

Ecology for a New Economy Richton Park Western Green Infrastructure Development Plan

Tom Price, Senior Manager
Environmental Consulting & Technology



Richton Park Green Infrastructure Development Plan

- Phase 1 Completed August 2017
- Phase 2 Completed October 2018

Richton Park Western Corridor Integrated Green Infrastructure Development Plan October 25, 2018



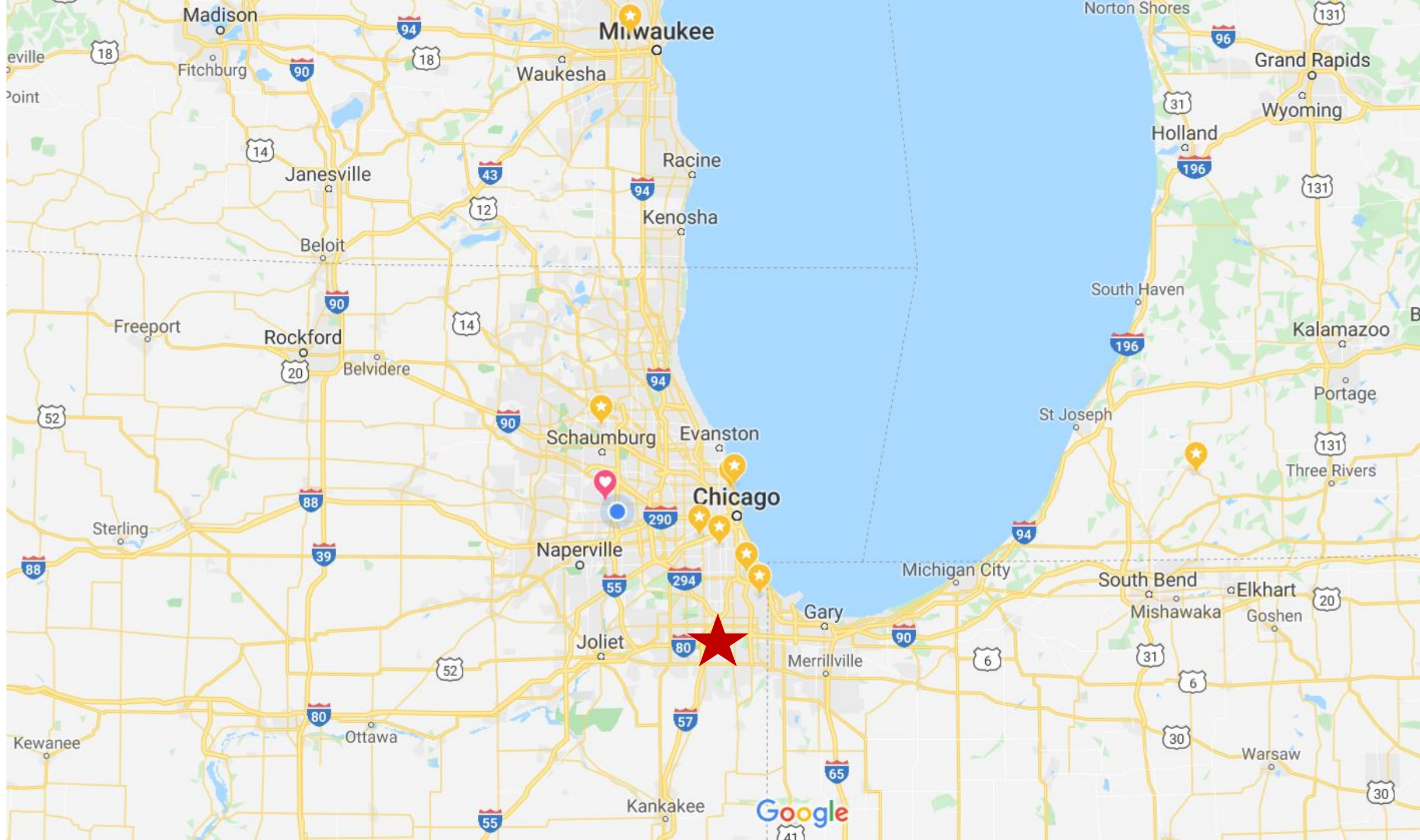
Conservation Design Forum
403 W. St. Charles Road
Lombard, IL 60148

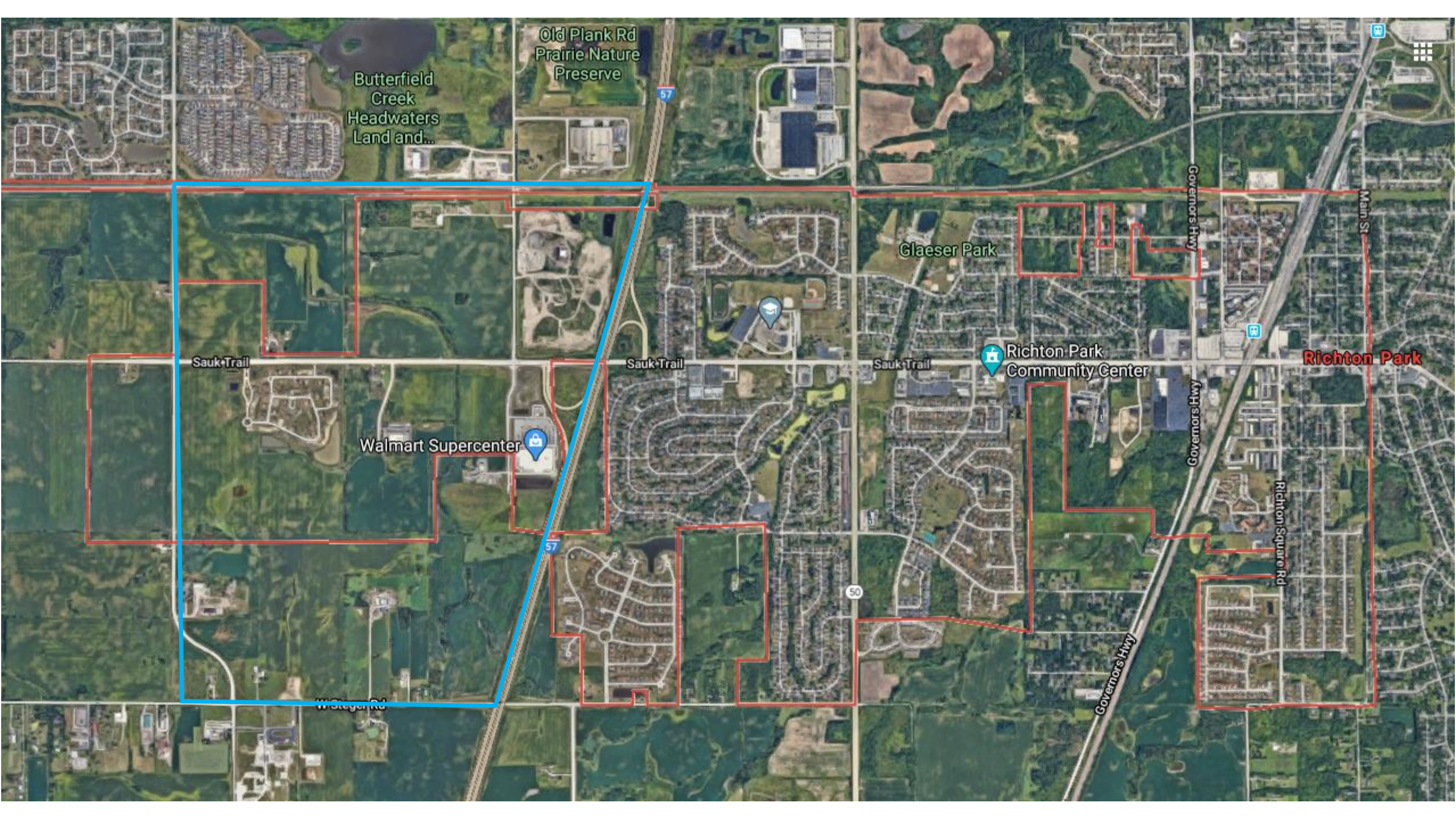
Geosyntec Consultants
1420 Kensington Road, Suite 103
Oak Brook, IL 60523

Local Technical Assistance (LTA) Program Richton Park and CMAP Partnership

- Comprehensive Plan (2014)
- Revised Zoning Ordinance (2016)
- Capital Improvement Plan (2017)
- Stormwater Master Plan
 - Phase 1 (2017)
 - Phase 2 (Complete)







Butterfield
Creek
Headwaters
Land and...

