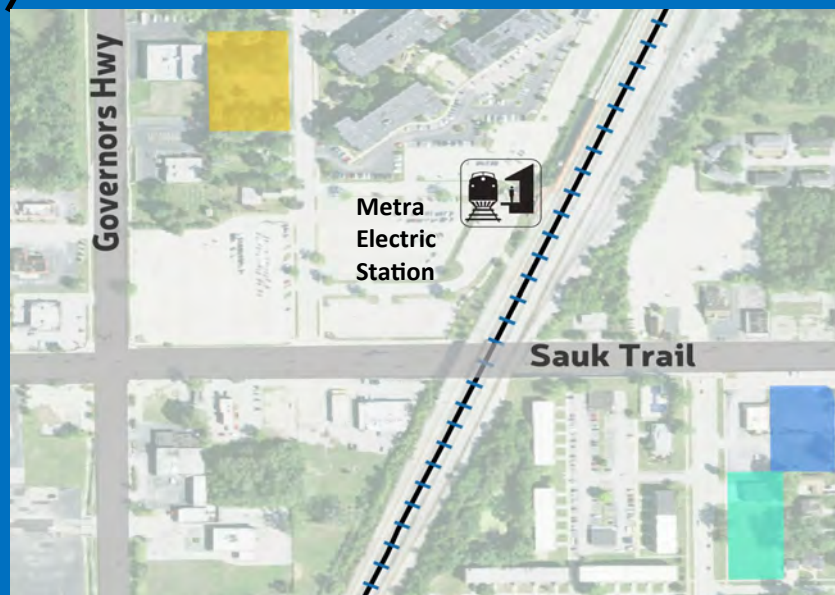
Find more information at richtonpark.org/towncenter



Request for Proposals

Richton Park Town Center

All three Town Center RFP sites are located within 500 yards of the Richton Park Metra Electric Station and are also within walking distance of multiple businesses including restaurants, personal services, child care, dentistry, convenience retail, and entertainment businesses.



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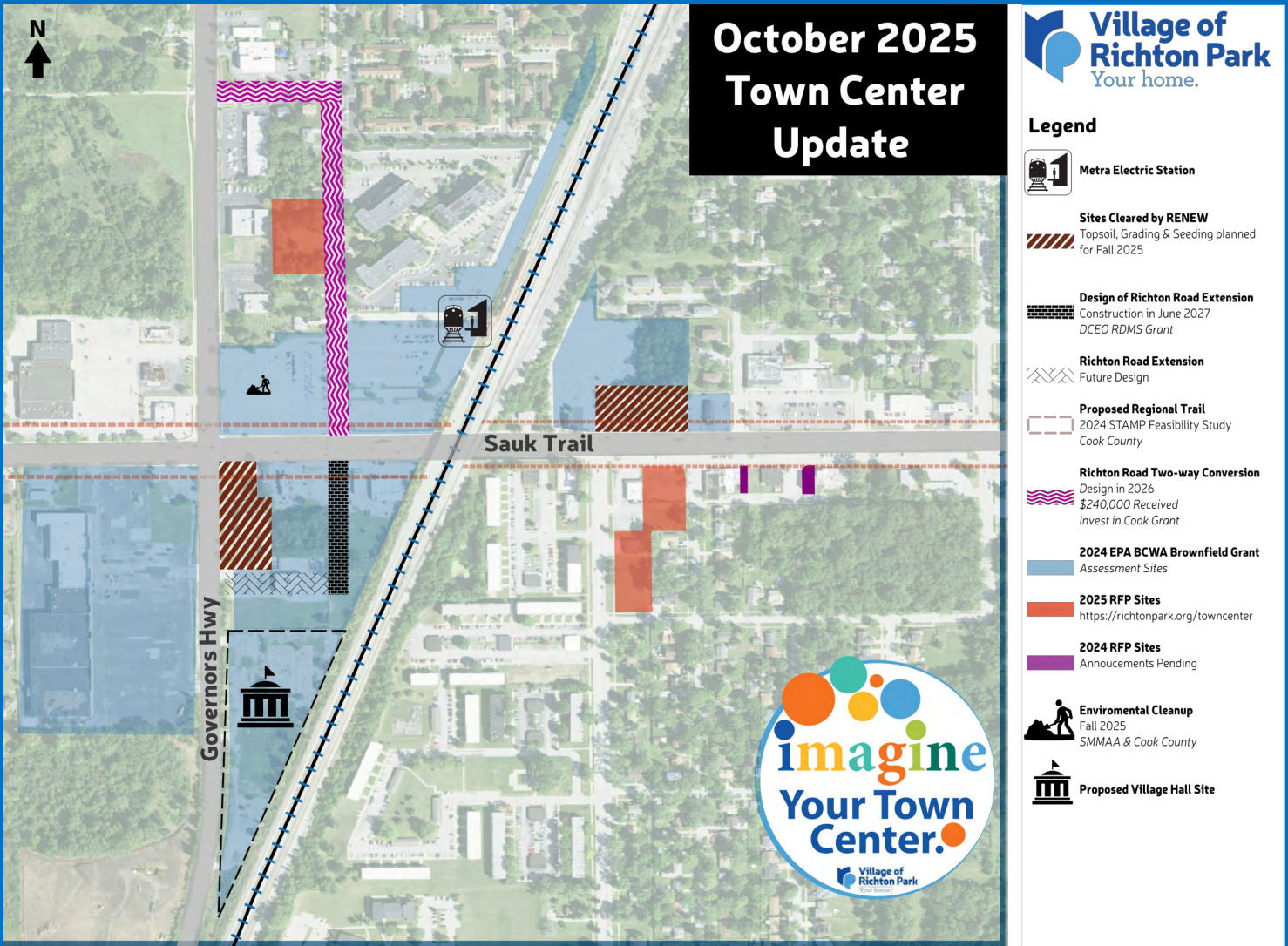
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Request for Proposals

