

An aerial photograph of Franklin Park, Illinois, overlaid with a semi-transparent grid. The grid lines are spaced evenly across the entire image, creating a technical or planning-like appearance. The background shows a mix of residential neighborhoods, commercial areas, and green spaces. The text is positioned in the upper right quadrant of the image.

VILLAGE OF FRANKLIN PARK  
*COMPREHENSIVE PLAN*

**FRANKLIN PARK COMPREHENSIVE PLAN**  
ACKNOWLEDGEMENTS

**ACKNOWLEDGEMENTS**

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# ***FRANKLIN PARK COMPREHENSIVE PLAN***

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# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## INTRODUCTION

### **INTRODUCTION**

#### ***WHY DOES FRANKLIN PARK NEED A COMPREHENSIVE PLAN?***

The Comprehensive Plan is the Village of Franklin Park's official policy guide for community improvement and development. It identifies guidelines for desirable development in the Village over the next ten to fifteen years.

The Comprehensive Plan can help to preserve and protect important community features and resources, coordinate new growth and capital improvements, and establish a strong and positive community image and identity.

The Plan addresses the use of land; the movement of vehicles and pedestrians; and the provision of parks, schools, and other public facilities. It will cover residential areas, commercial uses and businesses, light and heavy industrial uses, public and institutional lands, and the public rights-of-way.

The Comprehensive Plan establishes guidelines by which the Plan Commission and Village Board can review and evaluate private development proposals. The Plan will also provide a guide for public improvements, and can help to ensure that local dollars are spent wisely and effectively.

The Comprehensive Plan will provide a basis for updates to the local Zoning Ordinance, subdivision regulations, capital improvement plans, various municipal codes and programs, and other implementation tools.

#### ***COMPONENTS OF THE COMPREHENSIVE PLAN***

#### **COMMUNITY VISION, GOALS, AND OBJECTIVES**

The Community Vision is a concise statement of the desired future for the Village of Franklin Park, as expressed by participants at public meetings.

The Goals and Objectives build on the Vision statement, describing qualities and characteristics to be supported through local action.

#### **PRINCIPLES AND STRATEGIES**

The Plan recommendations are presented in the following sections, each covering one of the elements that make up the community. These sections recommend a series of guiding principles, along with strategies for implementation. The following elements are included in this document:

#### LAND USE

#### HOUSING

#### ECONOMIC DEVELOPMENT

#### TRANSPORTATION

#### INFRASTRUCTURE

#### COMMUNITY FACILITIES

#### NATURAL RESOURCES

#### COMMUNITY CHARACTER

#### **PUBLIC PARTICIPATION**

The Public Participation section of the Comprehensive Plan describes the community input process and summarizes the ideas and comments that were received during Plan development. The involvement of residents and other stakeholders is an essential 'ingredient' in the Comprehensive Plan, allowing it to reflect the needs and wishes of those it will affect.

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## INTRODUCTION

### **EXISTING CONDITIONS REPORT**

The Existing Conditions Report is a separate document that provides background for the Comprehensive Plan recommendations. It is considered a component of the Plan. The Existing Conditions Report documents the current (Summer 2002) conditions in Franklin Park in the areas of population, land use and development, transportation, and community facilities. It also documents community input, and summarizes the major issues and opportunities to be further studied in the next phase of the Comprehensive Plan update project.

This Existing Conditions Report should be updated as major plans are developed or updated for Franklin Park, and may be used as a baseline to illustrate changes over time.

### **DEMOGRAPHIC AND MARKET ANALYSIS**

The Demographic and Market Analysis provides an in-depth analysis of Franklin Park's population characteristics, local industry and employment conditions, and market potentials. This report was completed in connection with the Existing Conditions Report in preparation for the new Comprehensive Plan. Due to its length and specificity, it is produced as a stand-alone document.

***FRANKLIN PARK COMPREHENSIVE PLAN***  
COMMUNITY VISION, GOALS, AND OBJECTIVES

## **COMMUNITY VISION, GOALS, AND OBJECTIVES**

A Comprehensive Plan is like a map, depicting a route to get from one point to another. In order to prepare an effective Plan, a destination (in the form of a vision statement and goals and objectives) and point of origin (current conditions) must be understood.

In May of 2002, a “Visioning” Workshop” was held to engage participants in a discussion of their hopes and aspirations for the future of the community. Participants gathered in small groups and mapped and outlined their visions for the future, in response to specific questions designed to spur discussion. The result is the vision statement that appears below. This illustrative statement will serve to communicate the Village’s intended future to all readers of the document; it will also be used to support the Comprehensive Plan recommendations.

The Goals and Objectives that follow the Vision statement are based on the comments and suggestions from participants throughout the planning process. (More detail on the public participation that helped to shape this plan can be found in the Public Participation chapter of this report). The Goals and Objectives can be used in several important ways:

- ❖ To guide decisions on the allocation of limited Village resources, including monetary resources and Staff time.
- ❖ To guide the development of specific strategies and actions that may be undertaken by the Village and its implementation partners.
- ❖ To convey to the reader the general intent of the Village policies and strategies (to be developed in the next phase of work).
- ❖ To assist in the review of proposed development and improvement activities in Franklin Park.

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## **COMMUNITY VISION, GOALS, AND OBJECTIVES**

### ***A VISION FOR FRANKLIN PARK***

***It is the year 2017. Franklin Park has retained its unique charm and strong sense of history, added housing and shopping choices for its residents and visitors, and upgraded its appearance and image in many ways. Its transportation system, including access to a variety of modes, is among the best in the Chicago area, maintaining and enhancing Franklin Park's appeal as an industrial and employment center. The Village has become an even more sought-after place in which to live, work, and do business.***

### **LAND USE AND BUSINESS MIX**

Franklin Park enjoys a variety of well-maintained older housing and new housing, including some larger single-family homes, town homes, condominiums, and senior housing. Its residents, and visitors to the area, now have an expanded choice of retail shopping opportunities, both in the Downtown area and along the main thoroughfares. Village and Park District programs are still being enjoyed, and new entertainment activities are available for all ages and interests. Franklin Park has enhanced its industrial base, and annexed several adjacent industrial, commercial, and residential areas to the Village. Some industry with changing site needs has been retained through relocation within the community. Employment opportunities have grown to include more high-wage positions.

### **DESIGN AND APPEARANCE**

Franklin Park has made many improvements to the appearance of its entryways, main streets, and major intersections through inviting signage, plantings, parks and plazas. These enhancements reflect the history and character of the community. The Village continues its “greening” initiatives, adding landscaping to highly visible areas throughout the community. Parking areas are paved and landscaped. New maintenance and rehabilitation incentive programs encourage owners to make improvements to buildings and sites.

### **TRANSPORTATION AND CIRCULATION**

It is easier than ever to get around in Franklin Park, now that bridges have been built in key locations. Widening of some streets and addition of access points in industrial areas allow more industrial traffic to be separated

from most of the automobile traffic. Landscaped parking lots have been added where needed. New pedestrian bridges and bikeways encourage use of alternative transportation modes. The Village’s new Metra station and a group of nearby convenient commercial uses increase Franklin Park resident, employee, and visitor options for public transit.

### **COMMUNITY FACILITIES AND SERVICES**

An expanded parks system has been implemented, providing new community parks and convenient neighborhood parks. Linear parks have been created along some railroad and street corridors, functioning as multi-use trails and as buffers between industrial and residential areas. Regular maintenance and upgrades to the public infrastructure have improved the condition and appearance of the public rights-of-way. The Village provides a web site with information on local events, development opportunities and incentives, and increased service options for its residents and businesses. People in the community are more involved than ever promoting cross-cultural appreciation and other common goals.



**Residential neighborhoods are envisioned as a key element of community appeal into the future.**

# FRANKLIN PARK COMPREHENSIVE PLAN

## COMMUNITY VISION, GOALS, AND OBJECTIVES

### GOALS AND OBJECTIVES

**Goal 1. A range of housing choices that meets the needs of current and future community residents.**

#### Objectives

- ❖ New single family residential development that complements the features, sizes, prices, and amenities of existing homes in the Village.
- ❖ Additional senior living options.
- ❖ New condominiums and/or townhomes, and upgrades to existing multi-family units in and near the Downtown, near transit facilities, and in existing multi-family areas.
- ❖ Active maintenance and rehabilitation of existing housing stock in flourishing residential areas.
- ❖ Redevelopment of residential areas in accordance with Tax Increment Financing District and neighborhood plans.

**Goal 2. An expanded mix of businesses convenient to Village residents.**

#### Objectives

- ❖ New commercial uses, such as retail stores and coffee shops, near train stations.
- ❖ More high-quality shopping, dining, and family entertainment venues.
- ❖ Improved viability of existing commercial buildings and sites.
- ❖ Commercial properties that attain their “highest and best use.”

**Goal 3. Retention and growth of industry and employment uses in the Village.**

#### Objectives

- ❖ Retention and relocation of businesses within Franklin Park as companies’ needs change.
- ❖ Redevelopment and reuse of underutilized industrial and commercial sites.

- ❖ Building, site, and facility improvements that enhance the functionality and marketability of existing properties.
- ❖ Proactive identification of and provision for such business needs as capital improvements, technology infrastructure, and financial and technical assistance.

**Goal 4. Enhanced character and appearance of properties, neighborhoods, and major street corridors.**

#### Objectives

- ❖ Increased investment in site amenities and building maintenance and improvements.
- ❖ Effective Village Code provisions relating to property condition and development.
- ❖ Additional landscaping throughout the Village, particularly along major streets and at Village entryways.
- ❖ Public rights-of-way that are well-maintained and accommodate all appropriate modes of traffic.

**Goal 5. An efficient, well-coordinated transportation and circulation system.**

#### Objectives

- ❖ Reduced cross-town travel time
- ❖ Infrastructure upgrades reflecting new right-of-way design standards
- ❖ Roadways, bridges, alleys, and other circulation facilities in good condition
- ❖ Increasing use of transit
- ❖ New and improved pedestrian and bicycle paths linking homes, schools, parks, stores, train stations, and other destinations



***FRANKLIN PARK COMPREHENSIVE PLAN***  
COMMUNITY VISION, GOALS, AND OBJECTIVES

**Goal 6. Parks, Recreation, and Community Facilities that respond to changing community needs**

**Objectives**

- ❖ Recreation options for all ages and interests
- ❖ A system of linear parks linking various community facilities and amenities
- ❖ Community and neighborhood parks to serve all Village residents
- ❖ Continued high quality of schools
- ❖ Library locations convenient to all residents
- ❖ Increasing participation and coordination of community events
- ❖ Opportunities for cross-cultural education and appreciation
- ❖ Streamlined, effective, user-friendly Village operations and administration



**Franklin Park Fire Station #2 on Addison Street**

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## LAND USE

### **LAND USE**

Nearly all of the land within and near Franklin Park has been developed. The Village has a well-established land use pattern, featuring an historic business district and surrounding residential neighborhoods, community shopping corridors, and a significant amount of large and small industrial uses. This pattern will continue to set the context for development and investment in Franklin Park, with incremental changes as redevelopment and infill development projects are undertaken.

#### ***ISSUES AND OPPORTUNITIES***

While most land uses within the community are not likely to experience significant changes over the planning period, several areas have the potential for redevelopment, improvement, and/or changes in type or intensity of land use. The areas more likely to experience changes in land use include:

#### **PRIORITY PLANNING AREAS**

The report provides detailed and site-specific recommendations regarding land use and development, traffic circulation, parking, and urban design within each area.

For each Priority Planning Area, the report includes: a) a description of existing conditions; b) a recommended improvement concept; c) recommended projects and actions; and d) the identification of potential improvement and redevelopment sites.

#### **THE MARTENS STREET AREA**

As part of the Grand Avenue viaduct project, a portion of the existing IHB railroad will be relocated to the east and the current right-of-way between Grand Avenue and Franklin Street will be developed into an extension of Martens Street. This new street will provide additional access to the central business district and new development opportunities. This will also provide some opportunities to evaluate land use transitions, meet future needs, and identify any possible changes that may help improve Downtown access and circulation.

#### **THE GRAND/MANNHEIM COMMERCIAL AREA**

The Mannheim/Grand Business Area consists of two mixed-use corridors containing a range of retail, commercial service, auto-oriented uses, sit-down and fast-food restaurants, public and institutional facilities, and a limited amount of light-industrial uses.

The Grand/Mannheim Business Area should be improved and upgraded as a retail, service and business area serving both the Franklin Park community and passing motorists. It should also capitalize on the close proximity to O'Hare Airport, which should create additional opportunities for new commercial development.

The overall image and appearance of the Grand/Mannheim Business Area should also be upgraded, including improvements along the public rights-of-way and enhancements to private properties. Gateways, major nodes or intersections, and other priorities for right-of-way improvement will be identified.

