

# THE VILLAGE OF FRANKLIN PARK YEAR IN REVIEW 2016

FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT & ZONING

## A Message from Mayor Barrett F. Pedersen



2016 was another year of growth and progress for the Village of Franklin Park. Over 1.2 million square feet of industrial building was constructed in the past year and an additional 620,000 square feet of industrial building is in the 2017 construction pipeline. In the Franklin Marketplace, on the northwest corner of Grand and Mannheim, a retail developer recently broke ground on a free-standing Starbucks that is expected to be completed by August of 2017. Just north, another developer is in the midst of constructing a 3-unit retail center. Chipotle and T-Mobile have already signed leases on the site. With developers and businesses actively seeking sites primed for future redevelopment with good access to O'Hare International Airport, downtown Chicago and freight infrastructure, the Village does not expect construction to slow anytime soon.

In 2016, the global data center firm Digital Realty purchased the 18.5-acre site at 9401 Grand Avenue, the former headquarters of Motorola. Digital Realty has started demolition of the property's existing buildings to make way for a new 470,000 square foot data storage center, an expansion of the firm's existing campus to

## Successful First Year for Franklin Park Enterprise Zone

The Franklin Park Enterprise Zone supported a significant amount of investment in commercial and industrial real estate in Franklin Park over the past year. Since January 1 of 2016, the enterprise zone has provided over \$2.8 million in State sales tax exemptions on building materials incorporated into Franklin Park real estate. Franklin Park Enterprise Zone projects accounted for over \$73 million in total development investment and 790 construction jobs. The enterprise zone designation includes only commercial and industrial property in Franklin Park, which accounts for over 50% of the Village's land area. The Illinois enterprise zone program's most notable incentive available to these properties is a State sales tax exemption of 6.25% on building materials to be used in the enterprise zone.

the east. Redevelopment of the property will generate a significant number of jobs and substantial property and electrical transaction taxes for the Village. This demolition marks a historic return of tech-based investment and innovation to the Village, with Digital Realty acting as an anchor for Franklin Park's re-emerging high-tech sector.

The Franklin Park Enterprise Zone, which was certified on January 1 of 2016, has already saved businesses and property owners investing in Franklin Park over \$2.8 million in State sales tax on building materials incorporated into over \$73 million worth of investment in commercial and industrial real estate. The economic incentive is one of many tools the Village uses to attract and retain a diversity of businesses in Franklin Park. Strong industrial and commercial sectors provide us with living wage jobs, a stable local economy and a broad tax base to support infrastructure, schools and public services for Franklin Park residents.

The Village continues its work on the Franklin Park Comprehensive Plan, which will help guide decision making for the next 10-15 years to ensure that Franklin Park continues to be a great place to live, work and do business. The Village's active involvement in the Elgin O'Hare Western Access (EOWA) project and ongoing work on the O'Hare Subregion Truck Routing and Infrastructure Plan will solidify Franklin Park's position as a well-connected transportation hub that attracts freight and manufacturing firms. In 2016, the Village also began work with community stakeholders on the Franklin Park Complete Streets Policy, a document which will shape future infrastructure projects to enhance the safety, health and quality of life of Franklin Park residents, workers and visitors. As Village President, I am pleased to report that Franklin Park continues to grow as not only a premier industrial base, but as a community rich in involvement, diversity and opportunity. ■



*The Franklin Park Enterprise Zone reduced redevelopment costs of the former Castle Metals site at 3400 Wolf Road by over \$400,000*

The Franklin Park Enterprise Zone provides a layer of assistance for businesses and property owners to improve their commercial and industrial properties so that they remain viable in the market. The program has already attracted significant investment in the Village, which is expected to continue. The application for Franklin Park Enterprise Zone project designation is available with the Department of Community Development and Zoning. ■

# MEET *the*

## Department of Community Development and Zoning



**John P. Schneider**  
Director of Community Development and Zoning



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Village Planner



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# DID YOU KNOW?

These **national brand retailers** opened Franklin Park stores in 2016 or will open stores in 2017:



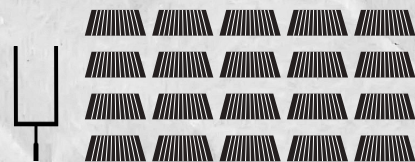
**6** new restaurants opened in Franklin Park in 2016

**3** industrial developments constructed in 2016 will provide **9 million** gallons of stormwater storage to reduce flooding



New construction in 2016 totaled over **1.2 million** square feet.

That's over **20** football fields.