Richton Park Town Center



2024 Richton Park Town Center Plan:

<https://richtonpark.org/DocumentCenter/View/3499/2024-RICHTON-PARK-TOWN-CENTER-PLAN>

The Town Center RFP sites are part of the Village's active Town Center redevelopment efforts guided by its 2024 Town Center Plan. The image above shows active, funded projects that are all expected to be completed in the next two years including environmental assessments, new street design and construction of Richton Road, restoration of demolition sites, design for a one-way to two-way conversion of Richton Rd north of Sauk Trail and site preparations for future RFPs.

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**Village of
Richton Park**

Request for Proposals

Richton Park Town Center

3747 SAUK TRAIL | MIXED-USED SITE

PIN: 31-35-101-029-0000 &
31-35-101-030-0000

Parcel Size: ~0.76acre

Ownership: Village of Richton Park

Zoning: TC-2 (Town Center
Secondary Commercial / Mixed Use
District)

Permitted Uses: Mixed-use, health
club/spa, museum, club/lodge, retail,
restaurant, bar/taproom, bank, office,
medical/dental office and art gallery.

Environmental:

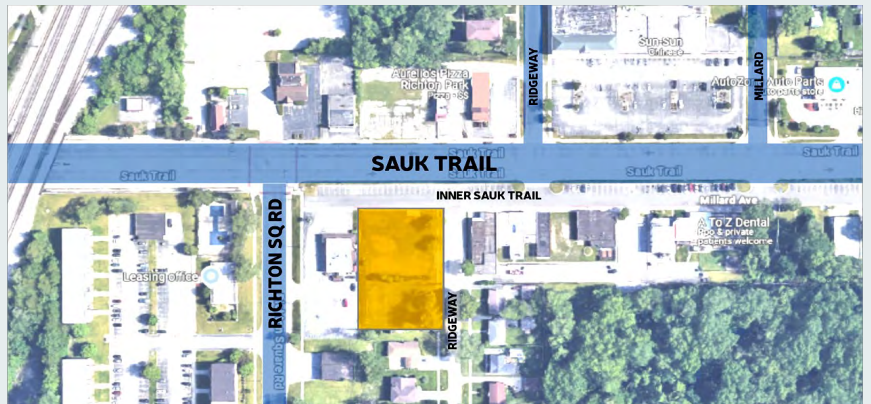
- Phase I & II Environmental Site
Assessments completed.

