

# Richton Park Town Center Update October 24, 2024

Brandon Boys, AICP  
Assistant Director  
Community & Economic Development



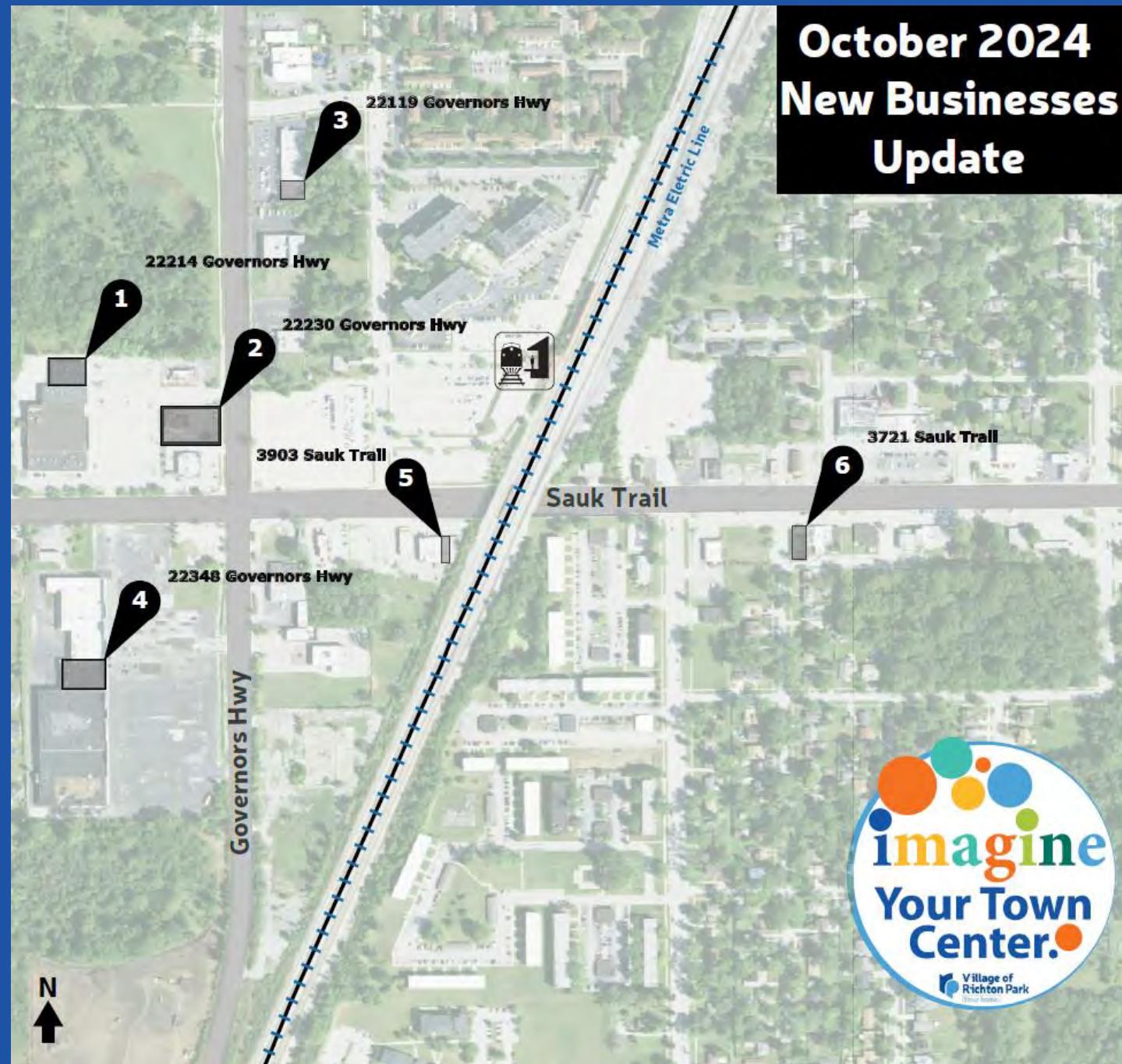
- New Town Center Businesses
- 2024 Requests for Proposals
- Update on Redevelopment Activities
- EPA Brownfields Assessment Grant