**RETAIL VACANCY** has dropped from **9.9%** in 2013 to **4.8%** in 2016.



## The Village Welcomes New Retail to the Franklin Marketplace

The Franklin Marketplace at the northwest corner of Grand Avenue and Mannheim Road is set to welcome 3 new tenants in 2017. In 2016, the Village completed the sale of a 40,000 square foot lot at 2926 Mannheim Road. Glazier Corporation, a boutique retail developer based in Chicago, acquired the parcel and is currently constructing a 3-unit retail strip center. Chipotle Mexican Grill and T-Mobile have already signed leases to occupy space in the building. Chipotle is a quick-service restaurant with locations across the globe, including the United States, Canada, France,

Germany and the UK. Chipotle serves made-to-order burritos, tacos, burrito bowls and salads, priding itself on using high-quality and non-processed ingredients. T-Mobile is a national provider of wireless voice, messaging, and data services.

Along with new tenants Chipotle and T-Mobile, the Village will welcome Starbucks to the Franklin Marketplace in 2017. The popular coffee shop will be located at 2800 Mannheim Road, on the northwest corner of Grand Avenue and Mannheim Road. The property is the former site of a BP gas station and was remediated by the owner in 2009. It is being redeveloped by Baum Revision Group, a Chicago-based private real estate investment firm. The new Starbucks location, which will feature a drive-thru and outdoor patio with seating, is expected to be open to the public by August of 2017. The Village worked with the developer to ensure that the design of the retail center will allow vehicular access between neighboring properties in the shopping center. Cross access reduces congestion on commercial arterials and promotes a shared customer base within a retail center. Existing tenants in the Franklin Marketplace include CVS Pharmacy, Chase Bank and Sonic. ■



To the left, an architectural drawing of the new free-standing Starbucks under construction at 2800 Mannheim Road



# Digital Realty Demolishes Former Motorola Headquarters to Make Way for Data Center Campus Expansion

*From left to right: Mayor Barrett F. Pedersen, Village Trustees and staff, and representatives from Digital Realty and ComEd attend a demolition ceremony; Demolition begins on former Motorola headquarters; Mayor Pedersen, Rafal Rak (Senior Asset Manager, Digital Realty) and Sheila Owens (Vice President, Economic & Business Development, ComEd) speak at the demolition celebration*

The San Francisco-based data center firm Digital Realty acquired the former headquarters of Motorola in summer of 2016. The 18.5-acre property located at 9401 Grand Avenue has been vacant for over 20 years. In January of 2017, Digital Realty began demolition of the existing buildings, which total over 750,000 square feet. The firm is quickly moving forward with its plans to construct a new 470,000 square foot data storage center and a 78,000 square foot ComEd substation. The new substation will serve the campus's increasing need for power and improve the power supply serving the rest of the Franklin Park's industrial sector by increasing ComEd's local capacity. Digital Realty will recycle as much of the materials as it can from the demolished structures, which the firm estimates will be around 90%.

According to the Village Mayor Barrett Pedersen, "This demolition marks a historic return of tech-based investment and innovation to the Village." The proposed data center is an expansion of Digital Realty's existing 23-acre data storage campus, located directly east at 9333-9377 Grand Avenue. The campus consists of 3 buildings totaling 575,000 square feet. While still in its final phase of construction, the facilities are nearly fully leased. After the redevelopment of 9401 Grand Avenue, Digital Realty's Franklin Park campus will encompass 41 acres of land. Digital Realty's demolition of the buildings and redevelopment of the property will create a significant number of high-tech and construction jobs and generate substantial property and electrical transaction taxes.

Digital Realty is the world's largest data center firm, owning and managing technology-based real estate and digital infrastructure for cloud-based computing globally. The firm operates 156 data centers across 4 continents and 11 countries. Digital Realty originally selected the Franklin Park location due to its close



*Above, a rendering of the Digital Realty facilities at 9333-9377 Grand Avenue, the construction of which will be completed by spring of 2017*

proximity to multiple fiber providers and utility substations, as well as its convenient access to O'Hare International Airport and Chicago's downtown. The firm is committed to rapid growth and investing large dollars in Franklin Park as the need for data storage outpaces demand. To-date, Digital Realty has invested over \$400 million in the existing 23-acre Franklin Park. This number is expected to grow to upwards of \$900 million with the redevelopment of the former Motorola site.

The existing facility at 9401 Grand Avenue was built in the early 1950s as the headquarters for Motorola, which started as Galvin Manufacturing on Chicago's Near West Side in 1928. The facility produced television receivers and stereo equipment and employed 1,700 individuals. After Motorola left Franklin Park in the 1976 to pursue a larger facility in Schaumburg, the Franklin Park facility became home to several different companies, including Matsushita Industrial, Telecom Central and Houston Foods but has sat vacant for over 2 decades. Two bas-reliefs located on the building's exterior will be removed by Digital Realty and donated to the Village for public display. The artwork was created by Italian sculptor Constantino Nivola, who in the same years created cement reliefs for the facade of the original McCormick Center, which collapsed in a 1967 fire. The artist created the sculptures at the American-Marietta cement facility at 9301 Grand Avenue in Franklin Park.

