

THE VILLAGE OF FRANKLIN PARK YEAR IN REVIEW 2015

FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT & ZONING

A Message from Mayor Barrett F. Pedersen



As Village President, I am pleased to report that Franklin Park has had a phenomenal year. In 2015 alone, the Village received \$2.3 million in grants and \$9.3 million in low-interest loans to fund infrastructure and economic development projects throughout Franklin Park. These funds were awarded from a variety of our governmental partners, including the State of Illinois, Cook County and the Metropolitan Water Reclamation District (MWRD) of greater Chicago. We continue to succeed in attracting and retaining industrial businesses in the Village. From the last quarter of 2014 to the last quarter of 2015, the level of available vacant industrial space in Franklin Park decreased from 8.1% to 6.1%. A robust market, excellent locational assets and the Village's strong relationship with the industrial development community has put approximately 1.2 million square feet of industrial speculative building in the construction pipeline for 2016.

In 2016, we look forward to finalizing and implementing the Franklin Park Comprehensive Plan, a document that will guide decision-making and development in the Village for the next 10 to 15 years. We are excited to begin work with 10 neighboring communities, Cook County and DuPage County on completing and putting into action the O'Hare Subregion Truck Routing and Infrastructure Plan, which will address existing issues of disconnected truck routes, disjointed regulation, congestion and poor roadway conditions. These documents, which are being prepared with technical assistance awarded from the Chicago Metropolitan Agency for Planning (CMAP), will bolster the competitive advantage of Franklin Park and the subregion.

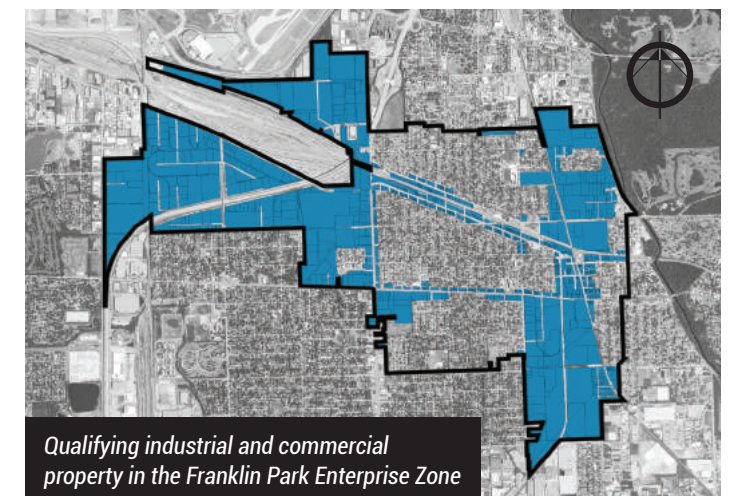
Lastly, we were pleased to announce in 2015 that the State of Illinois awarded the Village of Franklin Park with designation of an Enterprise Zone. This economic development tool will enhance our ability to compete for companies looking to locate in the Chicagoland area and provide existing companies with an incentive to invest locally. Staff in the Departments of Community Development and Zoning, Building, Engineering and Public Works continue their diligent efforts to maximize the Village's inherent assets and build upon our achievements. Situated at the center of Chicagoland and at the confluence of air, rail and freight infrastructure, the Village of Franklin Park is making a faithful return to its roots as a premier industrial base and economic engine for the Chicagoland region.

DCEO Certifies Franklin Park Enterprise Zone January 1, 2016

The Illinois Department of Commerce and Economic Opportunity (DCEO) certified that the Franklin Park Enterprise Zone will be in effect for 15 years starting January 1 of 2016. The Village applied for designation of an enterprise zone for its commercial and industrial properties, which account for 50% of the Village's land use. The designation makes several significant incentives available to qualified properties in the Village. Most notable of these is a State sales tax exemption of 6.25% on building materials to be used in the enterprise zone.

The application process for Franklin Park Enterprise Zone project designation and a full list of incentives is available with the Department of Community Development and Zoning.

The Franklin Park Enterprise Zone, which includes only commercial and industrial property, will encourage development and redevelopment in a community that has the locational advantage, infrastructure and development opportunities to attract new businesses and support the expansion of existing facilities. As a layer of assistance for businesses to improve their properties to remain viable in the market, the economic incentive will spur new investment and optimize Franklin Park's ability to move forward as an economic engine for the O'Hare region.



Qualifying industrial and commercial property in the Franklin Park Enterprise Zone