*Fehr Graham Engineering*



# Town Center New Businesses





## October 2024 New Businesses Update



### Legend

#### 1. **GALAXY**

Galaxy Dispensary  
Opened February 2024



**Platinum Smokes**  
Hookah & Cigar Lounge  
Opened December 2023

#### 3. **Katie's Convenience**

Opened March 2024



**The Shandeller Room**  
Opened September 2024

#### 5. **Wisdom Computers**

Opened August 2024

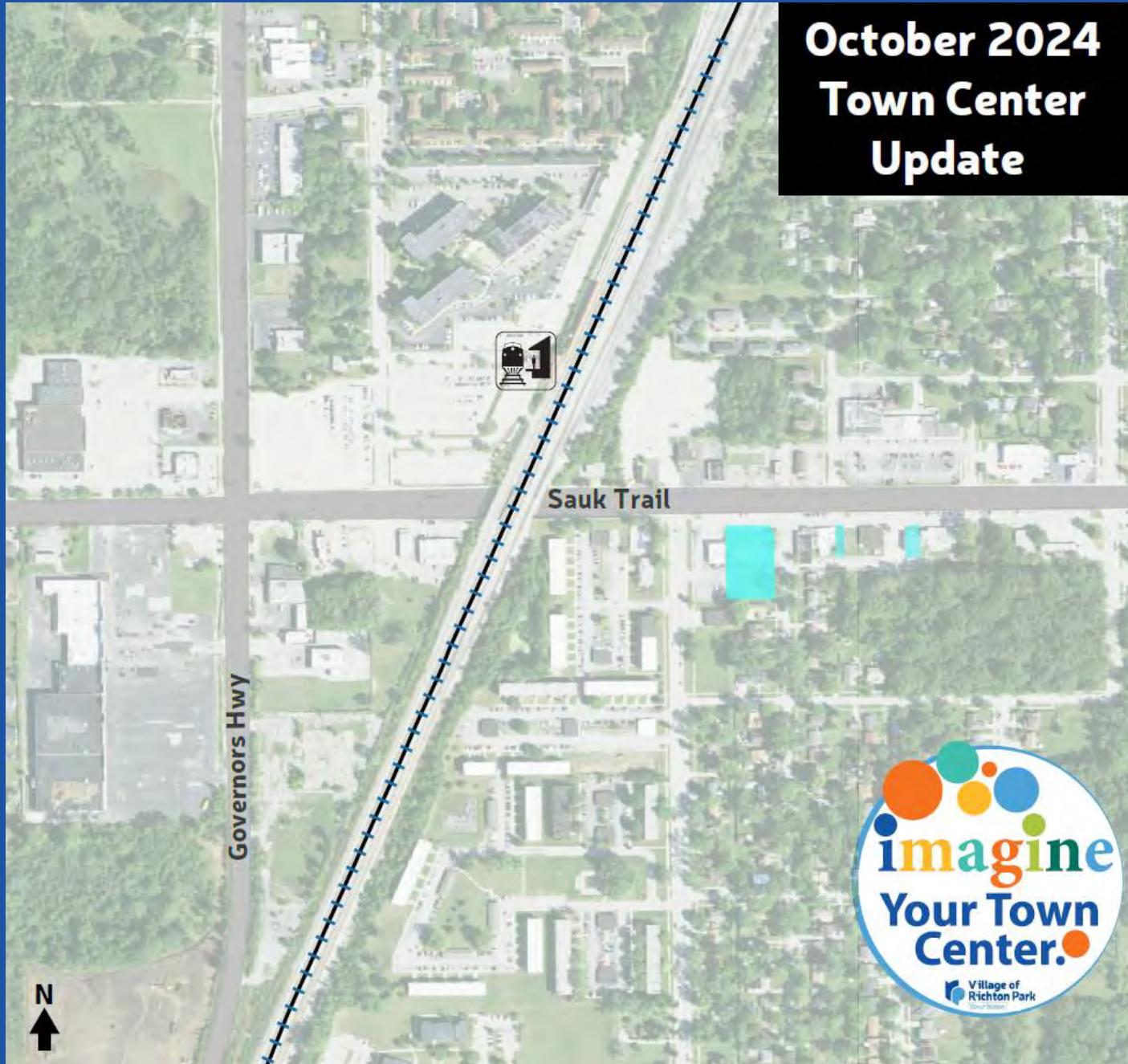


**Sweet Vegan Bakes**  
Opening In 2024



# 2024 Request for Proposals





## October 2024 Town Center Update



### Legend



Richton Park Station

2024 Request for Proposal (RFP)  
More Info: [richtonpark.org/towncenter](https://richtonpark.org/towncenter)  
Deadline: 12/17/2024



Demolition Sites  
Cook County RENEW

Proposed North Butterfield Creek  
Multi Use Trail  
ITEP Grant Submitted in 2024 Design  
& Construction

Richton Road Extension  
Construction in 2025  
DCEO RDMS Grant

Richton Road Extension  
in Design  
DCEO RDMS Grant

2025 Acquisition Property South  
Suburban Land Bank

Proposed Regional Trail  
2024 STAMP Feasibility Study Cook  
County

2024 EPA BCWA Brownfield Grant  
Assessment Sites

- Group A
- Group B
- Group C
- Group D
- Group E
- Group F

# 2024 RFPs

<https://richtonpark.org/towncenter>

Due Dec. 17



# REQUEST FOR PROPOSALS

Three Town Center Properties  
Available Along Inner Sauk Trail  
for Renovation or New Construction



Find more information at  
[richtonpark.org/towncenter](http://richtonpark.org/towncenter)

