June 26, 2013

Dear Mr. Blankenhorn:

The Village of Franklin Park is pleased to submit a grant to the Chicago Metropolitan Agency for Planning (CMAP) through the Local Technical Assistance Program. Your offer of assistance to select communities in researching and crafting municipal comprehensive plans brings excitement and possibility to Franklin Park as we find the community at a time of great, opportunistic transition.

This small but impactful village is a center for regional employment and economic activity, where large corporations such as Sloan Valve and Hill Mechanical are complemented by a tightly-knit community of residents, workers, and visitors. The Village also has a unique transportation network, including immediate proximity to O’Hare International Airport, which assists in connecting this area to the rest of the world. However, our assets here in Franklin Park have all undergone enormous change since we last planned for their uses and broader community visioning. As they have grown and evolved, our plan to capture their greatest value for the community and the region as a whole has changed. Now is the time to formally articulate new recommendations, using the support of studies, recommendations, and area plans we have put together along the way. You may remember previous work we have had the privilege of doing with CMAP and RTA on both our TOD downtown rezoning and Western Industrial Corridor study.

The GO TO 2040 Plan identifies comprehensive plans as the building blocks of dynamic municipalities and the Village stands behind the GO TO 2040 Plan as a document to guide the area’s development decisions. There is much to connect in terms of economics, demographics, transportation and infrastructure through to the Village’s growing dedication to sustainability. Village representatives hope that CMAP officials award a grant to provide Franklin Park with direct technical assistance to shape our future and yours.

Respectfully Submitted,

Barrett F. Pedersen
Village President
Village of Franklin Park
Application form:
Community Planning program and
Local Technical Assistance program

DEADLINE: Noon on Wednesday, June 26, 2013

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com. Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant:

Village of Franklin Park

2. Main Contact for Application (please include name, phone number and email):

John P. Schneider
Director of Community Development and Zoning
JSchneider@vofp.com
(847) 671-8300

3. Type of Applicant (please check any that apply):

___X___ Local government

___ Multijurisdictional group* → Please list the members of the group (including government and nongovernmental organizations):

________________________________________

________________________________________

___ Nongovernmental organization* → Name of local government partner(s):

________________________________________

________________________________________

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.
4. Project Type (please check any that apply):
Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

X____ My project involves preparation of a plan.
_____ My project helps to implement a past plan.
X____ My project links land use, transportation, and housing.
_____ My project has direct relevance to public transit and supports the use of the existing transit system.
_____ My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Project Location:
Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

Please see attachment found below.

6. Project Description:
Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.

(Please include any additional information that is relevant, preferably by providing links to online documents.)

Please see attachment found below.
Franklin Park Comprehensive Plan Request

The Village of Franklin Park is requesting assistance from the Chicago Metropolitan Agency for Planning (CMAP) to rewrite the Village’s Comprehensive Plan. The Village understands and embraces regionalism. In fact, the Village has harnessed regional partnerships to leverage similar studies and projects with organizations such as Urban Land Institute (ULI), Regional Transportation Authority (RTA) and Illinois Department of Transportation. CMAP recognized the Village of Franklin Park as a key regional community in advancing the GO TO 2040 Plan by recently awarding the study of Franklin Park’s O’Hare Western Industrial Corridor. Additionally, the Regional Transportation Authority awarded the Village local technical assistance to develop a new downtown zoning code. This project, along with the Western Industrial Corridor Study, is expected to be complete by early 2014.

With the Village’s current Comprehensive Plan vision prepared in 2002, there are relatively few aspects of the existing Plan that have relevance toward the existing conditions of Franklin Park. In order to meld all of these moving pieces together, the Village is requesting assistance in reviewing the topics of: land use, existing local/regional studies, economic conditions, demographic analysis, transportation, infrastructure and sustainability and the community’s regional connections. The request would effectively form a brand new document that captures the essence of all Village efforts and crafts a broader, stronger vision going forward, simultaneously reflecting regional endeavors advanced by CMAP.