A YEAR IN PICTURES

From left to right, top to bottom: (1) Mayor Barrett F. Pedersen, Michael Jasso (Cook County Bureau of Economic Development Chief) and John P. Schneider (Village Director of Community Development and Zoning) at the annual Business Appreciation Luncheon; (2) Former Fire Chief Steven Iovinelli, Trustee Andy Ybarra, Trustee John Johnson, Trustee Karen Special, Cook County Commissioner Liz Gorman, Mayor Barrett F. Pedersen, Chris Maloney (Illinois Department of Transportation), Trustee Bill Ruhl, Michael Jasso and Police Chief Michael Witz; (3) John P. Schneider visits Aracely's Bakery owner Sixto Rincon; (4) Community Development staff visits Sloan Valve facility; (5) Ray Willis (HUD Director of Community Planning and Development for the Chicago Regional Office), Cook County Commissioner Jeff Tobolski, Cook County President Toni Preckwinkle, Cook County Commissioner Sean Morrison and Mayor Barrett F. Pedersen at the Cullerton Street ground breaking; (6) Richard Tetrault (President of Sureway Tool & Engineering) speaks at the Cullerton Street ground breaking; (7) State Representative Camille Lilly speaks at the annual Meet Your Representatives Breakfast; (8) Families enjoy Railroad Daze in Franklin Park; (9) Franklin Park/Schiller Park/River Grove Chamber of Commerce President Ken Koller speaks at the Chamber's annual golf outing; (10) Rocco Zuchero (Illinois Tollway Deputy Chief of Engineering for Planning) speaks at an open house in Franklin Park; (11) Congressman Mike Quigley visits Nestle in Franklin Park (courtesy of the Office of Congressman Mike Quigley); (12) Michael Jasso speaks at the annual Meet Your Mayors Breakfast; (13) Attendees at the annual Meet Your Mayors Breakfast; (14) Community Development staff visits the Digital Manufacturing And Design Innovation Institute's (DMDII) new headquarters on Goose Island in Chicago; (15) Community Development staff attends an Illinois Enterprise Zone Association (IEZA) conference; (16) Mayor Barrett F. Pedersen with Santa Claus and Mrs. Claus

MEET *the* Department of Community Development and Zoning



John P. Schneider
Director of Community
Development and Zoning



Eric Richard
Village Planner

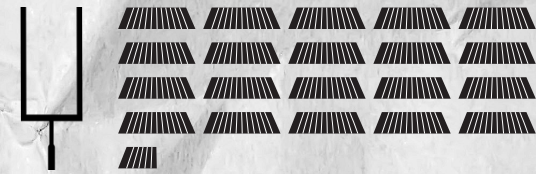


Zoe Heidorn
Village Planner

Community Development and Zoning
9500 Belmont Avenue
Franklin Park, Illinois 60131
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DID YOU KNOW?

New construction finalized in 2015 totals
1.18 million square feet.
That's **20 1/2** football fields.



**Industrial & transportation
land uses account for
60%** of Franklin Park's
total land area.

NEW
construction
finalized in
2015 totals
\$102 MILLION.

Franklin Park
is **6th**
IN ILLINOIS
in its number of
manufacturing jobs.

RETAIL VACANCY
has dropped from
9.9%
in 2013 to
5.8%
in 2015.

INDUSTRIAL VACANCY
has dropped from
9.3%
in 2014 to
6.1%
in 2015.



Left to right: Cullerton Street roadway conditions; Cook County President Toni Preckwinkle, Mayor Pedersen and Village Trustees break ground; Toni Preckwinkle speaks at the August 12 ceremony

The Cullerton Street Industrial Area Project

BUSINESS AND GOVERNMENT WORKING TOGETHER

Cook County President Toni Preckwinkle and representatives of various government agencies joined Mayor Pedersen and Village Trustees on Wednesday, August 12, 2015 for a ground breaking ceremony to commemorate the Cullerton Street Industrial Area Project, which is to be completed in early 2016.

The Cullerton Street Industrial Area is located in the greater Franklin Park - O'Hare Industrial Corridor and contains 2.5 million square feet of industrial building area on approximately 50 acres of land. The 10 companies located in the Cullerton Street Industrial Area employ over 1,300 individuals and generate an annual tax revenue of over \$1.6 million to local taxing bodies. These businesses ship products across Cook County, the State of Illinois and the world.

Roads in the Cullerton Street Industrial Area were constructed by a private developer as part of a subdivision in the 1960s. As private maintenance of the roadways decreased, Village services to the roads increased. As a result, the Village unwillingly took over ownership of the roads in the 1990s following a ruling in the Circuit Court of Cook County. Not built to sustain the heavy rains, flooding, snow accumulation and truck traffic that the area experiences, their condition declined to the point of complete disrepair. Roads in the Cullerton Street Industrial Area were classified as "failed" according to pavement analysis by Clark Dietz Engineers. In terms of length, they accounted for only 1% of the 75 miles of Village roadway but were responsible for 30% of annual road maintenance expenditures. The area's businesses increasingly expressed concern over the impact of street conditions on daily operations. They reported damaged freight, delayed shipments and embarrassment when hosting business visitors. In order to retain the valuable businesses that chose to locate in this area, the project became a Village priority.

In 2014 the total project cost for the reconstruction of roadways and sewers in the Cullerton Street Industrial Area was estimated

to be \$5.3 million. Without the public funds available to finance the project independently and without capacity to issue any additional privately-financed bonds to support infrastructure projects, the Village had to think creatively. In an effort to address the declining roadway conditions, the Village proposed establishing a Special Service Area (SSA) whereby businesses in the area would be assessed an additional annual tax to pay for the cost of improvements over a 20-year period. When the businesses were presented with the staggering annual levy, they asked the Village to go back to the drawing board.

The Village did so and facilitated an unprecedented partnership between businesses in the area, Cook County, the State of Illinois and the U.S. Department of Housing and Urban Development (HUD). In order to reduce the tax burden on businesses in the Special Service Area, the Village secured a \$3 million low-interest loan as part of Cook County BUILT in Cook Section 108 Loan Program—the first awarded. The Village also secured a \$1.3 million grant from the Illinois Department of Transportation through the agency's Economic Development Program.