Conditions of Sale: The Village will
negotiate a Redevelopment
Agreement (RDA) with the selected
RFP applicant. The RFP will define the
obligations of both the developer and
the Village including the terms of sale.
A new construction project resulting
in activation of the entire site will be
an obligation of the developer.

Additional Information: Available
upon request. Please complete the
Information Request Form at
richtonpark.org/towncenter.



**New construction site suitable for
mixed-use, retail and residential**



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Request for Proposals

Richton Park Town Center

Area: 33,000 SQ FT ±

Estimated Buildable Footprint Max:
45', 4 stories

Zoning: TC-2, Town Center Secondary

Off-Street Parking Requirements:
Table 10-10E (p. 10-17 Zoning Ord.)

Design Guidelines: Town Center
Secondary Commercial (p. 8 Town
Center Design Guidelines)

Streetscape Design: East Sauk Trail
(p. 16 Town Center Streetscape Manual)

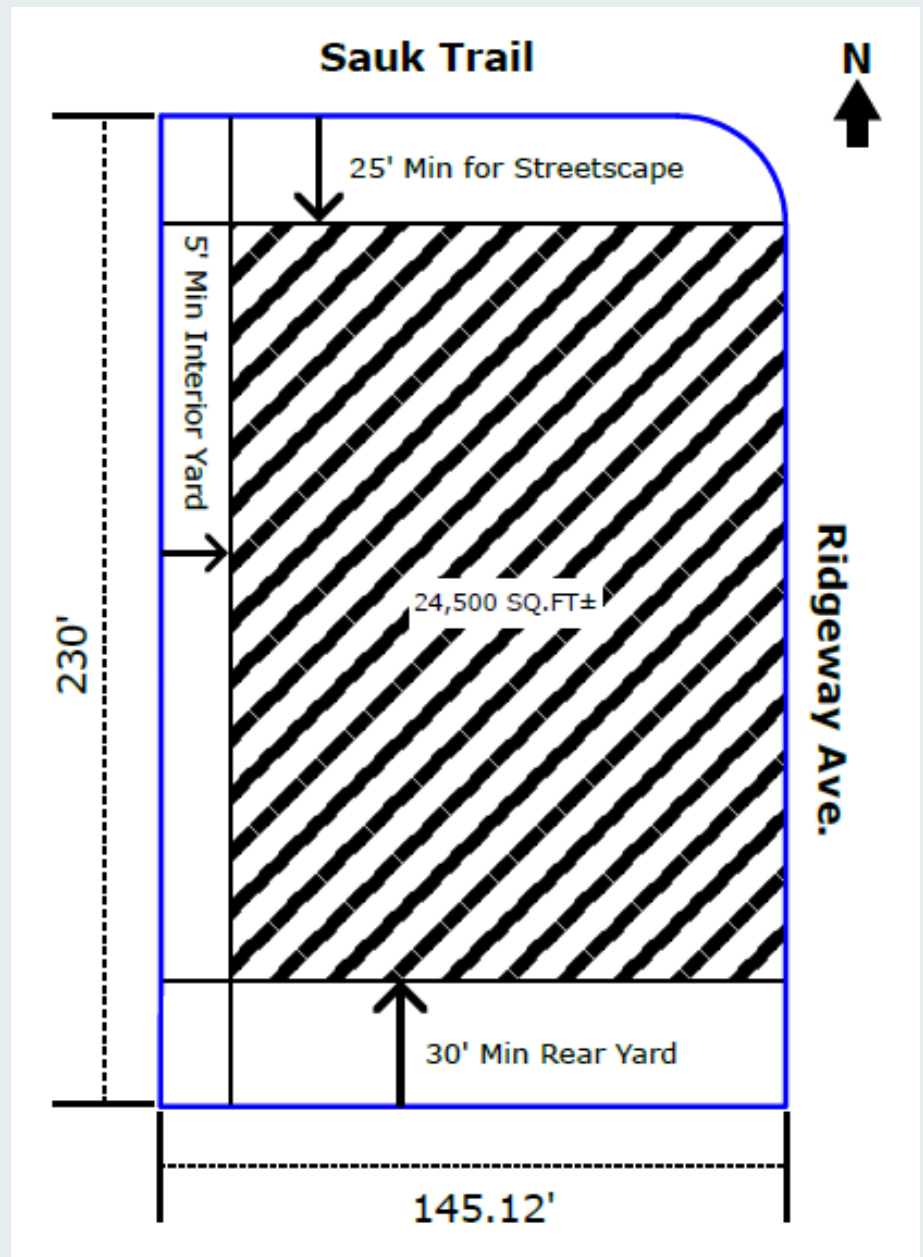
Reference Documents:

