

Richton Park Economic Development Update April 28, 2025

Brandon Boys, AICP
Assistant Director
Community & Economic Development



New Businesses



S2 Express Grill Opens in Richton Park

Revolutionizing Neighborhood Dining

In the heart of neighborhoods long overlooked, S2 Express Grill emerges as a beacon of culinary innovation and community revival. Founded in 2019 by Andre and Suheir Williams, this dynamic husband and wife duo, who bridge African-American and Palestinian heritages, envisioned a place where high-quality cuisine is not a privilege but a local staple.

S2 Express Grill, now located at 4030 Sauk Trail, had a Grand Opening with more than 200 attendees, all excited in support of Richton Park's latest ribbon cutting.

The journey began with a simple yet profound belief by Andre Williams: "You shouldn't have to travel all the way downtown to get a lamb chop or a good surf and turf." As rave reviews pour in, the small bar's fame for its food outgrew its original walls, paving the way for something bigger. In addition to Richton Park, S2 Grill currently has FIVE restaurants in Chicago, also with locations in Orland Park, Harvey, and Maywood.

Choosing locations in the aftermath of the 2020/2021 civil unrest, S2 didn't just see buildings; they saw potential. "Bringing back food that's good to the neighborhood," became more than a slogan - it became a mission. Each S2 Grill stands in a place where other businesses hesitated to return, serving not only meals but hope, proving that from ashes, growth is possible.

Their commitment to community and excellence extends to their personal lives, as Andre and Suheir strive to create a lasting legacy for their two daughters, Harmony and Yasmine. This mission goes beyond business; it's about paving the way for future generations, ensuring that their children and the community have a foundation built on resilience and quality.

Celebrating Excellence and Community Commitment

At S2 Grill, our dedication to excellence and community service has not only won us the hearts of our patrons but has also earned us prestigious accolades from across the city. Recognized as the Best Restaurant of 2024 by Restaurant Guru and the recipient of the 2022 Legacy Award as the #1 in the Black Restaurant Showcase, S2 Grill has consistently demonstrated culinary prowess and exceptional service. Our commitment extends beyond the kitchen into the heart of the communities we serve. This commitment was celebrated when we were named the Best of 2022 Orland Park Restaurant, acknowledging both our culinary excellence and our deep involvement in local initiatives. Moreover, our efforts to uplift and give back to the community have not gone unnoticed. We have been prominently featured on local media for our extensive charitable work around unwavering dedication to community service.



These features highlight how integral S2 Grill has become in not just serving food, but also in serving and elevating the community. Each award and media mention is a testament to S2 Grill's status as a cornerstone of community engagement and culinary delight. As we continue to serve and inspire, we remain committed to maintaining the high standards that have earned us these distinguished honors.



Culinary Partnerships & Event Solutions

At S2 Grill, we pride ourselves not only on our exceptional culinary experiences, but also on our role as a vibrant community gathering place. We are committed to fostering connections - not just serving meals - making us an ideal partner for brands looking to engage deeply with their audience.

S2 Express Grills

Enjoy our scrumptious cuisine on the go from one of our express casual locations.

[S2 Express Grill - Richton Park - 4030 Sauk Trail Rd, Richton Park, IL](#)

NEW

[S2 Express Grill - Halsted - 5058 S. Halsted, Chicago, IL](#)

[S2 Express Grill - Roseland - 129 E. 103rd, Chicago, IL](#)

[S2 Express Grill - Orland Park - 7120 159th St., Orland Park, IL](#)

[S2 Express Grill - Harvey - 340 E. 167th St. Harvey, IL](#)

[S2 Express Grill - Downtown - 420 S. Clark St. Chicago, IL](#)