With the grant, low-interest loan, and the ongoing efforts of Village staff, the Village was able to reduce the proposed annual tax paid by businesses in the SSA by over 50%. As a direct result of project financing, 5 businesses in the Cullerton Street Special Service Area committed to hiring 133 additional employees and retaining all existing employees.

The project was made possible by government at various levels and businesses working together to address infrastructure needs, where all were partners in project financing to keep and expand jobs in the Village, Cook County and the region. Implementation of the project ensures that Franklin Park's industrial businesses have access to high-quality infrastructure to support current operations and future growth. Preserving and creating good jobs requires an environment that supports business success and real partnership between business and government. ■

Village Receives \$90,000 to Fund Facade Rebate Program



Commercial buildings along
Grand Avenue

In 2015, the Village of Franklin Park was awarded \$90,000 in Community Development Block Grant (CDBG) funds to be used for the Grand Avenue Facade Rebate Program. This marks the second consecutive year the Village has been awarded CDBG funds from Cook County. The Community Development Block Grant Program is administered by the U.S. Department of Housing and Urban Development (HUD). Funds are distributed every year to communities across the country to solve critical, social, economic and environmental problems facing urban communities.

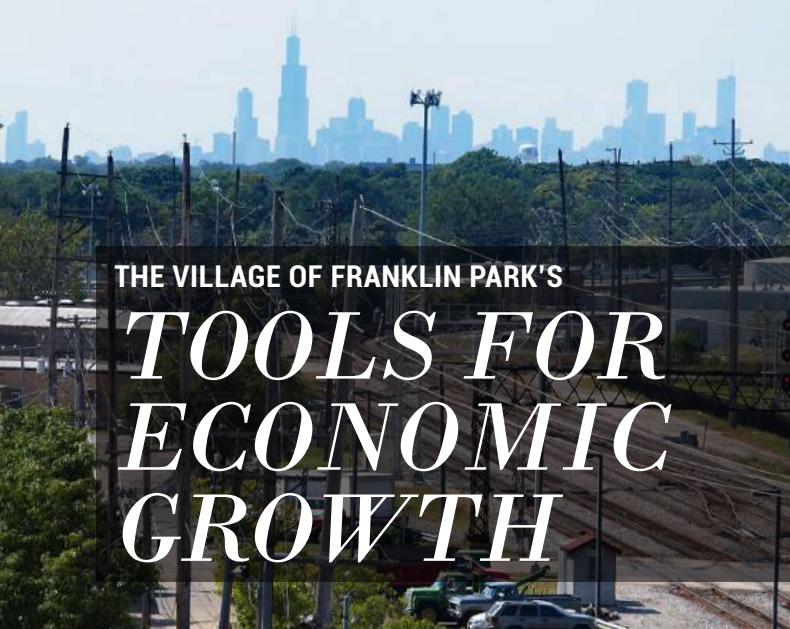
The goal of the Grand Avenue Facade Rebate Program is to beautify and revitalize the Grand Avenue commercial corridor and encourage economic development in the area. The program provides incentives in the form of rebates for work that contributes positively to the public right-of-way by improving individual storefronts and facades. The specific work may include:

- Repair or replacement of wall materials
- Tuck pointing and masonry
- Complete facade renovation
- Exterior lighting (attached to facade)
- Window/door replacements
- Awnings
- Decorative features

Applicants who plan to complete a minimum of \$5,000 worth of eligible improvements and who meet all program requirements will receive a rebate of 25% of the total cost of the project. The maximum amount eligible for rebate is \$5,000 per project. Applicants will be considered on a case-by-case basis in the order they are received until all the program funding is allocated. Applicants that receive a rebate must adhere to the U.S. Department of Housing and Urban Development laws and regulations and any requirements set forth by Cook County Department of Planning and Development. If you are interested in learning more about the program, contact the Department of Community Development & Zoning at (847) 671-8278.

In 2015, representatives of the Village, Cook County, the U.S. Department of Housing and Urban Development and businesses in the Cullerton Street Industrial Area joined for a ground breaking ceremony to commemorate the Cullerton Street Industrial Area Project





THE VILLAGE OF FRANKLIN PARK'S *TOOLS FOR ECONOMIC GROWTH*

In 2015, the Department of Community Development and Zoning continued its efforts to retain and attract new businesses and support the redevelopment of underutilized properties. The department maintains a business friendly attitude and takes advantage of various resources, partnerships and forums to support businesses and promote the comprehensive development of the Village. Staff regularly assists those looking to open a business or expand operations at an existing site in Franklin Park.

The Department of Community Development and Zoning supports economic development by administering the local approval process of the Cook County class 6b tax assessment and manages the Village of Franklin Park Enterprise Zone. Both of these programs help to encourage the development and redevelopment of commercial and industrial properties.

Along with these programs, the Village maintains partnerships with various organizations and government entities that offer assistance to the Village and to local businesses. Some of the Village's partners include: the Alliance for Industry and Manufacturing (AIM); the Digital Manufacturing and Design Innovation Institute (DMDII); the Chicago Metro Metal Consortium (CMMC); the Cook County Bureau of Economic Development; the Illinois Department of Commerce and Economic Opportunity (DCEO); the Franklin Park/Schiller Park/River Grove Chamber of Commerce; the Illinois Chamber of Commerce; and the Chicago Metropolitan Agency for Planning (CMAP).

