

Year in Review 2022 2023

FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT & ZONING



A Message from **Mayor Barrett F. Pedersen**

without help from the Federal Rail Administration, the Metropolitan Water Reclamation District of Greater Chicago (MWRD), the Illinois Department of Commerce and Economic Opportunity (DCEO), Cook County, and our state and local representatives. We are grateful to have this kind of support as we work to provide modern infrastructure in Franklin Park.

The progress that our community made these last two years is a testament to the Village's vision of a safer, vibrant, and more sustainable Franklin Park. I am proud to look back at our accomplishments from this past year, but reflecting on these years would not be complete without honoring the incredible service of John Schneider, Director of Community Development and Zoning for the Village of Franklin Park, who sadly passed away in late December of 2023.

John leaves an unmatched legacy of achievement in the arena of economic development, resulting in new businesses, developments, and investments that have benefited our Village. John accumulated an impressive number of accomplishments that helped to reaffirm Franklin Park as an industrial powerhouse. His strategic vision, influence, mentorship, humor, and steady leadership will leave a void. But his influence will live on as we continue to make Franklin Park a robust industrial center and a vital commercial district.

On behalf of the Village Board, Clerk, and the administration, I extend our deepest condolences to all of John's family and friends.

You will be missed, John, but you will not be forgotten. ■



The hard work of staff has resulted in transformative changes in 2022 and 2023 that set the Village on a trajectory with more welcoming public spaces, vital green infrastructure, and the ability to adapt with an ever-changing economic landscape.

The Village saw big changes that enhanced the quality of life for residents and visitors alike. Franklin Park's highly anticipated Quiet Zone designation finally went into effect, sparing residents from frequent loud train horns unless the engineer perceives a threat on or near the tracks. Downtown Franklin Park also saw major improvements with its beautified streetscape and the completion of the Premier Luxury Apartments building at 9600 Franklin Avenue. With the creation of a more welcoming, walkable neighborhood, it is our hope that these improvements will be a catalyst for future progress in Downtown Franklin Park.

Franklin Park also saw continued success in addressing community needs through vital infrastructure initiatives with significant assistance from grant funding. In total, the Village received \$16.6 million in assistance from regional, state, and federal grant programs in 2022 and 2023. None of this would have been possible

Village Mourns the Passing of Director of Community Development & Zoning
John Schneider Leaves a Legacy of Developments that Improved Franklin Park.

It is with deepest regret that the Village of Franklin Park announces the passing of John Schneider, its longtime Director of Community Development and Zoning.

“John leaves an unmatched legacy of achievement in the arena of economic development, resulting in new businesses, developments, and investments that have greatly benefited our Village,” stated Mayor Barrett Pedersen. “John used his vast business and government experience to help make Franklin Park into a vibrant manufacturing center, with growing commercial enterprises as well. Most importantly, John’s amazing network of county, state, and regional governmental contacts helped to secure millions of dollars to fund critical transportation, infrastructure, and sustainability projects in Franklin Park.”

John joined the Village in 2012 and quickly developed an aggressive economic development effort that has resulted in Franklin Park receiving \$81 million in grant funding for development projects and infrastructure improvements. John also worked closely with the members of the Village’s Economic Development Commission, Plan Commission, Tree Preservation Commission, and Zoning Board of Appeals.

Village Trustee Karen Special collaborated closely with John and his staff. “John accumulated an impressive number of accomplishments during his tenure with the Village,” said Special. “Among the most noteworthy are the development of a strategic plan for growth for Franklin Park, a new zoning code, revitalizing our industrial and commercial corridors, and helping to provide 3.6 million gallons of new stormwater storage to prevent flooding.”

John’s efforts helped to reestablish Franklin Park as an industrial powerhouse, attracting numerous new developments including warehouses constructed by Bridge, Panattoni, Exeter, CenterPoint, and Molto in the eastern and western industrial districts,” said Pedersen. “He assisted local business to expand, attracted prominent corporations, and helped to



redevelop the former Motorola site on Grand Avenue which now is home to the Digital Realty Campus, a thriving data complex that continues to expand.”

John loved to collaborate with Village staff to bring projects to fruition. He especially enjoyed mentoring young people and helping them to reach their career potential. Members of his staff learned quickly that John believed it was important to get out of the office and into the community to identify opportunities for future development and to talk to business operators to better understand their obstacles to growth.