# FRANKLIN PARK COMPREHENSIVE PLAN

## LAND USE

### TAX INCREMENT FINANCING DISTRICTS

The Village has established eight Tax Increment Financing Districts (also known as “TIF Districts” or “Redevelopment Project Areas”). Each TIF District is the subject of a specific Redevelopment Plan with land use and improvement recommendations.

Tax Increment Financing Districts



# **FRANKLIN PARK COMPREHENSIVE PLAN**

## LAND USE

### ***FUTURE LAND USE PLAN***

The Future Land Use Plan is intended to support and refine patterns of activity in the community, continuing to provide for a harmonious blend of places to live, work, and shop. The Plan includes a series of basic principles to guide decision-making on land use changes, and suggests strategies to help the Village achieve its goals and objectives.

Communities are formed around shared and complementary activities, nearly all of which take place on land. The use of land is so fundamental to the Village's social, economic, and ecological well being that its discussion cannot be limited to one Comprehensive Plan chapter. All of the recommendations of that describe the relationship of land uses to one another are an integral part of the Future Land Use Plan.

### **LAND USE CATEGORIES AND THE FUTURE LAND USE MAP**

The Future Land Use map, an essential part of the Comprehensive Plan document, depicts the type and location of residential, commercial, industrial, public, and open space uses of land within the Village and potential annexation areas.

Deciding whether a certain land use or development is appropriate for an area must consider more than the land use itself – the uses and character of surrounding properties, adjacent streets, development design, site features, and other issues must be carefully considered.

The Future Land Use map illustrates the general pattern of land uses to be pursued, not a lot-by-lot level of detail. Information about land uses that may be allowed on certain properties, and how they may be conducted, is found in the Village's Zoning Ordinance and on the official Zoning Map.

Land uses included on the Future Land Use Map include:

*Low-density Residential.* Areas with this designation are dominated by single-family homes. A limited number of multi-unit residential buildings and supportive public and neighborhood shopping uses may be scattered throughout the Low-density Residential areas.

*Medium-density Residential.* This category includes a broad range of single-family and two-family homes, townhouses, apartment and condominium buildings, and low-intensity commercial uses. Mixed-use

buildings (e.g. first floor office or shop with upper story apartments) may be appropriate for some areas with the Medium-density Residential classification.

*Commercial.* Retail stores, offices, service uses, restaurant and entertainment establishments, and similar businesses are the dominant land use types in this category. Some multi-family residential buildings may be appropriate for areas designated Commercial, especially where proximity to shopping, services, and transit would be of benefit to residents.

*Industrial.* This classification includes more intensive business uses such as construction-related uses, manufacturing, repair, processing of materials, and distribution. Certain types of low-traffic commercial businesses may work well in Industrial land use areas, depending on factors such as traffic generation, site configuration, off-site impacts, etc.

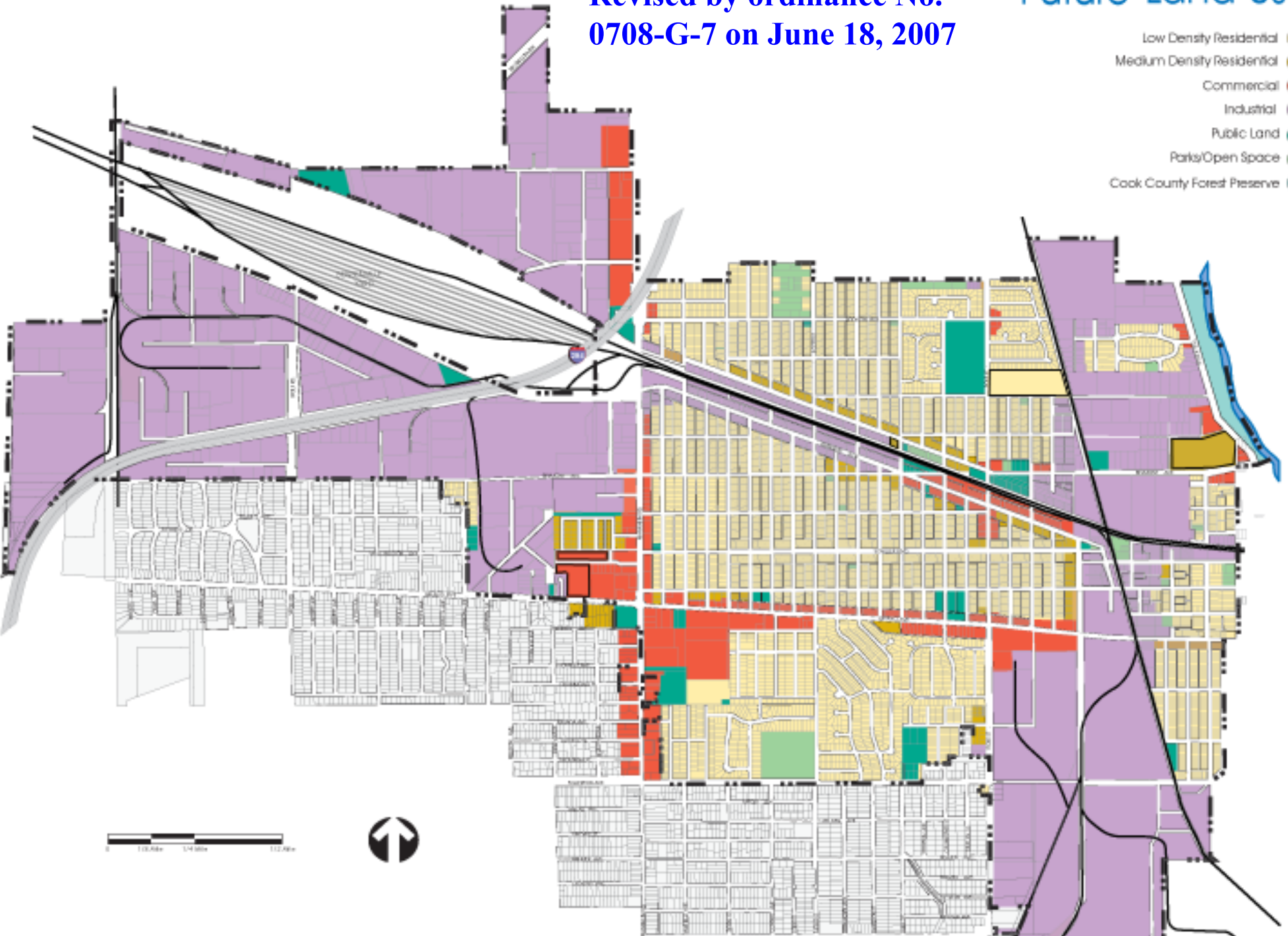
*Public Facilities.* Areas with this designation contain community amenities such as schools, fire stations, libraries, and utility infrastructure.

*Parks/Open Space and Forest Preserve.* These classifications include public parks and plazas, storm water detention areas, and Cook County Forest Preserve land.

Revised by ordinance No.  
0708-G-7 on June 18, 2007

# Future Land Use

- Low Density Residential
- Medium Density Residential
- Commercial
- Industrial
- Public Land
- Parks/Open Space
- Cook County Forest Preserve



# FRANKLIN PARK COMPREHENSIVE PLAN

## LAND USE

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Land uses should be established in accordance with the official Future Land Use Map of the Village.</i>	<ul style="list-style-type: none"> <li>• Adopt, maintain, and publicize the Future Land Use Map.</li> <li>• As needed, meet with other jurisdictions to discuss future land use of potential annexation areas.</li> <li>• Prepare and adopt an updated Zoning Map for the Village, reflecting the land use categories of the Future Land Use Map.</li> </ul>
<i>Newly established and expanded land use and development should further the goals and objectives of the official Comprehensive Plan, and conform to its policies and recommendations.</i>	<ul style="list-style-type: none"> <li>• Adopt, maintain, and publicize the Comprehensive Plan.</li> <li>• Develop and adopt detailed provisions as needed to implement Comprehensive Plan recommendations impacting the use of land.</li> </ul>
<i>Land development and improvement should be compatible with surrounding land uses.</i>	<ul style="list-style-type: none"> <li>• Establish requirements and criteria for land use transitions, including screening and buffering.</li> <li>• Encourage property improvements and amenities that will minimize off-site impacts.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Connections between similar and mutually supportive land uses should be provided where possible. Examples include pedestrian ways between adjacent shopping areas, mixed-use buildings, and transit-oriented development.</i>	<ul style="list-style-type: none"> <li>• Encourage pedestrian and bicycle links between adjacent shopping areas, residential developments, parks and schools, transit facilities, and other destination points.</li> <li>• Where appropriate, promote mixed-use buildings and neighborhood areas to encourage walkability.</li> <li>• Promote and facilitate transit-oriented development.</li> </ul>
<i>Underutilized land and buildings should be improved and redeveloped.</i>	<ul style="list-style-type: none"> <li>• Evaluate potential land uses for vacant and underutilized properties.</li> <li>• Facilitate new development through flexible zoning techniques, development agreements, financial and/or technical assistance, marketing materials, and supportive public improvements.</li> </ul>

# FRANKLIN PARK COMPREHENSIVE PLAN

## HOUSING

### HOUSING

#### ISSUES AND OPPORTUNITIES

The Northeastern Illinois Planning Commission (NIPC) has established projections for the year 2030 for population and household size for each municipality in the Chicago area. NIPC projects that Franklin Park may see a slight decrease in population over the next quarter-century, but that its number of households will increase. The following table shows the actual U.S.Census figures for 1990 and 2000, and the projections for the Village for 2030:

#### FRANKLIN PARK POPULATION AND HOUSEHOLD TRENDS

	1990 U.S. CENSUS	2000 U.S. CENSUS	2030 NIPC PROJECTIONS
<b>POPULATION</b>	18,485	19,434	19,113
<b>HOUSEHOLDS</b>	6,532	6,484	7,340

Sources: United States Census ([www.census.gov](http://www.census.gov)), Northeastern Illinois Planning Commission ([www.nipc.org](http://www.nipc.org))

Franklin Park 's housing stock is primarily single-family in character, but duplexes and multi-family buildings are scattered throughout the community. Housing prices vary, and are in line with prices in other nearby communities. There are very few large (over 3,000 square feet) homes in the Village, as most were built in the 1960's or earlier. The condition of homes in Franklin Park is generally good or excellent; residents take pride in caring for their homes and neighborhoods, which is an attribute that should be supported and encouraged by the Village.

Maintaining a strong base of quality residential options in the Village is important to residents whose lifestyles or family sizes change, so people can move to a different home within Franklin Park to meet their needs. Home ownership opportunities for all household types will be important to maintain and expand, encouraging a stable population and enhancing residents' pride in their homes and neighborhoods.

The vast majority of Franklin Park's housing is made up of freestanding, single-family houses.



As the average age of residents continues to increase, and interest grows in transit-oriented housing, the Village is likely to see rising demand for condominium and townhome living options, including independent living and assisted living choices for seniors. According to the 2000 U.S. Census, about 13.3% of Franklin Park's population was older than 65. Approximately 61% of Franklin Park households include married couples; however, the proportion of such "traditional households" is declining in most places. In Cook County, 44% of households are traditional households or families.

Community workshop participants expressed an interest in seeing more variety in the types of housing available in Franklin Park, including larger single-family homes and senior housing; new residential development near commuter stations; redevelopment and/or rehabilitation of some residential buildings; and above all, maintaining the pleasant residential neighborhoods that make Franklin Park such a nice place to call home.

# FRANKLIN PARK COMPREHENSIVE PLAN

## HOUSING

### HOUSING-RELATED GOAL AND OBJECTIVES

While all of the Goals and Objectives contained in this Comprehensive Plan are intended to work together toward the overall Vision for Franklin Park, the following goal and objectives directly address residential areas and housing issues:

**GOAL** A range of housing choices that meets the needs of current and future community residents.

#### OBJECTIVES

- ❖ Active maintenance and reinvestment in existing housing stock in flourishing residential areas.
- ❖ New single family residential development that complements the features, sizes, prices, and amenities of existing homes in the Village.
- ❖ Additional senior living options.
- ❖ New condominiums and/or townhomes, and upgrades to existing multi-family units in and near the Downtown, near transit facilities, and in existing multi-family areas.
- ❖ Redevelopment of residential areas in accord with adopted sub-area plans of the Village.



New condominiums rise in Downtown Franklin Park. Shops and services will be located on the ground floor.



Solid, attractive brick homes like those pictured above are characteristic of the Village's older neighborhoods.



Franklin Park has a good variety of single-family house styles, though few of them are large. Appropriate sites and guidelines for bigger residences might be considered.