Mayor Barrett Pedersen and Pam McDonough, President of the Alliance for Industry and Manufacturing (AIM)



The Department of Community Development and Zoning continues to make improvements to the Village website and its department webpages, which are dedicated to providing updates on new businesses, promoting existing businesses and providing information on major projects, including the new Franklin Park Comprehensive Plan and the Elgin O'Hare Western Access project. Using the Village website, the public can now request CoStar property reports and find information on zoning and tax incentives.

In 2015, the Department of Community Development expanded its promotion of the Village of Franklin Park to a regional audience. Along with the local media outlets, staff produced advertising material for the annual Economic Development Supplement feature of Heartland Business Real Estate and for the publication's February 2016 issue. This magazine is one of the leading real estate publications in the Midwest. The Village advertised its locational assets, new and expanding businesses, the Elgin O'Hare Western Access Project and capital improvement projects to attract new businesses. Staff is also aggressively marketing a variety of Village-owned property for sale with the goal of putting it back to productive and tax-generating use. ■

The Village Offers CoStar Group Service

CoStar Group analysts (courtesy of Washington Post)



The Department of Community Development and Zoning takes an active role in promoting the sale and lease of available properties in the Village. In 2015, staff continued to work directly with businesses seeking space by identifying sites that are compatible with their needs. Staff uses CoStar to monitor the availability and characteristics of properties in the Village. CoStar is a provider of information, analytics and marketing services to the commercial real estate industry in the United States. The company provides the Village with software containing the most comprehensive database of commercial real estate information in the market. Some of the data that it consists of includes asking price/rent, contacts, building features, tax assessments and marketing materials. CoStar also includes analytical data such as market conditions, demographics, traffic counts and historical inventory changes.

Using this tool, staff can track commercial vacancy rate on a daily basis, receive notifications when new properties become available and can even market Village-owned land that is available for development. Individuals may contact the Department of Community Development and Zoning directly to obtain a comprehensive report of available commercial and industrial properties in the Village. ■

2 Major Illinois Tollway Projects in Franklin Park Underway

The Illinois Tollway Authority held 2 open houses at the Village of Franklin Park's Police Station in 2015 to provide updates to the community on the Elgin O'Hare Western Access (EOWA) Project and the Central Tri-State Tollway (I-294) Corridor Master Plan. Businesses, property owners and residents attended to ask questions about the improvements and timeline for construction in Franklin Park. Local improvements under the EOWA Project will include direct access to I-294 by way of a new interchange at Franklin Avenue and a new Taft Avenue overpass connecting Franklin Avenue to Irving Park Road, which will connect the west industrial corridor directly to the O'Hare South Cargo Area.

Franklin Park's industrial area located north of I-294 experiences recurring flooding in moderate to severe storm events. The Village is coordinating with the Illinois Tollway to address these stormwater issues through the EOWA Project. The improvements, including 4 detention basins and new storm sewers, are designed to increase the level of flood protection for the area. Mayor Barrett Pedersen serves as an Elgin O'Hare Western Bypass Advisory Council member. ■

ANTICIPATED CONSTRUCTION TIMELINE FOR EOWA PROJECTS IN FRANKLIN PARK

2016	Construction of 4 detention basins to reduce flooding
2017	New storm sewers, utilities and roadways along King St. (Powell St. to Wolf Rd.), Addison Ave. (Acorn Ln. to Wolf Rd.) and Wolf Rd. (King St. to Addison Ave.)
2017 – 2018	Taft Avenue Extension
2017 – 2020	Franklin Avenue from County Line Road to Wolf Road
2018 – 2020	I-294 to Franklin Avenue/Green Street Interchange

Franklin Park Addresses Stormwater

The Village works within the community and with its regional partners to improve stormwater management and mitigate flooding in Franklin Park. In 2015, the Village signed an intergovernmental agreement with the Metropolitan Water Reclamation District (MWRD) to offer free rain barrels to qualified property owners in the Village. During rainy weather, water will be drained from the gutters of a participating home, directed to a rain barrel through the downspout and stored for later use. By keeping this water out of the sewer system, residents help prevent sewer overflows and reduce the overall volume of stormwater runoff.



In 2012, the Regional Transportation Authority (RTA) awarded Franklin Park a technical assistance grant to study the Village's downtown district and write a new zoning code for this area to promote transit-oriented development (TOD). In October of 2014, the Downtown Zoning Code was formerly adopted by the Village Board of Trustees. The code is a tool for more focused and strategic regulation of future development in Franklin Park's downtown, achieved by putting greater emphasis on organizing the intensity of land use rather than regulating specific land uses. The Downtown Zoning Code establishes greater control of building form and landscaping but creates significantly greater flexibility for incoming land uses. The form-based code helps to foster predictable built results and will help to create a high quality public-realm while serving the needs of the business community.

In 2015, the Village began to see the results of the new Downtown Zoning Code on the downtown area. Incoming businesses were able to proceed through the procurement process more quickly and begin operations as the code includes a greater range of "permitted uses." Additionally, businesses are not burdened by the on-site parking requirements that existed in the former code. To encourage transit-oriented development, the Downtown Zoning Code allows for parking credits and reductions based on proximity to on-street parking, the transit station and cooperative parking arrangements. The Village is hopeful that the code will continue to have a positive impact on the downtown area and serve as a foundation for amending the Franklin Park Zoning Code Village-wide. ■

Under current Village and MWRD regulations, new commercial and industrial development and redevelopment in Franklin Park will be required to provide on-site water detention and retention to reduce stormwater runoff. Key requirements for new projects may include designing separate sewers, higher capacity stormwater systems, and the integration of green infrastructure.