Opening Soon:
Richton Park Vet Center

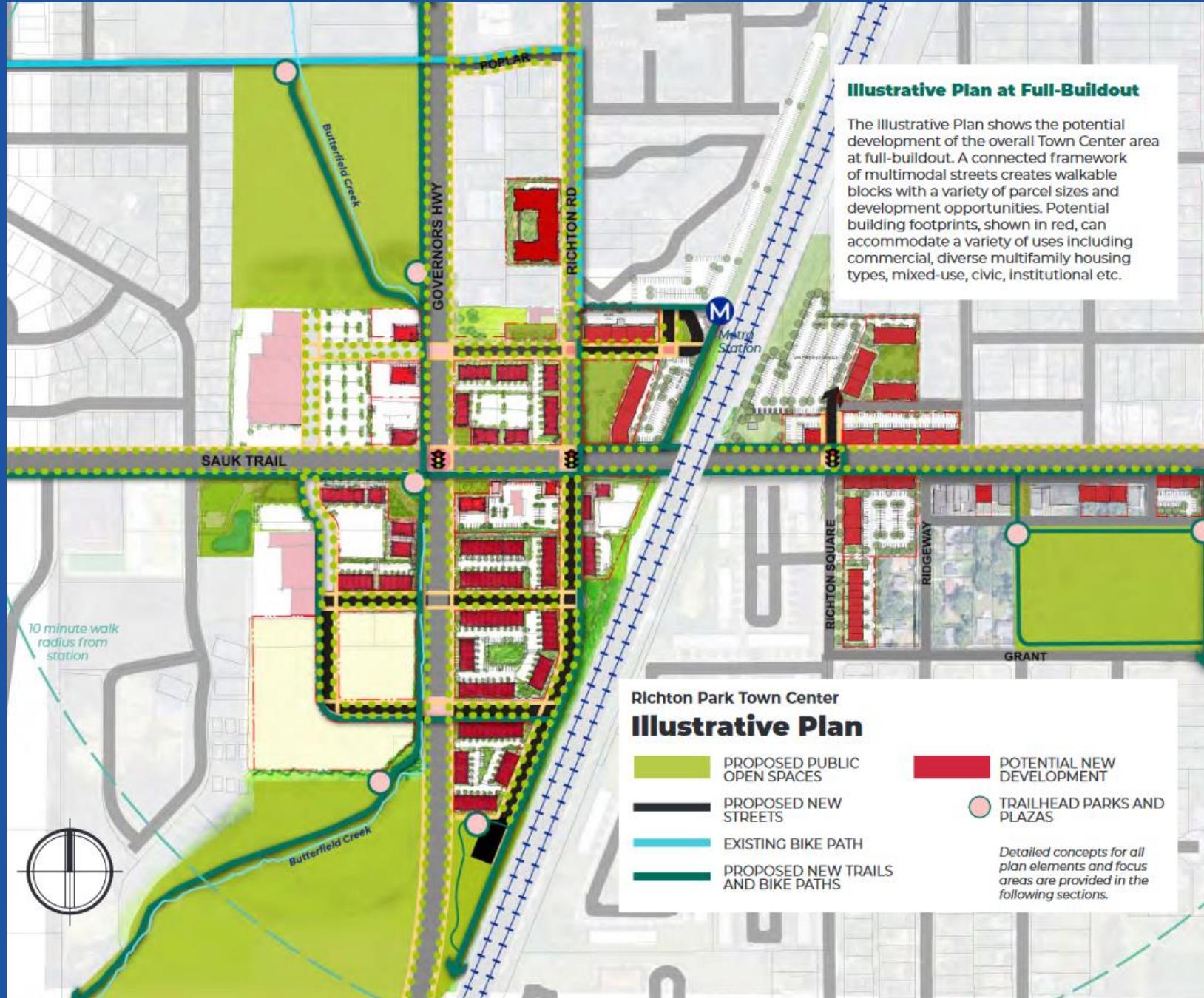


Town Center Redevelopment Activities

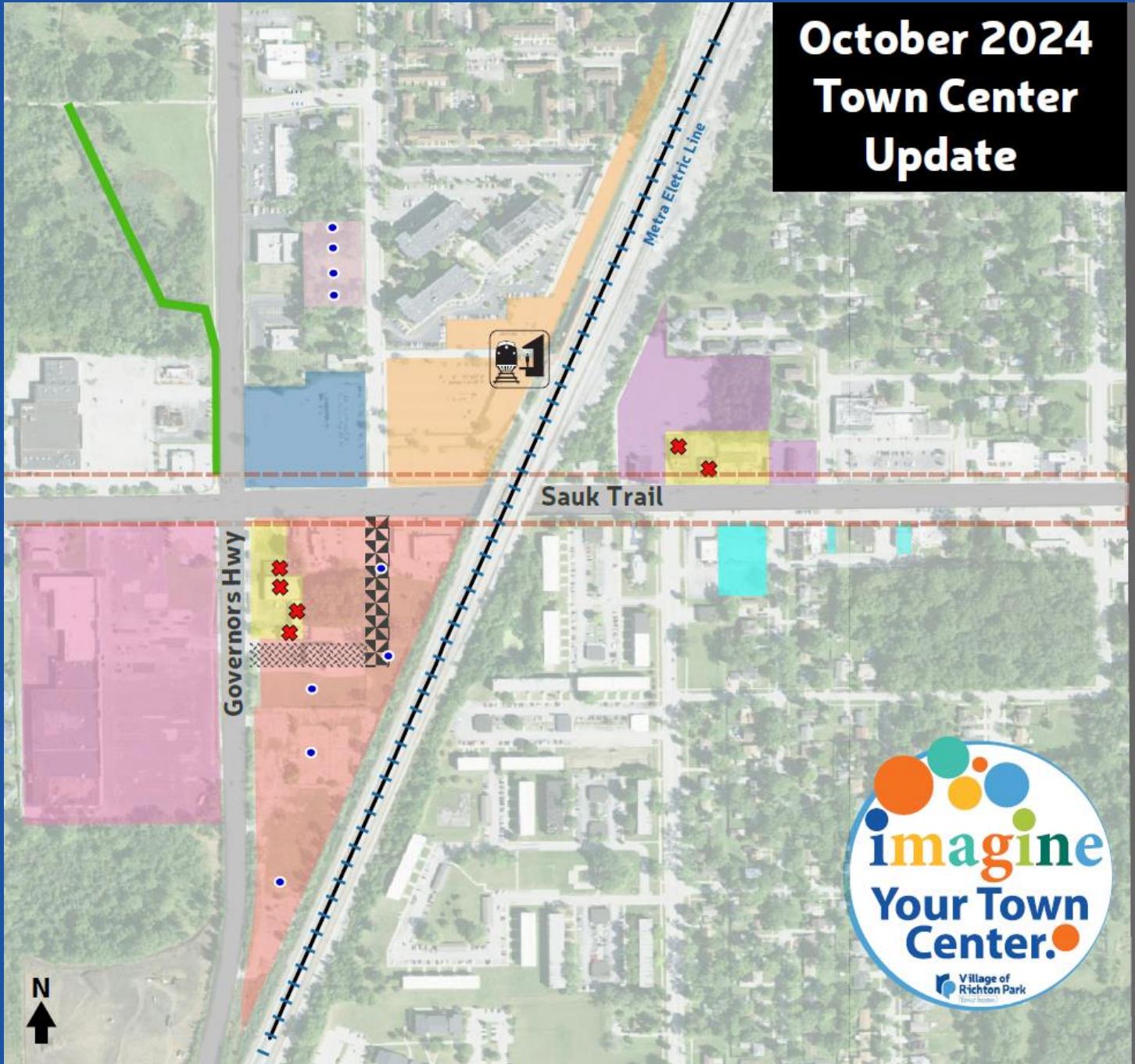


2024 Town Center Plan

Accepted
June 2024

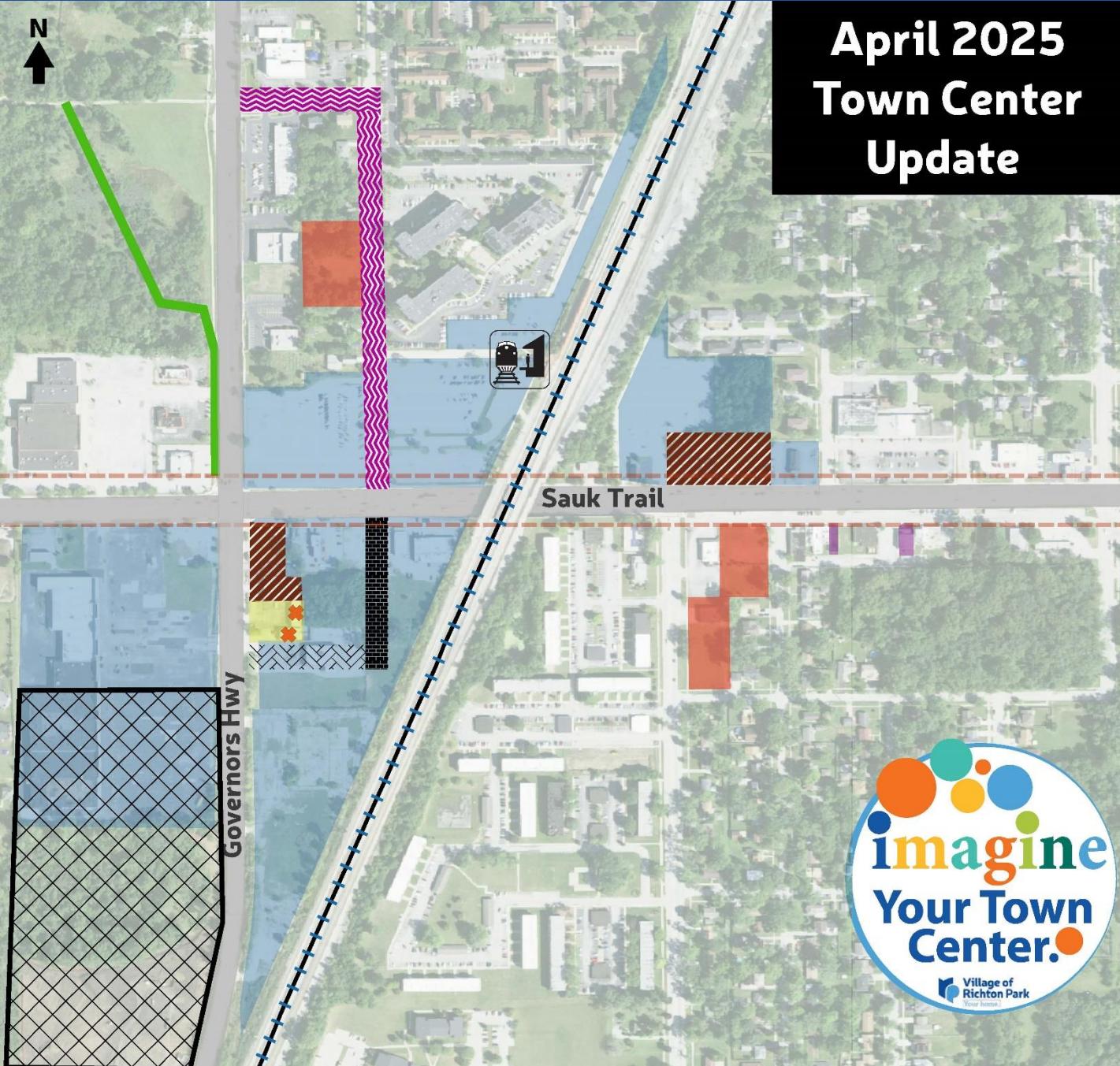


October 2024 Town Center Update



Town Center Active Redevelopment Activities

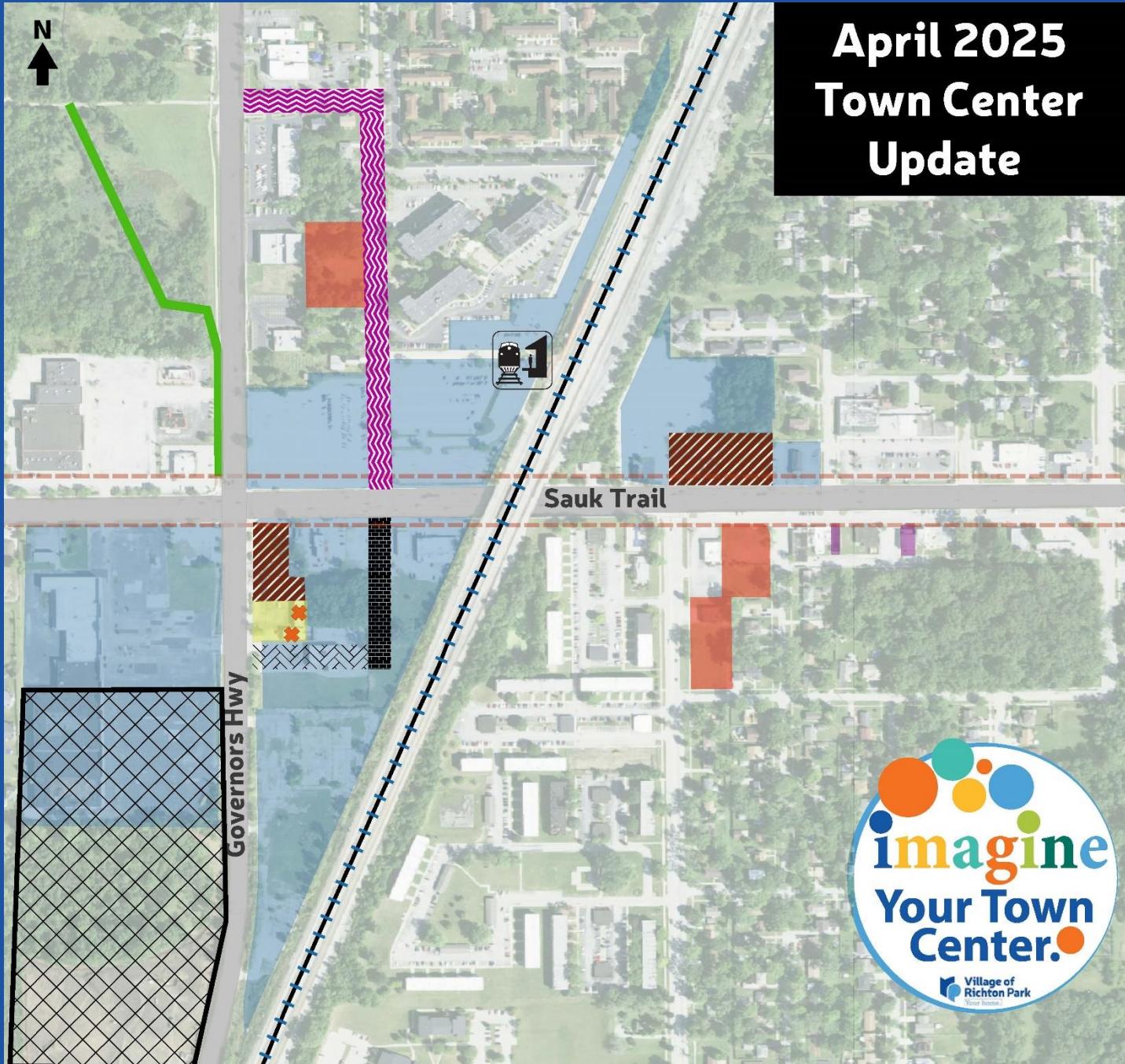




Town Center

Active Redevelopment Activities





April 2025 Town Center Update



Legend



Richton Park Station



In progress