Old Plank Rd
Prairie Nature
Preserve

Glaeser Park

Sauk Trail

Sauk Trail

Sauk Trail

Richton Park
Community Center

Richton Park

Walmart Supercenter

Governors Hwy

Governors Hwy

Richton Square Rd

Governors Hwy

Main St

W Steyer Rd

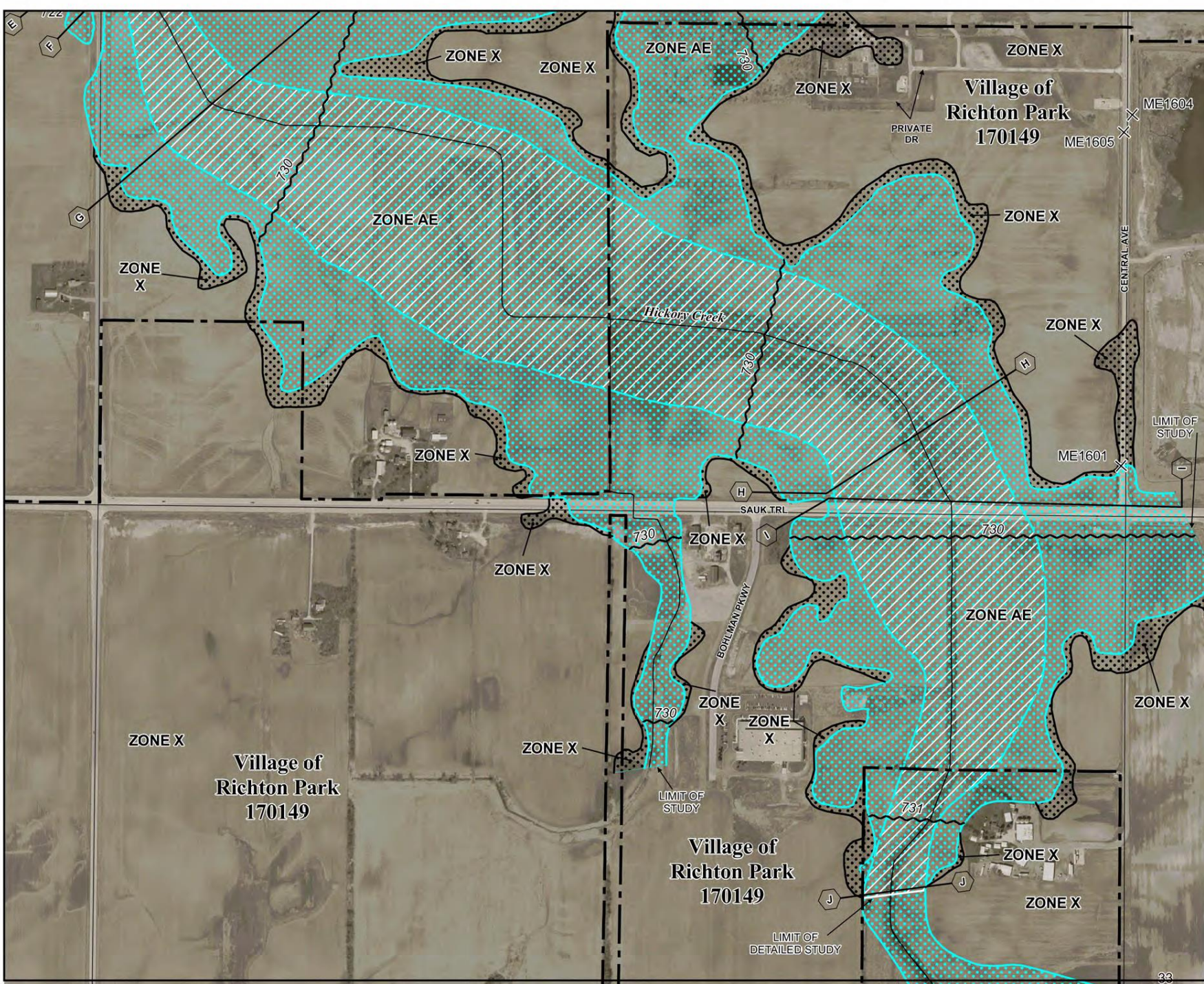
57


57

50

Green Infrastructure Development Plan Goals

- Take advantage of I-57 interchange & existing Walmart for economic development
- Maximize market-appropriate development potential while protecting integrity of Hickory Creek corridor
- Continue to work with CMAP LTA program to prepare a plan for the western corridor subarea
- Create a plan that can be used to work with landowners and potential developers.





MAP SCALE 1" = 500'

0 500 1000 FEET

0 500 1000 METERS

NFIP

PANEL 0782J

FIRM

FLOOD INSURANCE RATE MAP

COOK COUNTY, ILLINOIS

AND INCORPORATED AREAS

PANEL 782 OF 832

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)


CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0782	J
FRANKFORT, VILLAGE OF	170701	0782	J
MATTESON, VILLAGE OF	170123	0782	J
RIGHTON PARK, VILLAGE OF	170149	0782	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
17031C0782J

MAP REVISED
AUGUST 19, 2008


Federal Emergency Management Agency

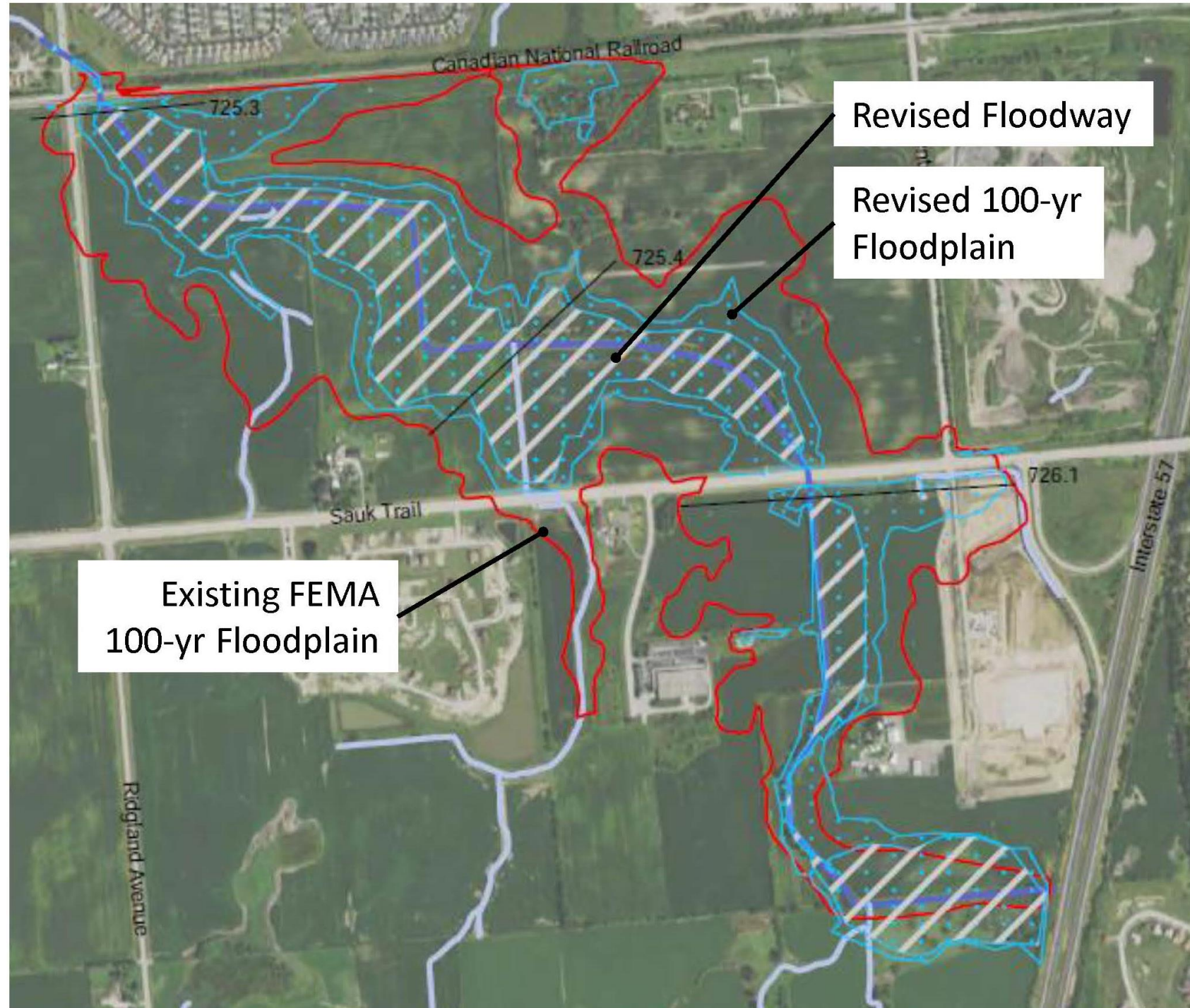
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Richton Park Natural Features

- Hickory Creek
- Tributary Streams and buffers
- Wetlands
- Hydric Soils



Preliminary Floodplain Mapping Revision

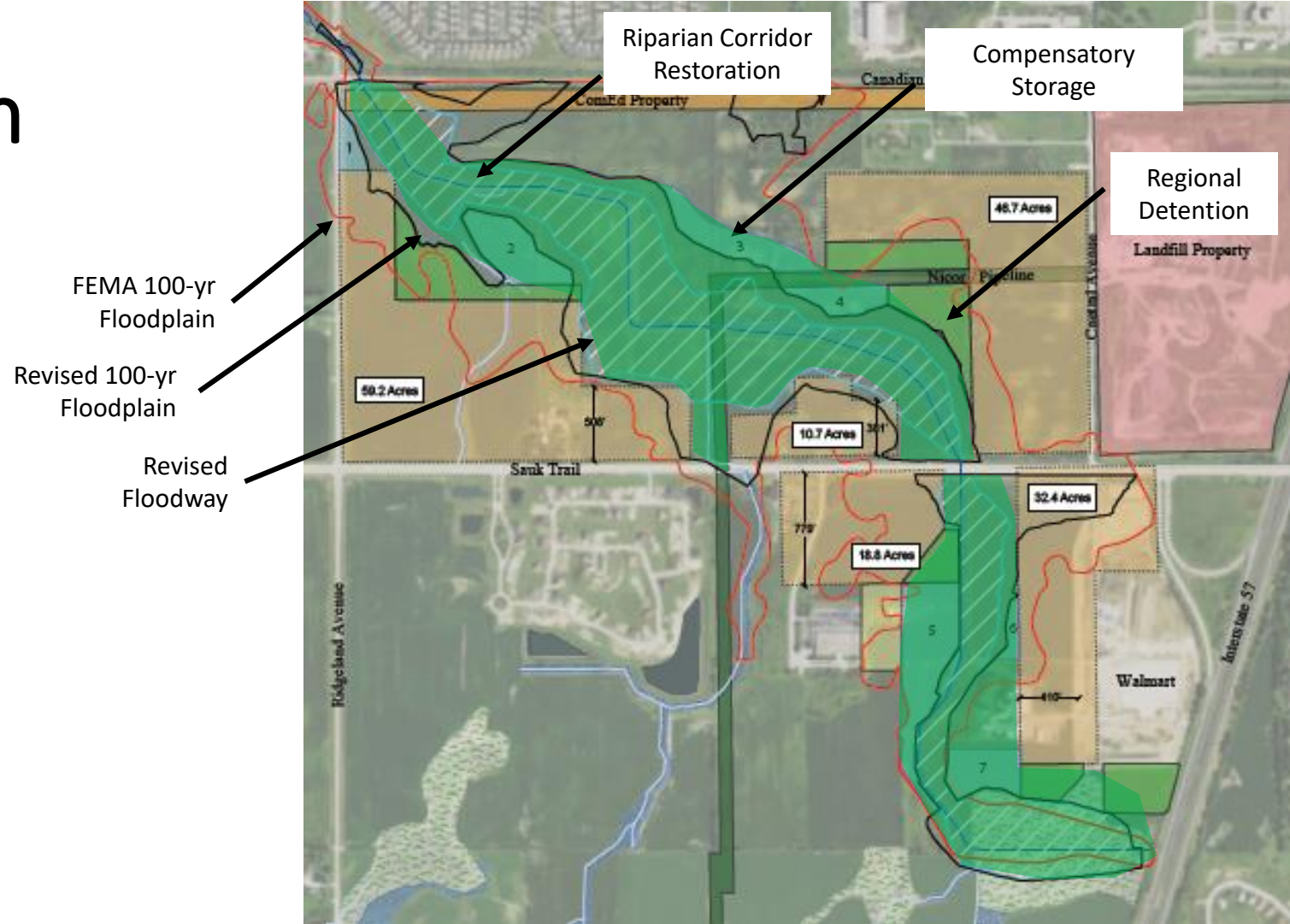


Integrated Plan

182 developable acres

- Revised Floodway
- Revised Floodplain
- FEMA Floodplain
- Hickory Creek
- Unnamed Tributary