**3699 SAUK TRAIL | 4,800 SQFT**



Two-story building shell suitable  
for office, retail, or medical



**3717A SAUK TRAIL | 2,100 SQFT**



One-story building shell suitable  
for retail, grocery or restaurant



Richton Park *Town Center*

**3747 SAUK TRAIL | 0.76 ACRES**



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



**DEADLINE FOR  
RFP SUBMITTALS**

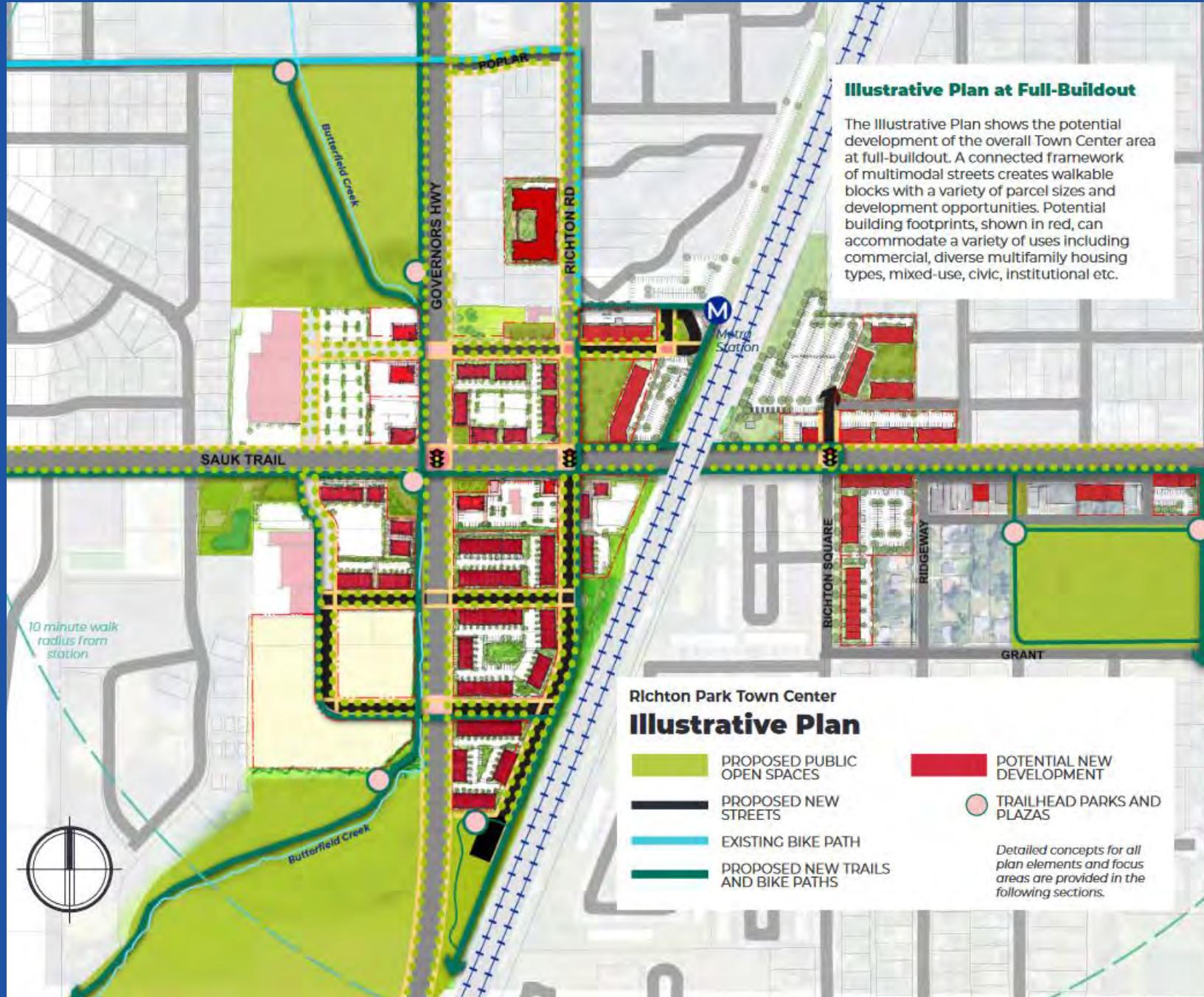
**DECEMBER 17, 2024**

# 2024 Town Center Redevelopment Activities

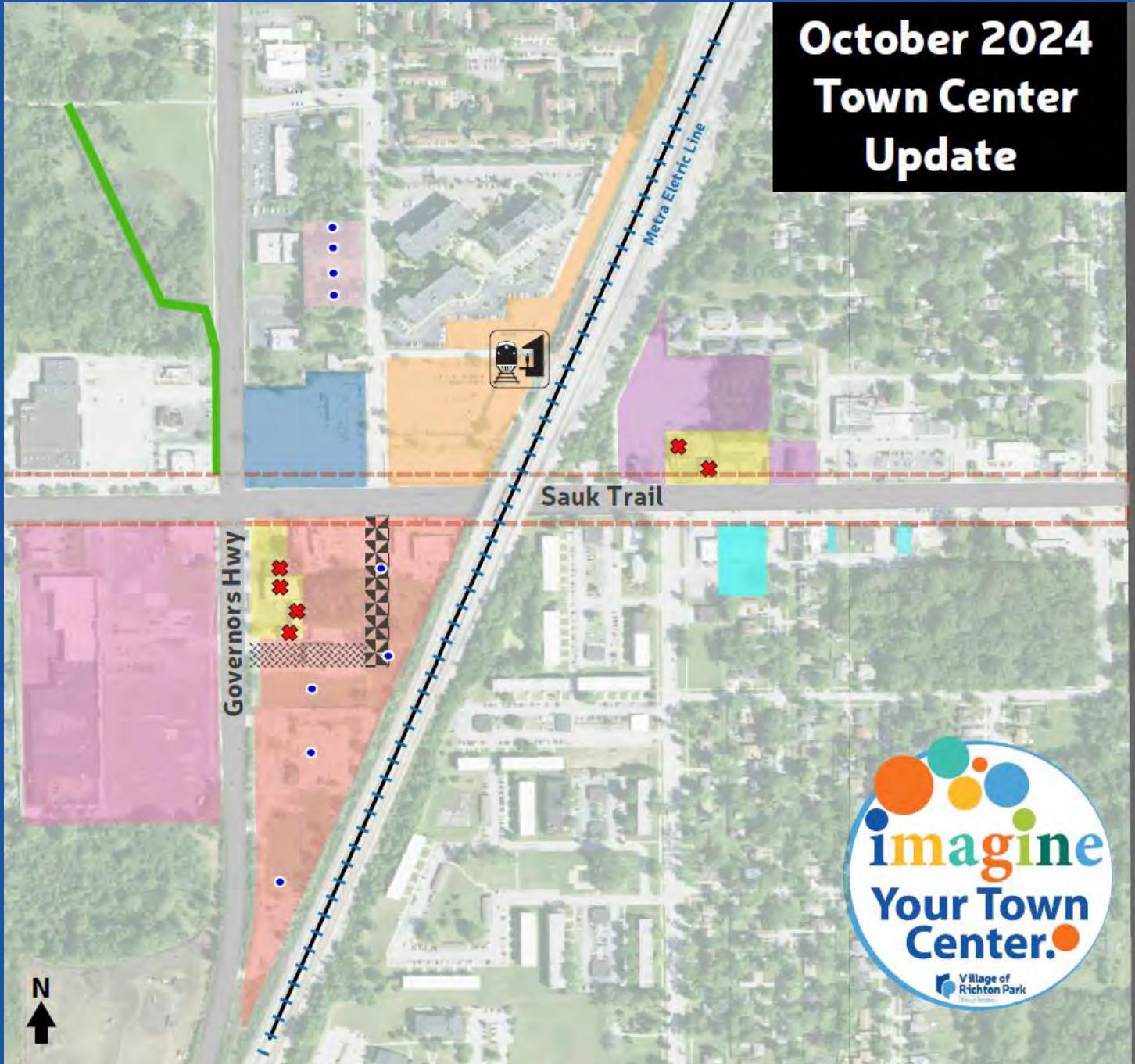


# 2024 Town Center Plan

Accepted  
June 2024



## October 2024 Town Center Update



### Legend

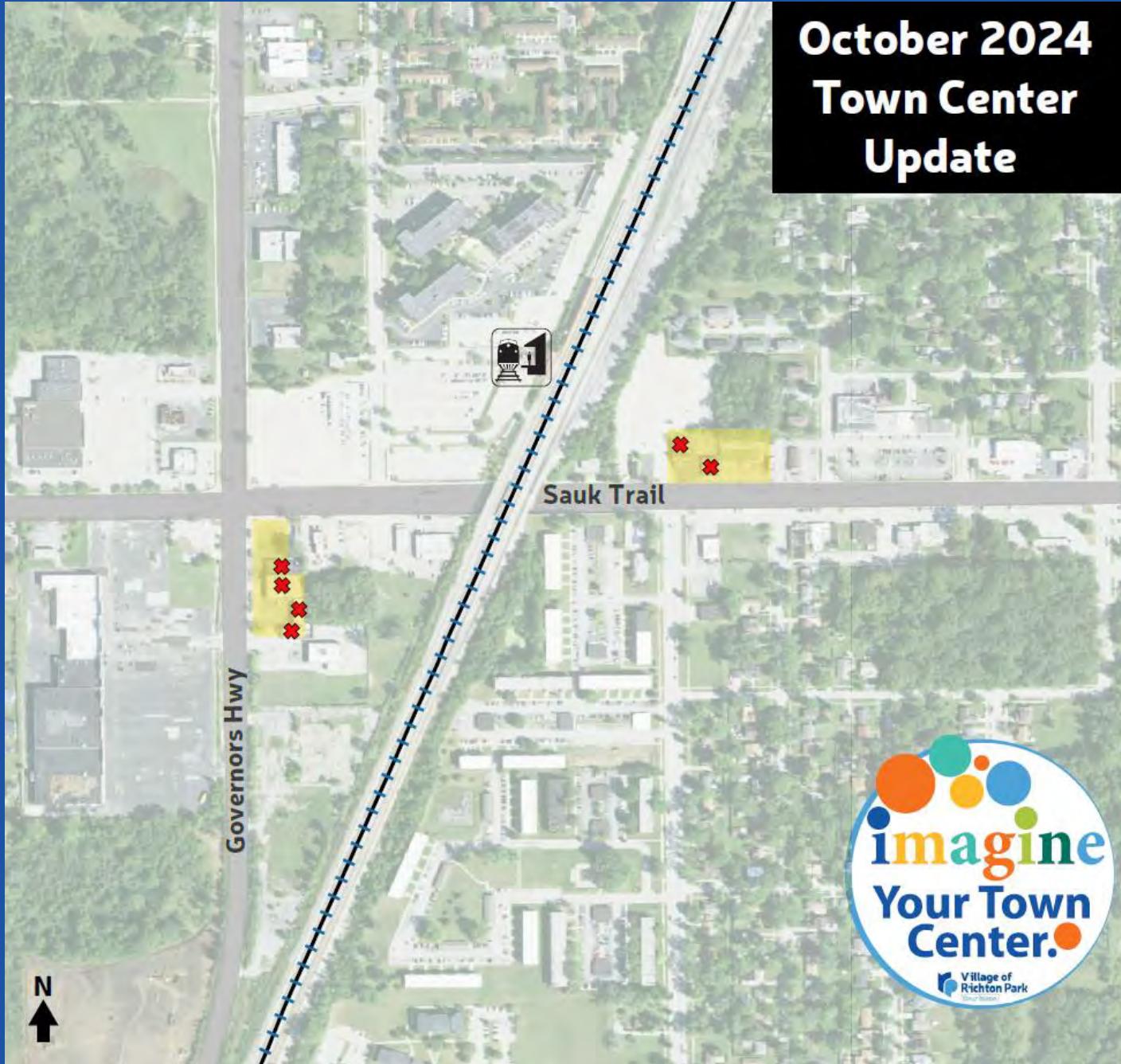
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Group A  
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# Town Center