Motorola's 6-story vacant blue office building has towered over Grand Avenue for over 20 years and served as a reminder of the loss of investment and jobs in technological manufacturing. Now, the Village is celebrating the return of high-tech industry. To learn more about Digital Realty, visit [www.digitalrealty.com](http://www.digitalrealty.com). ■

*Below, a conceptual view of Digital Realty's planned expansion, which will increase the data firm's Franklin Park campus to 41 acres in area*



# MANUFACTURING DAY

Inspiring the Next Generation of Manufacturers

The Village of Franklin Park partnered with Leyden High School District 212, Triton College and local manufacturers in October of 2016 to celebrate Manufacturing Day, a national event that addresses common misperceptions about manufacturing by giving manufacturers an opportunity to open their doors to the public. Students from Leyden High School District 212 first toured Triton College's School of Technical Careers to learn about the programs the college offers to students looking to enter the



Above, students get an inside look at manufacturing processes at the Sureway Tool and Engineering facility in Franklin Park

fields of engineering, industrial design and manufacturing. The students then headed to the facilities of Life Fitness, Sureway Tool and Engineering, and Sloan Valve to get a first-hand look at modern manufacturing. Students and event participants toured the manufacturing floors and offices of each facility and were able to ask questions about day-to-day operations, technical training requirements and advancement opportunities. The companies were also able to advertise their future employment opportunities.

Manufacturing Day in Franklin Park aims to attract future manufacturing workers to fill the industry's shortage of skilled labor, improve the public image of manufacturing and ensure the ongoing prosperity of the local manufacturing industry. The Manufacturing Day event builds on a larger Village initiative to address workforce challenges in the industry by connecting manufacturers, training agencies and prospective workers. The Department of Community Development and Zoning works closely with Triton College, Leyden District 212 and regional workforce agencies to match skilled workers with the workforce needs of local industry through the support of technical training and workforce development programs. ■

## 2017 Franklin Park Workforce Training Forum

In July of 2016, the Village held a Franklin Park Workforce Training Forum, a free event that put business owners and operators in direct contact with workforce training agencies to help them address various challenges in workforce development and training. The event targeted manufacturing business owners in the Village, who consistently struggle to find skilled workers among a dwindling manufacturing workforce. According to the Illinois Consortium for Advanced Technical Training (ICATT), 83 percent of manufacturers in the U.S. report that they are unable to find local skilled workers to fill open positions. By 2025, ICATT estimates that 3.4 million skilled manufacturing positions will need to be filled.

Partnering workforce agencies that participated in the event



included the Chicago Cook Workforce Partnership, Triton College, ICATT, the German American Chamber of Commerce, the Chicago Federation of Labor (CFL), the Alliance for Industry and Manufacturing (AIM), the Illinois Manufacturing Excellence Center (IMEC) and the Chamber by O'Hare. ■

## Cullerton Street Industrial Area Infrastructure Supports Local Industry

The Village completed long-awaited construction improvements in the Cullerton Street Industrial Area in early 2016. This project was made possible by efforts of the Village to secure financing from a variety of public and private entities, including the State of Illinois, Cook County and businesses located in the area. The \$6.5 million project was funded through Cook County's BUILT in Cook Loan Fund, which is administrated by the U.S. Department of Housing and Urban Development (HUD), a \$1.3 million State of Illinois grant and the Special Service Area (SSA) tax contributions of businesses in the area. This unprecedented partnership made the reconstruction

of failed streets possible without placing an additional burden on taxpayers located outside the industrial district.

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



## Franklin Park Complete Streets Policy Underway

In 2016, the Village of Franklin Park applied for and was selected to receive a Complete Streets Policy from the Active Transportation Alliance, on behalf of the Cook County Department of Public Health's Healthy HotSpot Technical Assistance Program. A Complete Streets Policy is a tool to ensure that future street and corridor projects in Franklin Park are designed to encourage active transportation by incorporating features that accommodate not only freight and vehicular traffic, but pedestrians, bicyclists and transit users of all ages and abilities. Because Complete Streets are for everyone, the policy will also be designed to protect the needs of vehicular, emergency and truck traffic.