“Every morning our staff would meet to discuss progress on Village projects over coffee,” said Nicholas Walny, the Village’s Deputy Director of Community Development. “He had an enormous wealth of knowledge and loved to share his stories from his years working with the City of Chicago and Cook County planning and development offices. But John was also a great listener and he genuinely wanted to learn about our family lives and career aspirations too. Mornings will not be the same without him.”

“John’s vision, influence, humor, and steady leadership will be sorely missed,” added Mayor Pedersen. “We will all miss working with him. With this being the holiday season, it is an especially tough time to lose a friend. I extend my deepest condolences to John’s family, friends, and colleagues.” ■

In Loving Memory

John P. Schneider

1950 - 2023

A list of John’s Key Accomplishments:

PLANS AND ORDINANCES

- Development of a Comprehensive Plan for the Village of Franklin Park (2017)
- Adoption of a new Zoning Code (2022 – last adoption was 1973)
- Adoption of a Downtown Zoning Code (2016 – First ever for Franklin Park)
- Adoption of a Truck Routing Study

GRANTS AND FUNDING

- Assisted in obtaining \$8 million from USDOT for engineering and design of a grade separation and railroad elimination crossing under the Canadian Pacific and Metra tracks.
- Secured \$26.3 million in IDOT funds to reconstruct Franklin Avenue west of Mannheim Rd. Helped to secure additional funding from Cook County totaling an estimated \$4 million.
- Spearheaded efforts to obtain the IDOT Rail Safety award for \$1.5 million to fund safety improvements required to achieve a Quiet Zone designation in Franklin Park.
- Secured funding from multiple entities totaling an estimated \$2.4 million for the design and engineering of the Des Plaines River Trail. Helped to secure commitments from municipalities that bordered the trail.
- Worked with Engineering and was awarded \$890k for an east-west bicycle trail from the RTA and CMAQ. Construction to begin in 2025.
- Secured \$5 million from IDOT Economic Development and Cook County Economic Development for the establishment of a Special Service Area to reconstruct Cullerton in the Western Industrial district.

DEVELOPMENT

- Spearheaded efforts to redevelop the Crossings 2 site in downtown Franklin Park. The site now contains a 110-unit apartment building with ground floor retail which serves as an anchor to attract additional development.
- Attracted and worked with a hotel developer to build a 4-story hotel with 100 rooms in the Franklin Marketplace. The hotel is set to open in late 2024.
- Worked to redevelop the formerly contaminated Castle Metals site with developer Panattoni. The site now contains a Class A industrial building that includes Vital Proteins as a tenant.
- Assisted in redevelopment efforts of the former tank farm in the western industrial area adjacent to Franklin Avenue. The site now contains three Class A industrial warehouses totaling 700k square feet.
- Worked to reestablish the Franklin Marketplace. Three new buildings were constructed within the Marketplace which include Starbucks, Jersey Mikes, AT&T, Chipotle, Pizza Hit and T-Mobile.
- Reestablished Franklin Park as an industrial powerhouse, attracting numerous new developments including warehouses constructed by Exeter, CenterPoint, and Molto in the eastern and western industrial districts.
- Helped to redevelop the former Motorola site on Grand Avenue. The site now contains two data centers from Digital Realty and another data center being redeveloped by Microsoft. A third building was recently approved for Digital Realty at 2553 Edington to expand the campus.

INFRASTRUCTURE

- Worked to redevelop and beautify the downtown streetscape with pedestrian bump outs, new benches, bike racks, garbage bins, and landscaping.
- Assisted in Village efforts to mitigate flooding issues throughout the Village through the creation of stormwater retention and detention ponds.

Downtown Beautification



Google Maps imagery of Franklin and Calwagner before streetscape improvements.



Several downtown beautification efforts have been outlined in multiple studies completed by Village staff, stakeholders, and consultants. Planning efforts include the Franklin Park West Line Station Area Planning Study that was completed in 2006 by S. B. Friedman & Company, a Transit Oriented Development (TOD) Investment Panel study by the Regional Transportation Authority (RTA) in 2012, the adoption of the Downtown Zoning Code in 2014 that was completed with funding from the RTA, and the 2017 Comprehensive plan that was funded by the Chicago Metropolitan Agency for Planning (CMAP). These plans and policies led to a number of key redevelopment activities including the creation of The Downtown Beautification Committee, the introduction of additional parking accommodations for anticipated growth, improved bicycle and pedestrian networks and facilities, and infill development of a 110-unit mixed-use building at 9600 Franklin Avenue that serves as an anchor to Downtown Franklin Park.