- Detention Basin
- Aerial Identified Wetlands and Riparian Zones
- NWI Wetlands
- Proposed Developments
- Potential Facility Expansion
- Potential Compensatory Storage Areas



VILLAGE OF RICHTON PARK, ILLINOIS

Retail Market Analysis for the I-57 Corridor

November 2016



VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

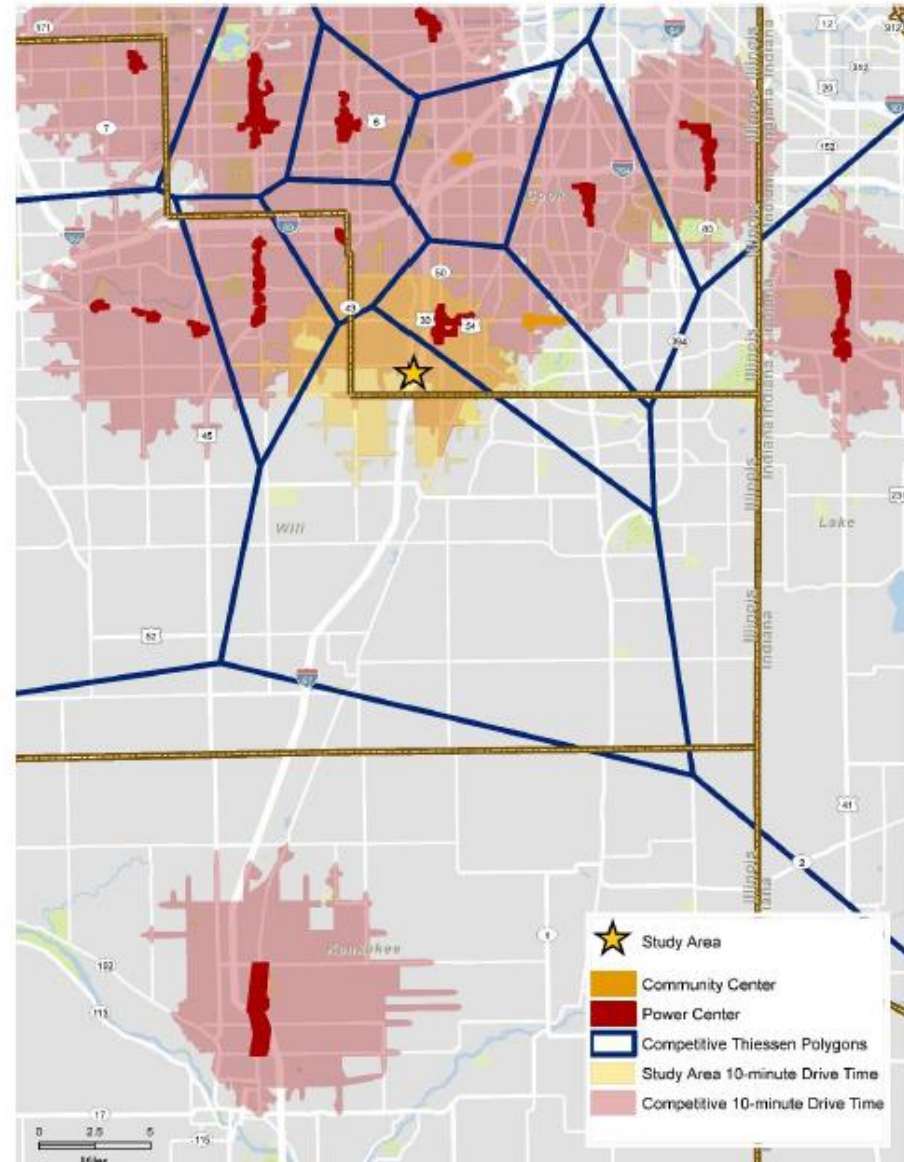
TRADE AREA ANALYSIS

- The Trade Area was estimated based on:
 - Competitive supply and the key existing power center clusters^[1];
 - Transportation network and typical 10-minute drive times for power centers; and
 - Lines of equidistance between the centroid of clusters ("thiessen polygons")^[2].
- This approach accounts for the typical travel-time along the existing road network for larger-scale suburban retail centers and the spatial distribution of competitive retail supply available to consumers.
- Due to the proximity of the Matteson and Olympia Fields clusters, we have assumed that the Richton Park Study Area will compete directly with these clusters to capture retail demand within the trade area. Thus, the northern edge of the Trade Area is adjusted to utilize the Matteson retail cluster's thiessen polygon lines.
- There are limited retail clusters located to the south of Richton Park which provides an opportunity for Richton Park, Matteson, Flossmoor and Olympia Fields to effectively split the southern market with Bourbonnais (for typical non-mall retailers)^[3].

[1] Olympia Fields is excluded as a competitive cluster as it is not a power center (it is being considered as a competitive cluster within the trade area).

[2] A consumer on a dark blue line between two retail clusters is equidistant from both nodes.

[3] Example non-mall retailers include big-box stores and in-line retail selling grocery general merchandise, furniture, or building materials.

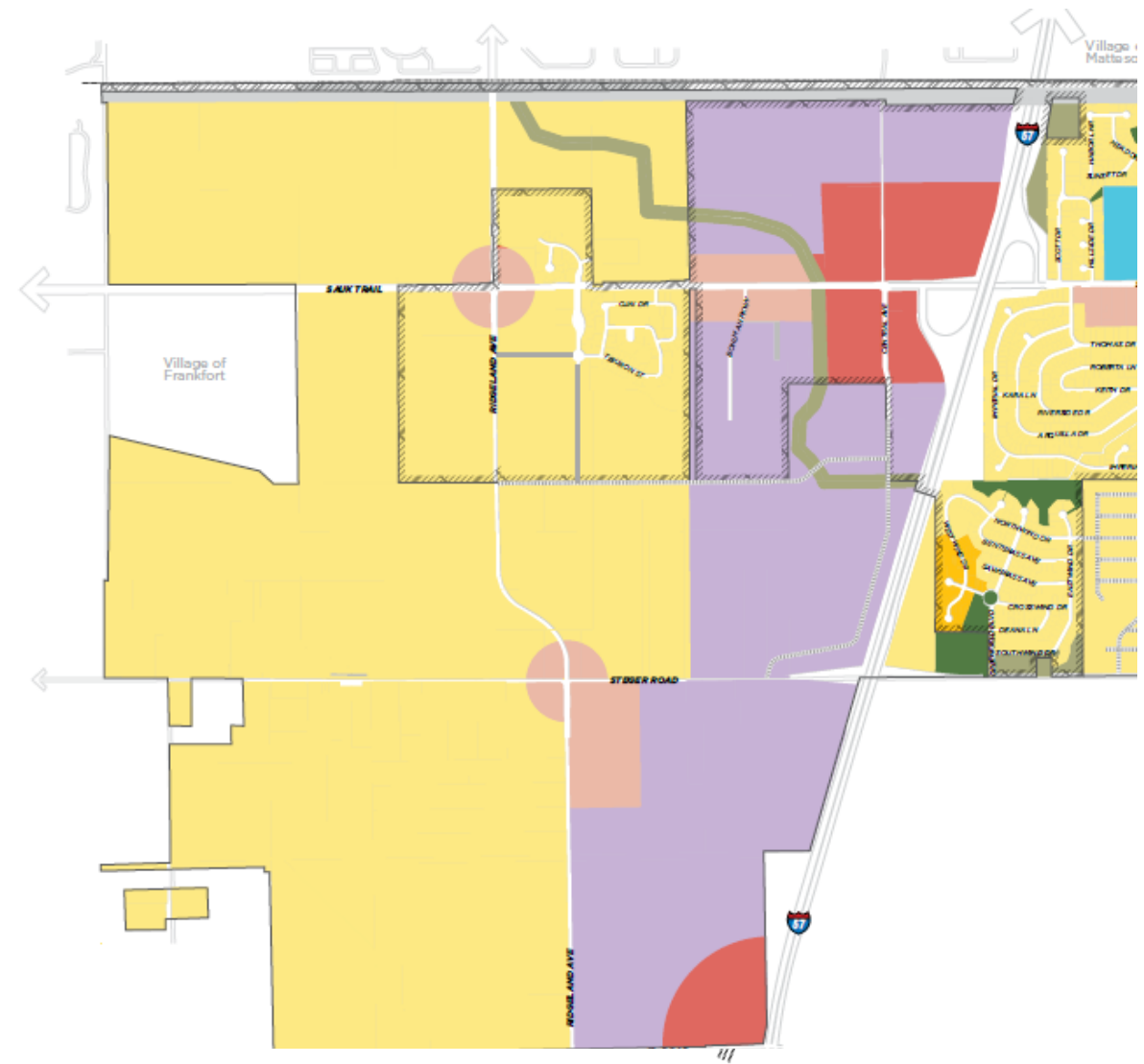


Retail Market Potential

- 280,000 to 520,000 sf of retail/commercial (46 to 85 supportable gross acres) through 2025
- Near term potential for outlot and in-line retail
- Longer term potential for a community/regional center with additional anchor