The policy will serve as an overlay to a bike routing plan to be provided in the new Franklin Park Comprehensive Plan, which is currently being created by the Chicago Metropolitan Agency for Planning (CMAP). Future infrastructure projects will be opportunities to apply the Complete Streets design approach to enhance the accessibility, connectivity and safety of multi-modal transport throughout the Village. Community stakeholders were invited to provide direction and input in the process of writing the Franklin Park Complete Streets Policy, which is currently underway. ■



O'Hare Truck Routing and Infrastructure Plan area shown in yellow

## O'Hare Subregion Truck Routing and Infrastructure Plan

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

## Franklin Park Comprehensive Plan Takes Shape



Village residents attend a comprehensive plan visioning workshop

With assistance from the Chicago Metropolitan Agency for Planning (CMAP), the Village is in the process of creating a new Franklin Park Comprehensive Plan. This plan will focus on harmonizing land uses, increasing the economic prosperity of downtown and commercial corridors, and supporting recommendations from the Village's Industrial Corridor Plan, which was completed in 2014. The plan will also include a robust transportation and bicycle routing plan, which is above and beyond the scope of typical comprehensive plans.

The planning process includes 3 phases, each of which involves public input. The first phase analyzed the Village's existing conditions, using information gathered from a steering committee, interviews with key stakeholders, a community workshop, economic and demographic data, and existing plans and studies. The second phase captured a shared vision for the future of Franklin Park and identified specific goals and objectives necessary to achieve that vision. The third phase will create the comprehensive plan document, outlining the policies, programs, and actions needed to implement the Village's plan.

Village residents participated in a public visioning workshop in March of 2016 at which CMAP staff facilitated a mapping and discussion activity around four key topic areas designed to encompass the Village's issues and opportunities: housing, revitalization, active transportation, and natural resources. CMAP is currently working on a first draft of the Comprehensive Plan, which will be distributed for public review and comments in late spring of 2017. ■

The O'Hare subregion is an economic driver in the greater Chicago region. Together, the 11 participating communities contain over 3,300 industrial firms that provide employment to over 73,000 workers. However, these municipalities have struggled at managing heavy truck activity, providing adequate infrastructure for trucks and designating coordinated truck routes. Project consultants for the plan are currently analyzing the subregion's existing truck systems in order to identify ways to collaborate across municipalities to address these issues and provide recommendations for future capital improvements to connect and modernize the routing network. The plan will strengthen freight infrastructure and bolster the competitive advantage of the O'Hare subregion. ■

# Franklin Park 2016 in Review Mapped



- 2016 New Business or Business Expansion
- 2016 Building Permit for Construction over \$100,000 Issued
- 2016 Infrastructure Improvements Completed or Underway
- Future Redevelopment Planned
- Cook County Brownfields Grant Site Assessment

Construction is completed on the 194,000 SF industrial development by Pritzker Realty Group

Construction is completed on the 367,000 SF industrial development by Molto Properties

Reconstruction of the Cullerton Street Industrial Area's roadway infrastructure is completed

East Leyden High School plans for 122,000 SF addition (rendering shown)

New business Middle East Express opens at 3560 River Rd.

New business Maiques II opens at 3531 Rose St.

Rixson prepares vacant property for redevelopment

Chicago Hardware & Fixture, a Franklin Park business since 1947, constructs 18,000 SF addition

Digital Realty constructs 175,000 SF data storage facility, Phase III of the 9333-77 Grand Avenue data center campus

Digital Realty begins demolition of the former Motorola headquarters at 9401 Grand Ave. to make way for a 470,000 SF data center expansion

Construction begins on the 491,089 SF industrial development by Panattoni

Life Fitness expands operations into an additional 141,000 SF facility

Construction begins on the new retail center at 2926 Mannheim Road, future home to Chipotle and T-Mobile

Construction begins on Elgin O'Hare Western Access (EOWA) project improvements in Franklin Park, including the excavation of 4 new or expanded detention basins (construction plan overlay and rendering shown)

Site work begins on the new Starbucks coming to Franklin Park

Domino's Pizza opens a new sit-down location at 10229 Grand Ave.

Koch Foods submits plans for a 60,000 SF addition to its poultry processing facility, which will create 250 jobs

Fargo Manufacturing moves to Franklin Park

# A Big Year for Industrial Construction in Franklin Park

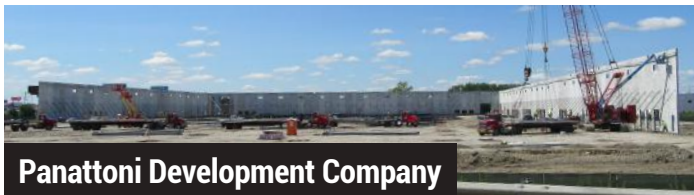
The Village continued to see major investment in the Franklin Park O'Hare Industrial Corridor in 2016. The construction of 3 major redevelopments took place over the course of the year, totaling over 1 million square feet in new industrial space. The O'Hare Industrial Corridor is one of the region's most sought-after areas for industrial businesses due to its proximity to O'Hare International Airport, the Bensenville Intermodal Yard and major transportation routes.