Streetscape design is a vital component of public spaces and impacts the way people interact in the built environment. A well-designed streetscape improves the aesthetic quality and safety of the street, boosts economic growth, and promotes social activity. Creating a vibrant, walkable downtown core with a well-designed streetscape has been a goal for the Village of Franklin Park for decades and it finally came to fruition in the fall of 2022 on Franklin Avenue between 25th Street and Ruby Street.

The Village's recent streetscape enhancements are the culmination of these plans, policies, and initiatives. Improvements included the replacement of crumbling common face brick pavers with decorative stamped concrete; pedestrian bump-outs for safer pedestrian crossings at the intersections of Atlantic Street, Calwagner Street, and Gustav Avenue; sidewalk repairs; new planters; new garbage and recycling bins; and new bike racks.

Through streetscape enhancements, an opportunity has emerged to support existing businesses while providing an atmosphere that is more attractive for private investment. This contributes to economic development in several key ways: it encourages entrepreneurship, enhances fiscal sustainability by expanding and diversifying the tax base, and improves the quality of life for residents by providing new services and amenities. The Village looks forward building upon this success as we continue to work to establish Downtown Franklin Park as a regional destination. ■

Before & After: An example of how curb extensions with new planters and decorative stamped concrete at Franklin and Calwagner provides safer pedestrian access and walkability with a shorter distance to cross the street and improved visibility while creating vibrant public spaces with opportunities for more landscaping.



Franklin Ave

Pacific Ave

After the completion of streetscape improvements, the Village saw continued progress with key redevelopment efforts in and around Downtown Franklin Park. The completion of **9600 Franklin Avenue** and the introduction of the **Pacific Avenue Green Infrastructure Project** marked significant milestones for two corridors in the heart of Franklin Park. These projects will foster opportunities for new businesses and neighbors along Franklin Avenue and improved safety, sustainability, and landscaping on Pacific Avenue.

9600 FRANKLIN AVENUE - PREMIER LUXURY APARTMENTS



The architectural cornerstone to Franklin Park's downtown is complete. Standing six stories tall at the corners of Franklin Avenue and 25th Street, Premier Luxury Apartments is a mixed-use development that welcomed its first residents in the Fall of 2022. The building contains several spaces for retail or restaurants and 110 units consisting of one and two bedroom apartments. As of Spring 2023, the building was 95% occupied.

The building is filled with the latest amenities including a roof-top deck with panoramic Chicago skyline view, a lobby & game room with a bar, a resident workout gym, a conference room for stay-at-home workers, and a dog-wash. Additional features of the apartments include facial recognition technologies, high ceilings, quartz counter and bar tops, easy-tap kitchen sinks, and in-unit washer/dryers. The ground floor will have space for up to 9,500 feet of retail, restaurant, or other commercial uses. The end cap unit offers the potential for outdoor patio seating for dining.

Residents of the new building include lifelong residents of Franklin Park, those from around Chicagoland, new Illinois residents from out of state, and even international professionals. Each and every new Franklin Park resident adds a story to the tapestry that is Franklin Park's history.

The completion of Premier Luxury Apartments is a major step forward in the revitalization of Downtown Franklin Park. New residents and retail spaces will enhance the vitality of the downtown while also further bolstering existing businesses with new customers. ■

PACIFIC AVENUE GREEN INFRASTRUCTURE PROJECT

In partnership with the Metropolitan Water Reclamation District of Greater Chicago (MWRD), the Pacific Avenue Green Infrastructure project was selected as one of 16 proposals across Cook County to help mitigate flooding, protect area water quality, and improve public spaces. With \$270,000 in grant funding, the Village was able to replace impervious asphalt surfaces with rain gardens at each intersection along Pacific Avenue from Dora Street to Hawthorne Street. The project alleviates flooding issues while providing other benefits such as improved sight triangles for drivers, shortened pedestrian crossings at each of the intersections, and sustainable features such as increased biodiversity, reduced heat island effects, and the introduction of more naturalized areas.