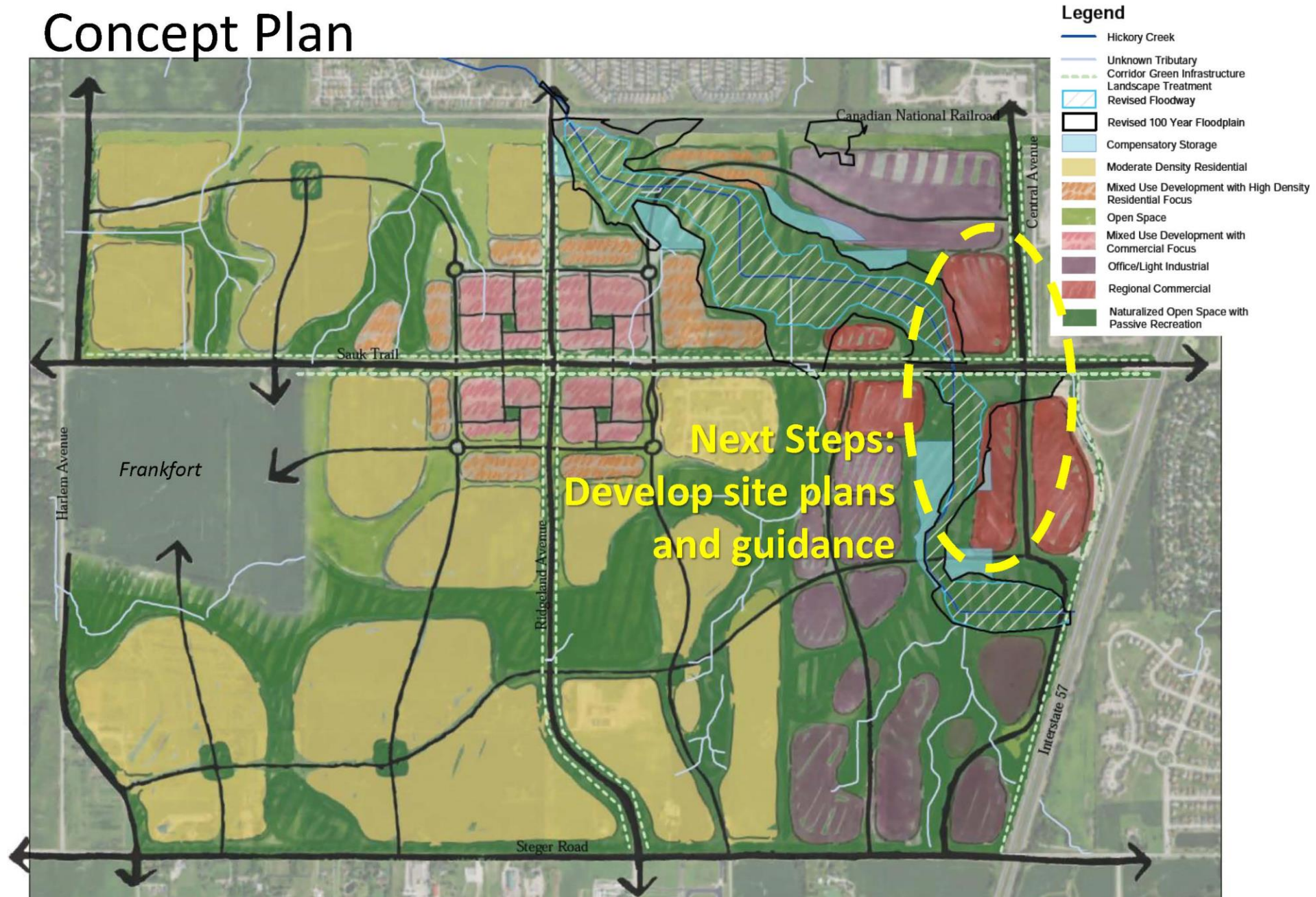
Richton Park Comprehensive Plan



LAND USE PLAN

- | | | |
|------------------------|-----------------------|------------------------|
| Detached Single Family | Town Center/Mixed-Use | Transportation/Utility |
| Attached Single Family | Industrial/Office | Village Boundary |
| Multi-Family | Public/Semi-Public | Planning Boundary |
| Local Commercial | Park | Town Centre |
| Regional Commercial | Natural Areas | New Streets |

Long Term Green Infrastructure Development Concept Plan



Phase 2 Green Infrastructure Development Plan

Two Parallel Tracks

- Floodplain Remapping (LOMR) – Richton Park/Geosyntec
- Subarea Plan Development – Richton Park/CMAP/ECT

Phase 1
Study Area

Phase 2
Study Area

Sauk Trail

Walmart Supercenter

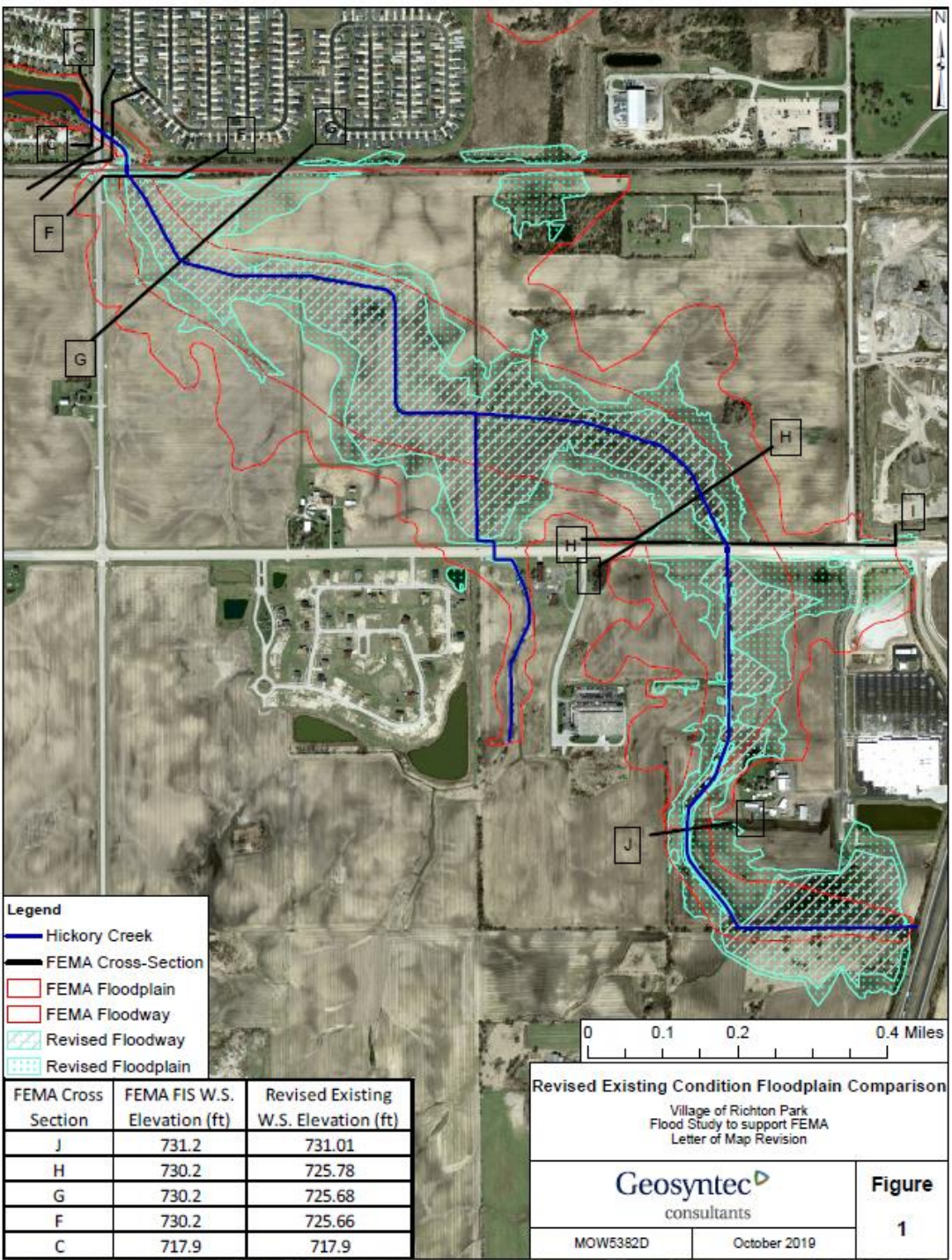
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W Steger Rd