# FRANKLIN PARK COMPREHENSIVE PLAN

## HOUSING

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>All types of residential properties in the Village should be well maintained.</i>	<ul style="list-style-type: none"> <li>• Share information with property owners regarding property maintenance standards and incentives for property improvement.</li> <li>• Identify residential buildings or developments with potential for improvements and upgrades, based on their condition, proximity to transit and community amenities, surrounding context, and contribution toward the Village’s overall housing balance.</li> <li>• Remove residential buildings in dilapidated condition in accordance with redevelopment plans.</li> <li>• Facilitate the establishment and empowerment of local neighborhood organizations.</li> </ul>
<i>Homeownership should be promoted and facilitated.</i>	<ul style="list-style-type: none"> <li>• Publicize home buying assistance and educational programs.</li> <li>• Investigate potential employer-sponsored home buying programs in collaboration with community development corporations and other organizations.</li> <li>• Address the existing obstacles to home purchase in the Village through new or amended home buying programs.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Community housing needs should be monitored and addressed cooperatively with housing agencies, developers, financial institutions, large employers, and public service jurisdictions.</i>	<ul style="list-style-type: none"> <li>• Identify housing issues and areas of unmet demand through communication with residents and public and private sector groups.</li> <li>• Partner with private sector developers and other agencies to establish and publicize programs and projects to encourage development or redevelopment of housing to meet identified needs. (This may entail issuance of Requests for Proposals, site preparation and assembly, site marketing, public improvements, rezoning or Planned Development zoning, funding and financing assistance, technical/design assistance, and new requirements for building and site maintenance and improvement.)</li> <li>• Encourage the provision of adequate housing and related services for persons with physical, mental, and development disabilities.</li> <li>• Monitor the supply of affordable housing types and household income levels in Franklin Park periodically, making adjustments to programs as needed to promote a balanced mix of homes in various price ranges.</li> </ul>

**FRANKLIN PARK COMPREHENSIVE PLAN**  
HOUSING

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Choice and variety in housing size, price, and type should be encouraged.</i>	<ul style="list-style-type: none"> <li>• Identify potential locations for new, high-quality single-family homes. (Sites may include vacant land or redevelopment and “infill” areas, suitable for detached single-family houses or attached single-family dwelling types such as townhomes.)</li> <li>• Identify potential locations for multi-family dwelling types, including condominiums and senior housing units.</li> </ul>
<i>Residential areas should be served by parks, modern utilities, public transit, and other supportive facilities and services.</i>	<ul style="list-style-type: none"> <li>• Consider the availability of public services and facilities in the evaluation of potential new housing development locations.</li> <li>• Evaluate the needs of potential residential annexation areas.</li> </ul>
<i>New residential development should be compatible with the character of surrounding properties.</i>	<ul style="list-style-type: none"> <li>• Amend the Village Zoning Ordinance and/or map to phase out and prevent inappropriate land uses and development attributes.</li> <li>• Establish provisions for landscaping, lighting, parking, and other site features to improve transitions between land use types and intensities.</li> <li>• Amend the Zoning Ordinance Planned Development requirements to better accommodate mixed-use and infill site development projects, while allowing for adequate Village and community review.</li> </ul>

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## **ECONOMIC DEVELOPMENT**

### **ECONOMIC DEVELOPMENT**

#### ***ISSUES AND OPPORTUNITIES***

#### **COMMERCIAL USES: SHOPS AND SERVICES**

Commercial land uses in Franklin Park include retail, service and office businesses. Commercial developments are mainly located along Mannheim Road, Grand Avenue, and Franklin Avenue.

The largest concentration of commercial uses in the Village is at the intersection of Mannheim Road and Grand Avenue. Business at this intersection include: Jewel-Osco, K-Mart, White Castle, McDonald's, Rio Valley Market, Ace Hardware, LaSalle Bank, and Charter One Bank. This commercial node has excellent traffic visibility, but requires a good deal of reinvestment to restore its appeal in terms of aesthetics and business mix. Landscaping, signage, and façade improvements are a few of the aesthetic upgrades that should be pursued; better “cohesiveness” of the area as an auto-oriented commercial center would also be helped through these improvements.

Downtown Franklin Park comprises local retail, service and office uses including restaurants, bakeries, neighborhood grocery stores and taverns, business services, and small offices. With two nearby commuter train stations soon to be within easy walking distance of the Downtown area, its mix of commuter-oriented businesses should be evaluated for potential additions. Information on benefits of locating Downtown, and/or programs to encourage new businesses, may be considered as ways to add to its blend of interesting shops and entertainment uses. New residents in the immediate area will provide “built-in” customers for uses that cater to day-to-day needs.

Outdoor “strip center” shopping areas of various sizes can also be found throughout Franklin Park. Many of these would benefit from upgrades to parking, signage, business mix, and landscaping. Potential programs to encourage these types of improvements may be considered in upcoming phases of this process. There are a significant number of vacancies that could accommodate new businesses.

Community residents have identified several business types that they would like to see locate in Franklin Park. These include family dining and entertainment uses; additional well-known retail stores, including apparel and other household needs; and potentially, one or more new hotel developments to serve the expanded traffic anticipated from a larger O'Hare International Airport.

#### **RETAIL BUSINESS DEVELOPMENT**

The concentration of buying power supports retail growth. Buying power is the result of multiplying the area's household population by its average household income. It combines density with income.

Franklin Park's retail recruitment opportunities are limited by its trade area, defined by the number of people (and associated purchasing power) within a certain driving time. Retail chain stores have parameters for their trade area's purchasing power, and do not tend to locate, of course, where a new store may not succeed. The fact that the Village of Franklin Park is largely surrounded by industrial areas, the airport, and forest preserve – all non-residential land uses – tends to restrict the total buying power in the geographic area. Creative methods to address this issue will be sought in as part of Plan implementation.



**Members of the Franklin Park community are excited about the potential for additional shops, services, activities, and new residences in the Downtown area. This photo shows Franklin Avenue as the holiday season begins.**

**FRANKLIN PARK COMPREHENSIVE PLAN**  
ECONOMIC DEVELOPMENT

**INDUSTRY**

The number of rail lines combined with the proximity to O'Hare International Airport and Interstate 294 has created an ideal location for industrial uses with a need to access regional and national transportation systems.

Significant opportunities exist in Franklin Park for the growth of existing industry and for reuse of buildings and sites that are no longer in use. Several large industrial facilities are currently available for redevelopment and reuse. Many smaller industrial businesses may need assistance with facility upgrades or relocation if Franklin Park hopes to retain them in the community. There are also major needs with regard to access and circulation as it impacts the industrial sector. The upcoming phase of the Comprehensive Plan process will serve to analyze the needs of various industrial business types and identify potential strategies to keep this important component of the community as healthy as possible, and a strong contributor to the economic and employment base of Franklin Park.

**BUSINESS ESTABLISHMENTS AND EMPLOYEES  
IN ILLINOIS COMPARED WITH FRANKLIN PARK**

<b>Industries</b>	<b>Illinois</b>		<b>Franklin Park</b>	
	<b>Establishments</b>	<b>Employees</b>	<b>Establishments</b>	<b>Employees</b>
Mining	650	10,798		
Utilities	390	33,717		
Construction	27,953	240,092		
Manufacturing	17,953	887,350	315	15,415
Wholesale trade	21,951	325,752	112	2,711
Retail trade	44,568	610,790	64	962
Transportation & warehousing	8,559	153,788		
Information	4,994	129,204		
Finance & insurance	20,195	334,241		
Real estate & rental & leasing	11,411	73,819	19	233
Professional, scientific, & technical svcs	30,378	274,714	26	388
Admin/support & waste mgmt & remediation services	13,124	372,788	40	1,716
Educational services	1,378	9,762		
Health care & social assistance	21,122	248,667	29	327
Arts, entertainment, & recreation	3,097	46,972	3	17
Accommodation & foodservices	23,984	397,300	40	
Other services (except public administration)	18,806	118,317	66	392
<b>Total</b>	<b>270,513</b>	<b>4,268,071</b>	<b>714</b>	<b>22,161</b>
<b>Source: 1997 U.S.Census</b>				

# FRANKLIN PARK COMPREHENSIVE PLAN

## ECONOMIC DEVELOPMENT

### ECONOMIC DEVELOPMENT RELATED GOALS AND OBJECTIVES

**Goal:** An expanded mix of businesses convenient to Village residents.

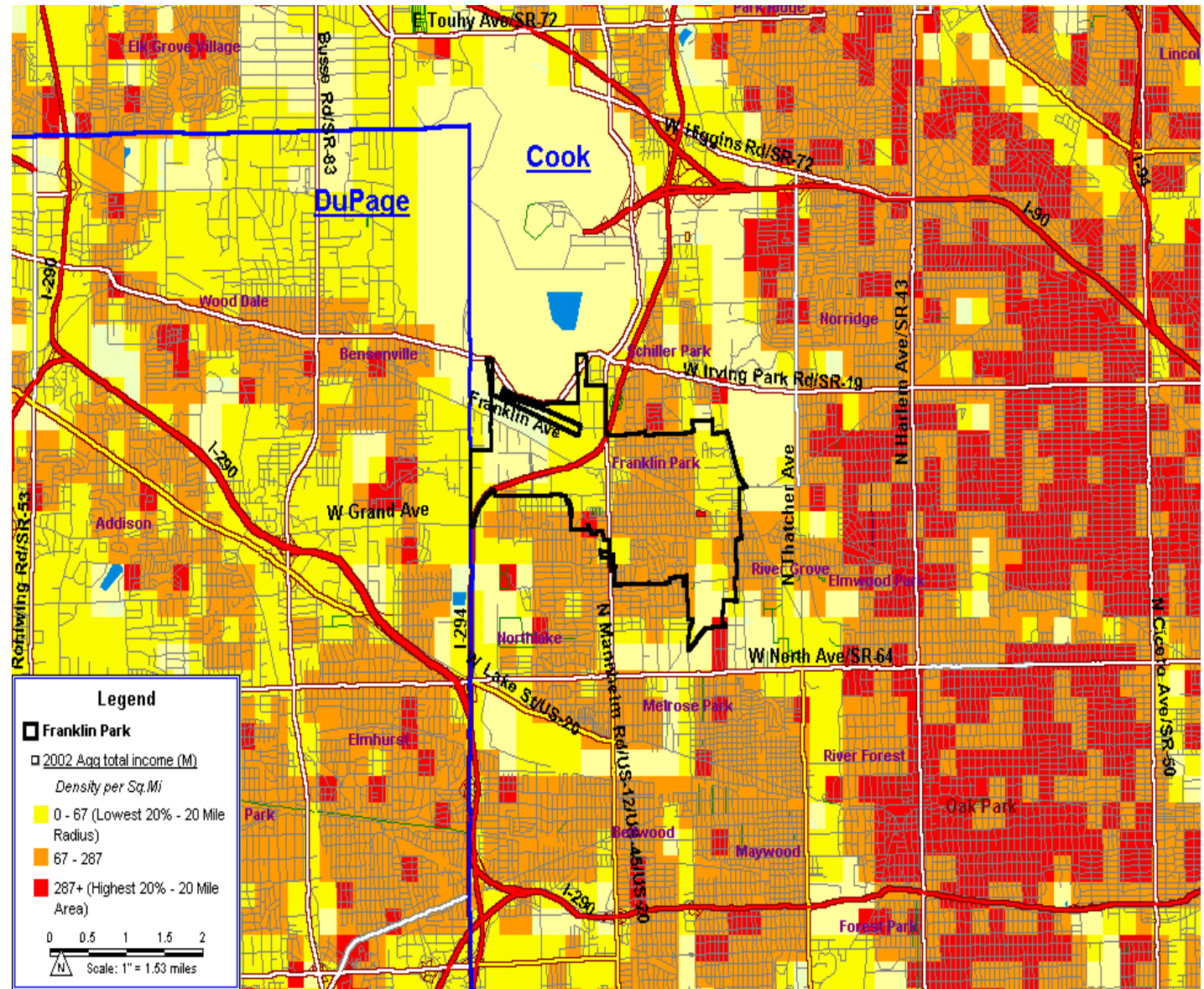
#### Objectives

- ❖ New commercial uses, such as retail stores and coffee shops, near train stations.
- ❖ More high-quality shopping, dining, and family entertainment venues.
- ❖ Improved viability of existing commercial buildings and sites.
- ❖ Commercial properties that attain their “highest and best use.”

**Goal:** Retention and growth of industry and employment uses in the Village.

#### Objectives

- ❖ Retention and relocation of businesses within Franklin Park as companies’ needs change.
- ❖ Redevelopment and reuse of underutilized industrial and commercial sites



**FRANKLIN PARK COMPREHENSIVE PLAN**  
ECONOMIC DEVELOPMENT



Community meeting participants appreciated commercial and industrial facilities that contribute to the community both economically and aesthetically. Shown here: Life Fitness properties on Belmont Avenue.