## Active Redevelopment Activities



## October 2024 Town Center Update



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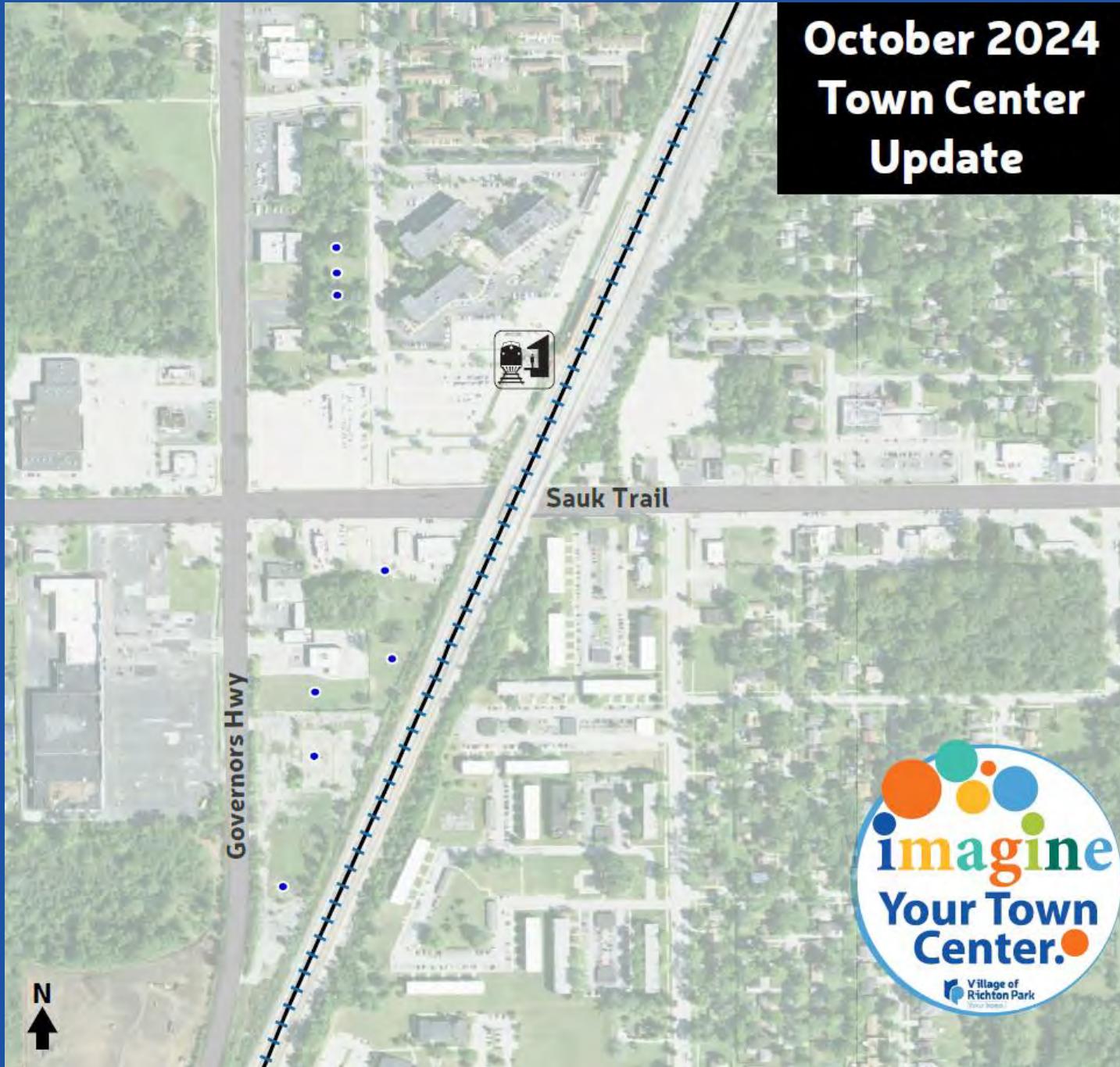
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# Building Demolitions