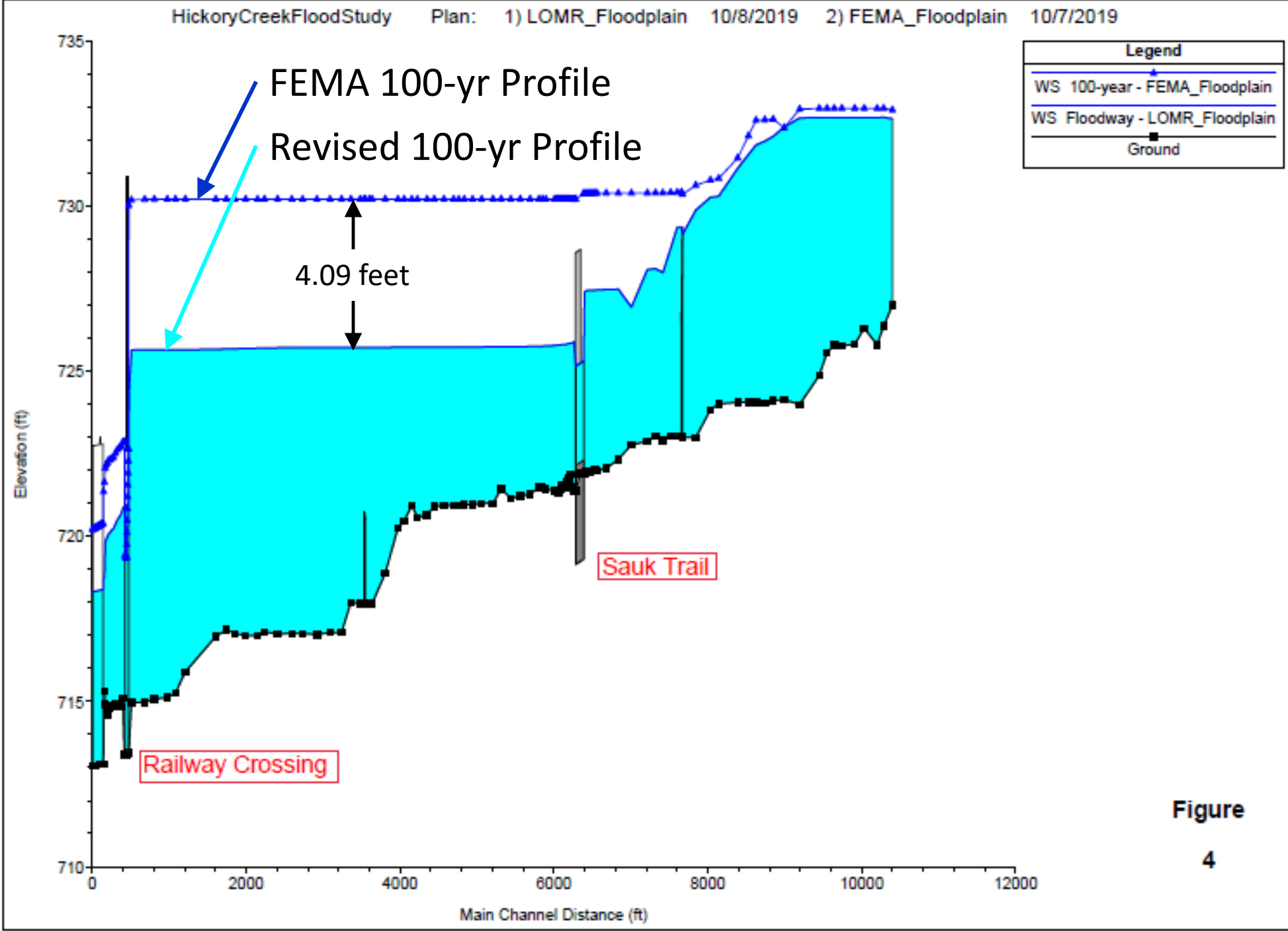
Google



Floodplain Remapping



Floodplain Remapping



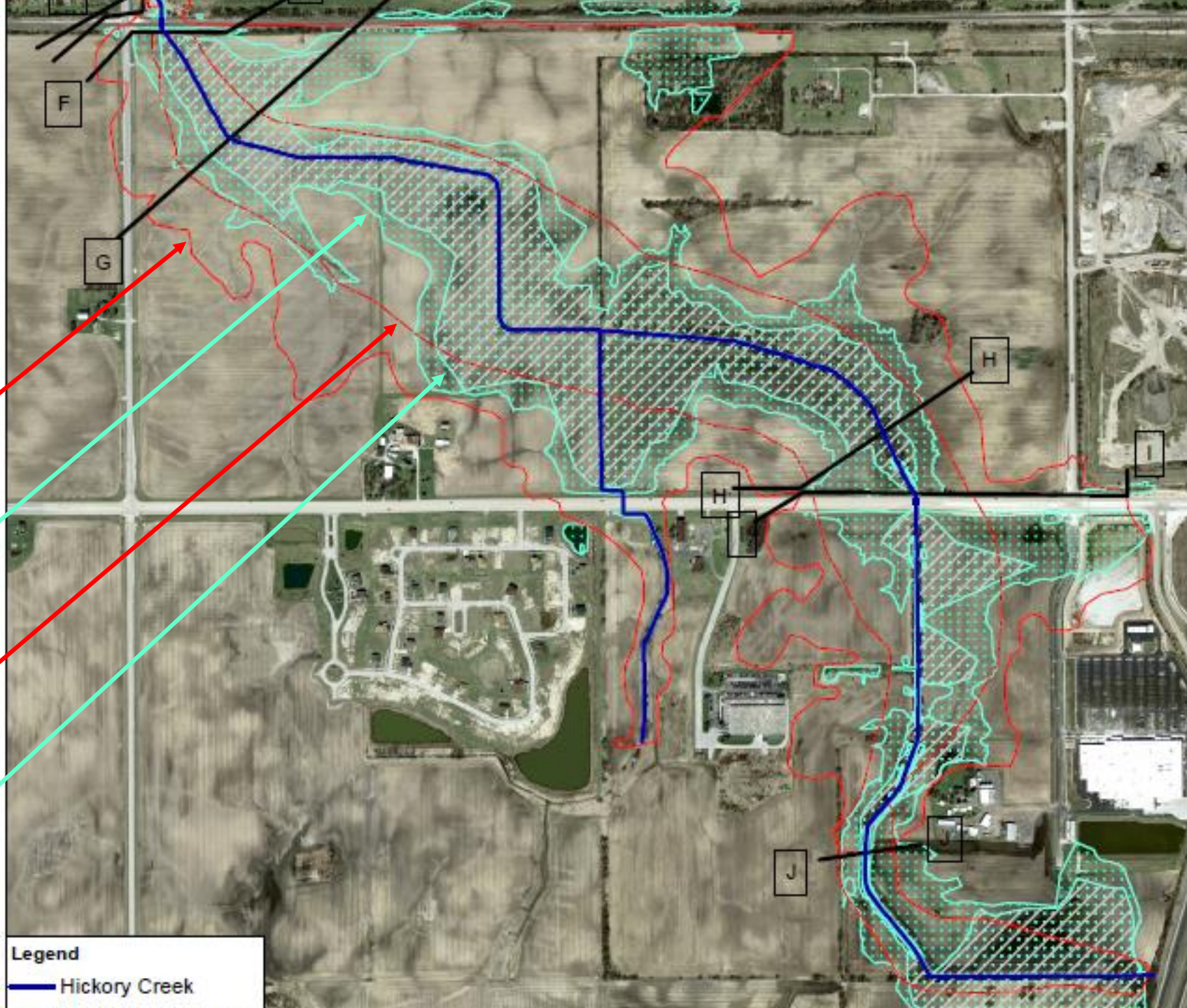
Floodplain Remapping

FEMA 100-yr
Floodplain

Revised 100-yr
Floodplain

FEMA
Floodway

Revised
Floodway



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October 25, 2018



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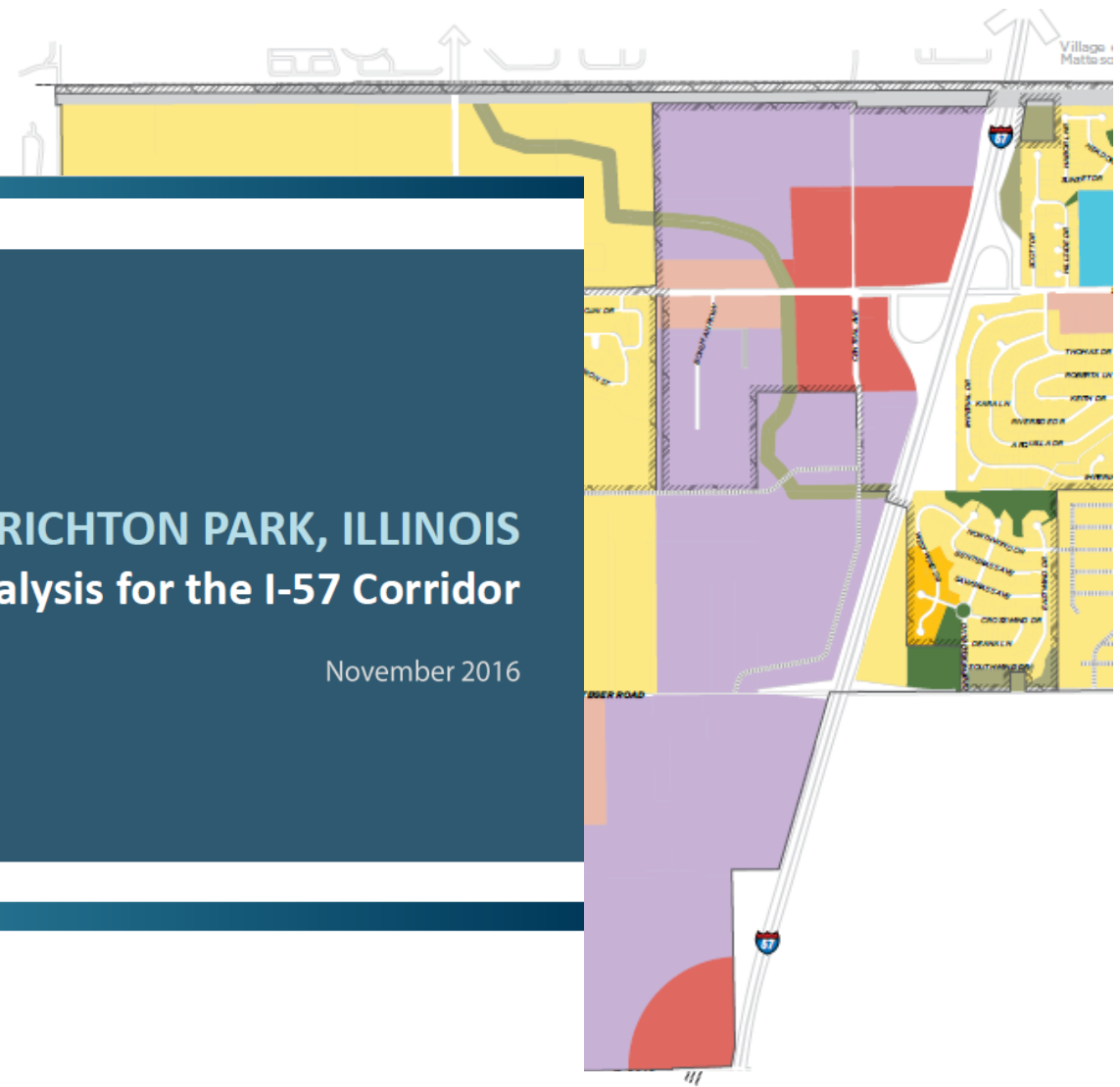
VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

LAND USE PLAN

- Detached Single Family
- Attached Single Family
- Multi-Family
- Local Commercial
- Regional Commercial

- Town Center/Mixed-Use
- Industrial/Office
- Public/Semi-Public
- Park
- Natural Areas

- Transportation/Utility
- Village Boundary
- Planning Boundary
- Town Centre
- New Streets



Richton Park Subregional Stormwater Management

Parking/GFA Ratios

(all totals in square feet)