Bees pollinating flowers in a rain garden along Pacific Avenue

In total, the project helped to facilitate the removal of approximately 1,200 square yards of impervious surfaces. Now in its place are rain gardens with native plantings that can accommodate close to 80,000 gallons of water that would otherwise rush into the combined sewer system. Without improvements like these, combined sewer systems can quickly become overwhelmed during heavy rain events causing flooding issues on roads and in homes and businesses. Water that would otherwise flow into a storm structure in the curb and rush through the concrete pipes with the rest of the water, is instead diverted into the rain gardens where it can saturate the soil, be taken up by plants and seep into the void spaces in the stone below. Beyond the direct benefits to homeowners, any amount of stormwater that is diverted from the combined sewer system is stormwater that does not need to be treated and processed along with all the sanitary water by the water reclamation plant.

Secondary benefits of the project include improved sight triangles for drivers and shortened pedestrian crossings at each of the intersections. Tertiary benefits include increased biodiversity, reduced heat island effects and other benefits that naturalized areas provide for individuals that utilize the area. ■



GREATER FAMILY HEALTH - 10225 GRAND AVENUE

Located at 10225 Grand Avenue in the Grand Shopping Plaza, Greater Family Health is a primary care service provider that offers quality health care to all. They do this by providing 24-hour access to providers, comprehensive care management, transportation assistance, access to reduced-price pharmaceuticals, on-site laboratories, same and next-day appointments, bilingual staff and translation services.



GARDEN OF EAT'N - 9660 FRANKLIN AVENUE

Located at 9660 Franklin Avenue in the heart of Downtown Franklin Park, Garden of Eat'n is a breakfast and lunch destination featuring fresh Mexican and American plates. The menu includes breakfast staples such as a 2 egg breakfast with sides, omelets, pancakes, chilaquiles, and French toast with a Mexican twist. Lunch includes soups, salads, sandwiches, a smash burger, and much more.



A+ NAIL SCHOOL - 10231 GRAND AVENUE

Located at 10231 Grand Avenue in the Grand Shopping Plaza, A+ Nail School offers an education in the latest nail techniques by teaching students nail fundamentals and hands-on training in a 350-hour curriculum that will prepare them to become professionals. They also provide a 625-hour class for experienced nail technicians who want to become a nail technology instructor. Other nail technician programs include continuing education (CE), license restoration and license transfer.



LAS ISLAS VIP - 3560 RIVER ROAD

The Village of Franklin Park is excited to announce the opening of a new dining and drinking option. Located at 3560 River Road, Las Islas VIP is a family-owned and operated, Mariscos restaurant featuring Mexican seafood. The menu includes alcoholic and non-alcoholic drinks, soups and salads, appetizers, and a large diversity of seafood entrées.



COMMERCIAL REDEVELOPMENT

In 2022 and 2023, Franklin Park's commercial sector found ways to bounce back despite the repercussions of the COVID-19 pandemic and changing retail habits. From small businesses to national brands, shopping centers and vacant properties within our commercial corridors saw an increase in reinvestment, redevelopment, and new tenants compared to previous years.



WYNDHAM GARDEN - 2900 MANNHEIM ROAD

*RENDERING OF PROPOSED DEVELOPMENT

Wyndham Hotels is currently constructing a four-story, 110-room Wyndham Garden Hotel at the Franklin Marketplace at Mannheim Road and Grand Avenue. Construction started in November of 2022 and the hotel plans to be up and running toward the end of 2024. Wyndham is proposing several key amenities for the project such as an exterior garden fully enclosed with multi-zoned socializing areas, a fitness center, various lounge, and bar seating areas on the first floor, a designated area for preparation by staff of various breakfast, dinner, and beverage items, a "nice and vice" grab and go marketplace, business service centers, and flexible meeting rooms and front desk services. Wyndham also plans to incorporate architectural and construction features that will integrate elements of green certified construction, significant landscaping, and interior and exterior architectural wood features.



Construction is ongoing at 2900 Mannheim Road

Two of the largest improvement projects in the history of the Illinois Tollway are currently underway and will have a positive impact on congestion and connectivity issues within Franklin Park.

The new I-490 Tollway to be constructed on the west side of O'Hare Airport will connect the Tri-State Tollway (I-294) to the Jane Addams Memorial Tollway (I-90) and include connections to Illinois Route 390, Irving Park Road, and Franklin Avenue to improve travel and access to local businesses (see Figure 1). Simultaneously, the Central Tri-State Tollway (I-294) Project includes reconstructing and widening the north-south interstate to "right size" the corridor to accommodate demand and reduce congestion overflow onto Franklin Park's roadways.