- **Richton Park Zoning Ordinance**
<https://richtonpark.org/107/Zoning-Ordinance-Tree-Subdivision-Regula>
- **Town Center Streetscape Manual**
<https://richtonpark.org/DocumentCenter/View/1744/Town-Center-Streetscape-Manual>
- **Town Center Design Guidelines**
<https://richtonpark.org/DocumentCenter/View/2713/Richton-Park-Town-Center-Design-Guidelines-Final>

Utilities: Property served by two 8 inch water mains (north and south edges), an 8 inch sanitary main (east edge) and an overhead electric line (south edge and half of east edge).

3747 SAUK TRAIL | 0.76 ACRES

New construction site suitable for mixed-use, retail and residential



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Request for Proposals

Richton Park Town Center

PINs:

31-35-101-020-0000, 31-35-101-000-0000,
31-35-101-006-0000, 31-35-101-007-0000,
31-35-101-008-0000, 31-35-101-009-0000,
31-35-101-010-0000, 31-35-101-011-0000, and
31-35-101-012-0000.

Parcel Size: ~0.69 acre

Ownership: Village of Richton Park

Zoning: TC-3 (Town Center Multi-Family / Residential District)

Permitted Uses: Multi-family, Townhomes, Condos, or Mixed Use (neighborhood retail or office).

Environmental:

- No Asbestos Detected
- Phase I Environmental Site Assessments completed.

Conditions of Sale: The Village will negotiate a Redevelopment Agreement (RDA) with the selected RFP applicant. The RFP will define the obligations of both the developer and the Village including the terms of sale. A renovation project resulting in reactivation of the entire building will be an obligation of the developer. Or demolition and new construction

Additional Information: Available upon request. Please complete the Information Request Form available at richtonpark.org/towncenter.

22303 RICHTON SQ. RD. | FIREHOUSE ONE



New construction site with one-story building shell for mixed-use or multifamily



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Request for Proposals

Richton Park Town Center

Area: 30,503 SQ FT ±

Estimated Buildable Footprint Max:
65', 6 stories

Zoning: TC-3, Town Center Multi-Family/
Residential District

Off-Street Parking Requirements:
Table 10-10E (p. 10-17 Zoning Ord.)

Design Guidelines: Town Center
Residential (p. 16 Town Center Design
Guidelines)

Streetscape Design: Residential Street
Design (p. 25 Town Center Streetscape
Manual)