Site cleared, Topsoil, Grading & Seeding planned for Summer 2025



Proposed North Butterfield Creek Multi Use Trail

ITEP Grant Submitted in 2024 Design & Construction



Bidding for Richton Road Extension

Construction in 2025
DCEO RDMS Grant



Richton Road Extension in Design DCEO RDMS Grant



Proposed Regional Trail



Proposed Two-way Conversion



Proposed Site Planning CMAP Grant Submitted in 2025



2024 EPA BCWA Brownfield Grant Assessment Sites



2025 RFP Sites

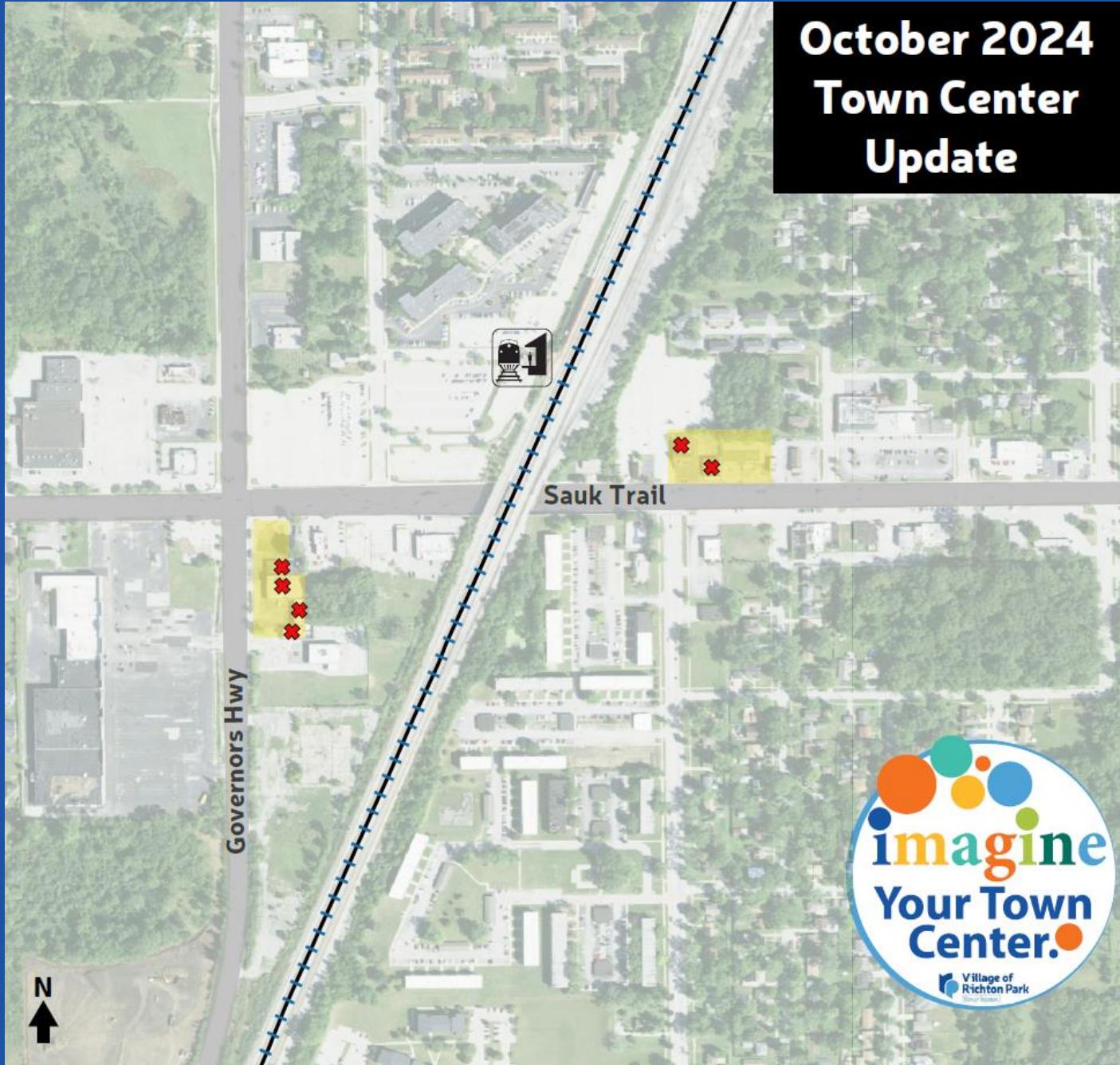


RDAs Pending

