

December 17, 2013

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# Developer Panel Summary Report

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Richton Park, IL

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Prepared by:



## **Introduction**

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The Regional Transportation Authority (RTA) has invested over \$4 million of its own funds and leveraged over \$6 million of local and Federal funds during the past 15 years to complete approximately 90 transit-oriented development (TOD) planning studies through the RTA's Community Planning funding program. This program funds TOD planning studies that promote walkable, mixed-income, mixed-use development co-located and/or well-connected to retail and business uses in transit station areas while also increasing overall access to transit. Additionally, since 2011, the RTA has offered communities an opportunity to receive plan implementation technical assistance through the Community Planning program. From the RTA's perspective, pursuing and achieving implementation of these plans can result in more efficient transit operations, improved access to transit services and a potential for increased ridership for all three of our Service Boards (Metra, Pace and CTA). Implementation efforts can also increase private investment in TOD areas while promoting the principles of sustainability and livability.

As part of these increased efforts, the RTA is working with the Urban Land Institute (ULI) in Chicago to facilitate discussions between individual communities and development experts to shed light on the future of TODs and how this relates to the changing market and economy.

### **Developer Panel Participants**

**Paul Ivers**, Cambridge Homes

**Mike Mallon, CCIM**, dkmallon

**Tony Manno**, RTA

**Shawn Temple**, Weston Solutions Green Redevelopment

**Greg Terwilliger**, Ledcor Group

**Art Zwemke**, Robert Arthur Land Company

### **Village of Richton Park Participants**

**Ouida Drummond-Neal**, Economic Development Coordinator

**Rick Reinbold**, President

**De'Carlton Seewood**, Village Manager

**Regan Stockstell**, Community Development Director

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## **Background Information**

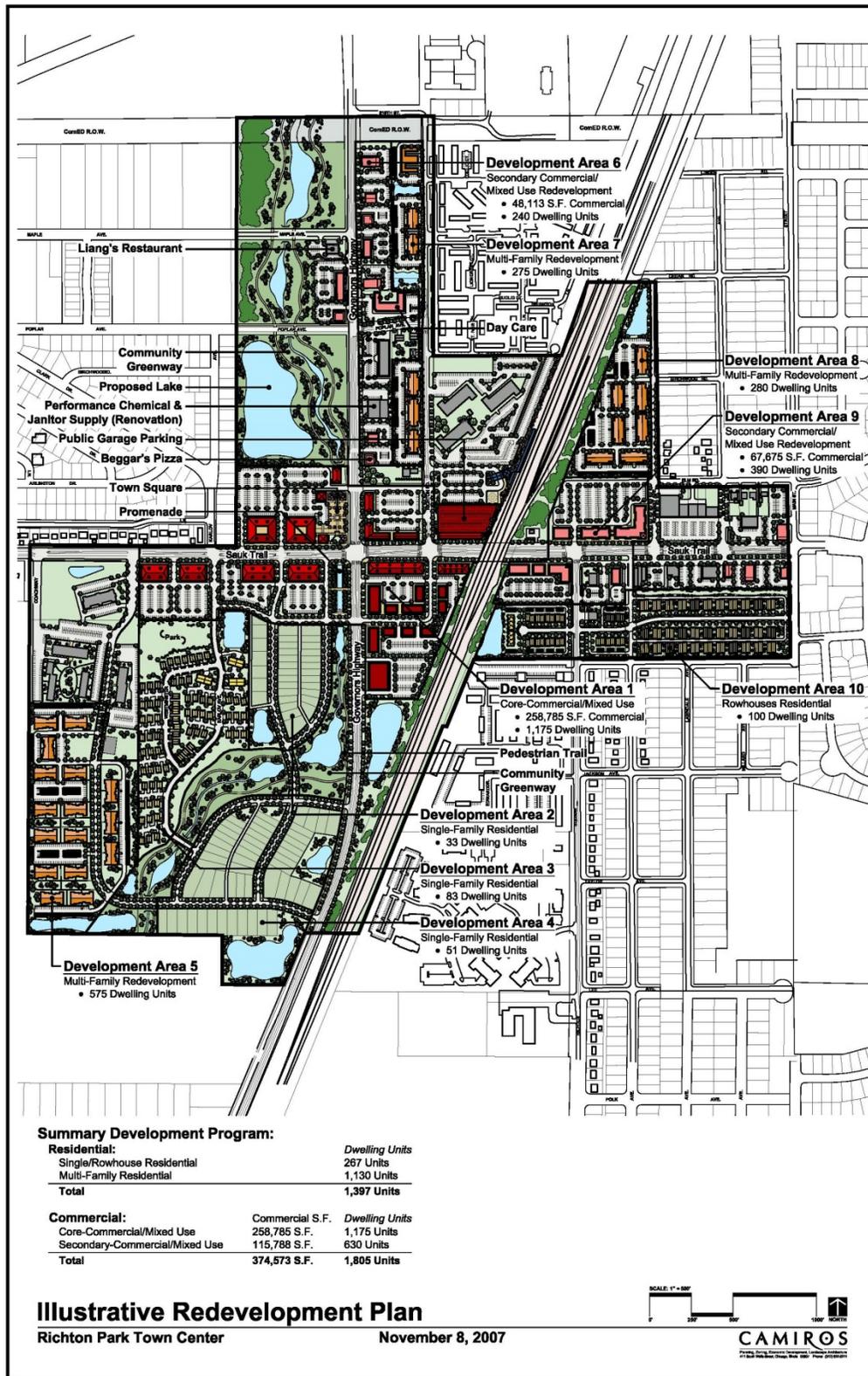
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The Village of Richton Park completed their [RTA-funded TOD Plan](#) in 2004. This Plan, completed by the HNTB Corporation, explored mixed-use redevelopment opportunities near the Richton Park Metra Commuter Rail Station by conducting a preliminary market analysis and survey of stakeholder perceptions. In 2007, this effort was followed by the creation of a Town Center Development Plan that includes an inventory of Village-owned properties, Illustrative Redevelopment Plan, Town Center Planned Unit Development (PUD) District and Zoning Standards, Design Guidelines, Streetscape Manual and implementation strategies prepared by Camiros, Ltd.