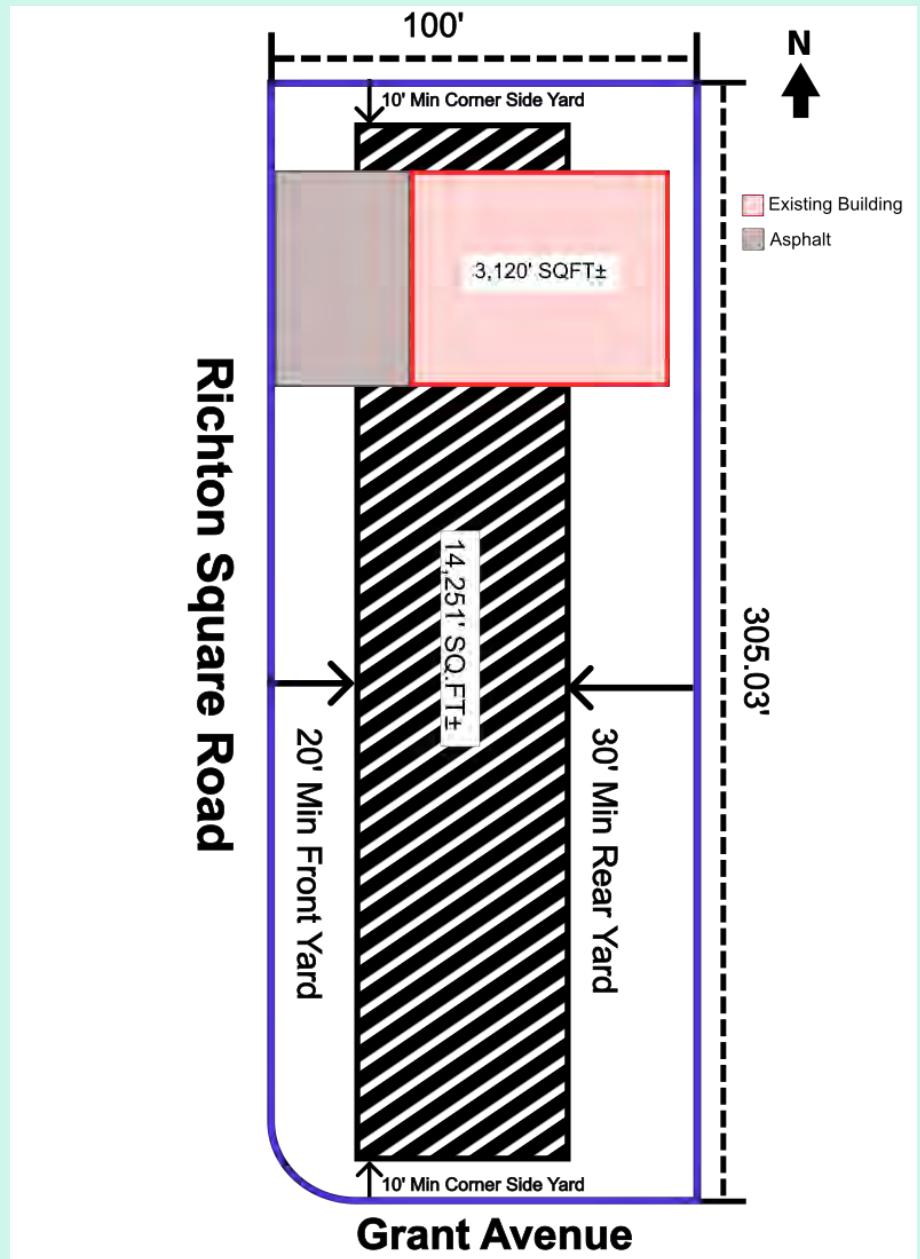
Reference Documents:

- **Richton Park Zoning Ordinance**
<https://richtonpark.org/107/Zoning-Ordinance-Tree-Subdivision-Regula>
- **Town Center Streetscape Manual**
<https://richtonpark.org/DocumentCenter/View/1744/Town-Center-Streetscape-Manual>
- **Town Center Design Guidelines**
<https://richtonpark.org/DocumentCenter/View/2713/Richton-Park-Town-Center-Design-Guidelines-Final>

Utilities: Property served by two 10 inch water mains (west and east edges), an 8 inch sanitary main (east edge) and an overhead electric line (east edge).

22303 RICHTON SQ. RD. | 0.69 ACRES | 3,100 SQFT BUILDING

New construction site with one-story building shell for mixed-use or multifamily



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Request for Proposals

Richton Park Town Center

PIN:

31-26-300-038-0000, 31-26-300-063-0000,
31-26-300-061-0000, 31-26-300-062-0000

Parcel Size: ~0.1.65 acre

Ownership: Village of Richton Park

Zoning: TC-3 (Town Center Multi-Family / Residential District)

Permitted Uses: Mixed-use, health club/spa, museum, club/lodge, retail, restaurant, bar/taproom, bank, office, medical/dental office and art gallery.

Environmental:

- Phase I Environmental Site Assessments completed.

Conditions of Sale: The Village will negotiate a Redevelopment Agreement (RDA) with the selected RFP applicant. The RFP will define the obligations of both the developer and the Village including the terms of sale. A new construction project resulting in reactivation of the entire site will be an obligation of the developer.

Additional Information: Available upon request. Please complete the Information Request Form available at richtonpark.org/towncenter.