**Molto Properties**

Molto Properties completed construction of a 367,389 square foot industrial building at 10501 Seymour Avenue in 2016. The property was formerly occupied by Centrella Grocers and has been vacant since 2010. As a part of the project, Molto reconstructed Centrella Street to accommodate future truck activity, which is expected to increase. The building features 32-foot high ceilings and was designed to house a variety of distribution, warehousing and manufacturing uses.

Marketing efforts for the property are well underway and the Village is hopeful that the building will be fully occupied in 2017. A second phase of the site's redevelopment, including construction of a 106,000 square foot industrial building, will be soon to follow. Molto Properties is a privately held real estate firm that manages 4 million square feet of industrial properties across the country.



**Panattoni Development Company**

The largest industrial redevelopment in Franklin Park in 2016 took place at 3400 Wolf Road, at the former site of Castle Metals. Panattoni Development Company completed construction of a 491,089 square foot industrial building, which may be subdivided to house multiple tenants, likely to include distribution, warehousing and manufacturing users. This development was the second largest industrial building constructed in Cook County in 2016. Panattoni Development Company is one of the largest privately held, full-service real estate development companies in the world. The firm specializes in industrial, office and build-to-suit projects and has 24 offices in the United States, Canada and Europe.

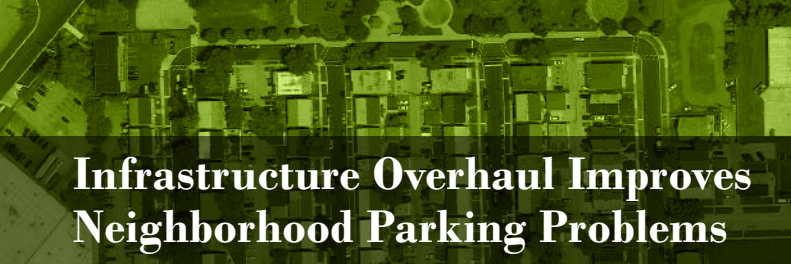


**Pritzker Realty Group**

Pritzker Realty Group (PRG), the private investment firm founded by former United States Secretary of Commerce Penny Pritzker, also completed a speculative industrial building in Franklin Park in 2016. The site located at 11333 Addison Avenue, just north of Panattoni's project, was the third major industrial redevelopment in the O'Hare Industrial Corridor in the past year. The building is 194,260 square feet in size and was designed to house distribution, warehousing and manufacturing users. PRG has owned and developed over \$6 billion worth of multi-family, office, industrial and parking projects in the United States.

Collectively, these redevelopments total over 1 million square feet of new industrial building area in Franklin Park and represent over \$75,000,000 in investment. All 3 projects will result in new job opportunities and an increased tax base. The activity is consistent with the goals and recommendations outlined in the Village of Franklin Park O'Hare Industrial Corridor Plan, which states that the corridor "will sustain its industrial base with new and renovated industrial facilities that are functional, desirable, and contribute to the corridor's competitive position within the industrial market." The buildings formerly located on these sites were considered obsolete by today's industrial real estate market standards. Flooding issues, low ceiling heights and outdated infrastructure posed common challenges. The redevelopment of these sites includes the installation of new stormwater retention and detention facilities, which will hold a combined 9 million gallons on stormwater during periods of heavy rain. These facilities will reduce flooding issues for the entire industrial corridor.

The future Elgin O'Hare Western Access (EOWA) project will support Franklin Park's thriving industrial corridor. This \$3.4 billion regional Tollway project will include new interchanges at Franklin Avenue connecting directly to I-294 and Illinois 390. The future Taft Avenue overpass will provide southern access to the O'Hare cargo area between Irving Park Road and Franklin Avenue. The Village of Franklin Park continues to grow as a major industrial hub centered around strong transportation infrastructure. ■



## Infrastructure Overhaul Improves Neighborhood Parking Problems

In 2016, the Village completed significant infrastructure improvements in the West Mannheim Residential Area (WMRA). The WMRA neighborhood is located west of Mannheim Road between Grand Avenue and Belmont Avenue. The 16-acre neighborhood contains 606 multi-family housing units across 100 buildings. Most of the buildings in the neighborhood were built in the early 1950s to serve as temporary lodging for airline pilots and stewardess working at nearby O'Hare Airport. The WMRA neighborhood is a close-knit community with strong leadership from the Villa Alegre organization, which serves as a voice for the neighborhood.