**GUIDING PRINCIPLES**

*The Village's economic base should include a complementary and mutually supportive mix of retail and service businesses, industry sectors, and employment opportunities.*

**STRATEGIES**

- Evaluate the business and employment inventory of the Village on a regular basis to identify priorities for expansion and support.
- Establish targets for local economic expansion and diversity. [e.g. employment type & new job creation, sales tax revenues)
- Direct and concentrate appropriate incentives, services, and capital improvements to commerce and industry sectors designated as high-priority.
- Develop a set of programs to encourage and facilitate business retention, expansion, and establishment.

**FRANKLIN PARK COMPREHENSIVE PLAN**  
ECONOMIC DEVELOPMENT

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Existing businesses and local business services should be primary partners in maintaining and enhancing local economic development.</i>	<ul style="list-style-type: none"> <li>• Maintain regular communication with existing businesses to share information about changing business needs, expansion and relocation potential, partnership opportunities, business programs and services, and public projects.</li> <li>• Maintain regular communication with the real estate brokerage community to share information about available properties in the Village.</li> <li>• Facilitate and encourage the relocation of existing business and industry to sites within the Village as they outgrow their current locations.</li> <li>• Involve business owners and operators in planning for business area needs such as capital improvements, technology infrastructure, and financial and technical assistance.</li> </ul>
<i>Major development-related activities in the Village should be coordinated with related initiatives within the region.</i>	<ul style="list-style-type: none"> <li>• Continue active participation in groups and meetings related to O'Hare International Airport expansion, public transit provision, and street and rail and transportation issues.</li> <li>• Maintain regular communication with officials and staff persons representing surrounding communities and the State of Illinois.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Investment in industrial and commercial buildings and properties should reflect the needs of changing business operations, current code requirements, and modern technology infrastructure.</i>	<ul style="list-style-type: none"> <li>• Tailor incentive packages as appropriate to facilitate the occupancy, optimal use, and modernization of large industrial and commercial properties</li> <li>• Identify re-use and development options for smaller industrial buildings near residential areas, to be considered for certain blocks as business needs change over time. [Examples may include business incubation facilities, live/work units, studio spaces, and various small industries with minimal off-site impacts]</li> </ul>

**FRANKLIN PARK COMPREHENSIVE PLAN**  
ECONOMIC DEVELOPMENT

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Franklin Park's business areas should be actively marketed to attract new investment and development activity.</i>	<ul style="list-style-type: none"><li>• Identify specific businesses and industries to target for recruitment, based on recent market studies, commercial area plans, and available development sites. [Commercial uses mentioned in public meetings include: family-style restaurants, coffee shops, microbrewery, additional retail stores, entertainment establishments, alfresco dining.]</li><li>• Provide community information and marketing materials to potential retail and other desired businesses. [Specific materials may be developed for the Downtown and Grand/Mannheim shopping areas, River Road, and other priority commercial districts in the Village.]</li><li>• Promote and support the sharing of data resources on available commercial and industrial properties [publicize through economic development agencies, web sites, print media, and targeted distribution. Include property features such as building and site sizes, property access, availability of infrastructure and utilities, and contact information.]</li></ul>



**FRANKLIN PARK COMPREHENSIVE PLAN**  
TRANSPORTATION

## TRANSPORTATION

### *ISSUES AND OPPORTUNITIES*

The efficiency and convenience of the transportation system significantly affect the quality of life in the community. Proximity to surrounding regional highways, O'Hare International Airport, major railroad lines, and public transit facilities creates opportunities for new business and residential development. At the same time, certain impacts (such as traffic delays and truck routing needs) on the Village's circulation system must be addressed as a result of these transportation facilities.

Within the Village, issues of concern and interest to residents and business people include: the need for more pedestrian and bicycle trails and linkages; easing traffic delays created by the number of at-grade street/railroad crossings; inadequate parking and loading areas; increasing traffic volume; and maximizing community benefits from the existing and planned Metra train stations.

Franklin Park is the site of a planned Metra commuter rail station, to be built along the North Central Service Line, just north of Belmont Avenue. Commuter trains will bring riders to Union Station in Downtown Chicago; service is expected to begin with approximately 22 trains per weekday in 2005. Depending on O'Hare Airport improvements and funding for facility upgrades, Metra's Office of Planning and Analysis estimates that weekday boardings at the station may reach 140-190 by the year 2020.

The Downtown Franklin Park Metra Station that exists along the Milwaukee District West Line, near Belmont and Rose, has seen weekday passenger boardings between 446 and 553 for the last 10 years, with 506 boardings counted for a weekday in 2002. Transit-oriented development projects underway and planned for the area around the station are intended to boost commuter train ridership, while increasing the overall vitality of the surrounding neighborhood.



**Freight train passing through the Village, near downtown Franklin Park**

**Boarding counts for the Downtown Franklin Park Metra Station are from the "Commuter Rail System Station Boarding/Alighting Count Summary Results, Fall 2002" prepared by Metra's Office of Planning & Analysis, January 2003.**

**North Central Service ridership projections are based on work completed for the New Start Upgrades and eventual Full Service Forecast, based on the Existing Airport Improvements (EAI) scenario of the 2020 Regional Transportation Plan. See [www.catsmpo.org](http://www.catsmpo.org) for more information about the Regional Transportation Plan.**

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## **TRANSPORTATION**

Other opportunities for the Village may result from regional transportation projects, including a potential commuter rail line and bus route between O'Hare and Midway Airports, recreational trail system expansion and new connections, and implementation of the Chicago Railway Environmental and Transportation Efficiency (CREATE) Project, which was produced recently through a public-private partnership of transportation and rail industry officials. Transportation initiatives and plans in the Chicago metropolitan area are numerous; the key for Franklin Park will be to monitor them and get involved in the discussions and projects of most importance to the Village.

### **TRANSPORTATION-RELATED GOALS AND OBJECTIVES**

While all of the Goals and Objectives contained in this Comprehensive Plan are intended to work together toward the overall Vision for Franklin Park, the following goal and objectives directly address transportation and circulation issues:

**GOAL. An efficient, well-coordinated transportation and circulation system.**

#### **OBJECTIVES**

- ❖ Reduced cross-town travel time
- ❖ Infrastructure upgrades reflecting new right-of-way design standards.
- ❖ Roadways, bridges, alleys, and other circulation facilities in good condition
- ❖ Increasing use of transit
- ❖ New and improved pedestrian and bicycle paths linking homes, schools, parks, stores, train stations, and other destinations



**Historical photograph of Mannheim Road looking north.**

**FRANKLIN PARK COMPREHENSIVE PLAN**  
TRANSPORTATION

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>New facilities to serve and support pedestrians, bicyclists, and transit users should be established wherever possible, connecting destinations within and beyond Village boundaries.</i>	<ul style="list-style-type: none"> <li>• Develop an overall bike and pedestrian system plan.</li> <li>• Identify and prioritize sidewalk, crosswalk, and curb cut deficiencies</li> <li>• Establish one or more locations for pedestrian bridges near Metra stations.</li> <li>• Evaluate potential locations for new bicycle and walking trails and routes, including railroad corridors and links to regional trails.</li> <li>• Provide for dedicated bicycle lanes when possible in connection with design of roadway projects.</li> <li>• Provide and encourage high-quality amenities and design features at the new Metra Station.</li> <li>• Encourage the provision of bus shelters in areas of high activity.</li> </ul>
<i>Connections between modes of transportation should be maximized.</i>	<ul style="list-style-type: none"> <li>• Require safe walkways within large developments and parking areas.</li> <li>• Support the establishment of new transit service provision to O'Hare Airport.</li> <li>• Require bicycle parking facilities at business and employment destinations</li> </ul>

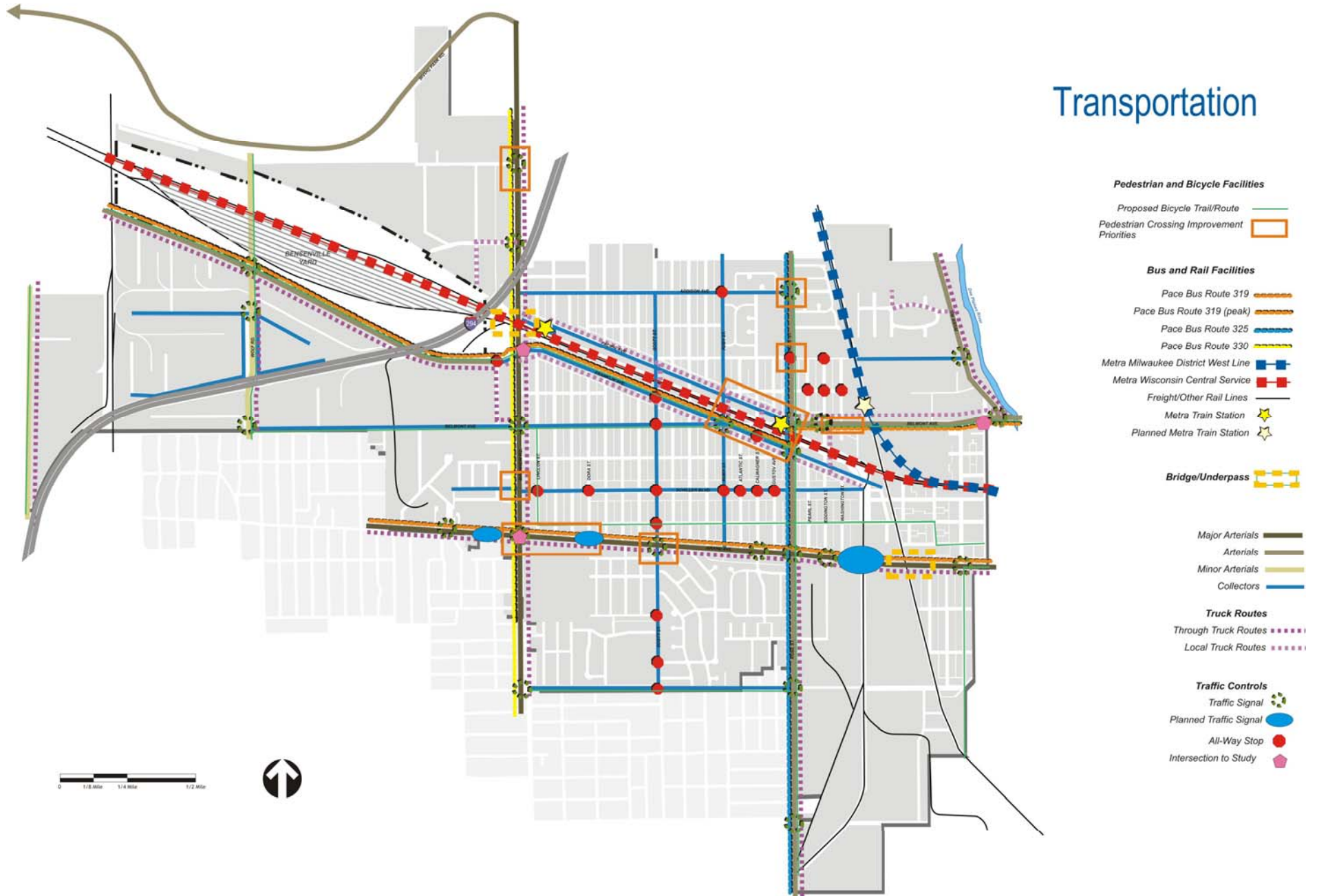
<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>The Village should develop and maintain strong partnerships with other transportation jurisdictions and agencies.</i>	<ul style="list-style-type: none"> <li>• Complete the Downtown/Metra Station Area Plan in cooperation with the Regional Transportation Authority, Metra, Pace, and community bicycling or other organizations.</li> <li>• Work closely with the Illinois Department of Transportation to identify corridor improvements along Mannheim Road.</li> <li>• Continue participating in O'Hare Airport expansion discussions and interest groups.</li> </ul>

**FRANKLIN PARK COMPREHENSIVE PLAN**  
TRANSPORTATION

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<p><i>Traffic circulation and safety improvement needs should reflect direct benefit to local residents, importance for economic development, availability of funding sources, and partnership opportunities with other public or private entities. .</i></p>	<ul style="list-style-type: none"> <li>• Improve infrastructure, implement operational changes, and/or establish additional truck routes/roadways where traffic flow or capacity problems exist.</li> <li>• Monitor and address violations of street blockage by trains, trucks, and delivery vehicles.</li> <li>• Limit new curb cuts and access points onto public streets and require consolidation or removal of curb cuts where possible, in connection with development projects.</li> <li>• Complete the Grand Avenue railroad viaduct project.</li> <li>• Evaluate traffic signal cycle/timing at the intersections of Scott Street with Grand, Pacific, Franklin, and Belmont Avenues.</li> <li>• Identify measures to alleviate hazardous turning movement locations (e.g. Belmont/Elm, Mannheim/Addison)</li> <li>• Continue to pursue financial assistance and partnerships to build grade-separated crossings at railroads.</li> </ul>

# FRANKLIN PARK COMPREHENSIVE PLAN TRANSPORTATION

## Transportation



# FRANKLIN PARK COMPREHENSIVE PLAN

## INFRASTRUCTURE

### INFRASTRUCTURE

#### ISSUES AND OPPORTUNITIES

A community's infrastructure consists of the physical components that support urban development. These components include streets and alleys, bridges, traffic signals, streetlights, sidewalks and trails, storm sewers and detention facilities, sanitary sewers and treatment systems, street trees, and utilities. Utilities, generally provided by private companies or by service districts other than the Village, include water, electricity, natural gas, and telephone/telecommunications facilities.