Town Center

Active Redevelopment Activities





October 2024 Town Center Update



Legend



Richton Park Station

2024 Request for Proposal (RFP)
More Info: 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

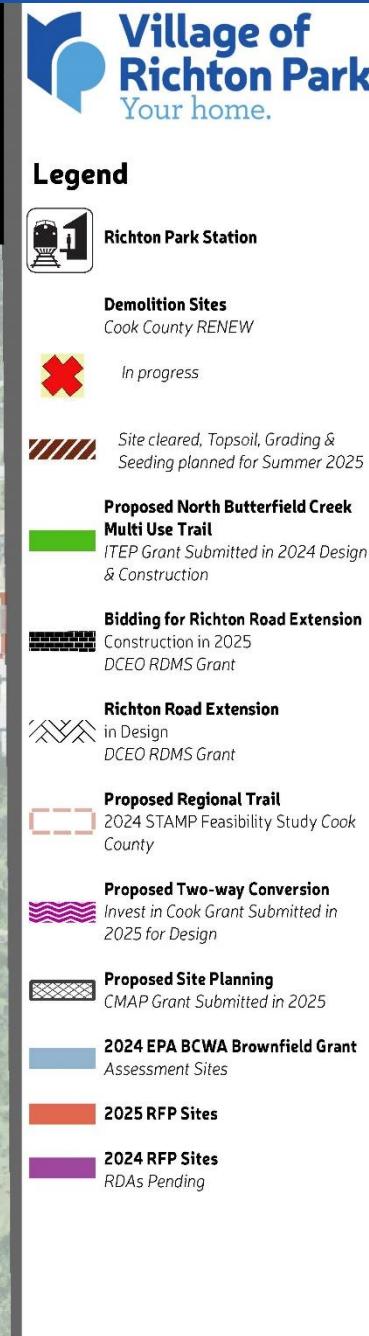
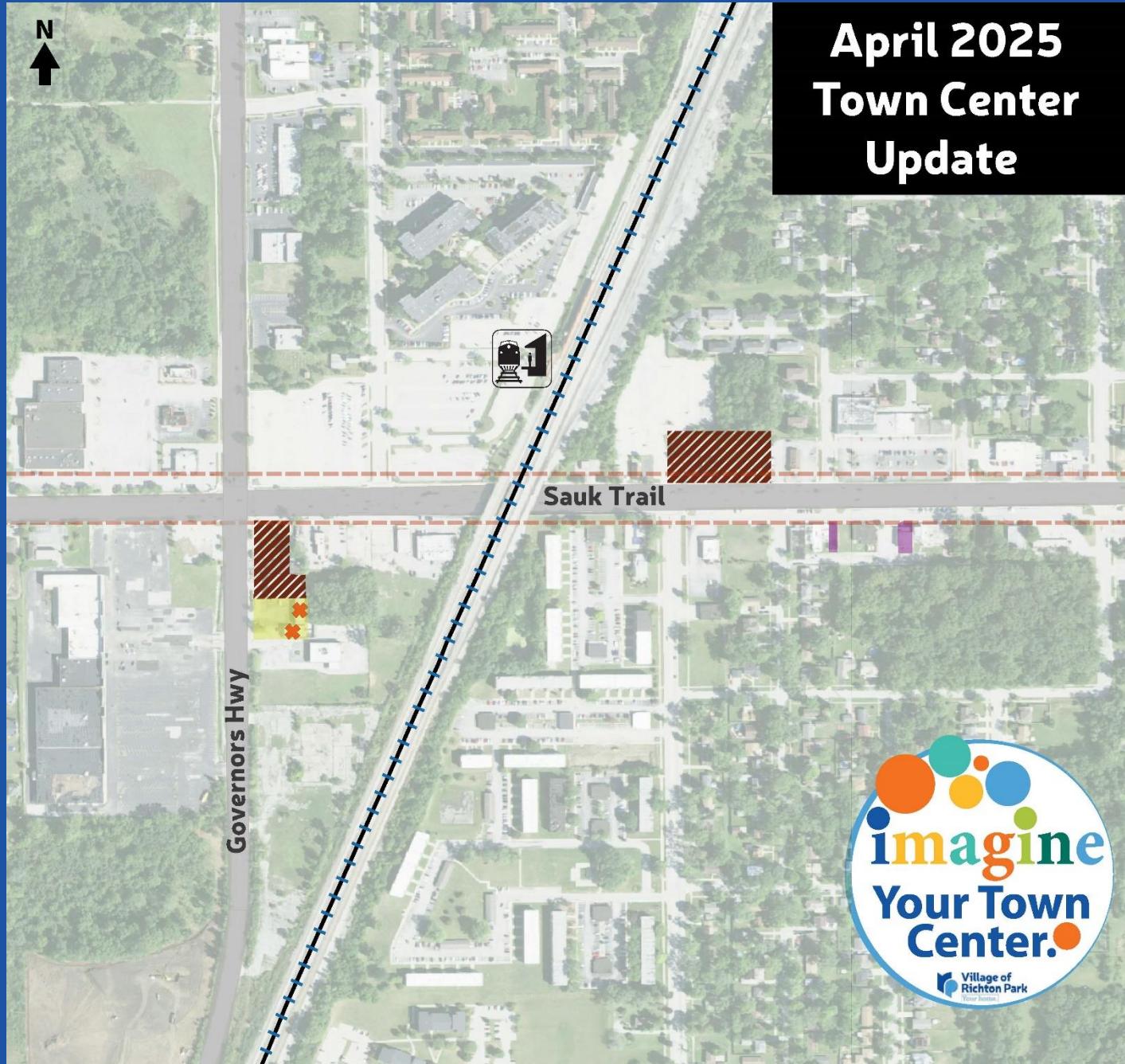
Building Demolitions

Six Structures to
be demolished
by Summer '25

Cook County
RENEW



Demolitions

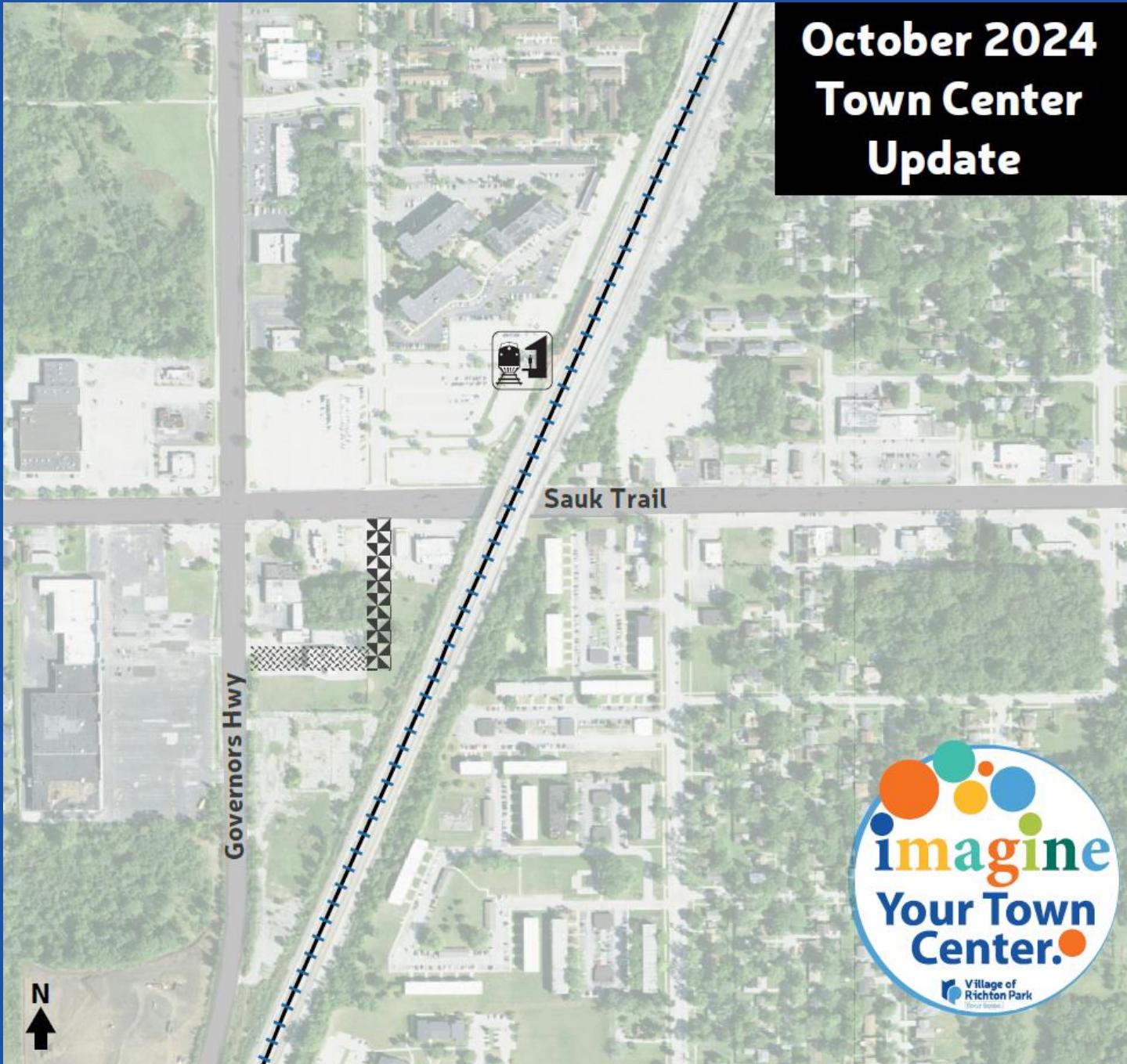


Four of Six Structures Demolished

Cook County RENEW [video link](#)