As the WMRA neighborhood transitioned from temporary housing for airline workers to full-time residential housing, the density of the area increased. As a result, the neighborhood's most pressing issue became a lack of parking for residents and visitors. The neighborhood's infrastructure was not originally built to accommodate the on-street and off-street parking that is needed today. Prior to the recent infrastructure improvements, on-street parking was available on only one side of the neighborhood's narrow one-way streets. To make matters worse, residents were unable to use the

available on-street parking during times of snow removal and road maintenance. Because many of the multi-family buildings have limited on-site parking, residents were often forced to leave their cars on streets with parking bans in effect. This caused issues for Village maintenance of the streets and for residents, who were issued citations for violation of the parking bans.

To resolve on-street parking problems and improve traffic circulation in the WMRA neighborhood, the Village resurfaced and widened Ruth Avenue, Prairie Road, Bright Street and Houston Drive. Schiller Boulevard and James Avenue were also resurfaced. The road widening increased the roadway width by three feet, allowing for parking on both sides of the streets. The improvements doubled the amount of parking in the neighborhood, increasing the total parking supply by approximately 88 spaces.

Other improvements in the neighborhood included underground utilities, new curbs and gutters for both sides of the streets, replacements of inlets and catch basins to match curb lines, updated access in compliance with the Americans with Disabilities Act (ADA) for all affected crosswalks and alley crossings, and installation of LED lighting. The project was funded in part by a \$250,000 Community Development Block Grant (CDBG) awarded from Cook County's Bureau of Economic Development and Village Tax Increment Financing (TIF) funds. ■

## Franklin Park Brownfields Assessed Under \$600,000 Grant

The Cook County Department of Environmental Control is in the process of conducting Phase I and Phase II environmental site assessments in several western suburb communities, including Franklin Park. The work is the result of a \$600,000 grant that was awarded to the communities of Bellwood, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park in 2014. Under the program, Village staff and environmental consultants

select and assess brownfields to encourage future redevelopment. Brownfields are abandoned or under-used industrial and commercial properties with actual or perceived contamination.

The Village has been working with Cook County and environmental consultants to identify top-priority brownfield sites in Franklin Park. Currently, Phase I assessments are being completed on Village owned properties at Belmont Avenue and Elm Street, the old Police Station, the former Leyden News Agency on Pacific Avenue and vacant lots in the Franklin Marketplace. The environmental assessments will help to spur the redevelopment of these properties, which will in turn create jobs, increase the local tax base and improve stormwater management. ■

## BOARDS & COMMISSIONS

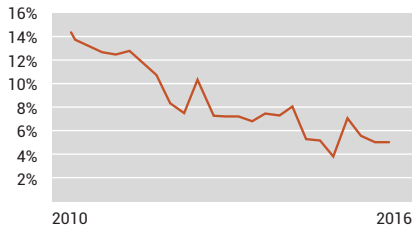
Economic Development Commission	Zoning Board of Appeals	Plan Commission	Tree Preservation Commission
In 2016, the Economic Development Commission reviewed 8 applications for the Cook County Real Estate 6b Classification. The County program is designed to encourage industrial development and increase employment opportunities.	This year, the Zoning Board of Appeals reviewed 22 applications for zoning relief. These cases resulted in the approval of 13 business openings or expansions and provided important updates to the Village's Zoning Code, which was adopted in 1974.	In 2016, the Plan Commission was actively involved in the process of shaping a new Franklin Park Comprehensive Plan and a Franklin Park Complete Streets Policy through public meetings, hands-on activities and discussions.	The Tree Preservation Commission oversaw the planting of over 2,000 street trees in Franklin Park in over the past 3 years. Planting efforts have been focused on the diversification of species and replacement of ash lost to the Emerald Ash Borer.