As part of the new I-490 Tollway Project, new interchange ramps are being constructed to connect I-490 with the Tri-State Tollway (I-294) providing I-490 access to and from the north (see Figure 2). The I-490 Tollway will extend from I-294 through the cleared path to the west of Franklin Park's industrial area providing interchange access at Franklin Avenue and continuing north on bridges over Franklin Avenue and the Bensenville Rail Yard. The Union Pacific Railroad mainline track is being relocated to the west to accommodate the I-490 corridor including new bridges over Grand Avenue, Franklin Avenue, and the Bensenville Rail Yard. In addition, local road improvements in the Village are planned along Franklin Avenue, Acorn Lane, Powell Street, the Wolf Road frontage roads and King Street.

Work on the Central Tri-State Project includes I-294 roadway reconstruction and widening between Balmoral Avenue and Wolf Road to provide five lanes in each direction. Bridges are being reconstructed over Union Pacific Railroad, Grand Avenue and North Avenue. Completed work along I-294 in and adjacent to the Village includes roadway reconstruction between Balmoral Avenue and the O'Hare Oasis providing five lanes in both directions, reconstruction of the bridges carrying I-294 over Irving Park Road, Lawrence Avenue and the Canadian National Railway in Schiller Park and improvements to local crossroad bridges including Balmoral Avenue and Wolf Road.

Franklin Park's strong partnership with the Illinois Tollway allows for the concerns of our community to be addressed as large scale, regional projects are completed. The Village looks forward to the completion of these and future projects and hopes to continue to be a part of the Illinois Tollway's efforts in improving regional connectivity. ■



Figure 1

Elgin O'Hare Western Access - I-490 Tollway Project

The Illinois Tollway Drives New Development



Future I-490 Corridor through the Village of Franklin Park Looking North.



I-490 progress from Powell Street and King Avenue



Figure 2

Construction of I-490 Ramps Connecting from Northbound I-294 and to Southbound I-294 Looking North (Photo courtesy of the V3 Companies on behalf of Illinois Tollway)

Connect Franklin Park

Bridging Barriers. Creating Opportunities.



Grants allow the Village to implement infrastructure improvements that address issues such as traffic congestion, pedestrian safety, and flooding while providing amenities that improve residents' quality of life and establishes corridors that are more suitable for redevelopment and investment. In 2022 and 2023, Franklin Park received \$16.6 million in assistance from regional, state, and federal grant programs. The most significant award that the Village found success in was the **U.S. Department of Transportation (USDOT) Railroad Crossing Elimination Grant Program** which provides funding for projects that focus on improving the safety and mobility of people and goods.

Franklin Park took a major step forward to address congestion issues that have long plagued residents, businesses, and first responders. The Village sits at the entrance of the Canadian Pacific-Kansas City Southern Bensenville Intermodal Terminal, one of the region's most active rail yards and a significant component of the movement of global commerce. Because of this, the rail corridor is a major barrier through the heart of our community, often causing extensive delays, safety concerns, and frustration for area residents and businesses. Blockages and extended gate closures are a common occurrence as trains stage before entering the rail yard, greatly impacting freight movement on the roadway network, travel-time reliability of motorists, and sometimes resulting in unsafe behavior such as pedestrians passing through stopped trains to cross or aggressive maneuvering by drivers in an attempt to circumvent delays.

In 2023, the Village was awarded \$8 million in funding through the USDOT's Railroad Crossing Elimination Grant Program to complete project development and final design for a grade separation while closing one or more at-grade crossings. An additional \$1.8 million in support came from the Cook County Department of Transportation and Highways and the Illinois



Mayor Pedersen speaks at a press conference with Congressman Jesús "Chuy" García (Left) Senator Dick Durbin (Right) discussing the significance of this project.

Commerce Commission. This project will provide a safer, more efficient railroad crossing for roadway users that offers north-south movement without train-related delays or blockages. The implications of this project will not only benefit Franklin Park, but the region as a whole, garnering support from State Representatives Jesús "Chuy" García (IL-04) and Delia C. Ramirez (IL-03) as well as Senators Dick Durbin (D-IL) and Tammy Duckworth (D-IL). While there is no timeline for project completion or construction at this moment, this is a significant victory as we work to alleviate issues stemming from railroad blockages. ■

Village of FRANKLIN PARK

ZONING CODE UPDATE

IN PARTNERSHIP WITH **camiros**

The Department of Community Development & Zoning was delighted to take a tremendous step forward after the passage of a new Zoning Code. Effective as of September 1st, 2022, the new Zoning Code provides residents and businesses alike with a comprehensive overhaul that will facilitate modern developments. The Village would especially like to thank Camiros, Ltd. for their hard work and expertise over the three-year consulting process.