Issues and opportunities raised during the process to develop this Comprehensive Plan include the following:

- ❖ There is a need for more coordinated, long-range prioritization and planning for infrastructure maintenance and reconstruction;
- ❖ Potential annexation areas may lack storm sewers, curbs and gutters, and other infrastructure elements;
- ❖ Many streets were not designed to accommodate bicycle traffic;
- ❖ Many street intersections were not designed and built for the turning radii of modern semi-trailers, leading to destruction of some curbs & gutters, sidewalks, and other parkway elements. This creates problems



**This sidewalk along Mannheim Road needs landscaping – but is short on space.**



**When the Village assumes responsibility for rights-of-way from other jurisdictions, it is presented with opportunities – and costs – to improve infrastructure conditions.**

with drainage, pedestrian access/compliance with the Americans with Disabilities Act, and aesthetics;

- ❖ Some alleys are in poor condition;
- ❖ Cross-traffic on sidewalks is blocked from view at many locations where cars exit alleys;
- ❖ Sidewalks are missing or deteriorated along Mannheim Road and other key locations;
- ❖ The railroad rights-of-way within the Village represent opportunities for recreational trail systems;
- ❖ The Mannheim Road corridor contains little greenery to soften the expanse of pavement and add aesthetic appeal to the busy commercial strip;
- ❖ Provisions for placement of fiber-optic lines and other infrastructure for high-speed data transmission can have benefits for the Village's economic development; and
- ❖ Cellular communications towers should be located to have minimal impacts on Village aesthetics.

**FRANKLIN PARK COMPREHENSIVE PLAN**  
INFRASTRUCTURE

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Infrastructure improvement planning and budgeting should be cooperative, comprehensive, and long-range.</i>	<ul style="list-style-type: none"> <li>• Establish a 5- year or 10-year Capital Improvements Plan (CIP).</li> <li>• Assess the infrastructure needs of potential annexation areas and analyze costs and benefits to the community</li> <li>• Meet regularly with other governments, utility service providers, and business organizations to coordinate infrastructure improvement planning.</li> </ul>
<i>Existing transportation infrastructure should be well-maintained and monitored for improvement needs.</i>	<ul style="list-style-type: none"> <li>• Provide regular maintenance and inspection of existing pavement, signals, lighting, bridges, and other elements of the Village transportation infrastructure.</li> <li>• Establish a prioritization system for upgrading deficient infrastructure.</li> <li>• Identify infrastructure needs of potential annexation areas.</li> <li>• Prepare policies for funding of necessary infrastructure improvements to assist in the evaluation of potential annexations by the Village.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Streets &amp; bridges should accommodate various modes of travel.</i>	<ul style="list-style-type: none"> <li>• Review potential for bicycle lanes within the public right-of-way when streets are reconstructed or undergo major rehabilitation.</li> <li>• Over time, redesign and reconstruct certain intersections on primary truck routes; program into long-range CIP and identify funding sources</li> </ul>
<i>Alleys should function as safe, well-kept "service streets."</i>	<ul style="list-style-type: none"> <li>• Complete the alley paving project and program ongoing maintenance in the Capital Improvements Plan.</li> <li>• Assess the need for additional measures to slow or stop alley traffic at sidewalks and improve visibility.</li> </ul>

**FRANKLIN PARK COMPREHENSIVE PLAN**  
INFRASTRUCTURE

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Sidewalks &amp; trails (also see TRANSPORTATION)</i>	<ul style="list-style-type: none"> <li>• Identify and prioritize locations for sidewalk infill.</li> <li>• Pursue funding and financing resources, such as corridor grant programs, special assessments, and infrastructure cost-sharing programs for areas under Village jurisdiction.</li> <li>• Work with the Illinois Department of Transportation to address sidewalk repair and replacement along Mannheim Road.</li> <li>• Open dialogue with trails organizations, nearby communities, and right-of-way ownership and management interests regarding short-term and long-term trail potential.</li> </ul>
<i>Street lights</i>	<ul style="list-style-type: none"> <li>• Evaluate the adequacy of lighting in public alleys.</li> </ul>
<i>Storm water and sanitary sewer facilities</i>	<ul style="list-style-type: none"> <li>• Program long-term needs into a Capital Improvements Plan</li> <li>• Evaluate options to separate storm and sanitary sewer systems</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Street trees, public landscaping (also see COMMUNITY DESIGN)</i>	<ul style="list-style-type: none"> <li>• Work with IDOT and adjacent landowners to evaluate options for additional landscaping, such as boulevard treatment/median landscaping, additional street trees, and parking lot edge treatment.</li> </ul>
<i>Private utilities: water, electricity, natural gas, telephone, telecommunications, cable television</i>	<ul style="list-style-type: none"> <li>• Establish a program to install underground conduit during right-of-way construction projects, to allow for future placement of fiber-optic lines and related infrastructure. Provide for conduit placement costs to be recaptured from private utility companies.</li> <li>• Identify appropriate locations (such as industrial areas), facility types (rooftop and/or freestanding), co-location requirements, and screening/buffering provisions for cellular towers and related infrastructure.</li> <li>• Promote shared locations for telecommunications infrastructure</li> </ul>



**FRANKLIN PARK COMPREHENSIVE PLAN**  
COMMUNITY FACILITIES

**COMMUNITY FACILITIES**

**ISSUES AND OPPORTUNITIES**

Franklin Park enjoys a range of community facilities and services, provided by multiple public service districts that overlap the Village boundaries. Participants in planning workshop sessions noted the high quality of community services as a major contributor to Franklin Park’s appeal and quality of life. Community facilities and services include: public parks and recreation facilities, community centers, schools, libraries and museums, public safety (fire and police) provision, health and human services programs, and a variety of governmental services. Public infrastructure and utilities are discussed in the Infrastructure chapter of this Plan.

The Northeastern Illinois Planning Commission (NIPC) projects that Franklin Park’s population will be 19,113 persons in 2030, nearly unchanged from the 2000 U.S. Census count of 19,434. However, an increase of over 900 households is projected for 2030 (to 7,340 from 6,484). Between 1990 and 2000, the Census showed a slight increase in population and a very small decrease in the number of households. The



**The pool and waterslide on Pacific are important social spaces.**

relatively stable number of Village residents projected for coming years means that the primary focus for most community facility and service providers will be to maintain and upgrade buildings and properties, replacing and adding to facilities where needed; rather than adding capacity through major expansion projects.

Because many of the local facilities that serve Franklin Park have been in use for many years, public service districts and governmental agencies will still need to plan for increasing annual expenses for building maintenance and improvements. In addition, the school and park districts and others are likely to continue to allocate many resources to respond to cultural and language diversity, greater numbers of seniors, special recreation and education needs, and changing lifestyles. Ongoing cooperation and sharing of resources by public service districts and agencies will be key to maximizing benefits to the community.

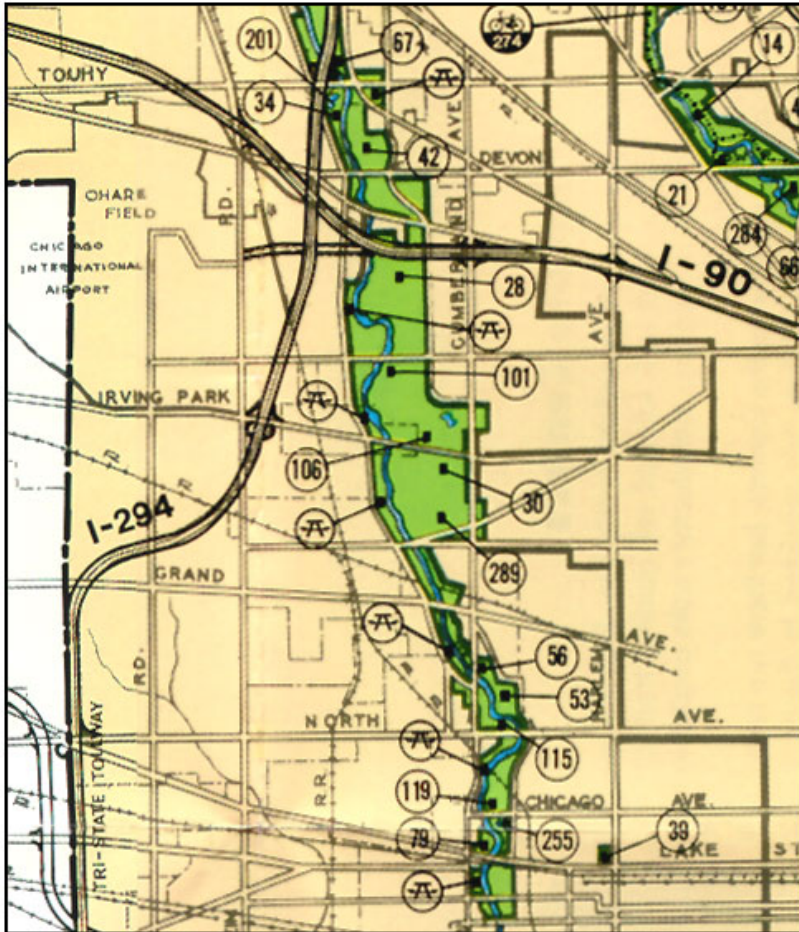
Participants in the development of the Comprehensive Plan have generally spoken highly of the community facilities and services in the Village. Residents have expressed interest in additional parks and open space, including “linear parks” and trails; additional recreation options for all ages, such as a wave pool, nature center, and outdoor theatre space; Library branch locations; cultural awareness programs; expanded Village web site features; and overall coordination of community events and programs.



**The Centre at North Park hosts a variety of community gatherings and activities.**

**FRANKLIN PARK COMPREHENSIVE PLAN**  
COMMUNITY FACILITIES

## Indian Boundary Division



Immediately east of Franklin Park, the Cook County Forest Preserve District operates several recreational amenities: Schiller Woods, Che-Che-Pin-Qua Woods, and Fullerton Woods; three picnic areas; Indian Boundary Golf Course; and land and water trails are located in the area between Grand Avenue to the south and just north of Irving Park Road. Off-street bicycling and walking paths should be provided to link Franklin Park to the Forest Preserve amenities; the Village might also consider discussing the potential for a nearby River access point in the area. The pathway along Belmont between Franklin Park and the Pace/Chicago Transit Authority bus stop at Belmont Avenue and Cumberland should also be improved. Although it is outside Village boundaries, the Belmont/Cumberland stop could serve as a convenient means to access a baseball game at Wrigley Field, for example, or travel with bicycles to trails along Lake Michigan. The connections from Franklin Park to recreational amenities outside the Village, and vice versa, should be publicized. Additional knowledge and use of regional recreation facilities can help to supplement the neighborhood- and community-serving parks and recreation system that exists in the Village, with very little expense.

Five public school districts serve the Village, each with its own boundaries and budget and long-range planning issues. None of the school districts have plans for major new facilities at this time; most are expecting little growth in enrollment over the next decade. Each of the school districts have specific facility needs to address, however, over the coming years. Most relate to keeping school buildings and properties up-to-date, modifying facilities to accommodate new curricular and student diversity needs, and maintaining safe travel and access for students on their way to and from school. East Leyden High School has insufficient parking for its students. Other educational services benefiting Franklin Park residents include day care services and programs of the Leyden Area Special Education Cooperative. Triton College, in nearby River Grove, provides two-year degrees and a variety of job training and professional development opportunities. Municipal services and operations, like those of other public service districts, are highly praised by residents.