22106 RICHTON RD. | HILLTOP SITE



New construction site suitable for signature multifamily residential



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Request for Proposals

Richton Park Town Center

Area: 50,750 SQ FT ±

Estimated Buildable Footprint Max:
65', 6 stories

Zoning: TC-3, Town Center Multi-Family/ Residential District

Off-Street Parking Requirements:
Table 10-10E (p. 10-17 Zoning Ord.)

Design Guidelines: Town Center Multi-Family (p. 12 Town Center Design Guidelines)

Streetscape Design: Richton Road North Street Design (p. 22 Town Center Streetscape Manual)

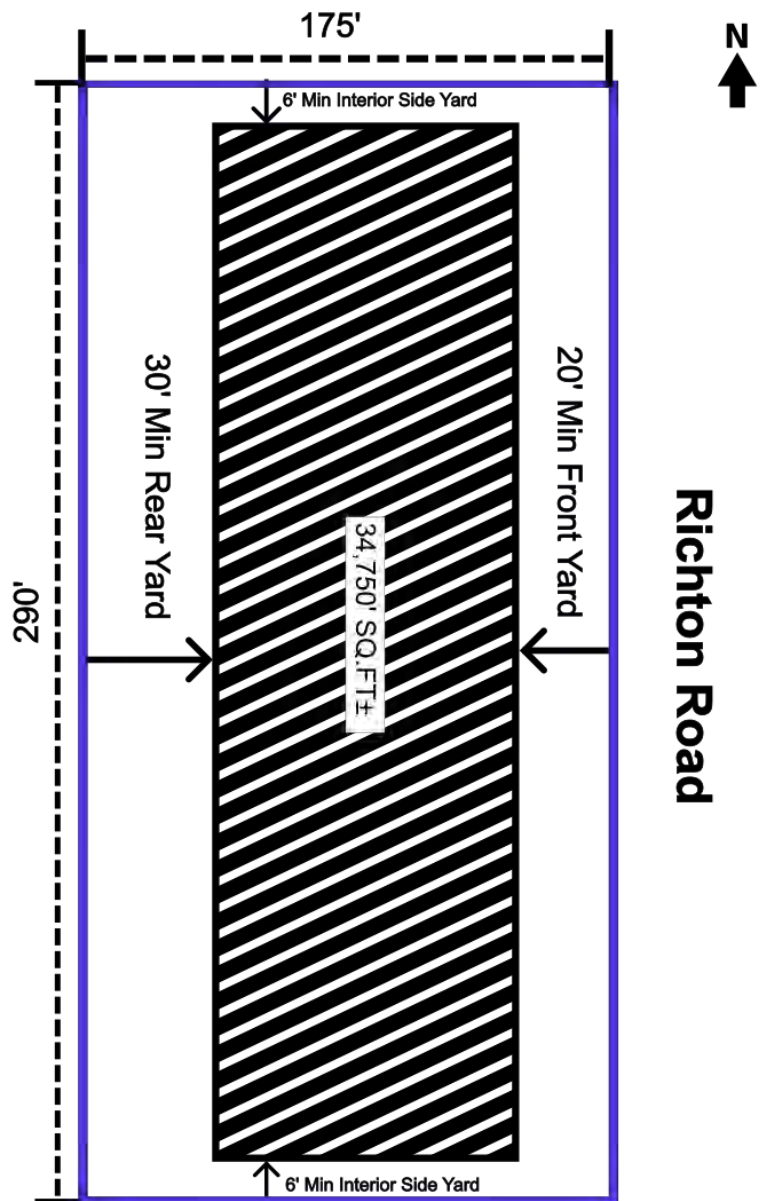
Reference Documents:

- **Richton Park Zoning Ordinance**
<https://richtonpark.org/107/Zoning-Ordinance-Tree-Subdivision-Regula>
- **Town Center Streetscape Manual**
<https://richtonpark.org/DocumentCenter/View/1744/Town-Center-Streetscape-Manual>
- **Town Center Design Guidelines**
<https://richtonpark.org/DocumentCenter/View/2713/Richton-Park-Town-Center-Design-Guidelines-Final>

Utilities: Property served by 6 inch water main (north and half of west edge) and 8 inch water main (east edge), an 10 inch sanitary main (east edge) and an overhead electric line (west edge).