The Village has several flood mitigation infrastructure projects planned or underway. These include the construction or reconstruction of storm sewers, detention ponds and bioswales. ■



A rendered image of the 450,000 square foot industrial speculative building to be constructed at 3400 Wolf Road by Panattoni Development in 2016



Above, a rendering of the 194,000 square foot industrial speculative building to be constructed in 2016 by Pritzker Realty Group

A Big Year for Industrial Development in Franklin Park

The Major Developments and Redevelopments of 2015

The Village of Franklin Park approved several large scale developments and redevelopments in 2015. As the industrial market continues to improve in the greater Chicago area, businesses are looking for space to expand their operations and sites are being redeveloped to achieve the desire for modern, industrial facilities in prominent locations.

Olympia Foods (9501 Nevada Avenue)

Olympia Foods purchased the former Fresh Express property at 9501 Nevada Avenue in 2014 and is building out the space to accommodate the company's food manufacturing operations. The company recently completed an addition and renovations to the existing 106,000 square foot building.

According to the company's website, Olympia Foods "is recognized as a leader among a handful of Gyro giants." The company was founded in 1972 by brothers Andre and Kosta Papanioniou. Along with gyros, the company has developed a line of over 100 food options. The business is relocating from the City of Chicago to the Franklin Park facility to accommodate the need for a larger production facility. Including the cost of the property, the total investment by Olympia Foods is in excess of \$28 million. Olympia Foods currently has 65 employees and expects to add 10 to 15 additional full-time positions over the next several years.

Digital Realty (9333-77 Grand Avenue)

In 2015, Digital Realty completed phase II of its campus development at 9333-77 Grand Avenue. Digital Realty is one of the premiere data storage firms in the world, supporting collocation strategies of more than 1,000 firms across its secure network-rich portfolio of data centers located throughout North American, Europe, Asia and Austria. Digital Realty moved to Franklin Park in 2012 when it purchased the property formerly occupied by Frain Industries. The 3-phase development began with the redevelopment of the 9333 Grand Avenue building. Digital Realty is currently underway on preliminary work for phase

III of the campus development, where the company will demolish the existing 9337 Grand Avenue building and construct a new 175,000 square foot data storage facility. Construction of phase II is expected to run through 2016.

Molto Properties (3801 Centrella Street)

Along with major developments, the Village of Franklin Park is preparing for the construction of over 1 million square feet in new industrial speculative space in 2016. The developments consist of 3 sites in the Village's O'Hare Industrial Corridor, which is located west of Mannheim Road and north of Grand Avenue. Molto Properties purchased the 24-acre former Centrella Grocers site at 3801 Centrella Street in 2010 and is underway with site work for construction of a new 367,000 square foot building. Molto Properties is a privately held, entrepreneurial industrial real estate firm that currently has 4 million square feet of industrial properties under management. Started in 2008, the company focuses on the acquisition, development and operation of quality industrial real estate primarily in the central portion of the United States. The site will accommodate a second phase of development, which is expected to consist of an approximately 106,000 square foot industrial building. As a part of the redevelopment project, Molto properties will also be undertaking the reconstruction of Centrella Street.



To the left, a rendering of the 367,000 square foot industrial speculative building to be constructed in 2016 by Molto Properties

Panattoni Development (3400 Wolf Road)

In August of 2015, A.M. Castle Metals announced it would be shutting down the Franklin Park facility located at 3400 Wolf Road. This long time Franklin Park business occupied one of the largest buildings in the Village at 522,000 square feet in size. Given the site's exposure from I-294 and the opportunity for redevelopment, the site was moved quickly and purchased by Panattoni Development Company in December 2015. Panattoni Development Company is one of the largest privately held, full service real estate development companies in the world. It operates from 24 offices in the United States, Canada and Europe. Since inception, Panattoni has developed more than 200 million square feet of space. The existing 522,000 square foot Castle Metals building is scheduled to be demolished and work will begin on a new 450,000 square foot industrial speculative building in the spring.

Pritzker Realty Group (11333 Addison Avenue)

The most recent new development currently moving through the review process is at 11333 Addison Avenue. Now vacant, the site was home to a 300,000 square foot industrial building formerly occupied by the MacLean-Fogg Company. The building was prone to regular flooding and razed in spring of 2014. In fall of 2015, Pritzker Realty Group (PRG) took it under contract for development. PRG intends to develop the 10-acre site as a state-of-the art speculative industrial facility. The company plans to construct a 194,000 square foot building beginning in spring 2016. PRG has been involved in ownership and development of multi-family, office, industrial and parking projects valued at over \$6 billion in the United States. Since 2014, the company has acquired \$30 million in industrial buildings and land. PRG is an affiliate of PSP Partners, a private investment firm founded by Penny Pritzker, the 38th and current Secretary of Commerce of the United State of America.

The Franklin Park O'Hare Industrial Corridor Gains Momentum

These 3 new developments at 3801 Centrella Street, 3400 Wolf Road and 11333 Addison Avenue collectively constitute over \$75,000,000 in private investment into the Village of Franklin Park. All the developments are expected to be delivered in late 2016 or early 2017 and will result in new job opportunities, economic output and an increased tax base. All of these major projects are consistent

with the goals and recommendations outlined in the 2015 Village of Franklin Park O'Hare Industrial Corridor Plan. This Plan states that the "Franklin Park O'Hare Industrial Corridor will sustain its industrial base with new and renovated industrial facilities that are functional, desirable, and contribute to the corridor's competitive position within the industrial market." The former or existing buildings on these sites were generally considered obsolete in today's industrial real estate market. Flooding issues, low ceiling heights and ingress/egress issues were common challenges to these sites. The Franklin Park O'Hare Industrial Corridor Plan is available at www.vofp.com.