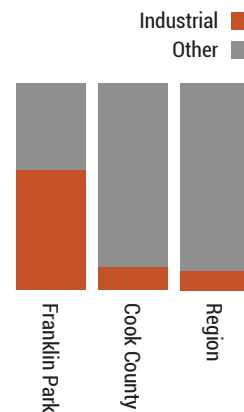


## Steady Growth Paints a Bright Economic Outlook for Franklin Park

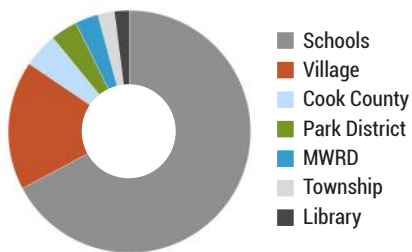
### Franklin Park Industrial Vacancy



### Industrial Share of Total Equalized Assessed Value



### Franklin Park Property Tax Distribution



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

The Village's economic condition continues to strengthen in tandem with a thriving industrial market. The local industrial vacancy rate decreased from 15.6% in 2009 to less than 6% in 2016. This includes over 1 million square feet of new industrial buildings that were recently constructed and are expected to be occupied by the end of 2017. One of the most notable leasing transactions that took place in 2016 is Life Fitness's expansion and leasing of the property at 10701 Belmont Avenue. This 141,000 square foot facility has been vacant for over 2 years. The fitness equipment manufacturer now operates out of 3 buildings in Franklin Park.

Commercial activity remained steady over the past year. The retail vacancy rate was 4.8% at the end of 2016. This is a decrease from 2015, when the vacancy rate was 5.8%, and is in stark contrast to the 12.1% vacancy rate experienced in 2011. The most notable transactions were made by restaurants. Mai-Quesi II, Dominos, Zacatecas and Middle East Express all took occupancy in formerly vacant spaces. Future development and redevelopment along the Village's commercial corridors will continue to improve the local commercial sector and tax base.

The residential market is also steadily improving, evidenced by strong home sales in 2016. According to Midwest Real Estate Data (MRED) a total of 250 homes sold in Franklin Park in 2016. This is an 18.5% increase from 2015, during which 211 homes were sold. Similarly, the median sales price of homes sold in 2016 was \$175,000. This is a 12.9% increase from 2015 where the median sales price was \$155,000. ■

# The 2016 Annual Business Appreciation Luncheon

## Thanking the Franklin Park Business Community

Mayor Barrett Pedersen and the Department of Community Development and Zoning hosted the 2016 Annual Franklin Park Business Appreciation Luncheon on April 22, 2016, at Pescatore Palace in Franklin Park. Representatives from over 100 businesses, organizations and government agencies were in attendance. The event's guest speaker, Congressman Mike Quigley, spoke on various economic development initiatives occurring at the Federal level and their significance for Franklin Park's business community.

Speaking on behalf of one of Franklin Park's newer companies, Angelo Lollino of Alamode Foods spoke on the benefits of locating his business in Franklin Park as the supplier of gelato and coffee products to all Mariano's store cafes. Elected officials and representatives from the State of Illinois, Cook County, Chicago Cook Workforce Partnership, Chicago Metropolitan Agency for Planning (CMAP) and various workforce training agencies were present to provide information and take questions and comments from local businesses. Each spring, all of Franklin Park's businesses are invited to this free luncheon, which is an opportunity for networking and Village updates. ■



Top to bottom: Angelo Lollino (Alamode Foods), Cook County Commissioner Peter Silvestri and Mayor Barrett F. Pedersen; Congressman Mike Quigley; Antigone Sharris (Triton College), Geneva Scurek and Sinan Ordu (German American Chamber of Commerce of the Midwest, Inc.)

# New Businesses of 2016

In 2016, the Village of Franklin Park was proud to welcome the following new businesses or business expansions:

**Add Tool & Saw Grinding  
Advanced Metalcraft Inc.**

**Aramco, Inc.**

**Atlantic Imports Inc.**

**Boost Mobile**

**Centurion Service Group**

**Chicago Hardware**

**Classic Insurance**

**Coast Connection Inc.**

**CTO Global Logistics USA, LLC**

**Data World Distribution**

**Digital Realty**

**Domino's**

**Edward Elmhurst Health Walk-in Clinic**

**Exclusive Glass & Mirror Designs, Inc.**

**Fargo Manufacturing**

**Farmers Insurance**

**Food Evolution**

**Gabriel's Awnings**

**Home Group Inc. Realtors**

**Inside Source Inc.**

**JDM Chicago**

**JPT Carpenters**

**La Botana**

**La Michoacana**

**LifeDish Inc.**

**Life Fitness**

**Mai-Quesi II**

**Mannheim Mobil**

**Mercury Plastics Inc.**

**Metal Box International**

**Middle East Express**

**Northern Insurance Services Ltd.**

**PJ Trans Inc.**

**Plating International Inc.**

**Rushmore Transportation, LTD**

**SRM Mart**

**Starlab, Corp.**

**The Right Barber's Inc.**

**Twinn Transmission**

**Vic's Flooring, LLC**

**Young Achiever's Learning Center**

**Zacatecas Mexican Restaurant**



*Zacatecas Mexican Restaurant 10150 Grand Avenue*



*Edward Elmhurst Health Clinic at 10203 Grand Avenue*



*Fargo Manufacturing at 2312 17th Avenue*



*Mai-Quesi II at 3531 Rose Street*



*Molto Properties at 10501 Seymour Avenue*

## 2016 Ribbon Cuttings

Alongside Mayor Barrett Pedersen and Village Trustees, the Department of Community Development and Zoning held ribbon cutting events in 2016 to celebrate new business in town.