# **FRANKLIN PARK COMPREHENSIVE PLAN**

## COMMUNITY FACILITIES

### COMMUNITY FACILITIES-RELATED GOALS AND OBJECTIVES

GOAL Parks, Recreation, and Community Facilities that respond to changing community needs

#### OBJECTIVES

- Recreation options for all ages and interests
- A system of linear parks linking various community facilities and amenities
- Community and neighborhood parks to serve all Village residents
- Continued high quality of schools
- Library locations convenient to all residents
- Increasing participation and coordination of community events
- Opportunities for cross-cultural education and appreciation
- Streamlined, effective, user-friendly Village operations and administration



**The Franklin Park Library functions as community gathering place and neighborhood anchor.**

### **GUIDING PRINCIPLES STRATEGIES**

*The Village should maintain and enhance its reputation for high-quality public service districts.*

- Provide support for overlapping service districts and agencies to meet mutual objectives.
- Include information on community services and amenities in Village marketing materials.

*Residential and commercial areas of the Village should be served by parks, modern utilities, public transit, and other supportive facilities and services.*

- Consider the availability of public services and facilities in the evaluation of potential new housing development locations.
- Evaluate the needs of potential residential annexation areas.

*Community facilities and programs should be provided for all ages and a wide range of backgrounds and interests.*

- Continue to recognize and involve the diversity of cultures found in the Village, supporting programs that enhance cross-cultural understanding and appreciation.
- Work to maximize facility and service awareness and availability for all Village residents.
- Maintain communication with users of community services and facilities to identify changing constituent needs.
- Investigate ways to expand access to Library materials.

**FRANKLIN PARK COMPREHENSIVE PLAN**  
COMMUNITY FACILITIES

**GUIDING PRINCIPLES STRATEGIES**

*Community facilities and services should be readily accessible by all modes of transportation.*

- Encourage the location of community facilities near public transit, walking and bicycling paths, and in proximity to other, mutually-supportive community services and establishments.
- Maintain or provide directional signs to community facilities and local places of interest.
- Ensure that all public facilities are safe and convenient to use by traditionally less-mobile population groups, such as children, senior residents, and people with disabilities.
- Create pedestrian ways and bike trails that link and connect to historic areas and sites of local community interest.

*Service agencies and jurisdictions should share resources and information where benefits exist for the agencies and the community.*

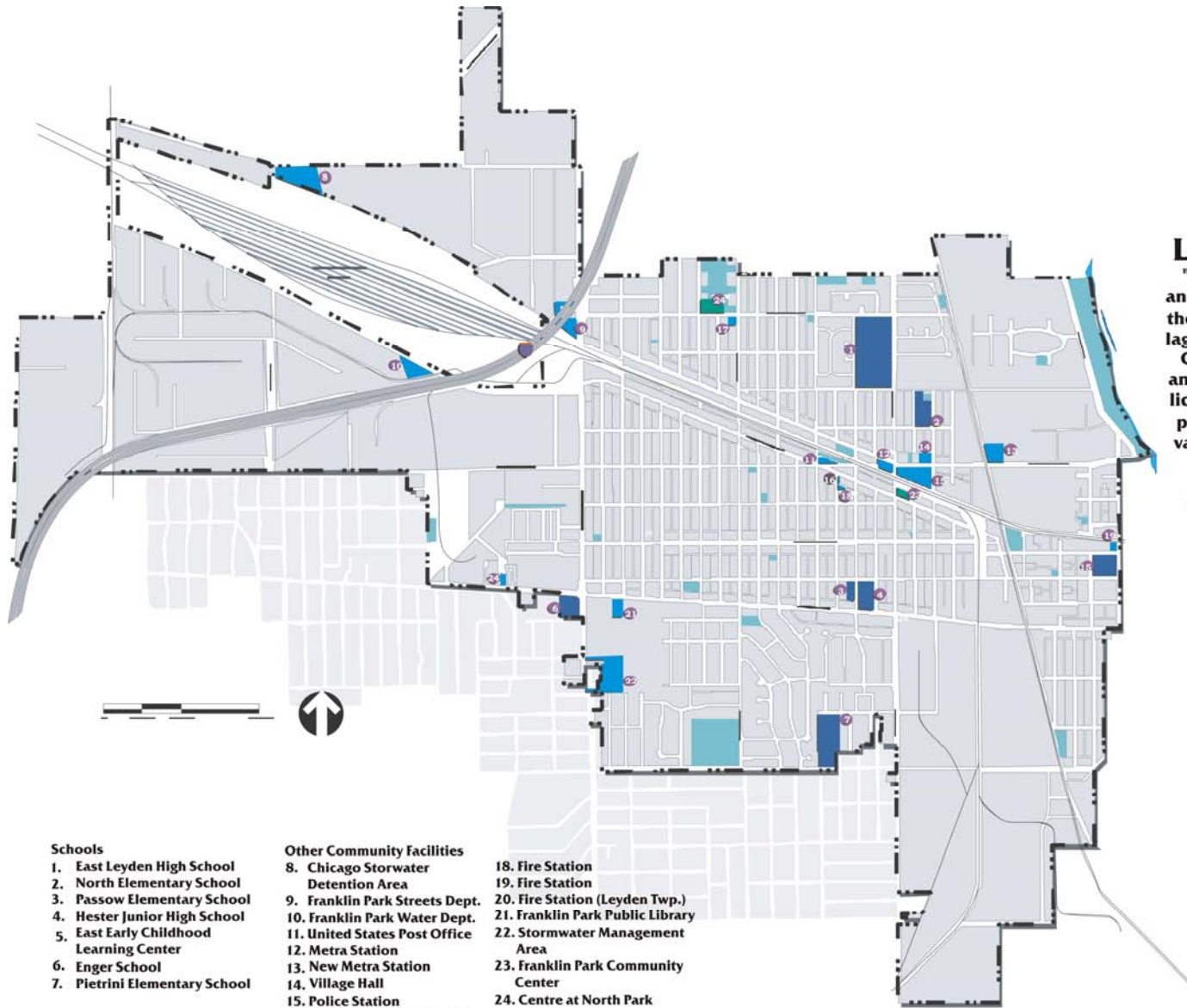
- Communicate with residents and other agencies on a regular basis regarding needs, plans, and projects
- Consider sharing certain existing and future community facilities.
- Identify potential areas of coordination and cooperation to reduce costs and improve service delivery.

**FRANKLIN PARK COMPREHENSIVE PLAN**  
COMMUNITY FACILITIES

# Community Facilities

Local community facilities are Village "anchors," where people meet, learn, and play. They are important factors in the overall quality of life within the Village, as well as its character and image. Community facilities include schools and other educational institutions, police and fire stations, the Library, parks, playgrounds, community centers, and various recreational facilities. Existing and future community facilities are highlighted here. Parks and open space locations are also highlighted in more detail on the Parks and Recreation map in this section.

Educational ●  
Governmental ●  
Recreational ●



- |   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| <b>Schools</b>                          | <b>Other Community Facilities</b>   |                                    |
| 1. East Leyden High School              | 8. Chicago Storwater Detention Area | 18. Fire Station                   |
| 2. North Elementary School              | 9. Franklin Park Streets Dept.      | 19. Fire Station                   |
| 3. Passow Elementary School             | 10. Franklin Park Water Dept.       | 20. Fire Station (Leyden Twp.)     |
| 4. Hester Junior High School            | 11. United States Post Office       | 21. Franklin Park Public Library   |
| 5. East Early Childhood Learning Center | 12. Metra Station                   | 22. Stormwater Management Area     |
| 6. Enger School                         | 13. New Metra Station               | 23. Franklin Park Community Center |
| 7. Pietrini Elementary School           | 14. Village Hall                    | 24. Centre at North Park           |
|   | 15. Police Station                  |                                    |
|   | 16. Fire Department Museum          |                                    |
|   | 17. Fire Station                    |                                    |

**Village of Franklin Park Comprehensive Plan**

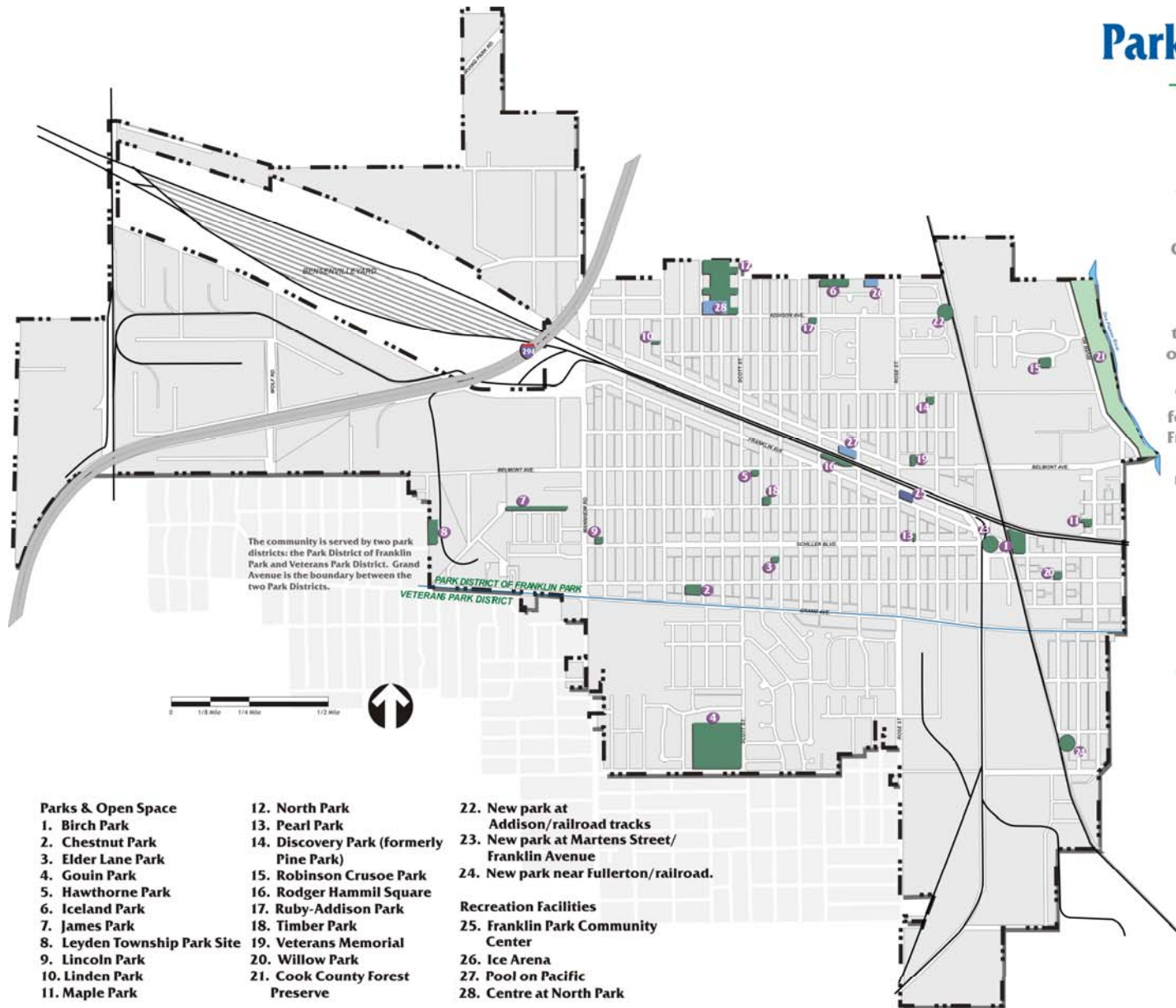
# FRANKLIN PARK COMPREHENSIVE PLAN

## COMMUNITY FACILITIES

### Parks & Recreation

Parks and recreation play an important role in a community's quality of life. In the Village of Franklin Park, recreational facilities and parks are provided by the Park District of Franklin Park, the Veterans Park District, the Cook County Forest Preserve District, and the Village of Franklin Park.

Although there are plenty of park sites within the Village, opportunities to expand recreational facilities or acquire new park sites are limited since the community is mostly "built-out." With the exception of a few community parks, most parks in Franklin Park are less than an acre in size, with limited space for recreational facilities. However, the Park District of Franklin Park has established a policy to evaluate every possible open or transitional property for acquisition. These include residences in poor condition, and commercial or industrial properties for sale or lease.



- Park ●
- Forest Preserve ●
- Recreational Facility ●

#### Parks & Open Space

1. Birch Park
2. Chestnut Park
3. Elder Lane Park
4. Gouin Park
5. Hawthorne Park
6. Iceland Park
7. James Park
8. Leyden Township Park Site
9. Lincoln Park
10. Linden Park
11. Maple Park
12. North Park
13. Pearl Park
14. Discovery Park (formerly Pine Park)
15. Robinson Crusoe Park
16. Rodger Hammil Square
17. Ruby-Addison Park
18. Timber Park
19. Veterans Memorial
20. Willow Park
21. Cook County Forest Preserve

22. New park at Addison/railroad tracks
23. New park at Martens Street/Franklin Avenue
24. New park near Fullerton/railroad.