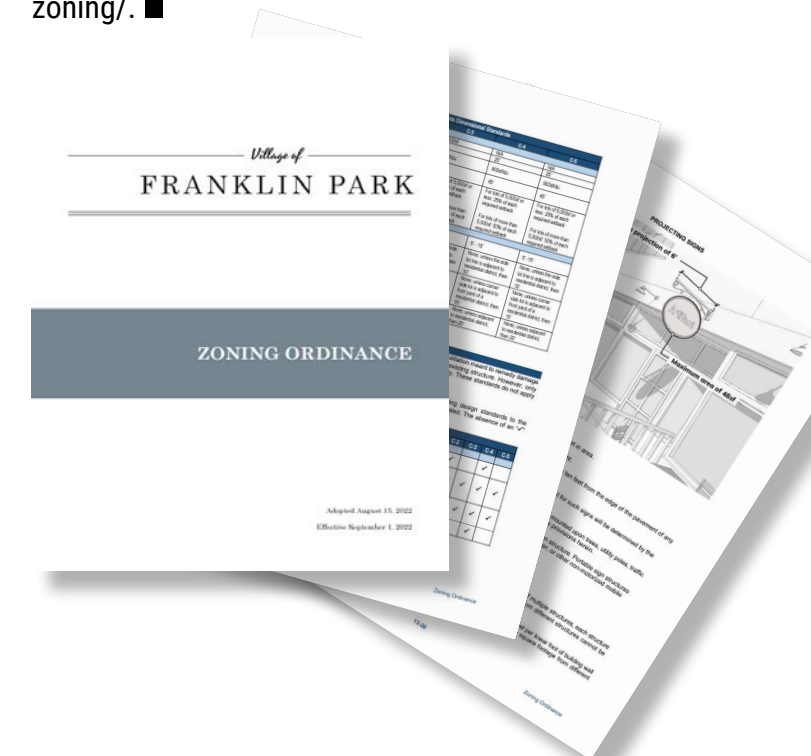
The previous version of the zoning code was written in 1974 and had been amended countless times over the past 45 years, but never on a comprehensive level. The September 2022 update allows the Village to facilitate construction that preserves existing development when necessary while encouraging emerging industries, promoting sustainability, and revitalizing commercial corridors through landscape, building, and site design standards. The new code takes several plans into consideration that have been adopted over the years including the Franklin Park Downtown Zoning Code (2014), the Franklin Park O'Hare Industrial Plan (2014), and the Franklin Park Comprehensive Plan (2017).

In February of 2020, the Franklin Park Zoning Board of Appeals and Plan Commission held a joint meeting that was open to the public to discuss the Zoning Code Update. Camiros also presented an in depth summary of findings from the Technical Review and Approaches Report which was released in January of 2020.

This report discussed findings from a technical review of the Village's current Zoning Ordinance and took into account issues and feedback presented by staff and stakeholders. The report also introduced concepts and regulatory approaches that set a direction for revisions to be included in the new Zoning Ordinance. Staff worked to ensure that any proposed changes would be able to encourage development that is in line with the Village's vision as outlined in the Comprehensive Plan. In consultation with Camiros, staff reviewed all changes with Village attorneys, the Building Department, Utilities & Public Works, and Engineering to ensure that all modifications to the zoning ordinance would create a successful, beneficial tool in shaping future redevelopment in Franklin Park.

In early Spring of 2022, the final draft of the new Zoning Ordinance was released to the public. For the next several months, zoning staff held meetings with the Zoning Board of Appeals and the Plan Commission to allow for additional public feedback on each chapter of the new zoning code. In August of 2022, the Franklin Park Zoning Board of Appeals held a public meeting to discuss the final proposed version Zoning Code ordinance. At the meeting, Camiros presented an in-depth summary of the final Zoning Ordinance, outlining the major changes between the previous zoning code and the new code.