## Franklin Park Businesses Look Forward to Future Tollway Improvements

The Village of Franklin Park hosted representatives from the Illinois Tollway on May 13, 2016, to update the business community on the Elgin O'Hare Western Access (EOWA) Project. The Tollway completed construction of Illinois Route 390 (formerly the Elgin-O'Hare Expressway) from Lake Street to I-290 during the past year. The agency is currently working on a stretch from I-290 to Busse Road (Illinois Route 83), where 5 new interchanges are being constructed along with an extension of IL 390 east to O'Hare Airport. IL 390 is the first all-electronic roadway to open in the Illinois Tollway system.

Local improvements under the EOWA Project will include direct access to I-294 by way of a new interchange at Franklin Avenue and a new Taft Avenue overpass connecting Franklin Avenue to Irving Park Road, which will connect the west industrial corridor directly to the O'Hare South Cargo Area. The industrial area located north of I-294 in Franklin Park experiences recurring flooding in moderate to severe storm events. The Village is coordinating with the Tollway to address these stormwater issues as part of the EOWA Project. Improvements will include 4 detention basins and new stormsewers, designed to increase the level of flood protection for the area. Construction work for the improvements in Franklin Park are expected to begin in 2018. Mayor Barrett F. Pedersen serves as an Elgin O'Hare Western Bypass Advisory Council member. To learn more about the Elgin O'Hare Western Access project visit [www.illinoistollway.com](http://www.illinoistollway.com). ■



## A YEAR IN PICTURES

From left to right, top to bottom: (1) Cook County Commissioner Peter Silvestri, Congressman Mike Quigley, Mayor Barrett F. Pedersen, Cook County Commissioner Sean Morrison and Northlake Mayor Jeffrey Sherwin at the 2016 Business Appreciation Luncheon; (2) Angelo Lollino (Alamode Foods) at the 2016 Business Appreciation Luncheon; (3) Village partners Ken Wunderlich (Illinois Manufacturing Excellence Center - IMEC), Andres Torres (Chicago Metropolitan Agency for Planning - CMAP), Don Hughes (CMAP) and Amy Clary (IMEC); (4) Mayor Pedersen, Trustees Jimmy Caporusso, Bill Ruhl and Karen Special, and John P. Schneider (Director of Community Development and Zoning) at the grand opening of Zacatecas Mexican Restaurant; (5) Residents attend a Franklin Park Comprehensive Plan Public Visioning Workshop; (6) Local businesses attend an Elgin O'Hare Western Access (EOWA) project open house; (7) Mayor Pedersen and Trustees Jimmy Caporusso, John Johnson, Karen Special and Andy Ybarra celebrate the grand opening of Mai-Quesi II; (8) Mayor Pedersen speaks at the Chamber by O'Hare's Breakfast with the Mayors; (9) Mayor Pedersen and Trustee John Johnson attend a ribbon cutting ceremony for Edward Elmhurst Health Clinic; (10) Local businesses discuss workforce challenges at the 2016 Franklin Park Workforce Training Forum; (11) Pam McDonough (Alliance for Industry and Manufacturing - AIM) with Mayor Pedersen and John P. Schneider; (12) Mayor Pedersen and Village staff welcome Fargo Manufacturing to Franklin Park; (13) Live entertainment at the 2016 Franklin Park Fest; (14) John P. Schneider, Michael Jasso (Cook County Bureau of Economic Development Chief), Liz Doyle (Chicago Cook Workforce Partnership), John Braderich (IMEC), Mayor Pedersen, Mary-Rita Moore (President, Triton College) and Sinan Ordu (German American Chamber of Commerce) celebrate Manufacturing Day; (15) Local high school students tour Sureway Tool as part of Manufacturing Day; (16) Mayor Pedersen, Trustees Cheryl McLean and Bill Ruhl, and John P. Schneider celebrate Molto Properties' new industrial development; (17) Mayor Pedersen, Trustees John Johnson, Cheryl McLean and Bill Ruhl, John P. Schneider and Dan Abdo (Glazier Corporation) break ground on a new retail development; (18) Village staff attend the Chamber by O'Hare's annual Holiday Party; (19) Mayor Pedersen, Village Trustees and staff at Demolition Day, celebrating the demolition of the former Motorola headquarters; (20) John P. Schneider and Ed Sitar (ComEd) at Demolition Day