## Six Structures

## Cook County RENEW

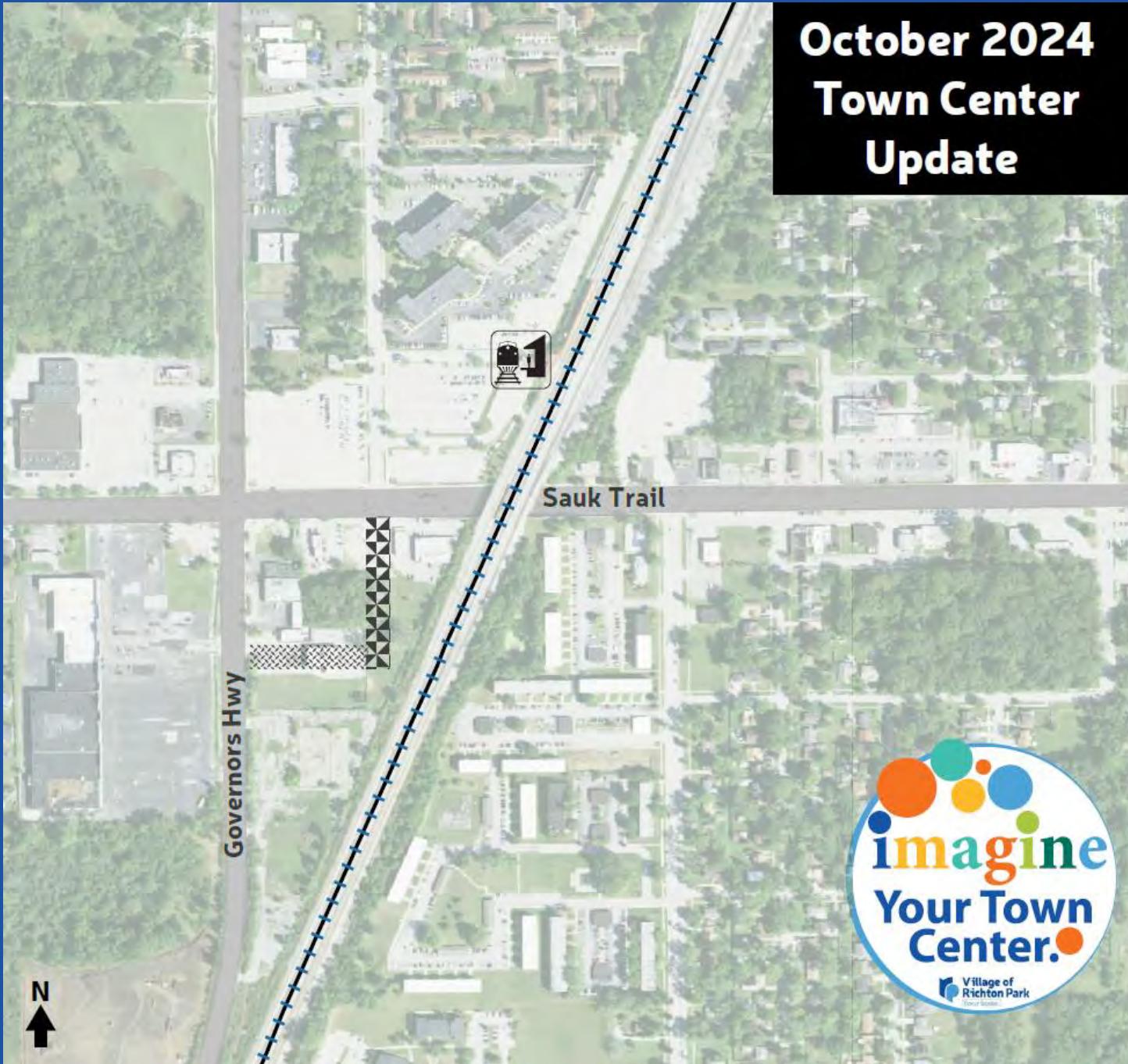




# Land Acquisition

Purchase of 8 parcels by agreement with SSLBDA





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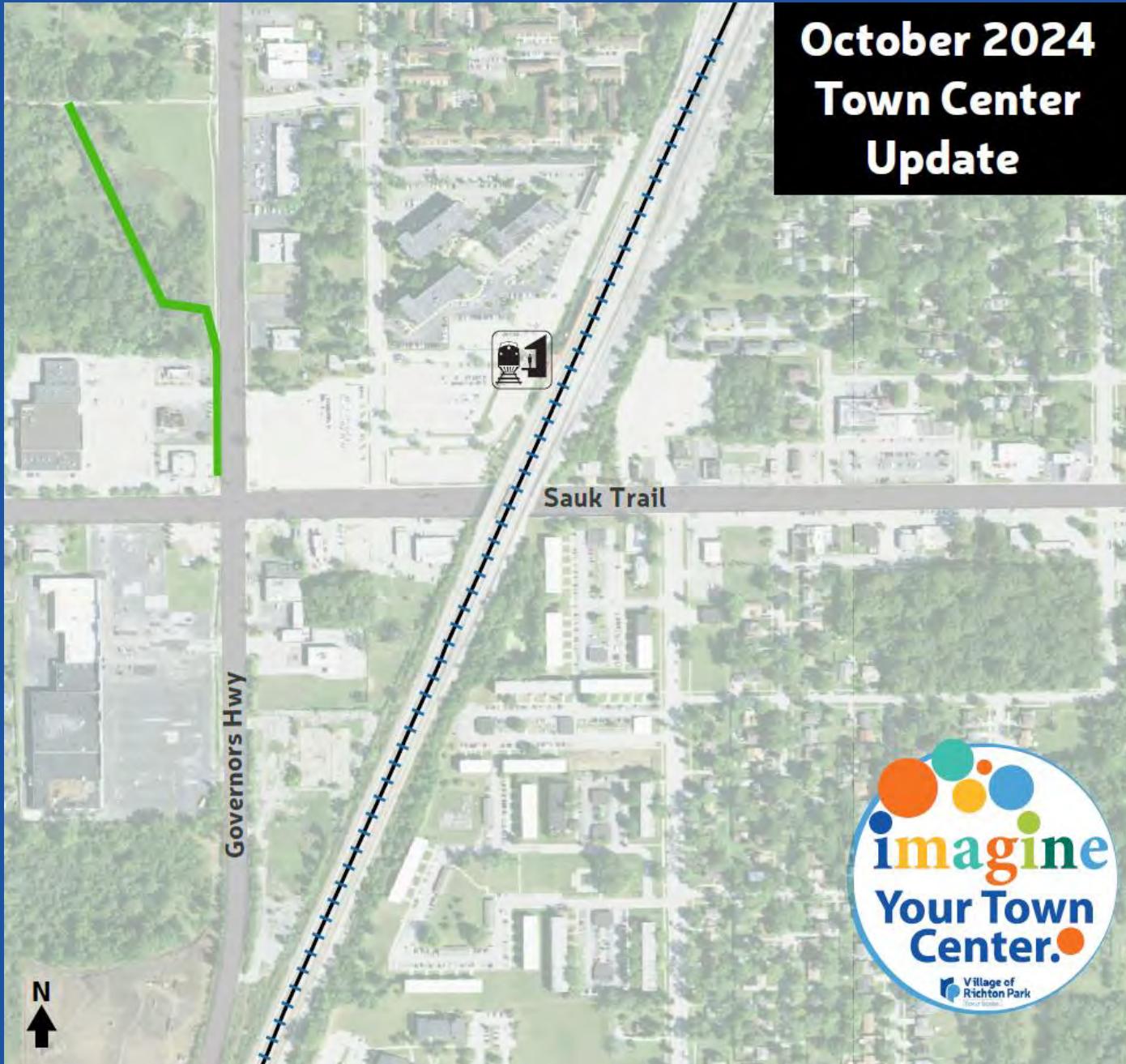
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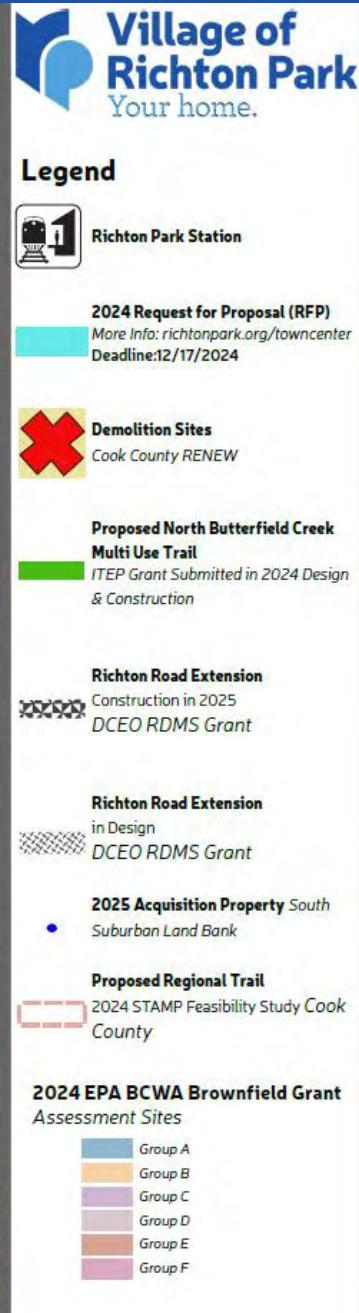
# DCEO RDMS Grant