Anticipation of the future Elgin O'Hare Western Access helped fuel these major developments. This \$3.4 billion regional Tollway project will include new interchanges at Franklin Avenue connecting directly to I-294 and Illinois 390 along with construction of the Taft Avenue overpass which will provide southern access to the O'Hare cargo area between Irving Park Road and Franklin Avenue. Drainage improvements for the project will begin next spring and construction of the interchange is expected to begin in 2018. To learn more about the Elgin O'Hare Western Access project, visit www.illinoistollway.com. ■

\$600,000 Grant Helps Clean Up Brownfields for Development

The Cook County Department of Environmental Control is collaborating with 7 municipalities, including the Villages of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake, and Schiller Park, to conduct USEPA Brownfields Grant Assessment program activities. The purpose of this program is to select and assess brownfields in support of redevelopment. Brownfields are abandoned or under-used industrial and commercial properties with actual or perceived contamination.

In 2015, the Village worked with Cook County and environmental consultants to identify top-priority brownfield sites in Franklin Park. Under the grant, several sites will receive a Phase I environmental site assessment (ESA) and a select few will be eligible for a Phase II analysis. These program activities can attract business to redevelop vacant or underutilized land, which in turn creates jobs, increases floodwater retention, and improves quality of life, among other benefits. ■

Mayor Barrett Pedersen and John Schneider, Director of Community Development and Zoning, discuss plans with coalition members





O'Hare Subregion Truck Routing and Infrastructure Plan

In 2015, the Chicago Metropolitan Agency for Planning (CMAP) awarded a Local Technical Assistance (LTA) Program grant to Franklin Park and 10 neighboring communities in the subregion surrounding O'Hare International Airport. The application was submitted by the Village on behalf of Bellwood, Bensenville, Des Plaines, Elk Grove, Franklin Park, Itasca, Maywood, Melrose Park, Northlake, Schiller Park and Wood Dale and with support from both Cook County and DuPage County. The grant was awarded to create a truck routing and infrastructure plan for the O'Hare subregion that will better support existing industrial activity and help municipalities prepare for the future increase in truck movement resulting from the Elgin-O'Hare Western Access (EOWA) Project.

The O'Hare subregion is an economic driver in the greater Chicago region. Together, the 11 participating communities contain over 3,300 industrial firms, which provide employment to over 73,000 workers. In Franklin Park alone, the truck network supports approximately 430 industrial businesses with 13,000 employees. The subregion's access to transportation infrastructure and a skilled labor pool have attracted these freight and manufacturing firms. Connections to various intermodal transportation networks, including immediate access to O'Hare International Airport and international rail lines, link the region's industries and consumers to markets globally. This strong industrial base is a regional employer to Chicagoland residents.

However, Franklin Park and other communities in the O'Hare subregion have struggled in dealing with heavy truck activity, providing adequate infrastructure for trucks and designating coordinated truck routes. As a result, trucks must often use complicated routes on roads that were not constructed to handle their weight, causing heavy wear and tear that requires intensive road maintenance and strains municipal budgets. Congestion and truck traffic are also challenges to the quality-of-life in these communities. The O'Hare Subregion Truck Routing and Infrastructure Plan will analyze the subregion's truck systems, identify ways to collaborate across municipalities to address issues and provide recommendations for future capital improvements to connect and modernize the routing network. The plan will strengthen freight infrastructure and bolster the competitive advantage of the O'Hare subregion. The planning process is set to begin in the spring of 2016. ■

A New Franklin Park Comprehensive Plan

With assistance from the Chicago Metropolitan Agency for Planning's (CMAP) Local Technical Assistance (LTA) Program, the Village is in the process of creating a new comprehensive plan for Franklin Park. The Franklin Park Comprehensive Plan will focus on harmonizing land uses, improving the vitality of the Village's commercial corridors and districts and supporting recommendations from the Village's Industrial Corridor Plan, which was completed by CMAP in 2014.

Building on previous studies and plans while incorporating community input, the planning process includes 3 phases. The first phase, which is currently underway, is an analysis of the Village's existing conditions. CMAP staff has gathered information from a steering committee, interviews with stakeholders, a community workshop, economic and demographic data, and existing plans and studies. The second phase will establish a shared vision for the future of Franklin Park and identify specific goals and objectives necessary to achieve that vision. The third phase will create the comprehensive plan document, outlining the policies, programs, and actions needed to implement the Village's plan.