	A	B	C	D	E	F	G
	Actual Parking	GFA (1 Floor) (square feet)	Parking Required (1 Floor)	Parking Required (1 Floor)	GFA (2 Floors) (square feet)	Parking Required (2 Floors)	Parking Required (2 Floors)
Project Total (Subareas 1&2)	1,773	295,199	969	1,405	558,260	2,233	2,791
Sub- Area 1							
Sub Area 1 Totals	1,028	187,898	540	869	356,773	1,427	1,784
			RETAIL 1 space per 250 GFA	RESTAURANT 1 space per 200 GFA		RETAIL 1 space per 250 GFA	RESTAURANT 1 space per 200 GFA
Sub Area 1 (C-2 Total)	579	117,244	469	586	215,465	862	1,077
C-2.1	69	16,648	67	83	33,296	133	166
C-2.2	89	13,150	53	66	26,300	105	132
C-2.3	138	22,038	88	110	40,445	162	202
C-2.4	210	54,196	217	271	93,000	372	465
C-2.5	73	11,212	45	56	22,424	90	112
			LIGHT MANUFACTURING 1 space per 1000 GFA	CONTRACTOR/CONSTRUCTION (TECH FLEX) 1 space per 250 GFA		LIGHT MANUFACTURING 1 space per 1000 GFA	CONTRACTOR/CONSTRUCTION (TECH FLEX) 1 space per 250 GFA
I Total	449	70,654	71	283	141,308	141	565
I.1	24	6,110	6	24	12,220	12	49
I.2	26	6,735	7	27	13,470	13	54
I.3	89	17,480	17	70	34,960	35	140
I.4	167	21,880	22	88	43,760	44	175
I.5	143	18,449	18	74	36,898	37	148
Sub- Area 2							
Sub Area 2 (C-2 Total)	745	107,301	429	537	201,487	806	1,007
			RETAIL 1 space per 250 GFA	RESTAURANT 1 space per 200 GFA		RETAIL 1 space per 250 GFA	RESTAURANT 1 space per 200 GFA
C-2.6	54	14,892	60	74	29,784	119	149
C-2.7	37	14,602	58	73	29,204	117	146
C-2.8	102	20,544	82	103	38,558	154	193
C-2.9	136	15,398	62	77	29,667	119	148
C-2.10	293	26,865	107	134	47,174	189	236
C-2.11	123	15,000	60	75	27,100	108	136
Total (Subarea 1 & 2)							



Watershed Management Ordinance

Effective
May 1, 2014

As amended
May 16, 2019



**TECHNICAL GUIDANCE MANUAL
FOR THE IMPLEMENTATION OF THE
WATERSHED MANAGEMENT ORDINANCE**

BASED ON THE WMO AS AMENDED
FEBRUARY 15, 2018



Site Plan



Retail
Commercial

Light Industrial



Retail
Commercial





Light Industrial

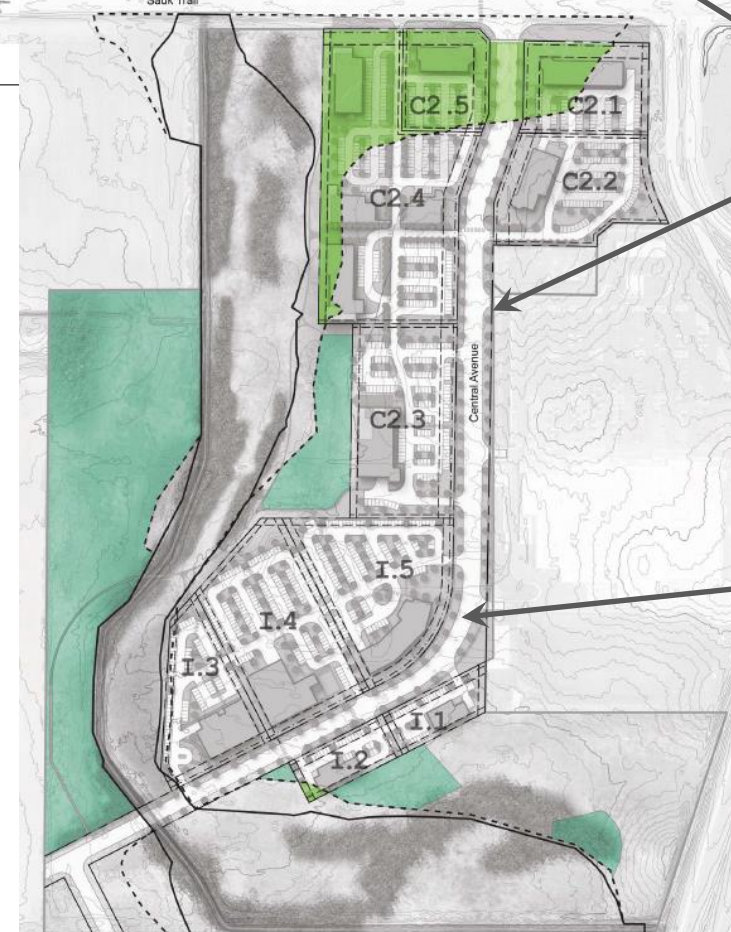
Stormwater Green Infrastructure Plan



SUB AREA 2 - FLOODWAY DIAGRAM
 RICHTON PARK SUBREGIONAL STORMWATER MANAGEMENT

Legend

-  Proposed Compensatory Storage
-  Proposed Area of Floodplain Fill
-  Revised FEMA Floodplain
-  Revised FEMA Floodway



Retail
Commercial

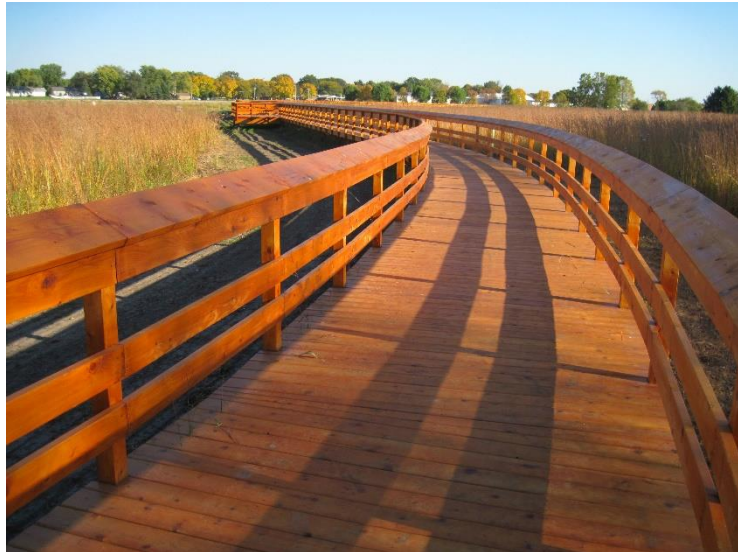
Light Industrial

Floodplain Management Plan



The site plan illustrates a proposed development with several key features and labels:

- Boundaries and Surroundings:**
 - South Trail** (top left)
 - Highway 200** (top left)
 - Common Area** (bottom left and bottom center)
 - Walmart** (bottom right)
- Internal Features and Numbered Callouts:**
 - 1:** Common Area
 - 2:** Proposed Building for Soft-Tennis, T10
 - 3:** Proposed Building for Soft-Tennis, T10
 - 4:** Proposed Building for Soft-Tennis, T10
 - 5:** Proposed Building for Soft-Tennis, T10
 - 6:** Proposed Building for Soft-Tennis, T10
 - 7:** Proposed Building for Soft-Tennis, T10
 - 8:** Proposed Building for Soft-Tennis, T10
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 - 98:** Proposed Building for Soft-Tennis, T10
 - 99:** Proposed Building for Soft-Tennis, T10
 - 100:** Proposed Building for Soft-Tennis, T10
- Other Labels:**
 - Central Avenue** (bottom center)
 - Public Street Extension** (bottom right)
 - Interpretation of the Plan:** The plan shows a large, irregularly shaped site with various building footprints, parking lots, and trails. The site is bordered by Highway 200 to the north and a Common Area to the south and west. A Walmart store is located to the east of the site. The plan includes numerous numbered callouts (1-100) pointing to specific features, likely for a detailed legend or schedule of materials.

[illegible]