Topsoil, Grading & Seeding Planned for Summer 2025





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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

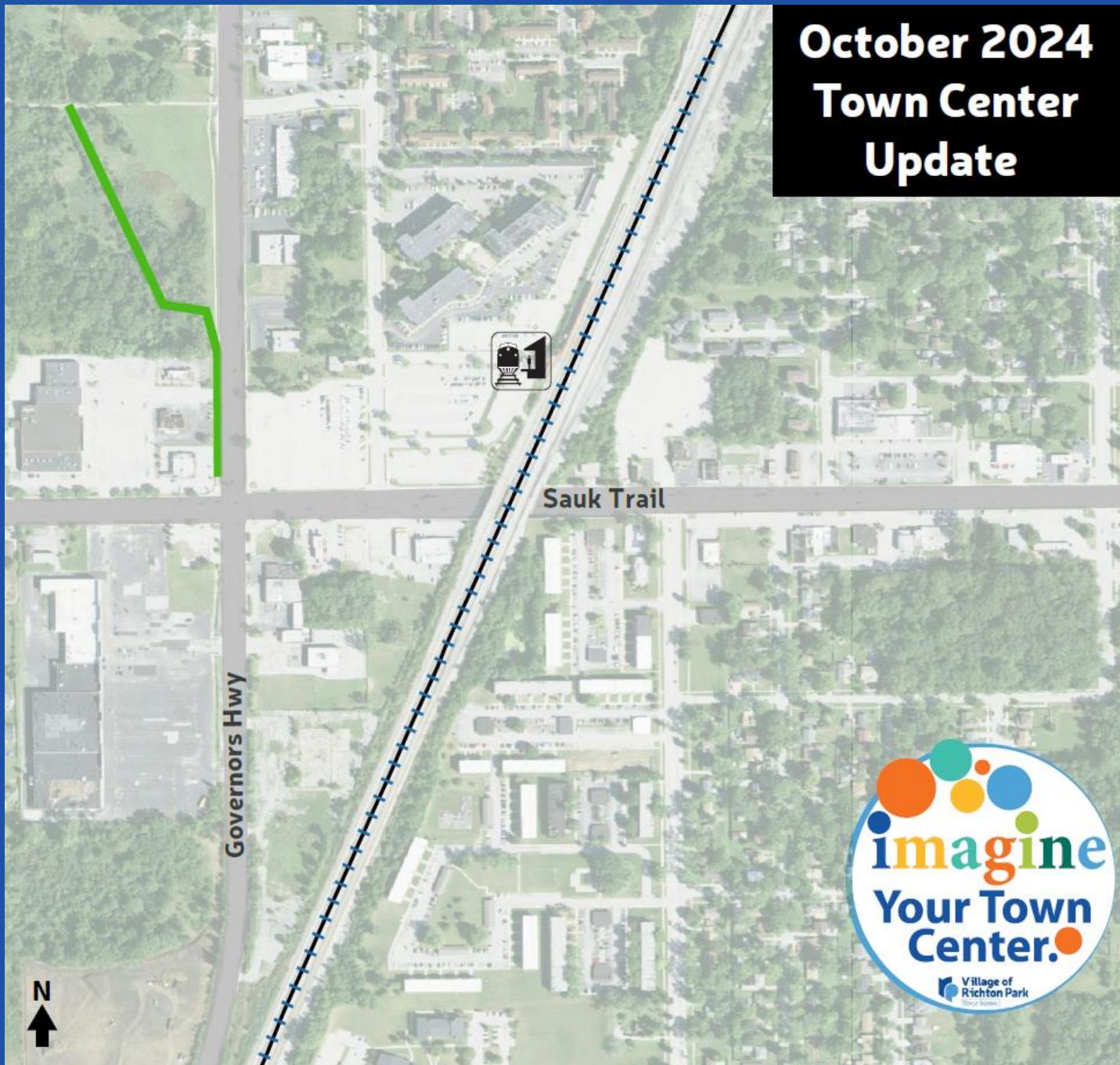
2024 EPA BCWA Brownfield Grant
Assessment Sites

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DCEO RDMS Grant

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





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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

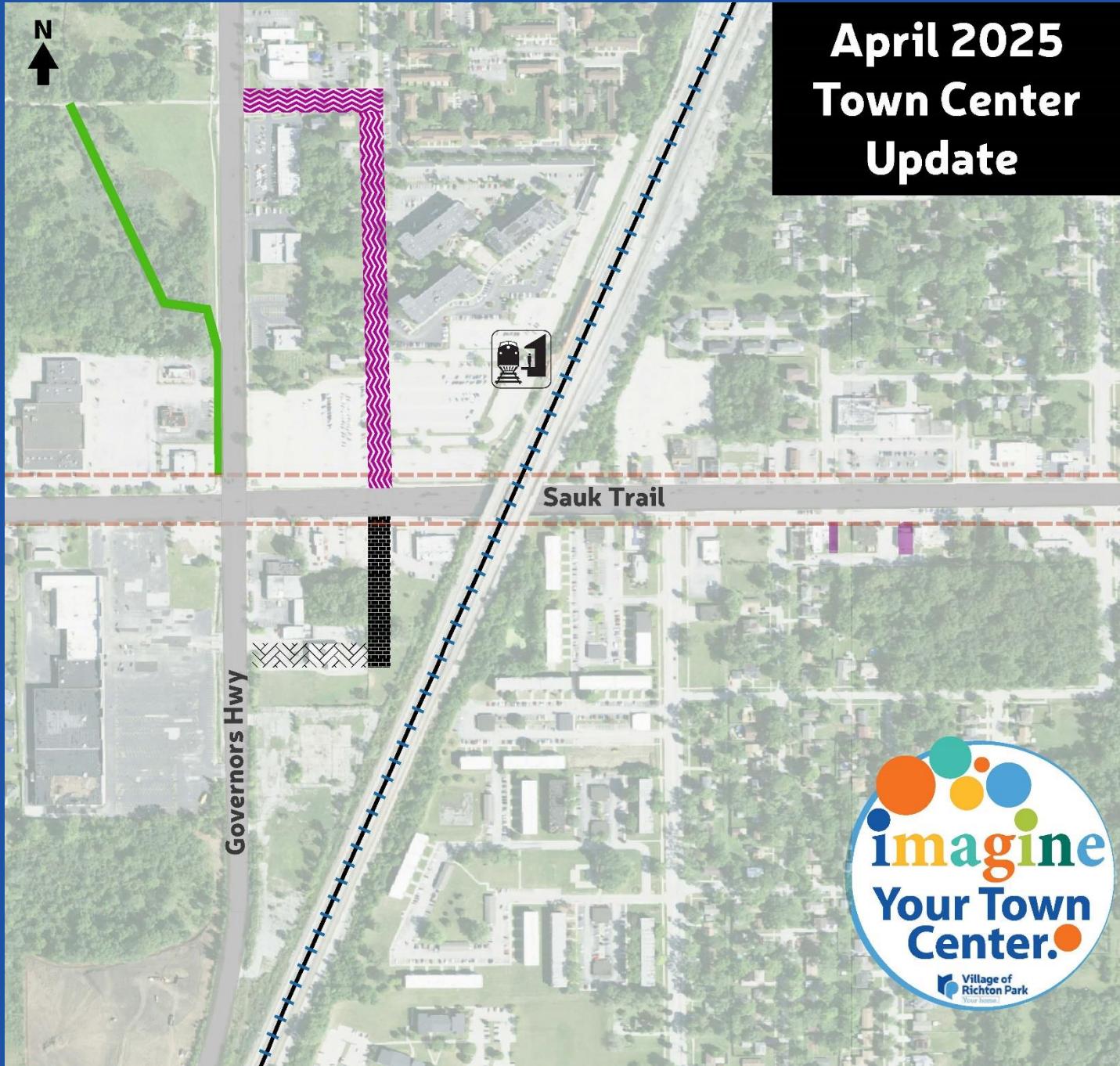
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IDOT ITEP Grant