Key updates to the code included a more user-friendly interface, well organized chapters with easy-to-read diagrams and definitions, revised standards for landscaping, parking requirements, façade design, and accessory structures, and many more enhancements to the code which will encourage new development. The final draft of the zoning ordinance was recommended for approval by the Zoning Board of Appeals on August 3rd, 2022, and was approved by the Village Board on August 15th, 2022. To view the new Zoning Code, you can visit www.villageoffranklinpark.com/departments/zoning/. ■



2022 & 2023

by the numbers

The Department of Community Development and Zoning



Nicholas Walny
Director of Community Development and Zoning



Ryan Adriatico
Senior Planner



Rudolph Repa
Village Planner

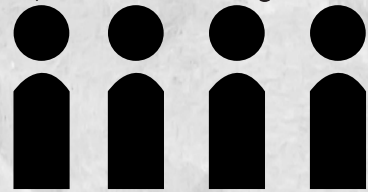
\$16.5 million
in grant funding for projects & infrastructure improvements.



Franklin Park
welcomed
147 new businesses
or expansions



Business attraction
helped to create
3,600 new jobs.



The Franklin Park
Enterprise Zone Program
helped to facilitate over
\$33 million
in new construction.

Welcome to Franklin Park!

Alongside Mayor Barrett Pedersen and Village Trustees, the Department of Community Development and Zoning held ribbon cutting events and groundbreaking ceremonies to celebrate new businesses and developments in town.



A+ NAIL SCHOOL - 10231 GRAND AVENUE



COMED SUBSTATION



GREATER FAMILY HEALTH - 10225 GRAND AVENUE



JOHN MAZUR ARBORETUM - GRAND AVENUE & WILLOW ROAD

BOARDS & COMMISSIONS

Economic Development Commission

The Economic Development Commission reviewed 6 applications for the Cook County Real Estate 6b Classification. The County program is designed to encourage industrial development and increase employment opportunities.

Zoning Board of Appeals

The Zoning Board of Appeals reviewed 31 cases pertaining to zoning related matters.

This included 12 conditional uses, 12 text amendments, 1 variance, 5 subdivisions, and the adoption of an updated zoning ordinance.

Plan Commission

The Plan Commission provided vital feedback for ongoing planning initiatives and upcoming corridor studies that will help shape the future of our community.



LAS ISLAS VIP - 3560 RIVER ROAD



PEKING CAJUN SEAFOOD - 10221 GRAND AVENUE

Chicago Display Marketing (CDM) completed a significant renovation of a vacant 62,185 square foot building to bring their business to Franklin Park. Founded in 1946, CDM got its start by helping the Hostess Twinkie become a household name. CDM assists retailers and brand marketers by providing innovative design and successful execution of retail display programs to help companies achieve sales and marketing goals. CDM's services include an in-house design and engineering team, a number of production and manufacturing processes, and a full-service fulfillment center.



CHICAGO DISPLAY MARKETING CORP- 11533 FRANKLIN AVENUE

Industrial Redevelopment

Franklin Park continues to experience large-scale growth and reinvestment within its industrial sector. In 2022 and 2023, the Village welcomed 100 new industrial employers resulting in 1,974 new jobs. This growth persists because of several factors including the Village's welcoming business environment and our location at the center of Chicagoland next to freeways, railyards, employment hubs, and public transportation.

Several projects are currently under construction for reinvestment to aging properties and other projects have swung open their doors and are ready for business.

Established in 2004, Darpet experienced exponential growth to become one of the largest wood door and trim providers in the Midwest. Darpet completed a large scale renovation of a 274,675 square foot building at 9441 Fullerton to bring its business to Franklin Park. The facility is being used for light manufacturing, warehousing, and distribution of doors, trim, molding, and related hardware.



DARPET - 9441 FULLERTON AVENUE



IDI LOGISTICS - 3500 WOLF ROAD

Completed toward the end of 2022, IDI Logistics spearheaded an effort to build a 100,463 square foot warehouse and distribution facility at the site of the former Precision Steel warehouse. The new building features 32-foot clear ceilings, 24 exterior docks, two grade-level overhead doors, 49 trailer stalls and 86 off-street parking spaces. The building contains approximately 5,000 square feet of office space and 95,000 square feet of warehouse/distribution space.

Exeter Property Group rehabilitated a 111,186 square foot building at 11130 King Avenue. The building was last occupied by Interplex Daystar and was vacant since April 2020. Exeter has since leased the property to Allying Force Port Logistics LLC, a company that provides integrated supply chain services. Exeter Property Group is a real estate investment management firm specializing in the acquisition, development, leasing, and management of industrial properties across the US.