22106 RICHTON RD. | 1.65 ACRES

New construction site suitable for signature multifamily residential



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Request for Proposals **Richton Park Town Center & I-57**



RFP Submittal Process

- First complete the **Information Request Form** available at <https://richtonpark.org/towncenter>.
Direct link to info form: <https://richtonpark.org/808/2025-RFP---Town-Center-I-57-Exit>.
- You will be emailed additional information about each property you express interest in.
- Pre-submittal questions may be directed to Brandon Boys, bboys@richtonpark.org, 708-753-8820
- Submittals are due no later than Monday, January 26, 2026.
- The Village reserves the right to accept or reject any or all proposals at its own discretion and to negotiate a redevelopment agreement with any party which it so chooses.

Proposal Content Requirements

- **Project Narrative** Provide a detailed discussion of the overall project scope, goals, and the intended end-use business concept(s) for the proposed redevelopment project. Demonstrate an understanding of the Village's goals for a vibrant and attractive Town Center or Sauk Trail corridor (depending on site).
- **Preliminary Concept & Sketch** Include a general description of the renovation or new construction project concept and also include at least one sketch of the proposed building plan and/or site plan.
- **Physical Details** Include total square footage and estimated square footage per use. For new construction, include estimated parking and estimated residential uses (if any).
- **Proposed Project Schedule** Detail the intended timeline for project completion.
- **Proposed Budget and Financial Analysis** Include a description of funding sources, proposed purchase price of the property, project cost, detailed construction budget, developer equity and fee, and details of the anticipated request for support or incentives from the Village.
- **Project Team's Experience** Include resumes of project team leads and all end business users, references, and up to two work samples from past similar projects. Please also identify the Project Manager specifically and provide their contact information including phone number and email address.
- **AI Use Disclosure** Disclose if any AI technology was used and how it was used to develop the proposal,

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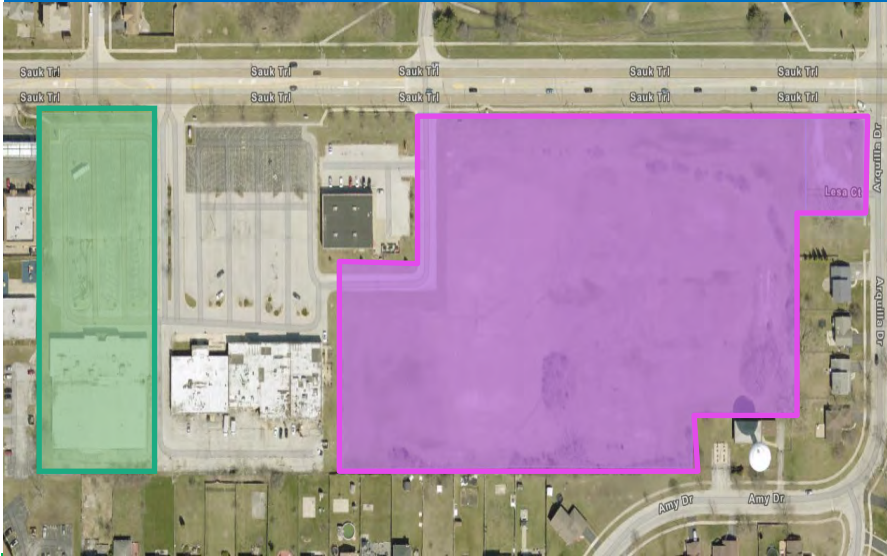
More information at richtonpark.org/towncenter



I-57 Exit

Request for Proposals

Multiple Highway
I-57 Sites for
New Construction
or Renovation



5125 SAUK TRAIL | SAUK BUILDING SHELL 2.80 ACRES | 29,600 SQFT BUILDING

One-story building shell for renovation or
new construction of destination retail or
entertainment



5087 SAUK TRAIL | SAUK FIELD LOTS 9.94 ACRES (DIVISIBLE)

New construction on vacant land for
retail, dining, entertainment,
hospitality or mixed-use



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