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





Legend

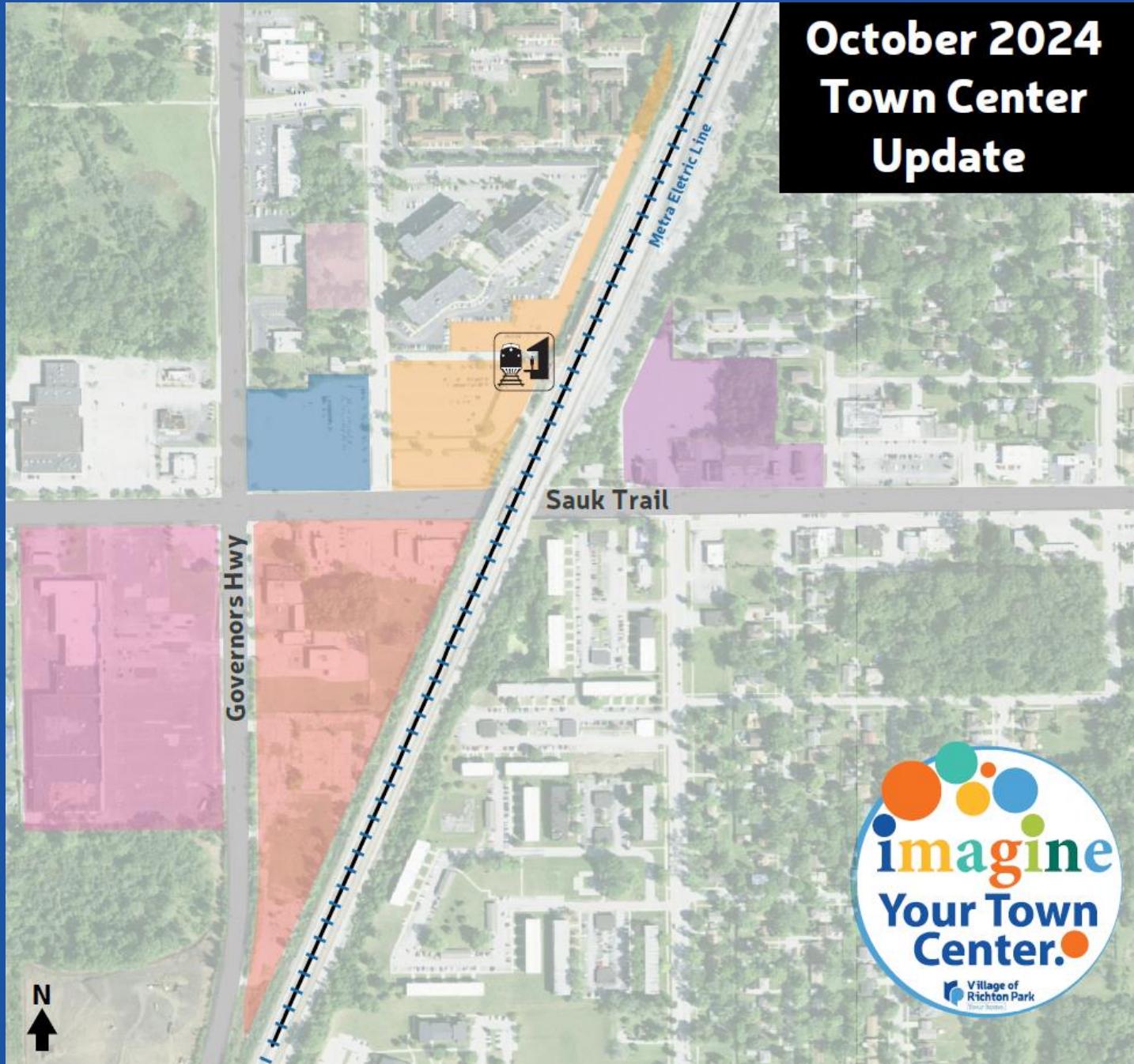
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-  Demolition Sites
Cook County RENEW
-  In progress
-  Site cleared, Topsoil, Grading & Seeding planned for Summer 2025
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-  Richton Road Extension
in Design
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-  Proposed Two-way Conversion
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-  Proposed Site Planning
CMAP Grant Submitted in 2025
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Assessment Sites
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-  2024 RFP Sites
RDAs Pending

Invest in Cook Grant

Applied for
\$300,000 for
design of Richton
Road One-Way to
Two-Way
Conversion



October 2024 Town Center Update



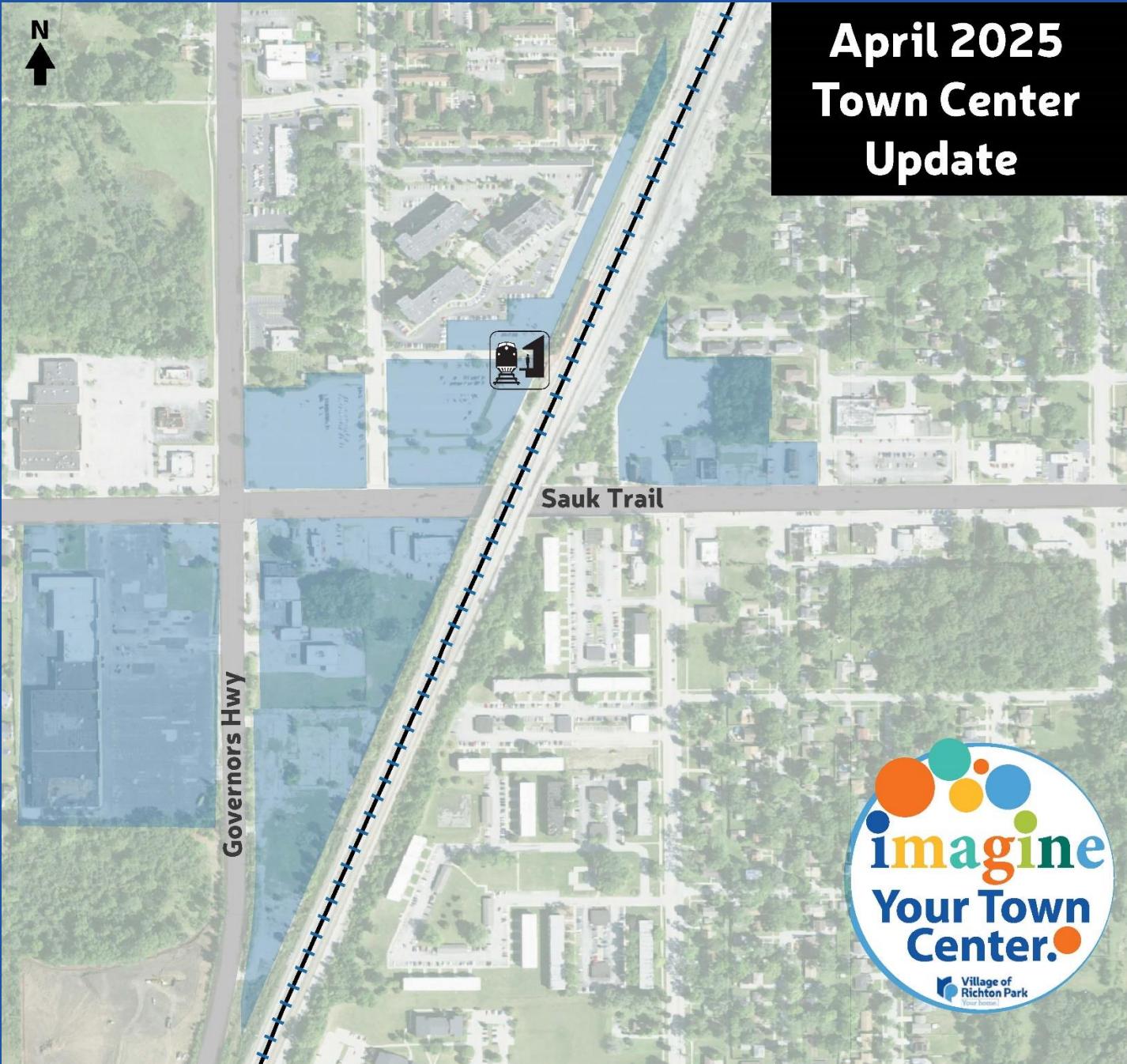
Legend

- Richton Park Station**: Train icon with number 1
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EPA BCWA Grant