EXETER PROPERTY GROUP - 11130 KING AVENUE



MISTICA FOODS - 3601 RUNGE STREET

Mistica Foods ("Mistica"), a family owned food processing company redeveloped an 114,266 square foot industrial facility at 3601 Runge Street. The facility was formerly occupied by Green Bay Packaging. The company currently operates a USDA approved food processing plant in Addison, Illinois and uses the Franklin Park location for two primary purposes: dry storage and meat production. Mistica Foods serves national and international customers and offers products under the Mistica Ranch Meats brand name.



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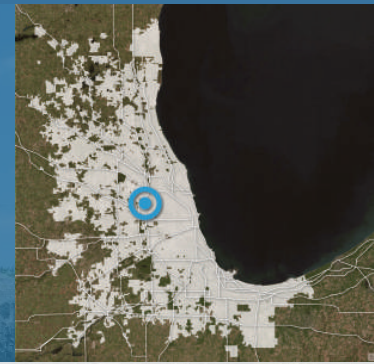


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From left to right, top to bottom: (1) The Cook County Bureau of Economic Development collaborated with Village staff to host an informational meeting to introduce their newest initiative that provides vital resources for manufacturing employers in Western Cook County (2) & (3) Mayor Pedersen speaks at a tree dedication ceremony in honor of the passing of our Public Works Director, Joe "Tiny" Lauro (4) The Chicago Region Trees Initiative (CRTI) honored Franklin Park's arborist, Andy Smolen, with the 2022 Forester of the Year Award (Pictured here with Metropolitan Water Reclamation District of Greater Chicago (MWRD) Commissioner Mariyana T. Spyropoulos) (5) Mayor Pedersen with Congressman Jesús "Chuy" García (IL-4) on a tour of one of Franklin Park's manufacturers, Eklind Tool

From left to right, top to bottom: (6) Mayor Pedersen with Mayor Nick Caiafa of Schiller Park at our Health and Resource Fair (7) Franklin Park manufacturer, Chicago Hardware and Fixture Company, hosted Mayor Pedersen, Congressman Jesús "Chuy" García (IL-4), and State Representative Norma Hernandez (IL-77) as we highlighted our industrial businesses (8) Mayor Pedersen highlighted local restaurants like New David's Mexican Grill at 3531 Rose Street with a new video series, "What's Cooking Around Town?" (9) A groundbreaking ceremony was held to commemorate the dedication of the John Mazur Arboretum at Grand Avenue and Willow Street (10) Franklin Park-based company, Mainfreight, hosted Mayor Pedersen, Congressman Jesús "Chuy" García (IL-4), and State Representative Norma Hernandez (IL-77) to showcase the importance of logistics to our region's economy

THE VILLAGE OF *Franklin Park* THE CENTER OF CHICAGOLAND



Franklin Park has award-winning school districts, superior public services, and stable home prices. Residents enjoy 19 public parks, 2 outdoor pools, an ice arena, and access to over 10 square miles of Cook County Forest Preserves including the Des Plaines River Trail. At the center of Chicagoland next door to O'Hare International Airport with direct access to the Illinois Tollway system, 3 Metra stations, and 3 Pace Bus routes, everything within the region and beyond is within reach. Residents and business owners also benefit from a responsive and proactive Village government that supports community needs and business growth. Franklin Park is a flourishing community that is ready to welcome your home or business!



A great place to live, work, and own a business.

MODERN DEVELOPMENT

4.3 million square feet of new industrial space constructed since 2017

DIVERSE ECONOMY

Home to over 700 companies across industries such as manufacturing, logistics, and information technology

ACCESS

Illinois Tollway System
Public Transit (Metra & Pace)
O'Hare International Airport
Bensenville Intermodal Terminal

IN DEMAND COMMERCIAL CORRIDORS

4.5 miles from O'Hare
Close to Dense Residential Districts
National Tenants

PROACTIVE GOVERNMENT

Over \$87 million in grant funding for programs and infrastructure improvements since 2009

MAYOR *Barrett F. Pedersen*

VILLAGE CLERK *April Arellano*

TRUSTEES *Irene Avitia • Gil Hagerstrom • John Johnson • Bill Ruhl • Karen Special • Andy Ybarra*