On August 4 of 2015, more than 40 residents and community stakeholders attended the first public meeting to learn about the comprehensive planning process and share their ideas about Franklin Park's strengths and challenges. After CMAP analyzes existing conditions and compiles the findings in a report, the public will again be invited for a visioning workshop to lay out goals for the plan. Expected to be completed in 2016, the new Franklin Park Comprehensive Plan will be an action-oriented plan the Village can hit the ground running with. ■



Above, residents and community stakeholders share their ideas at the first comprehensive plan public meeting on August 4, 2015. A public visioning workshop will be held in early 2016



Implementing the Franklin Park O'Hare Industrial Corridor Plan

In 2013, the Village of Franklin Park was awarded a Local Technical Assistance (LTA) grant from the Chicago Metropolitan Agency for Planning (CMAP) to study the Village's western industrial area. Over a period of 2 years, CMAP developed the Franklin Park O'Hare Industrial Corridor Plan with assistance from Village staff and a local Steering Committee. Formally adopted by the Village Board of Trustees in March of 2015, the plan aims to preserve and enhance the Village's western industrial area, which lies west of Mannheim Road and directly adjacent to O'Hare Airport. The plan analyzes the corridor in its local and regional contexts, outlines goals for the future, and provides guidance and steps to help achieve these goals.

The Village recognized the potential of the industrial corridor due in large part to the growing demand for real estate near O'Hare International Airport and the future impacts that the Elgin O'Hare Western Access (EOWA) Project will have on Franklin Park. This \$34 billion dollar regional project will provide Franklin Park with an access ramp to the Illinois Tollway at Franklin Avenue and a flyover bridge connecting Franklin Avenue to Irving Park Road over the Bensenville Intermodal Facility.

The corridor is home to some of the Village's major manufacturing companies, including Sloan Valve, Life Fitness, Hill Mechanical, Sureway Tool and Nestle. The industrial hub also contains major transportation and logistics firms that benefit from nearby access to the airport, including United Parcel Services (UPS), China Air Cargo, Swissport Cargo and Multi-Group Logistics.

The O'Hare Industrial Corridor Plan analyzes issues and trends and provides recommendations within 3 themes of land use and development, economic growth and infrastructure. The document is meant to serve as a guide for Village staff and officials for

the next 10-15 years. As a part of the assistance award, CMAP will help implement the proposed recommendations identified in the plan over the next 2 years. Some of the plan's notable recommendations include:

- Revise the zoning ordinance Village-wide
- Expand landscaping and screening requirements
- Embark on a local and regional branding campaign
- Participate in regional plans and initiatives that support manufacturing growth and development
- Prioritize infrastructure projects with a Capital Improvement Plan
- Participate in subregional truck route plans and designations
- Continue to seek funding sources and partnerships for infrastructure improvements
- Strengthen partnerships with industrial businesses, property owners, and brokers
- Explore short-term industrial development and redevelopment opportunities
- Continue to assess and mitigate brownfield sites

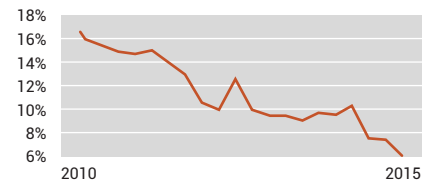
The Village has already started to implement several of these recommendations over the past year. Major industrial developments will be underway in 2016 and staff continues its efforts to work with other governmental agencies and organizations to secure funding for infrastructure projects and economic development initiatives. In 2016, the Village plans to begin a series of regular meetings with Franklin Park's industrial businesses to inform them of initiatives and provide access to valuable resources for business growth. To view a copy of the Franklin Park O'Hare Industrial Corridor Plan, visit www.vofp.com. ■

BOARDS & COMMISSIONS

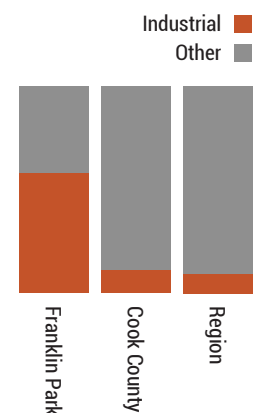
Economic Development Commission	Zoning Board of Appeals	Plan Commission	Tree Preservation Commission
In 2015, the Economic Development Commission reviewed 7 applications for the Cook County Real Estate 6b Classification. The County program is designed to encourage industrial development and increase employment opportunities.	This year, the Zoning Board of Appeals reviewed 17 applications for zoning relief. These cases resulted in the approval of 8 business openings or expansions and provided important updates to the Village's Zoning Code, which was adopted in 1974.	The Plan Commission has been involved in the process of creating the new Franklin Park Comprehensive Plan. Comprising a majority of the Steering Committee, members have held public meetings and discussions to help shape the Plan's vision.	The Tree Preservation Commission oversaw the planting of 180 new trees in Franklin Park in 2015. Planting efforts in the Village have focused on the diversification of species and replacement of ash lost to the Emerald Ash Borer.

Steady Growth Paints a Bright Economic Outlook for Franklin Park

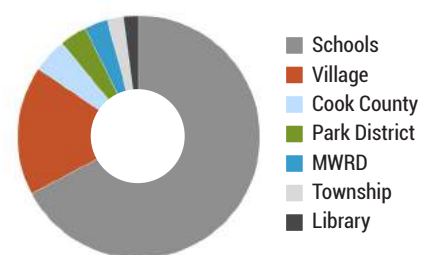
Franklin Park Industrial Vacancy



Industrial Share of Total Equalized Assessed Value



Franklin Park Property Tax Distribution



NOTE: Taxing district distribution is approximate and may vary slightly by property location.

The Village's economic stability continues to improve with industrial and retail vacancy rates that have dropped dramatically over the past 5 years. Retail vacancy has dropped from 12.1% in 2011 to 5.8% in 2015 and industrial vacancy has dropped from 15.6% to 6.1% over the same period. As a result of economic development efforts, major companies are investing in Franklin Park and helping to strengthen the local economy, which has historically relied heavily on the industrial sector. Over the past decade, industrial property has accounted for an average of 57.7% of the Village's Equalized Assessed Value (EAV). The Village's percent of industrial EAV is more than 5 times higher than both Cook County and the region.