\$400,000 for Environmental Site Assessments





April 2025 Town Center Update



Legend

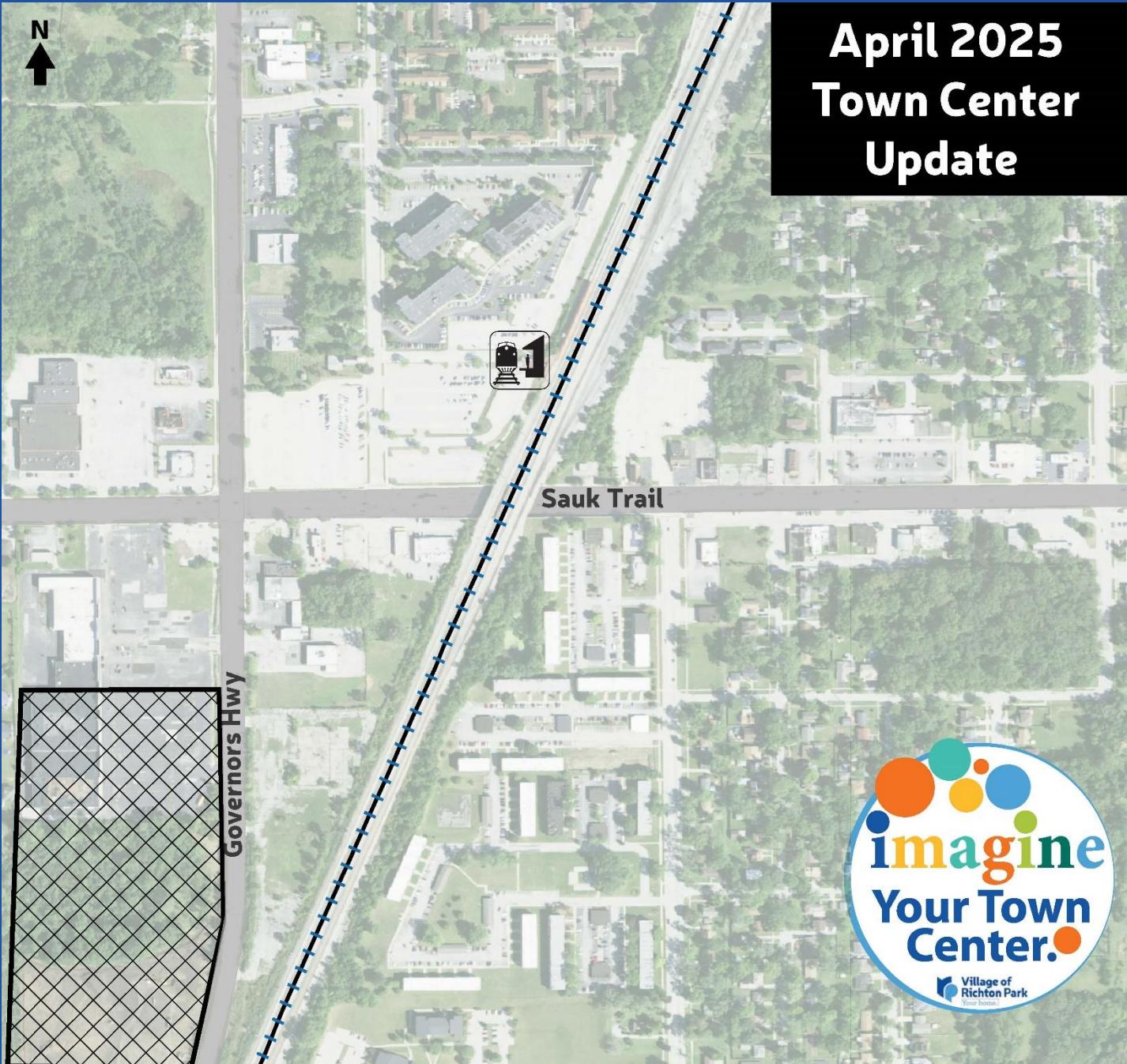
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-  **2024 RFP Sites**
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EPA BCWA Grant

Completed So Far:

14 Phase I ESAs
4 Phase II ESAs





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RDAs Pending

CMAP Technical Assistance Grant Application for Site Planning

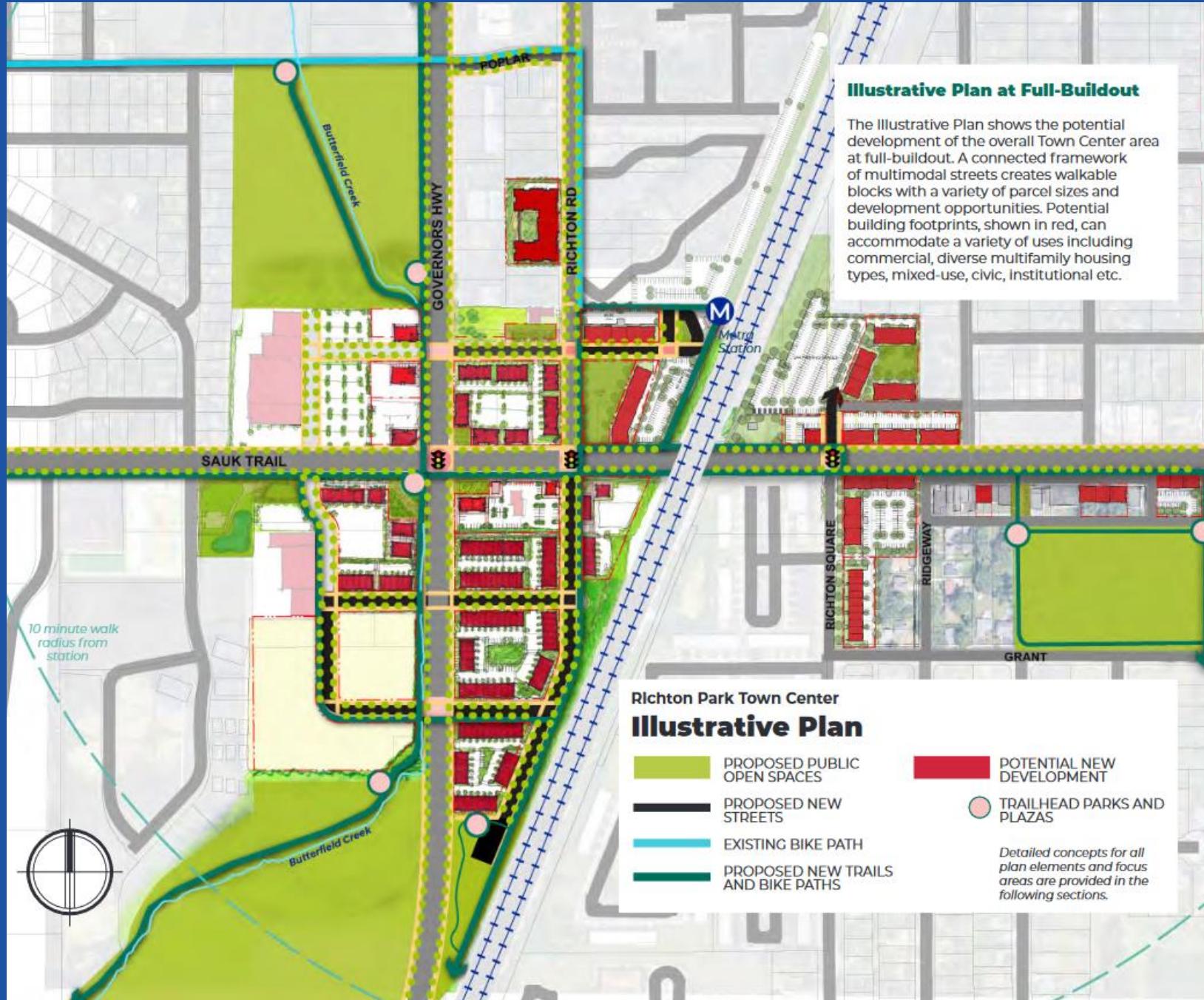
- Butterfield Creek & Town Center Stormwater Detention Area

- Former Zayre's Department Store & Outlet (abandonment initiated in Fall 2024)



