

Request for Proposals

Richton Park I-57 Exit

PIN: 31-33-200-013-0000

Parcel Size: ~2.80 acre

Ownership: Village of Richton Park

Zoning: C-1 (Community Commercial)

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

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.

Utilities: Property served by 8 inch water main (middle of parcel going west to east and northwest edge) and 10 inch water main (south edge), , an 12 inch sanitary main (south edge) and an overhead electric line (south edge).

**DEADLINE
FOR RFP
SUBMITTALS**

**MONDAY
JANUARY 26, 2026**

Find more information at richtonpark.org/towncenter

5125 SAUK TRAIL | SAUK BUILDING SHELL



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



 **Village of
Richton Park**

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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Request for Proposals

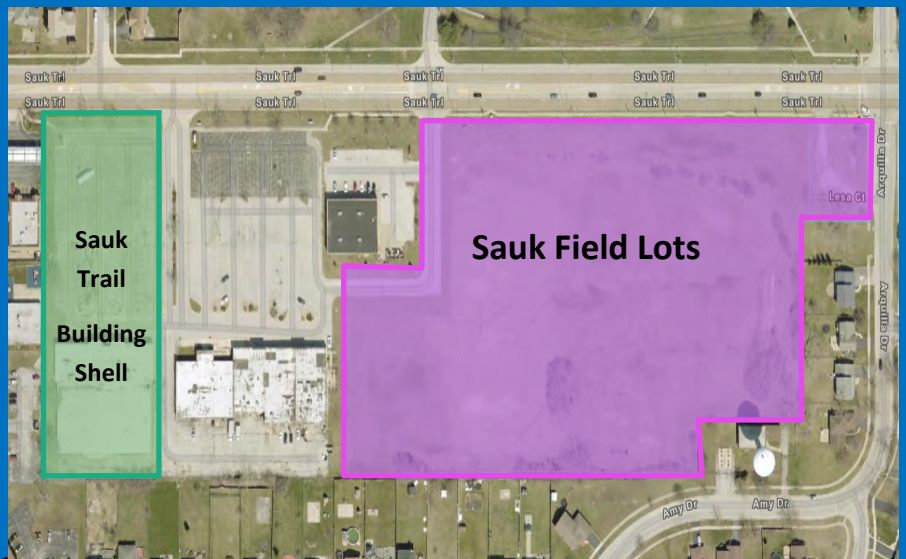
Richton Park I-57 Exit

All RFP sites are located along Sauk Trail within a half-mile of the I-57 Exit. This portion of Sauk Trail averages over 23,000 vehicles daily.

Rich Township High School District 227 Fine Arts Campus (FAC) is located immediately north of the RFP sites. The FAC has a student population of about 2500 students as well as 300 faculty and staff. The FAC also hosts over 100 events per year attracting in excess of 80,000 guests annually to attend major sporting events, multi-day tournaments, performing arts showcases, and graduation.

The sites are located near existing national retailers on Sauk Trail including Walmart, Starbucks, McDonalds, Tropical Smoothie Café, Family Dollar and Dollar Tree.

The Southland College Prep Charter High School with a student population of 600 is also located a half-mile to the east of the RFP sites.



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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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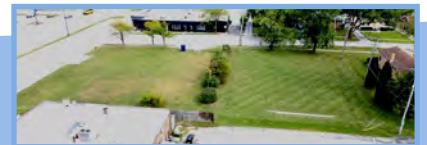
Richton Park Town Center

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



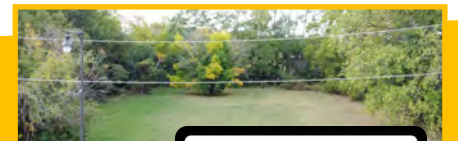
22303 RICHTON SQ. RD. | FIREHOUSE ONE 0.69 ACRES | 3,100 SQFT BUILDING

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



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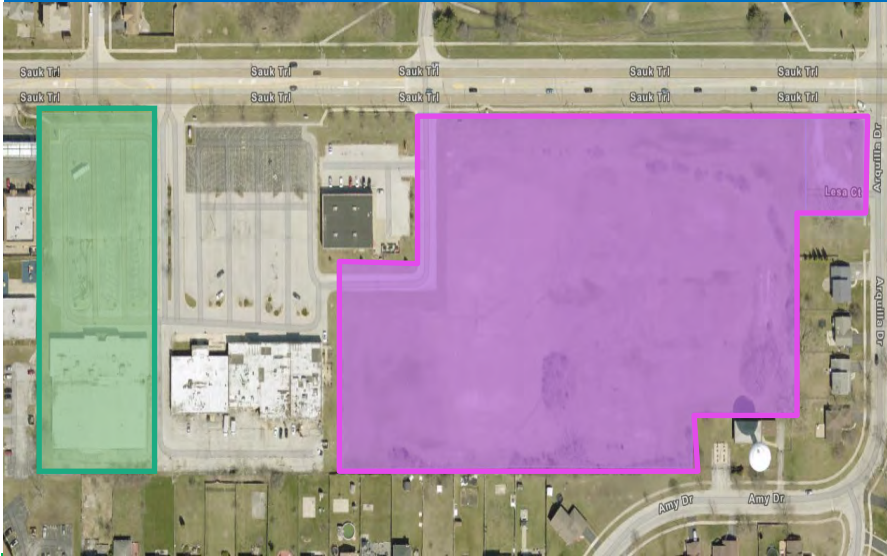
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I-57 Exit

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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