#### Recreation Facilities

25. Franklin Park Community Center
26. Ice Arena
27. Pool on Pacific
28. Centre at North Park

### Village of Franklin Park Comprehensive Plan

Prepared By: **TMA, Pettigrew, Allen & Payne** | Parsons Transportation Group | Real Estate Planning Group

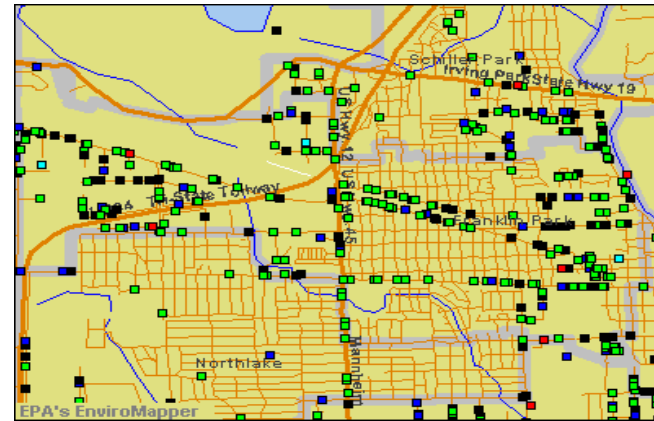
**FRANKLIN PARK COMPREHENSIVE PLAN**  
NATURAL RESOURCES

**NATURAL RESOURCES**

***ISSUES AND OPPORTUNITIES***

Preserving and protecting natural resources and amenities can be linked directly to local planning policies. Although these issues are likely to be addressed most effectively on a regional level, the Village of Franklin Park can do its part to contribute in a positive way to environmental protection.

Natural resources include land, air, and water. Frequently, strategies to reduce pollutants will overlap several of these realms; for example, promoting re-use of brownfield sites may eliminate contamination of both land and groundwater, and contribute to air quality by keeping travel distances to a minimum. The Village's existing Solid Waste and Recycling Program lessens the need for landfill space and resulting groundwater pollution. Use of trail systems can reduce the need for impervious surfaces (such as roads and parking lots), which contribute to flooding, and protect air quality by lessening harmful emissions.



Like many older communities, Franklin Park contains multiple sites where past or current environmental issues may exist.

***We are all downstream.***

-- Ecologist's Motto



Paved, impervious surfaces such as this expansive parking lot contribute to storm water runoff and groundwater pollution. Incorporating landscaping and sharing parking areas can help.

**FRANKLIN PARK COMPREHENSIVE PLAN**  
NATURAL RESOURCES

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>The Village should be a leader in local efforts to protect and restore natural resource quality.</i>	<ul style="list-style-type: none"> <li>• Maintain the Solid Waste and Recycling Program, providing for expansion of services as opportunities arise.</li> <li>• Continue to provide information to residents and businesses about recycling and other solid waste reduction options.</li> <li>• Incorporate education about natural resources into schools and community events.</li> <li>• Support May Day planting events, tree dedication and tree adoption, and tree cost-sharing programs.</li> <li>• Add trees and landscaping on public rights-of-way.</li> <li>• Protect and expand open spaces, natural areas, and other elements of “green infrastructure.”</li> <li>• Consider opportunities for energy-saving measures in Village operations, such as use of electric vehicles.</li> <li>• Consider creating a Village Forester or similar tree and landscaping expert to Village Staff.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Land in the Village should be developed and used in an efficient and environmentally friendly manner.</i>	<ul style="list-style-type: none"> <li>• Encourage redevelopment and re-use of underutilized properties.</li> <li>• Facilitate the cleaning and reuse of brownfields.</li> <li>• Encourage development forms that conserve open space and minimize impervious surfaces.</li> <li>• Prohibit the filling or grading of lands in a manner that may restrict the flow of water within a floodway or reduce flood plain storage capacity.</li> <li>• Prohibit the removal of mature, healthy trees on a development site wherever possible, and require replacement of trees to achieve equivalent canopy cover.</li> <li>• Promote the planting of native landscaping and drought-tolerant species.</li> </ul>



**FRANKLIN PARK COMPREHENSIVE PLAN**  
NATURAL RESOURCES

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Transportation choices should be maximized to protect air quality.</i>	<ul style="list-style-type: none"> <li>• Develop trails and facilities that encourage walking, bicycling, and transit use.</li> <li>• Proceed with study and implementation of transit-oriented development and transit-supportive facilities near all train and bus stops and stations in the Village.</li> <li>• Allow for areas of neighborhood shopping near homes, and other mixed-use development areas that reduce personal automobile usage.</li> <li>• Encourage businesses to provide incentives for employees' use of transit, such as the Regional Transportation Authority's transit checks.</li> <li>• Require new development to provide pedestrian ways and bicycle parking facilities.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Water and energy conservation should be encouraged through new education and incentive programs.</i>	<ul style="list-style-type: none"> <li>• Promote the use of natural landscaping and green space areas, especially on large development sites.</li> <li>• Provide incentives for green building and site design and environment-friendly features..</li> <li>• Recognize public and private buildings and developments that incorporate water and energy conservation measures.</li> </ul>
<i>Other local service districts and State and regional agencies should be partnered with to identify local ecosystems, habitat, and watershed protection measures that are in place or being considered for the Franklin Park area.</i>	<ul style="list-style-type: none"> <li>• Adopt open water, wetland, and floodplain protection ordinances to be consistent with federal and state laws to prevent degradation of water quality and habitat.</li> <li>• Participate in ground water protection efforts of regional agencies.</li> <li>• Identify potential areas of coordination and cooperation to reduce costs and improve service delivery.</li> <li>• Encourage the use of native landscaping and highlight natural features in the development of parks and recreational areas.</li> <li>• Promote connections between natural areas, parks, trails, and waterways.</li> </ul>

**FRANKLIN PARK COMPREHENSIVE PLAN**  
COMMUNITY CHARACTER AND DESIGN

## COMMUNITY CHARACTER AND DESIGN

The character of Franklin Park is closely tied to local quality of life and community image and identity. Unique public spaces, historic buildings, community events, and streetscape features (such as lighting and landscaping) are a few of the elements that help to define Village character. To many residents, the “heart” of local character and charm is the Downtown area and historic neighborhoods. The Vision for Franklin Park includes an expansion of the inviting atmosphere found in residential and older commercial areas, so that each neighborhood and corridor reflects community pride and appeal.

### ***ISSUES AND OPPORTUNITIES***

Franklin Park has a variety of attractive residential neighborhoods, with tree-lined streets and well-kept homes. The character of these neighborhoods, along with a full complement of public amenities and excellent infrastructure, should be protected and maintained as a primary element of local identity. The historic Downtown business district, railroad heritage, certain commercial streets, and public spaces are well-established and should continue to receive special attention and ongoing investment. Many of the industrial areas in the Village make positive contributions to local aesthetic, as well as economic, qualities.

Busy street and rail corridors provide the first impression of the Village for



Architectural elements like the gazebo in Hammill Square, provide visual interest and add to neighborhood character

thousands of people visiting or passing through Franklin Park. Like most mature suburban communities, Franklin Park experienced periods of rapid business development along its thoroughfares. As automobile ownership grew, particularly after World War II, parking areas and driveways became a prominent feature of site development.

While similar patterns were seen in new residential areas, the character and appearance of the commercial corridors changed most drastically. As development patterns changed to accommodate the automobile, many streets were widened to handle increasing traffic. Loss of parkway trees, on-street parking, and/or sidewalk width fundamentally changed the character of Mannheim Road, much of Grand Avenue, and several other auto-oriented streets. Over time, corridors that were changed by the automobile should be “reclaimed,” adapted for a balance of transportation modes, and improved with landscaping and features to soften and unify the urban environment.

Several unincorporated areas are located just outside the Village boundaries, particularly to the west and south. As discussed in the Land Use chapter, some of the unincorporated area needs infrastructure and private property improvements. A strategy for financing and constructing these upgrades would be needed if any properties were considered for annexation to the Village.

The extensive transportation network and the amount of land area devoted to industrial uses also present issues and opportunities for community design and appearance. Transportation corridors and rights-of-way have potential to be showcases of community character. However, they have been considered from a purely “functional” standpoint, and not cultivated as “aesthetic” assets.

Franklin Park has made many improvements to the appearance of its entryways, main streets, and major intersections through inviting signage, plantings, parks and plazas. These enhancements reflect the history and character of the community. The Village continues its “greening” initiatives, adding landscaping to highly visible areas throughout the community. Parking areas are paved and landscaped. New maintenance and rehabilitation incentive programs encourage owners to make improvements to buildings and sites.

(from the Vision for Franklin Park)

## ***FRANKLIN PARK COMPREHENSIVE PLAN*** COMMUNITY CHARACTER AND DESIGN

Industry and other business facilities frequently require significant, ongoing adaptation to today's operational needs, and the space or resources for such site amenities as landscaping or rear loading areas can be challenging to provide on older, smaller properties. Improvements to transportation corridors and public rights-of-way are usually more difficult to design and build in established communities than in newly developing areas. Generally, community design and character enhancement projects will require the cooperation of multiple public agencies and private landowners, among others. Many of the design and character improvements suggested in this Plan will need to be implemented in an incremental manner, in connection with small and large redevelopment projects.

Community character in Franklin Park should build on the distinctive heritage of the Village, and harmonize with the low-rise masonry building stock and peaceful residential neighborhoods that predominate. Thoughtful public resource allocation and encouragement of private sector participation should be coordinated to achieve the most positive impact, with public investment acting as an incentive for private property improvement and development.

The addition of street trees, plantings on commercial and industrial properties, and parkway improvements (re-establishing the “park” in the “parkway”) are among the most cost-effective projects the Village and partners can implement, and highly visible results can spur community participation in other implementation activities.



**Some commercial structures, like this one-story brick building, could be enhanced by hanging planters, or by relatively minor façade improvements such as additional awnings.**



**Franklin Park's rich history provides a wealth of inspiration for creative development designs. Preserving and reusing older properties poses a multitude of challenges, but helps to maintain community character and identity.**

Community design and appearance will benefit from many different implementation strategies described in this Plan. The land use, infrastructure, community facilities, and other Comprehensive Plan chapters discuss strategies to improve the condition and appearance of the “built environment.” These and other chapters also suggest a range of community investments and partnerships to achieve quality community design and amenities.

**FRANKLIN PARK COMPREHENSIVE PLAN**  
COMMUNITY CHARACTER AND DESIGN

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Public and private properties should be maintained and enhanced as community assets, meeting or exceeding applicable Village codes and standards.</i>	<ul style="list-style-type: none"> <li>• Provide exemplary levels of maintenance on all public property.</li> <li>• Establish additional methods for residents’ identification of maintenance-related issues.</li> <li>• Investigate ways to make property improvement permitting procedures more “user-friendly.”</li> </ul>
<i>Reinvestment and upgrades to all property should be actively encouraged and promoted.</i>	<ul style="list-style-type: none"> <li>• Recognize exemplary business and residential property maintenance and improvements.</li> <li>• Review the adequacy of current property maintenance requirements and enforcement mechanisms to implement area plans and address declining properties.</li> </ul>
<i>Building scale, placement, and materials should be compatible with the character of surrounding areas, and appropriately screened.</i>	<ul style="list-style-type: none"> <li>• Investigate potential guidelines and/or requirements related to landscaping, screening, or buffering of paved and transitional areas; coordination and sharing of parking, access, and signage; and other building and site features.</li> <li>• Consider establishing a design review process for major developments and/or projects located in historic/significant areas.</li> </ul>

<b>GUIDING PRINCIPLES</b>	<b>STRATEGIES</b>
<i>Franklin Park’s unique history, character, contributions, and key amenities should be highlighted and celebrated, reinforcing community identity and pride.</i>	<ul style="list-style-type: none"> <li>• Continue to expand local knowledge and understanding of Franklin Park’s rich history through a variety of publications and events.</li> <li>• Continue to improve Downtown Franklin Park as the social activity center and heart of the Village.</li> <li>• Consider additional incentives and guidelines for property improvements.</li> <li>• Encourage outdoor activities and features that enliven the pedestrian environment. Examples include farmers’ markets and other outdoor sales events, sidewalk cafes, landscaped seating areas, biking and walking trails, information kiosks, banners, and directional signs.</li> <li>• Promote additional residential units in and near Downtown and the train stations.</li> <li>• Encourage development projects that connect with or enhance existing public amenities and historic features.</li> </ul>

# FRANKLIN PARK COMPREHENSIVE PLAN

## COMMUNITY CHARACTER AND DESIGN

### **GUIDING PRINCIPLES STRATEGIES**

*Projects to improve public lands, rights-of-way, and private properties in the Village should incorporate new trees and landscaped areas.*

- Prioritize community gateways, important corridors, and other highly visible areas for aesthetic improvement.
- Identify specific locations for special landscaping and right-of-way treatments.
- Consider streetscape features such as lighting or ornamental fencing along corridors with little visual continuity.
- Work with IDOT to identify landscaping options for the Mannheim Road corridor.
- Program improvements to high-priority areas into a long-range capital improvements plan.
- Establish and expand partnerships and programs to implement landscaping improvement projects.
- Pursue “Tree City U.S.A.” designation for the Village.
- Promote the use of local tree-planting assistance programs.
- Include natural landscaping elements at public locations such as parks, municipal facilities, and storm water retention areas.