In addition to the completion of the Town Center Development Plan, the Village also has been aggressive with property acquisition for available properties located within the Town Center area. Currently, the Village controls over 25 land parcels totaling approximately 45 acres in size including the Metra Commuter parking lots located east and west of the station. In 2011, the Village completed its first public project in the Town Center with right-of-way improvements along Sauk Trail including the reconstruction of sidewalks, installation of decorative fencing, masonry walls at the Metra underpass and posting of historic pictures highlighting the Village's "Proud Past and Bright Future".

Recently, the Village completed its Town Center Park Design that will be developed into a passive park setting at the southeast corner of Sauk Trail and Governors Highway. The Village is also working on the completion of a storm water master plan that will address all of the Town Center storm water capacity needed for future development. In 2012, the Village adopted a new Tax Increment Finance Plan (TIF) that is inclusive of the entire Town Center area. Most recently, the Village joined the South Suburban Land Bank Development Authority to partner on different development initiatives in the Village's Town Center development goals.

# Study Area



## **Summary of Key Recommendations from Discussion**

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On December 17, 2013 a panel of ULI members met with the Village of Richton Park to discuss the Village's past and current planning efforts to attract investment in the Town Center area. The discussion included a presentation by the Village and a tour of the Town Center. The following recommendations were presented to the Village as a way to guide them moving forward:

- Convert Richton Road to a two-way street to improve access to/from the Metra station commuter parking lot. Also, proceed with plans to extend Richton Road to the south, across Sauk Trail into the Village-owned 8-acre parcel. Consider outdoor community event space and convenience retail for this area;
- Increase marketing efforts to connect with merchants, investors and developers by promoting the strengths of the community (I-57 interchange, schools and Metra access) as well as redevelopment opportunities, vacant parcels and economic development tools and incentives. Consider soliciting RFP responses for available parcels;
- Use Village funds to address overall stormwater issues in the TOD area perhaps by utilizing the Village-owned property north of the NW corner of Sauk Trail and Governor's Highway;
- Partner with local developers to resurrect the stalled Tallgrass residential development. Consider an entry-level duplex product. Additionally, relax brick ordinance to allow other exterior siding materials;
- Reach out to the owner of Governor's Plaza to create a recreation destination that might include indoor youth sports, adult fitness, laser tag, etc.;
- Beautify all four corners of the Sauk Trail and Governor's Highway intersection to create a gateway to Richton Park.