\$735,000 for  
design and partial  
construction of  
Richton Road  
Extension





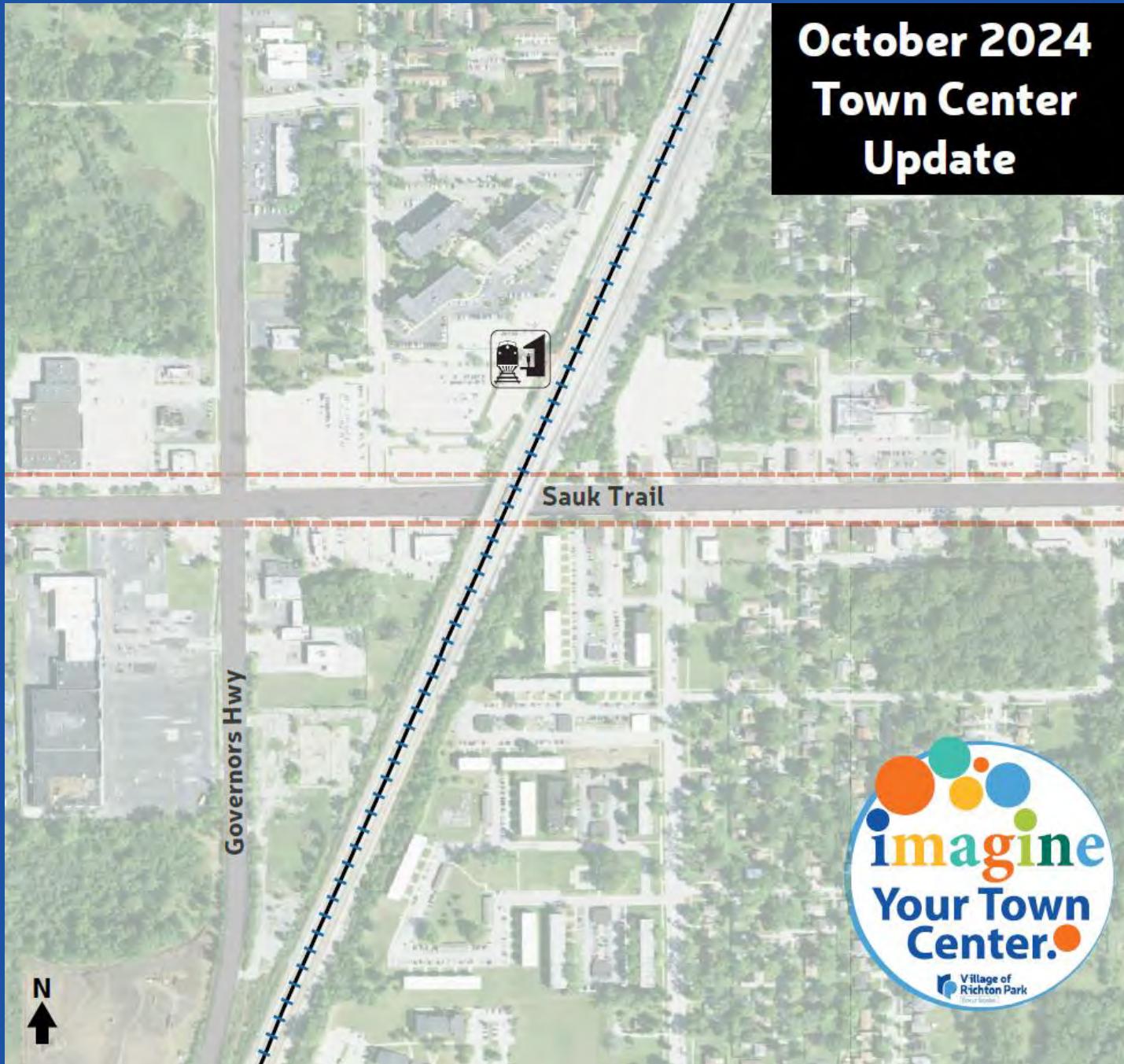
## October 2024 Town Center Update



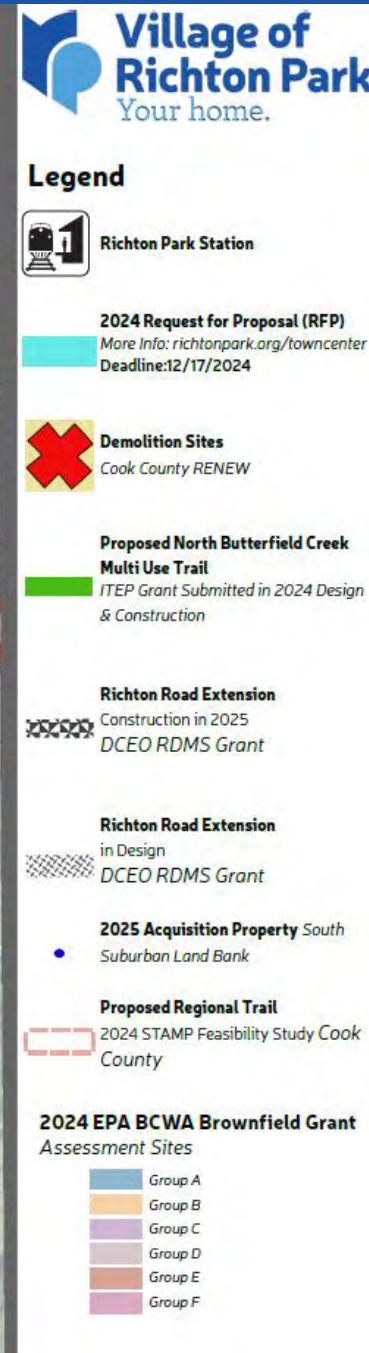
# IDOT ITEP Grant

\$815,000  
Application for  
North Butterfield  
Creek Multi Use  
Trail





## October 2024 Town Center Update

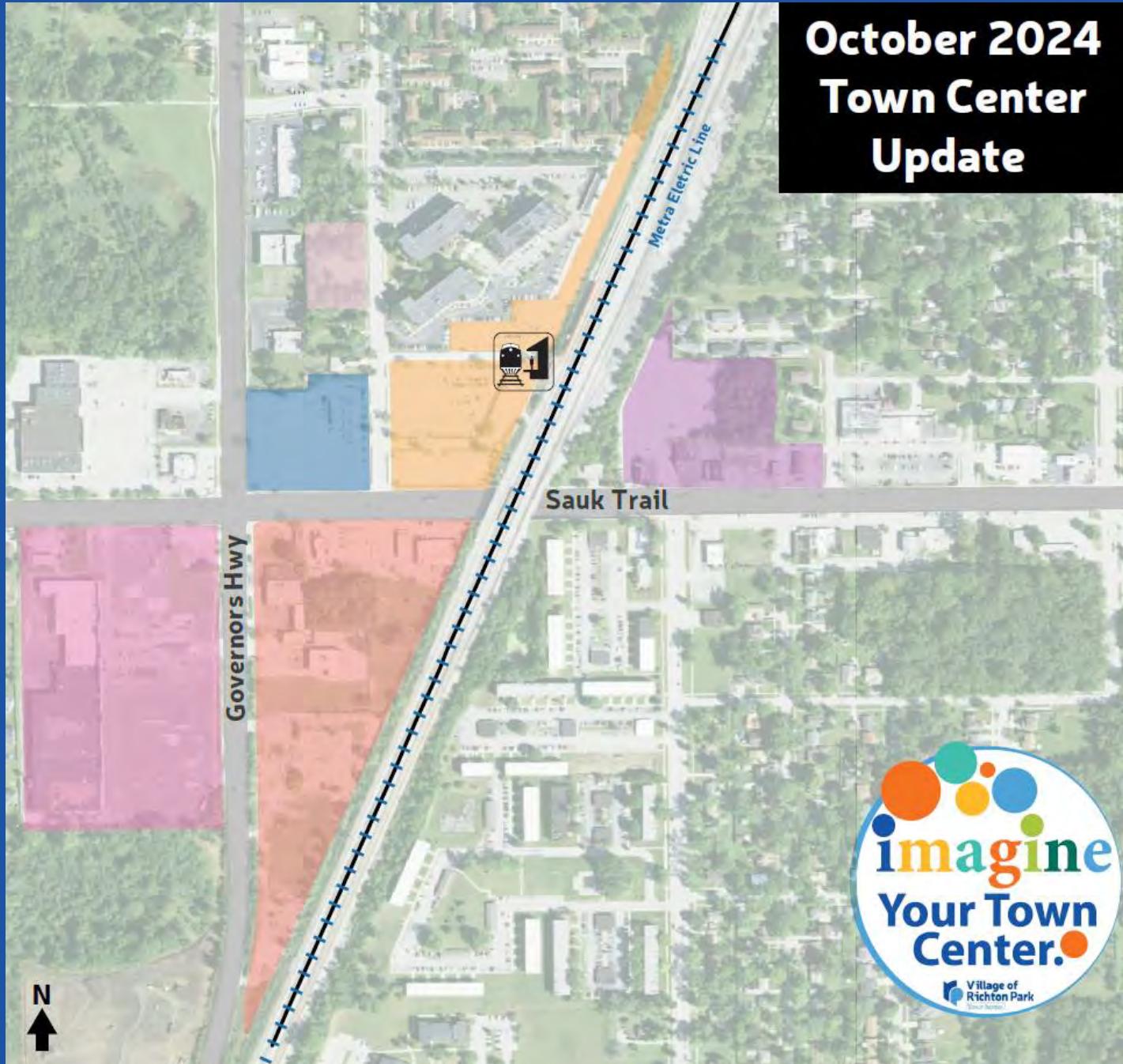


# STAMP Study

Cook County  
DOTH feasibility  
study for  
multimodal  
safety  
improvements



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# EPA BCWA Grant

## \$400,000 for Environmental Site Assessments





# **VILLAGE OF RICHTON PARK**

# **Brownfields Assessment Grant**

# **Community Meeting**

October 24, 2024

# Topics

1. What is a Brownfield ?
2. Brownfields Assessment Grant Information
3. Current Assessment Grant Update

# What is a Brownfield?

# Brownfield Definition

## United States Environmental Protection Agency (USEPA)

“With certain legal exclusions and additions, the term “brownfield site” means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

# Vacant and Abandoned

- Often, brownfield sites are vacant and abandoned due to operations shuttered by a previous owner or environmental issues posing too many challenges for redevelopment for new operations.
- Sites fall into disrepair, often resulting in unsafe building conditions, blight, and illegal entry and dumping.

# Brownfield Examples

- Radiator Shop
- Dry Cleaner
- Foundries / Factories
- Paint Shop
- Scrap Yard
- Printing Shop
- Machine Shop
- School
- Ag Chemical Dealer
- Implement Dealership
- Auto Dealership
- Filling/Service Station
- Asphalt Plant/Quarry
- Bulk Petroleum Plant
- Plating Facility
- Lumber Yard

# What can be done?

- Are there responsible parties available and willing to cleanup the site?

Typically, No

- Can the Village fund environmental assessments and cleanups?