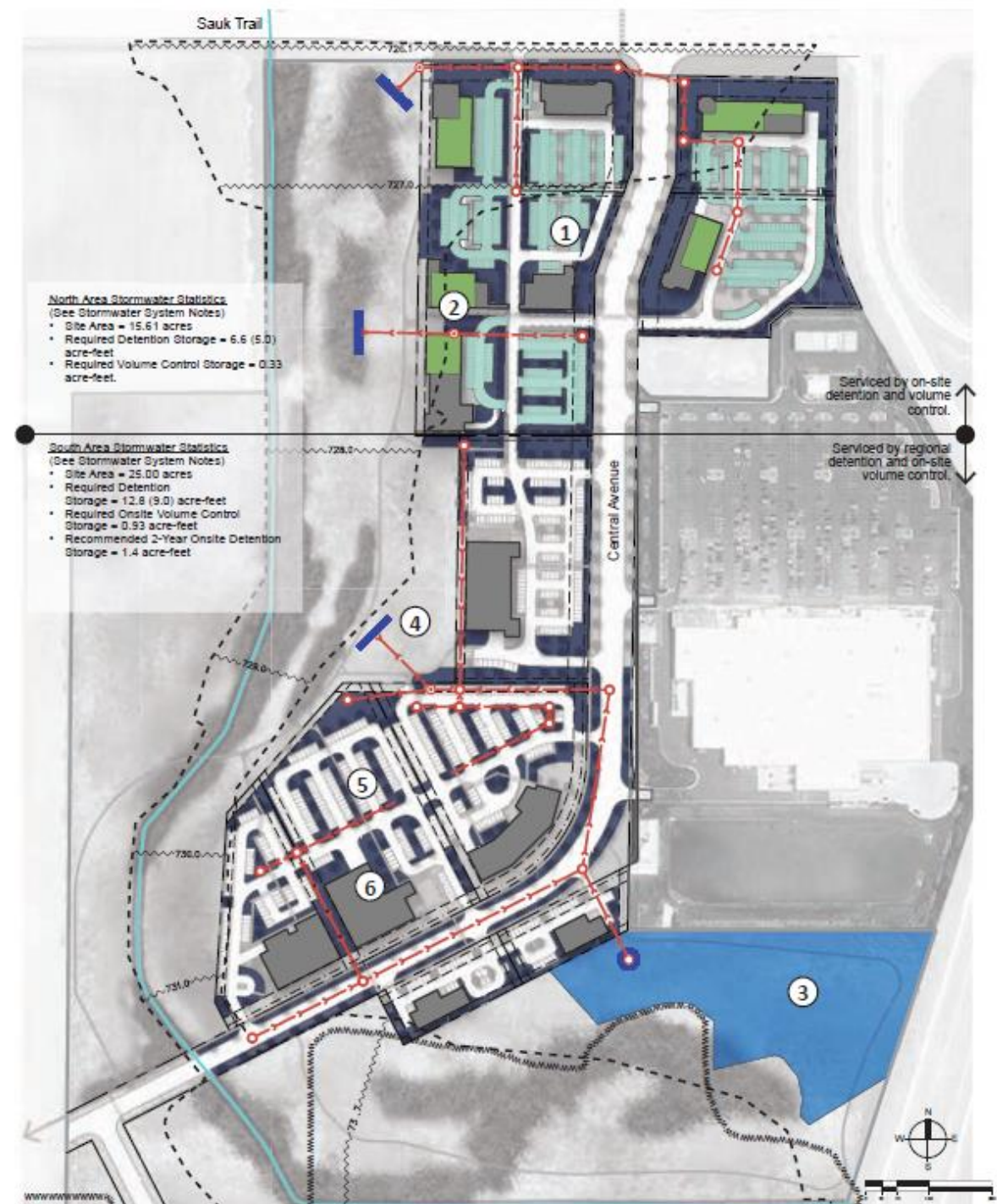
Outdoor Amenities



Subarea 1 Site Plan



Bioretention Landscapes

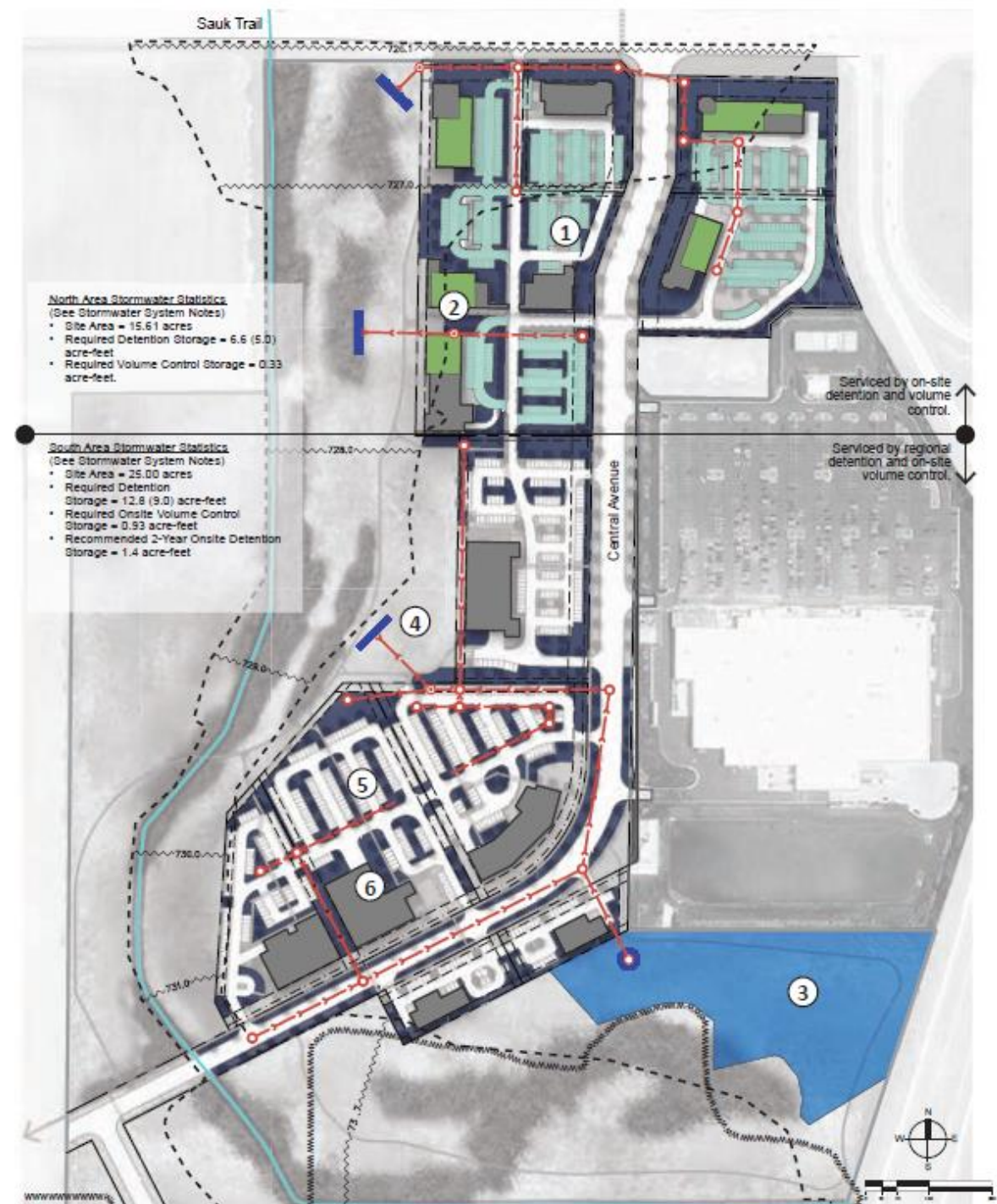


Stormwater Green Infrastructure

Permeable Paving



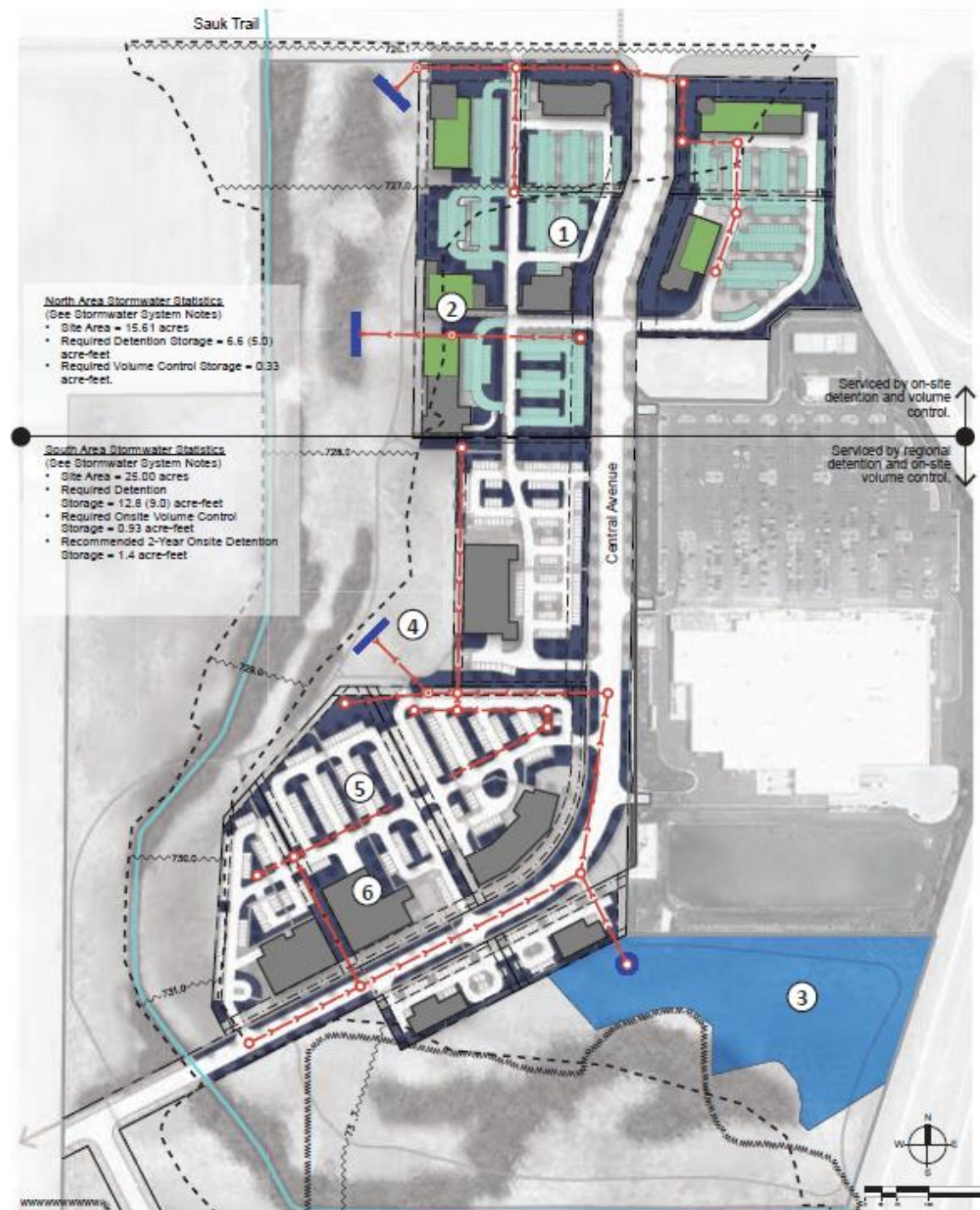
Stormwater Green Infrastructure



Naturalized Drainage



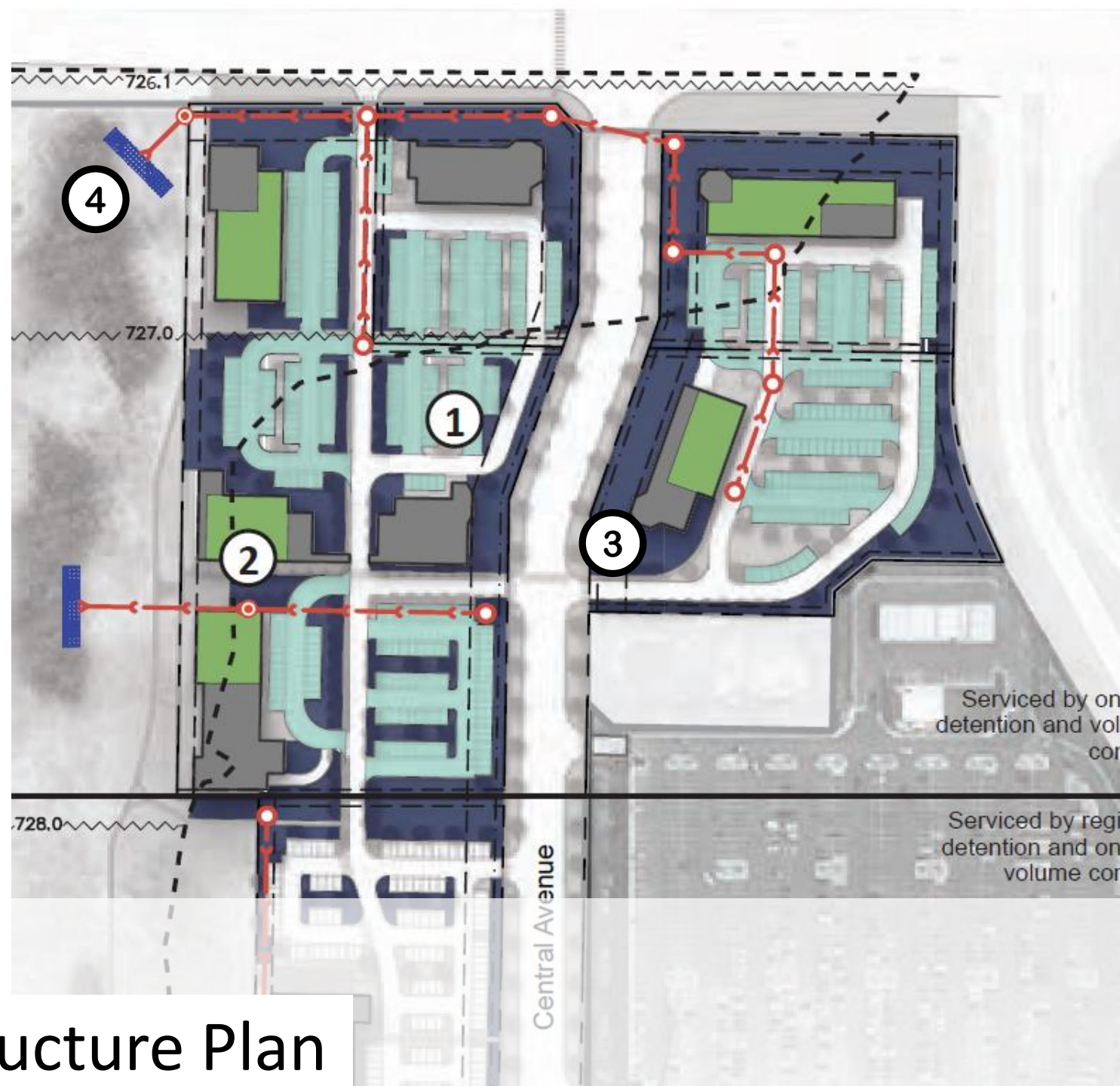
Stormwater Green Infrastructure



Subarea 1 North

Onsite Detention and Volume Control

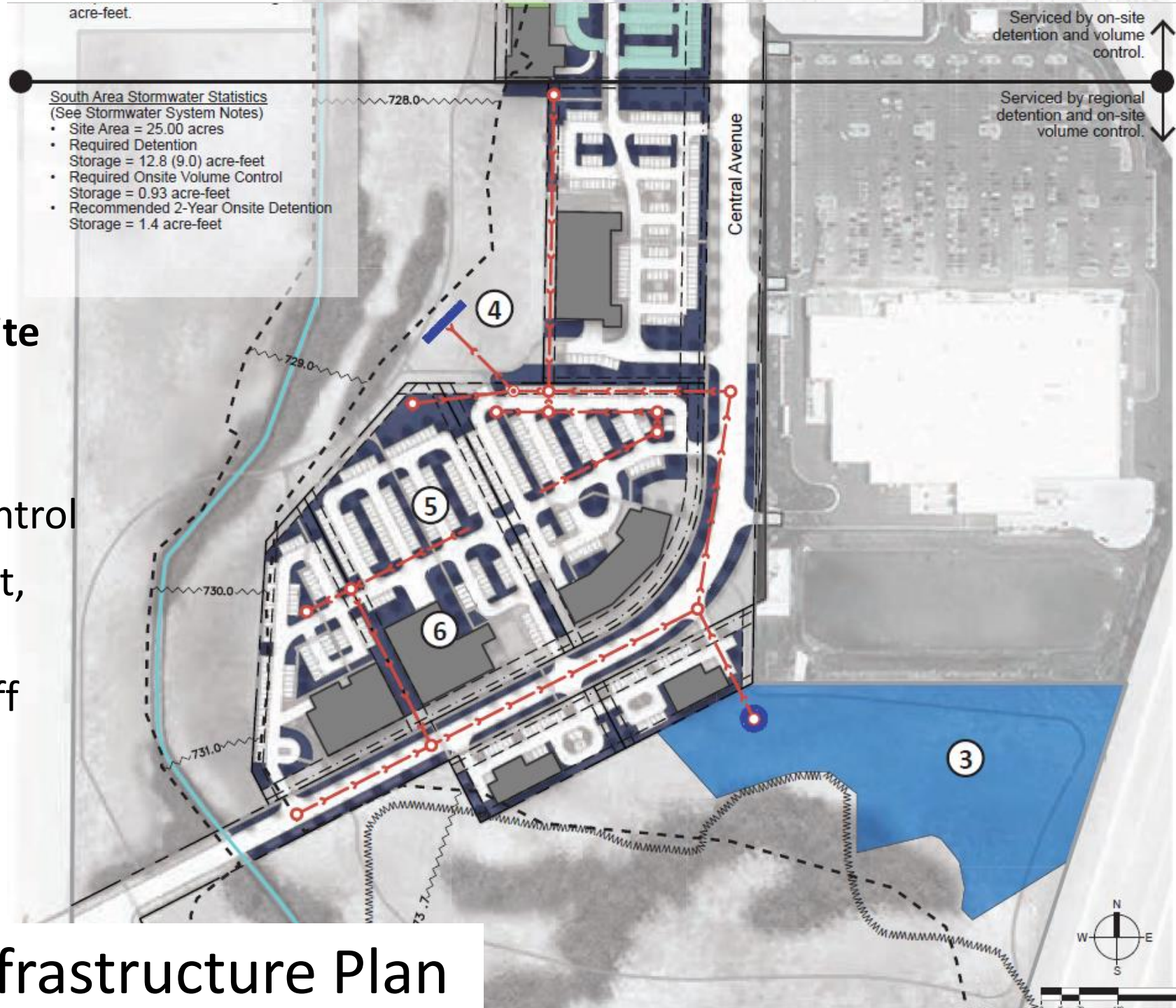
- ① • Permeable paving for parking lot runoff
- ② • Green Roof systems
- ③ • Bioretention for street and roof runoff
- ④ • Level Spreader erosion control