2024 Town Center Plan

Accepted
June 2024



2024 Request for Proposals



REQUEST FOR PROPOSALS

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



Find more information at
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

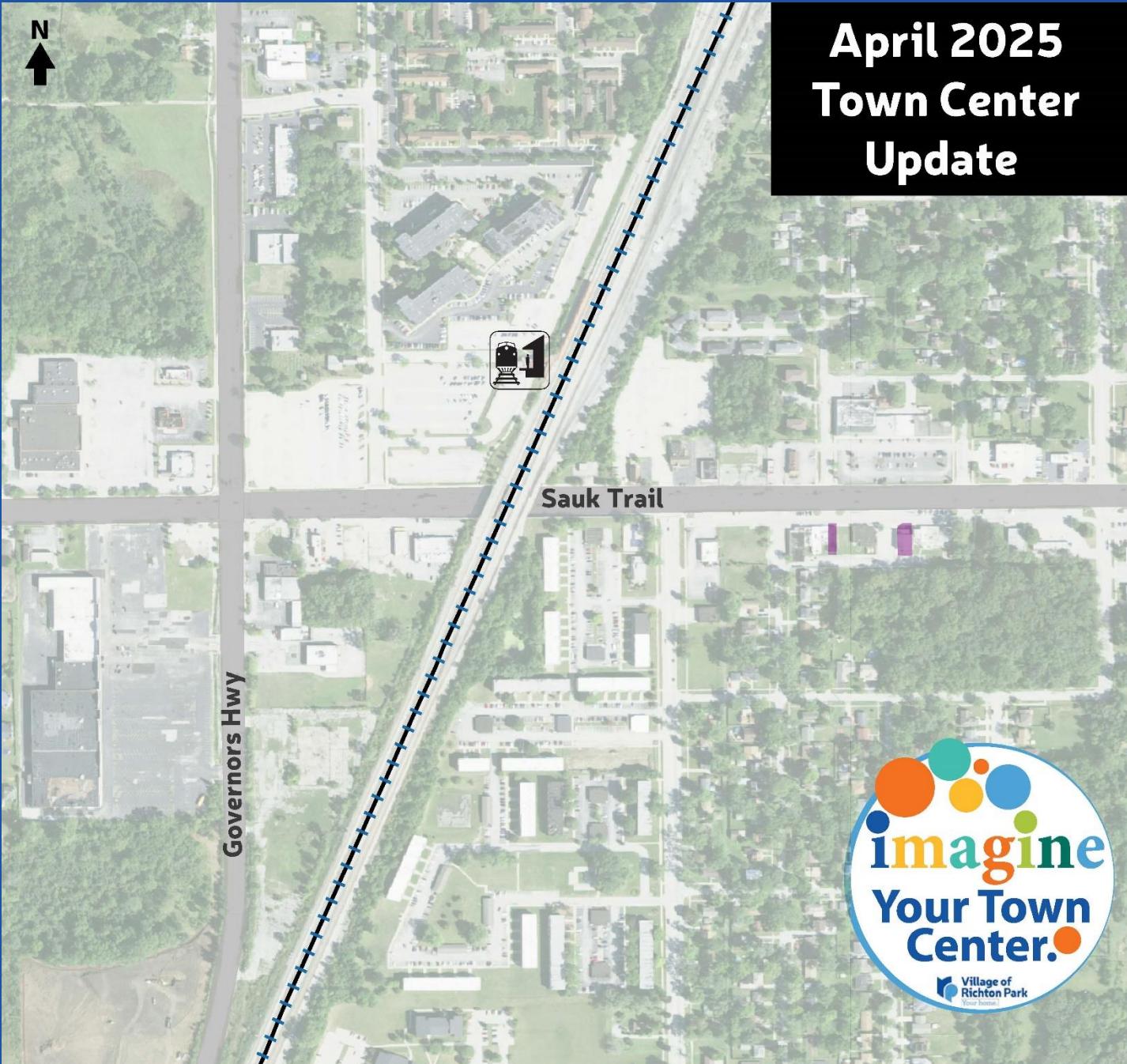


New construction site suitable for
mixed-use, retail and residential



**DEADLINE FOR
RFP SUBMITTALS**

DECEMBER 17, 2024



2024 RFPs

- 15 applicants
- 21 proposals
- 2 selected
- Redevelopment agreements forthcoming



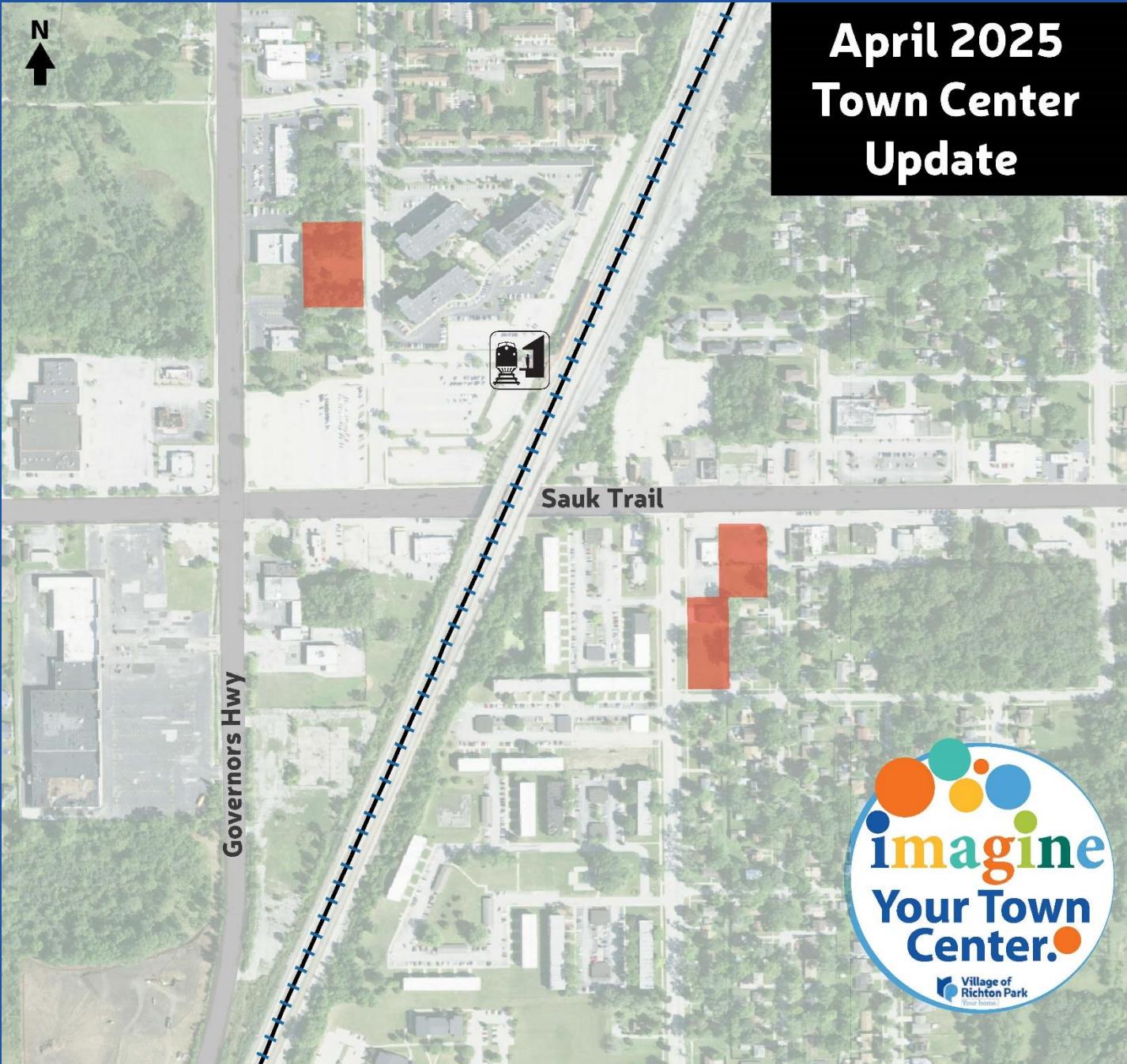
2025 Request for Proposals





Anticipated 2025 RFPs:
Lakewood Bowl
Lakewood Plaza Outlets





2025 RFPs

Tentative sites for new construction:

**-3747 Sauk Trl
Mixed Use**

**- Richton Rd
Multi-family**

**- Richton Sq Rd
Multi-family /
Mixed Use**