Sometimes, but this work can be costly

- Are grant funds available?

YES!

# Federal Brownfields Grant Program

- The U.S. EPA provides a grant program that allows awarded municipalities and non-profit organizations to perform:
  - Phase I Environmental Site Assessment
  - Phase II Environmental Site Assessment
  - Remediation Planning
  - Site Reuse Planning
- Grant funding options also exist for physical remediation of contamination

# How does a Phase I ESA work?

- Environmental records and site history study.
- Helps the Village and other interested parties establish a *CERCLA Liability Defense* through *All Appropriate Inquiry*.
- Does not include any physical testing.

# What is a Phase II ESA ?

- Environmental drilling to evaluate soil, groundwater, and soil vapor
- Sample collection for laboratory analysis.
- Also includes inspections for asbestos and other hazardous building materials.





**Village of Richton  
Park**

**Brownfield  
Assessment Grant**

# Richton Park's Brownfields Assessment Grant

- \$400,000 awarded to the Village in 2023.
- Allows the Village to conduct environmental assessments and prepare cleanup plans related to eligible brownfield sites.
- Focused on Town Center Plan but can also be used on any eligible site within the municipal boundary.
- Grant valid through September 30, 2027

# Brownfield Site Assessments

## To Date



# Site 1 – Richton Road Former Residential Sites

- Phase I ESAs completed in August 2024.
- Phase II ESA was not recommended based on historical residential land use.

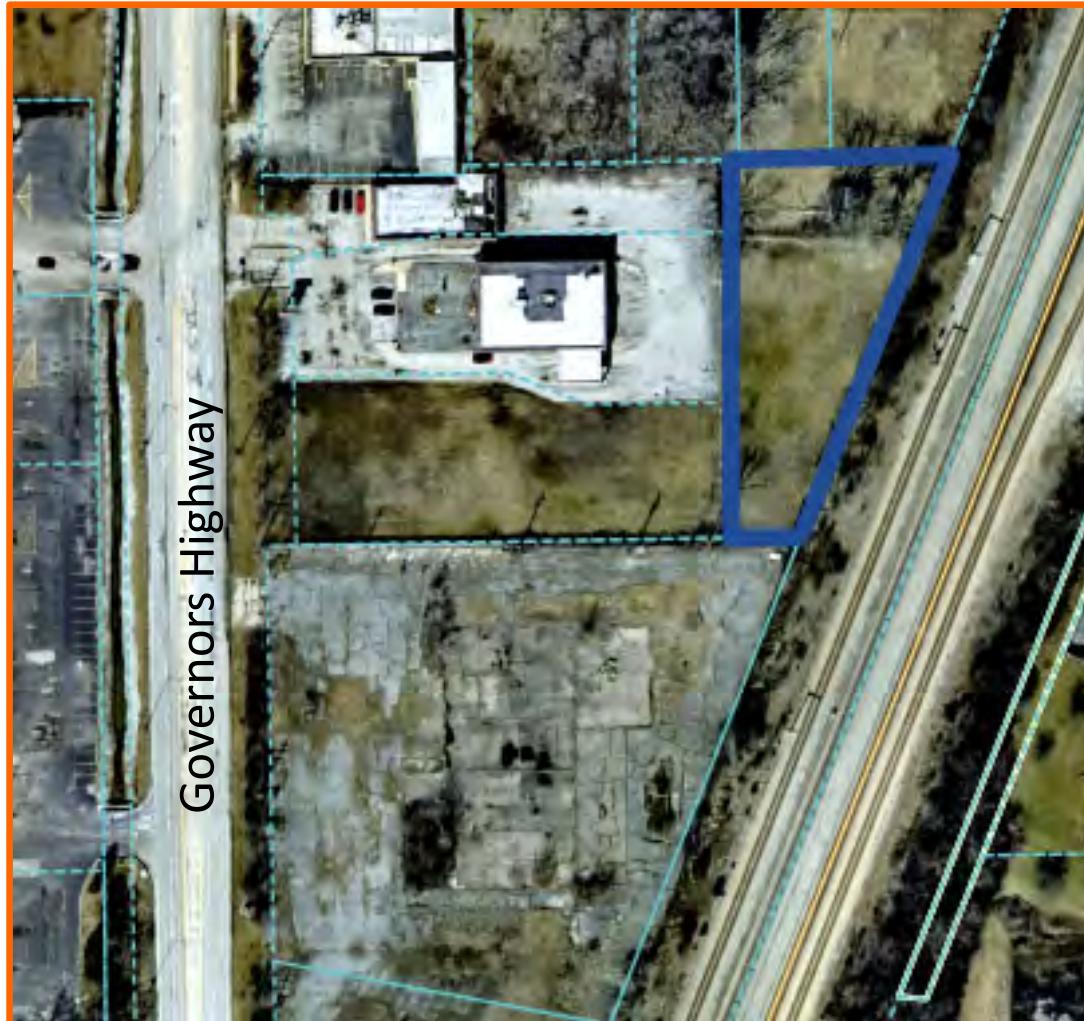


# Site 2 – Vacant Lot 3917 Sauk Trail

- Phase I ESA completed August 2024.
- Phase II ESA is recommended based on identification of former salvage yard and auto body shop operations. Drilling and sampling to be completed by the end of 2024.