**This landscaped pond stores storm water and contributes to the aesthetic appeal of an industrial area along Belmont Avenue.**

**FRANKLIN PARK COMPREHENSIVE PLAN**  
PUBLIC PARTICIPATION

## PUBLIC PARTICIPATION

Public input meetings are an essential part of the Comprehensive Plan process. These meetings are intended to share and discuss ideas, issues, concerns, and suggestions with community residents, businesspeople, public officials, and other interested people. The input and discussion from these meetings are carefully incorporated into the Plan's content.

Summaries of the meetings that have been held so far in the process are presented below.

### ***PROJECT INITIATION WORKSHOP***

At the outset of the Comprehensive Plan update process, an "initiation meeting" was held with the Village Plan Commission to introduce the suggested process, schedule, and the roles of participants. At the meeting, the group also completed a short workshop exercise to elicit some of the primary issues and opinions, to set the stage for the community.

The Plan Commission's exercise included the following questions:

List, in order of importance, the five (5) most important issues or needs facing Franklin Park (number of responses).

- Downtown mixed-use redevelopment (5)
- Unappealing business areas, such as the one around East Leyden High School (2)
- Turning the railroad lines, which currently act as obstacles, into opportunities (2)
- Encouraging celebration of diversity and more interest in becoming bilingual and trilingual (2)
- Caring for an aging housing stock (2)
- Focus on the main thoroughfares – improve what people see when they drive through Franklin Park (2)
- Need for additional Senior Housing and related services, including transportation and activities for seniors
- Relations between the schools and the community at large
- Grand Avenue underpass

### **PLANNING PARTICIPANTS**

Many groups and individuals are involved in the process to update the Comprehensive Plan:

- ❖ *Franklin Park residents, property owners, and businesspeople* The people who best know the community's features, needs, issues, and potentials, and have the most to gain by a continued healthy, improving Village.
- ❖ The *Franklin Park Plan Commission* is an appointed advisory group to the Village Board on planning and development matters, and is acting as the Comprehensive Plan Steering Committee. Its members participate in all aspects of the Plan.
- ❖ The *Village Trustees* of Franklin Park adopt the Comprehensive Plan as official representatives of the Village residents.
- ❖ *Advisory boards and commissions* such as the Economic Development Commission, Zoning Board of Appeals, and others participate in community meetings at key points during Plan development.
- ❖ *Representatives of the School Districts, Park Districts, Township, other taxing districts, neighboring municipalities, and service agencies (such as the Chamber of Commerce)* have provided a great deal of information for this report.
- ❖ The *Project Team*, as listed on the Acknowledgements page of this report, facilitates the overall process and individual tasks such as data collection and public meetings.
- ❖ Many members of the *Franklin Park Village Staff* have essential roles. Information on operations and conditions relating to all aspects of the Village – from public safety to development issues – has been and will continue to be discussed with various Staff members. The Staff of the Department of Planning and Development are overseeing the creation of the new Comprehensive Plan.
- ❖ *Other interested parties*, including civic, community, and church groups, are encouraged to participate in the Comprehensive Plan update process.

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## **PUBLIC PARTICIPATION**

- Improving the limited access to the Village.
- Improving perceptions of Franklin Park held by people inside and outside the community.
- Maintaining the homey, small-town feeling of Franklin Park.
- A wealth of transportation assets
- Good leaders – the right people in the right positions
- Need for recreational amenities, especially for kids/all ages, such as a theatre, ice skating arena, bowling alley, skate park, water park, teen center, etc.
- Encouraging more of a sense of community among residents and civic resources like the library
- Promoting the positive aspects of ethnic diversity
- Improving the image and physical appearance of the community
- Involve more people in community activities
- Economic redevelopment, business retention, and job opportunities
- Making the most of Franklin Park’s existing resources
- Promoting infill development and redevelopment of prominent commercial parcels
- Pedestrian overpass
- Redevelopment of Downtown business and parking area
- Addressing home additions and teardowns
- Neighborhood appearance and consistency of buildings
- Railroad appearance
- Retail business attraction and expansion
- Infrastructure improvements
- Annex/incorporate surrounding areas and improve as gateways to town
- Need better garbage pickup service

- Need renovation of Police Department building
- Preserve home values
- Overall community involvement

*What is the one issue you don't think anyone else will mention?*

- Reinvention of Franklin Park’s industrial and commercial sectors, including acquisition and annexation of land area to the Village
- Appreciation of diversity
- Improving the appearance of main thoroughfares
- Promoting aesthetics and mixed-use development
- Encouraging partnerships and involvement between the schools and community at-large
- Providing senior care and early child care to facilitate new business.
- Expanding recreational amenities.
- Good community leaders
- Marketing of Franklin Park through a web site

*Identify five (5) projects or improvements you would like to see made in Franklin Park.*

- Provide railroad underpass/overpass structures for autos and pedestrians (7)
- Promote business growth and retention (5)
- Improve the Grand and Mannheim area, including redevelopment or demolition of two strip malls (4)
- Improve neighborhood appearance (3)
- Encourage Downtown development (2)
- Cultivate Village identity and positive image (2)
- Provide more open space, parks, and community gathering areas (2)

# ***FRANKLIN PARK COMPREHENSIVE PLAN***

## **PUBLIC PARTICIPATION**

- Redevelop the West Mannheim Residential Area and 25<sup>th</sup> Avenue apartments
- Improve housing conditions/reduction in overcrowding
- Reduce crime
- Construct a second railroad station
- Improve public relations
- Provide more activities for children (e.g. skate park, climbing wall)
- Improve appearance of railroad
- Increase cross-cultural involvement
- Re-locate the Library Downtown
- Make streetscape character improvements
- Bring back the small-town feel of Franklin Park

*Name one of the primary assets or advantages of Franklin Park.*

- Great school system (neighborhood schools)
- Government and public services
- Access to trains, highways, airport
- Location
- Transportation hub
- Economically and financially livable
- Close to Chicago and good transportation
- Commuter options
- Low taxes
- Small community – easy for people to get involved
- Community events (railroad days, Octoberfest, holiday festivals)
- Safety – low crime rate and great public services
- Physical infrastructure (e.g. the grid street system) and the existence of the Downtown business district.



**Residents and visitors gather in Downtown Franklin Park for its annual Street Dance/Car Show.**

### ***KEY PERSON INTERVIEWS***

During the Planning process, leaders of various governmental units and other service agencies were asked to provide information about their agencies' facilities, services, plans, and needs. Much of the information presented in this report relates to these taxing districts and agencies, which include the Park and School Districts, and Staff from a number of Village Departments.

The Project Team also met with the Economic Development Commission, which provided valuable insight into the business and industry sector of Franklin Park.



**FRANKLIN PARK COMPREHENSIVE PLAN**  
PUBLIC PARTICIPATION



**VISIONING WORKSHOP**

In May of 2002, a “Visioning” Workshop” was held to engage participants in a discussion of their hopes and aspirations for the future of the community. Participants gathered in small groups and mapped and outlined their visions for the future, in response to specific questions designed to spur discussion.

The result is the Vision Statement that appears on the next page. This illustrative statement will serve to communicate the Village’s intended future to all readers of the document; it will also be used to help guide the development of goals and objectives, policies, and actions.

**INVENTORY OF COMMENTS**

<b>TOPIC</b>	<b>SPECIFICS</b>
<b>LAND USE &amp; BUSINESS MIX</b>	
NEW AND REDEVELOPED RESIDENTIAL USES	More variety in housing types
	Additional single-family homes
	Plan for and build senior housing. One good

<b>TOPIC</b>	<b>SPECIFICS</b>
	site would be at River Road and Belmont, possibly with service/retail on ground floor.
	New condos near CBD and throughout town
	WMRA – teardown and new condo development, possibly including hotel
	Convert industrial areas near Downtown to residential
	Need an incentive program to encourage redevelopment, including tear-down & rehabilitation
NEW AND REDEVELOPED COMMERCIAL USES	Nicer family dining (Applebee’s, TGIF type), & alfresco dining Downtown
	Microbrewery
	Coffee shops
	Add commercial/retail around train stations and libraries (such as E of Mannheim near Jewel)
	Improve/redevelop little mall across from East Leyden High School,
	New stores on Franklin Avenue – “Uptown” feeling
	“Stores other Villages have”
	Bowling alley
NEW AND REDEVELOPED INDUSTRIAL USES	Minimize conflicts with residential areas
	Redevelop brownfield areas
	Relocate industrial uses to sites within town as companies’ needs change. Example: Reloc. Thompson Steel to the steel factory behind East Leyden High School
	Redevelopment possibilities for Bensenville yard?
	Incentives/tax breaks for developers may be needed
	Possibilities for a new industrial park?

# **FRANKLIN PARK COMPREHENSIVE PLAN**

## PUBLIC PARTICIPATION

<b>TOPIC</b>	<b>SPECIFICS</b>
ALL USES	Annex land where benefits exist to do so – Bensenville Yard? Area around new Metra station?
<b>DESIGN &amp; APPEARANCE</b>	
PROPERTY MAINTENANCE	Control odor nuisances. Example: Redicut (E of 25 <sup>th</sup> , S of Grand Av.)
	More proactive enforcement of maintenance codes may be needed
	Incentives for exemplary properties would be helpful
	Architectural Review (Board) standards could be higher
	Parking – not on sidewalks or right-of-way
	Mental Health Center at Scott and Grand (E of Charter) is an eyesore
	Better maintenance of alleys, viaducts, and streets
	Streamline building permit system to encourage rehabilitation (Ex. Should not need permit for window replacement)
LANDSCAPING	Add greenery throughout town, especially at entryways, along major arterials (e.g. landscaped medians on 25 <sup>th</sup> , Mannheim, Grand, Belmont), and at major intersections
	Goal: 100,000 trees
	Screen and landscape parking throughout the Village
<b>TRANSPORTATION &amp; CIRCULATION</b>	
ROADS/TRAFFIC FLOW	Widen Franklin Avenue west of Mannheim Road: it should be four lanes
	Industrial traffic needs a “back door”
	Improve traffic flow on main thoroughfares
BRIDGES	Complete the Grand Avenue viaduct project
	Improve the Edginton and 25 <sup>th</sup> viaduct
	Maintain the viaduct at Addison near Al’s & Joe’s deli
ALLEYS	Should be paved for easier maintenance

<b>TOPIC</b>	<b>SPECIFICS</b>
TRAIN STATIONS	New Metra Station should be “traditional but upbeat,” and “crisp and sharp-looking”
	Site improvements for new station should have an historic character, including use of concrete pavers
	A new route should be constructed to link Elgin and O’Hare
	A new station should be built at the intersection of the Milwaukee District West Metra Line and the North Central Service Metra Line.
BICYCLE PATHS	Provide throughout town; link parks, schools, and homes
	Prefer separated paths for bikes (any extra rail ROW?)
PEDESTRIAN	Footbridges should be built over the tracks at Calwagner and numerous other locations
	Rebuild sidewalks where they are deteriorating
<b>COMMUNITY FACILITIES &amp; SERVICES</b>	
PARKS AND RECREATION	Generally expand community facilities
	Add a park between the Post Office and the underused real estate building
	Add recreation options for all ages and interests: wave pool, nature center, theatre in the park, etc.
	Provide linear parks which would include multi-purpose paths
	Provide some larger, community “anchor” parks
	Need places for employees to sit and eat lunch
	Provide a park within a 5-minute, 2-block walk of everyone
LIBRARY	Move the Library back to Franklin Avenue (Downtown)
	Add branches in the Downtown, Village Hall, Leyden
SCHOOLS	Keep school facilities up-to-date; they are a big

***FRANKLIN PARK COMPREHENSIVE PLAN***  
PUBLIC PARTICIPATION

<b>TOPIC</b>	<b>SPECIFICS</b>
	draw for Franklin Park
VILLAGE OF FRANKLIN PARK	Expand Village Hall
	Establish Village web site with online bill pay capability
MISC SERVICES	Need a staff person to organize and coordinate community events to bring people to town
	Would like to see a “diversity forum” or similar group to share and discuss cultural issues