Franklin Park's commercial sector has also improved over the past year. The Village's sales tax revenue rebounded from a decade low in FY 2014, growing by 24.3% in FY 2015, which does not include the 1% non-home rule sales tax. Since its inception in mid-FY 2015, the 1% tax has produced \$1.2 million, all of which is dedicated to roadway infrastructure improvements. Future development and redevelopment along the Village's commercial corridors will continue to improve the Village's commercial sector.

News is also good for residential property owners in the Village. According to Midwest Real Estate Data (MRED), Franklin Park's 2015 median residential real estate price was 11% higher than in 2014 and 29% higher than in 2011. Residents and businesses alike are benefiting from an improving economic climate in Franklin Park. ■

The 2015 Annual Business Appreciation Luncheon

Thanking the Franklin Park Business Community

Mayor Barrett Pedersen and the Department of Community Development and Zoning held another successful Annual Business Appreciation Luncheon in March of 2015. Representatives of over 120 businesses and government agencies attended the event, which was hosted by Pescatore Palace this year. Michael Jasso, Chief of Cook County Bureau of Economic Development was this year's keynote speaker. He discussed several of Cook County's programs and initiatives geared toward the business sector and spoke on some of the more prominent and regional projects the Village has recently undertaken with the support of the County.

Andre Papantoniou, President of Olympia Foods, was invited to address the crowd as one of Franklin Park's newest companies. Olympia Foods is a leading manufacturer of gyros, pita breads and sauces. The company has purchased and renovated the facility at 9501 Nevada, formerly occupied by Fresh Express. This unique annual event is a great opportunity for business networking and for Mayor Barrett Pedersen and the Village to thank local businesses for choosing to locate and grow in Franklin Park. ■

Top to bottom: Mayor Barrett Pedersen, Michael Jasso (Cook County Bureau of Economic Development Chief) and John P. Schneider (Village Director of Community Development and Zoning); Michele Milewski (Bensenville Chamber of Commerce President), Mayor Barrett Pedersen and Kenneth Koller (Chamber by O'Hare President); Village Trustees Andy Ybarra and John Johnson, Mayor Barrett Pedersen, Village Trustees Karen Special and Bill Ruhl



Lazy Moe's Mediterranean Grill at 9660 Franklin Ave.



Paula's Cafe at 9400 Grand Ave.



Block Group at 10632 Grand Ave.



Shining Smiles at 9704 Grand Ave.

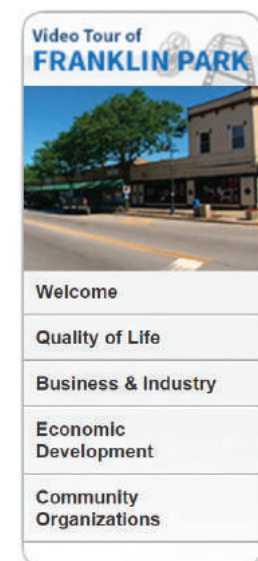


Shelby's at 2735 Mannheim Rd.



Dazz Boutique at 3148 Calwagner St.

Ribbon Cuttings of 2015



Short Online Films Feature Franklin Park

In summer of 2015, the Department of Community Development and Zoning worked with CGI Communications, a national marketing firm, to produce 4 short videos that highlight different aspects of the Village of Franklin Park. The videos are currently featured on the Village website and provide a colorful overview of economic development, business and industry, and quality of life in the Village. The marketing package highlights Franklin Park's proximity to O'Hare International Airport, the interstate system and commuter rail infrastructure, all of which give the Village its locational advantage in the O'Hare region. Aracely's Bakery, Aallied Die Casting and Sureway Tool and Engineering were featured as local businesses and provided interviews on why they chose Franklin Park as home to their operations. The video marketing package was produced by CGI with the help of local business sponsorships and came at no cost to the Village. ■

New Businesses of 2015

In 2015, 83 businesses totaling 1.4 million square feet of commercial/industrial space and 1195 jobs applied for occupancy to expand or locate in the Village and were approved for zoning compliance by the Department of Community Development and Zoning. Alongside Mayor Barrett Pedersen and Village Trustees, the Department held ribbon cutting events to celebrate several new businesses in town. The following is a brief selection of new businesses or business expansions that the Village was pleased to welcome in 2015:

- Alamode Foods
- American Pressroom Supply
- Americoats
- Armanetti's Wine and Spirits
- Atlas Restoration
- Bennie Consulting Engineers
- Chicago Records Management
- Chicagoland Metal Fabricators
- Domino's
- Family Produce & Food Service
- Fargo Manufacturing
- Granite Design For You
- Green Wheels USA
- Husar Abatement
- Italia Marble & Tile Imports
- I.T. Options
- JDM Chicago
- JPT Carpenters
- LAS Hardwoods
- Manuel Torres II State Farm
- Mercury Plastics
- Mynt Dental
- Northern Insurance Services
- Payless Car Rental
- Philips Electronics/Burton
- Phoenix Welding
- Photographic Impressions
- Shelby's
- Thrifty City
- Valenzano Bakery
- Valmont Coatings
- Xail Hair Studio
- Zacatecas Mexican Restaurant