# Site 3 – Vacant Lot East of Petrie Dental



- Phase I ESA completed August 2024.
- Phase II ESA is recommended based on identification of former salvage yard operations, suspected buried metal object(s), and fill materials. Drilling and sampling to be completed by the end of 2024.

# Site 4 – Former Plaza 22349 Sauk Trail

- Phase I ESA completed August 2024.
- Phase II ESA is recommended based on identification of charred and stressed vegetation and historical lumberyard operations on the south adjoining site. Drilling and sampling to be completed by the end of 2024.



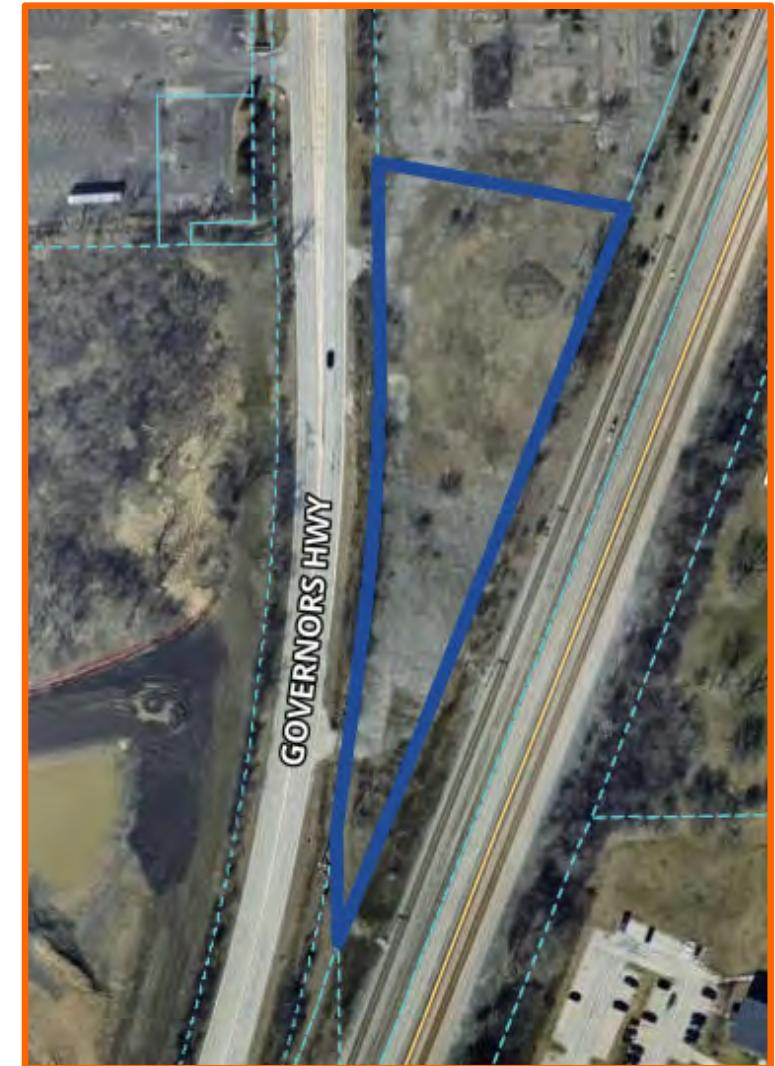
# Site 5 – Former Lumberryard 22401 Governors Highway



- Phase I ESA completed August 2024.
- Phase II ESA is recommended based on identification of former lumberryard operations and rail spurs. Drilling and sampling to be completed by the end of 2024.

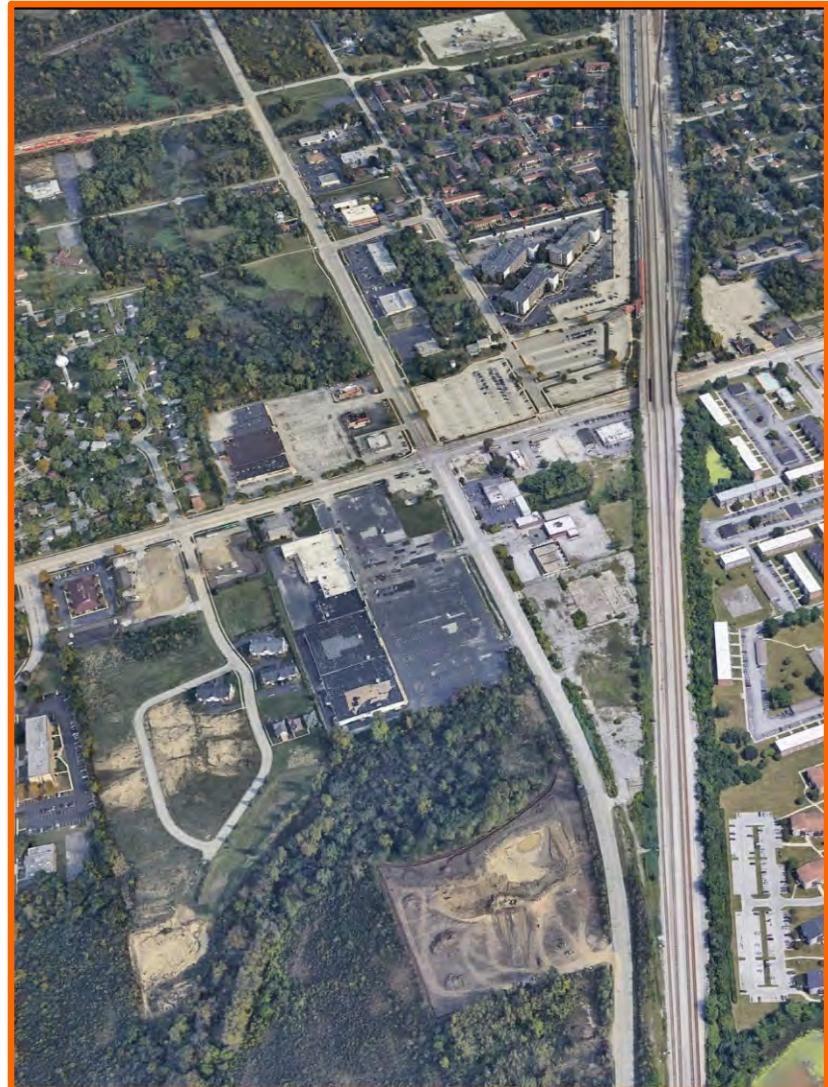
# Site 6 – Vacant Lot 22413 Jackson Court

- Phase I ESA completed August 2024.
- Phase II ESA not recommended.



# What's Next?

- Phase II ESAs for four (4) properties to be completed by the end of 2024.
- Phase I ESAs to be completed on up to 19 additional parcels, including Metra commuter parking lots and commercial businesses along Sauk Trail.
- Over 20 additional properties will be submitted to the US EPA to determine eligibility for environmental assessment under the Brownfields Grant.



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