Subarea 1 South

Regional Detention and onsite Volume Control

- ③ • Regional Detention
- ④ • Level Spreader Erosion Control
- ⑤ • Bioretention for parking lot, runoff
- ⑥ • Bioretention for roof runoff

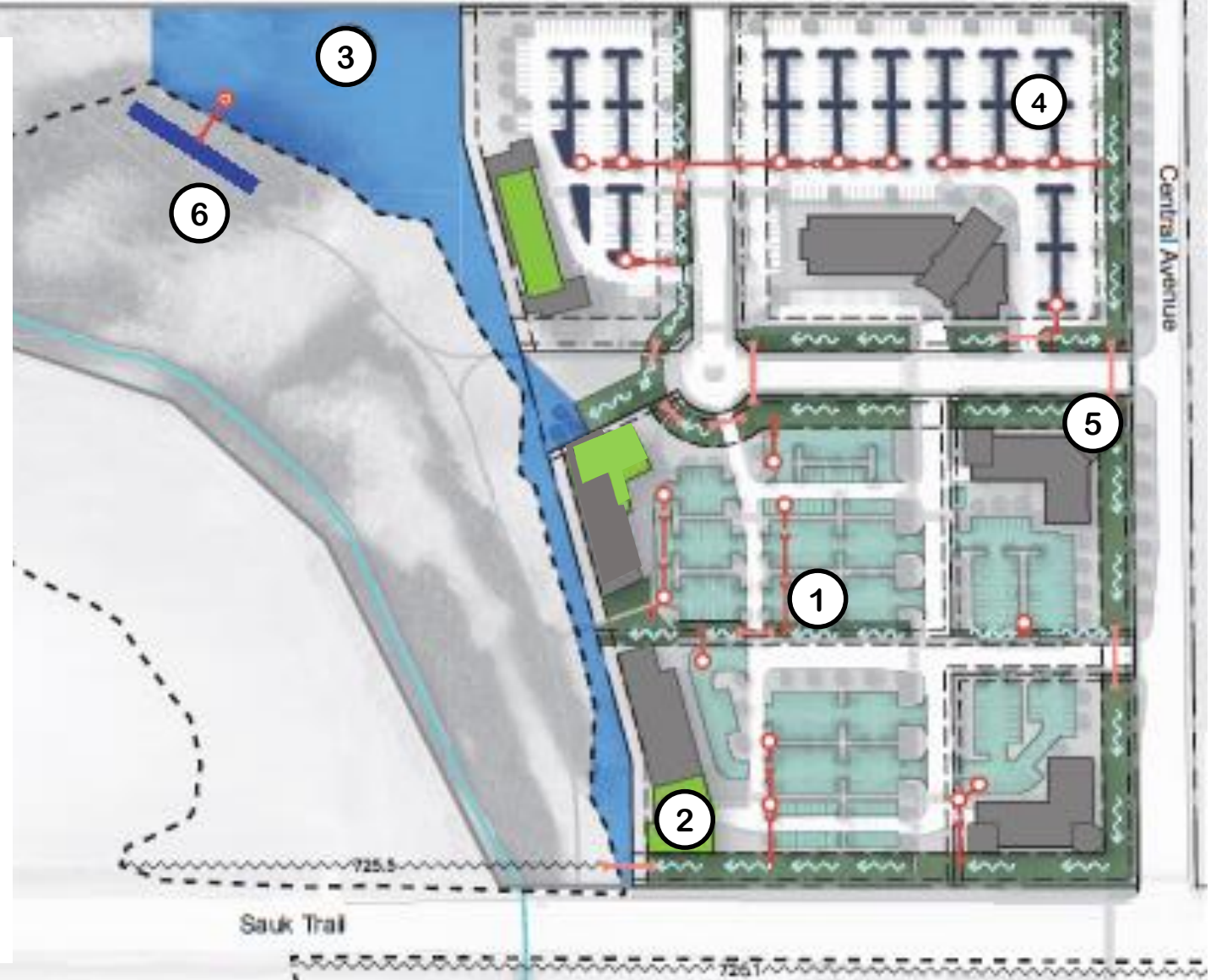


Stormwater Green Infrastructure Plan

Subarea 2

Regional Detention and onsite Volume Control

- ① • Permeable Paving for parking lot runoff
- ② • Green Roof systems
- ③ • Regional Detention
- ④ • Bioretention for parking lot, street, and roof runoff
- ⑤ • Naturalized Swales for street runoff
- ⑥ • Level Spreader Erosion Control





Questions

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