Many government and non-profit agencies have seen the existing assets and potential for the Village of Franklin Park. In fact, there have been several studies that mention the Village of Franklin Park including, but not limited to: Center for Neighborhood Technology’s Cargo Oriented Development and Transit Oriented Development study, West Cook Municipal Conference’s 2012 Bike Plan and the Regional Transportation Authority’s Franklin Park Transit Oriented Development study. If these studies are not coherently integrated into a new Comprehensive Plan, then these recommendations and implementations will only lead to disorganization and fragmentation. CMAP’s assistance with Franklin Park Comprehensive Plan project will give this community much needed technical assistance in coordinating all the studies and findings from numerous levels of government (see Appendix) and aligning the new Comprehensive Plan’s strategies and recommendations accordingly. Additionally, the Comprehensive Plan needs to incorporate the studies, recommendations and plans of all local taxing bodies, considering their own public improvement projects. Irresponsible spending of public dollars is at risk should the Village’s Comprehensive Plan overlook these important partners.

A comprehensive approach is drastically needed to implement the recommendations made by all of our partners including CMAP’s study of the Franklin Park O'Hare Western Industrial Corridor. The Franklin Park Comprehensive Plan also needs to be rewritten due to the significant economic changes to the local and regional economy since 2002. Franklin Park is home to hundreds of businesses which employ thousands of workers throughout the Chicagoland region. In some instances, Franklin Park has been able to capture businesses in emerging economies such as the $500 million investment made by the Digital Realty Data Center. However, the existing Comprehensive Plan’s long range economic vision does not thoroughly identifies recommendations on how to capture businesses from emerging economies. Additionally, the new Comprehensive Plan needs to address Franklin Park’s Eastern Industrial Corridor and the Commercial Manufacturing district which have never been comprehensively analyzed in any Village planning document.
While the Village thrives on the industrial side of the economy the Village of Franklin Park faces chronic retail vacancy/turn over due to competition from localities with big box anchors. The Village embraces our community’s local entrepreneurial spirit by co-hosting a downtown merchant’s association, but Village representatives need more assistance and recommendations to further enhance the retail market. The economic assessment should be coupled with a demographic analysis to help the Village better understand the statistical changes that have occurred since 2002. This analysis will be reflected in the Comprehensive Plan’s recommendation and implementation section and should also embrace the regional demographic changes.

Since the last Comprehensive Plan update, there have been hundreds of millions regional transportation dollars pumped into the immediate area. The O’Hare Airport Modernization project, the Elgin O’Hare Western Access project, the new $42 million Taft Avenue Bridge and the $41 million Grand Avenue Underpass are just a few of the projects significantly altering the way that stakeholders access Franklin Park (see Appendix). These projects and other existing transportation issues must be closely reviewed as the current Comprehensive Plan does not address the aforementioned projects in the present tense. Moreover, the Village is fortunate to contain a whole network of railroad spurs serving many of our industrial properties. Unfortunately this transportation network is virtually dormant. The Village also faces significant parking issues as well as degrading roads due to the amount of truck traffic. Along with transportation analysis and assessment, the Village needs a clear vision as to how to prioritize, address and fund the local transportation system to ensure Franklin Park remains an easy-to-access community and sustain the community’s position as a regional business center.

Along with all the aforementioned aspects of the Village in need of assessment, the community’s infrastructure is one of the highest priorities of need. Most of Franklin Park’s water and sewer lines are over 80 years old which makes the Village’s job of maintaining our existing infrastructure a daunting task. A recent study conducted for the Village presented a cost of $287 million needed to get our local infrastructure system back to fair or good condition. Some areas of Franklin Park are in such poor shape that local businesses and residences face the fear of not having adequate water pressure due to the existing water lines constantly failing. This can lead to businesses moving out of our community and putting local employees out of work. Hence, the Village needs assistance with recommendations and resources to address the community’s infrastructure future. Strategic recommendations provided within a Comprehensive Plan will create a much-needed structure in helping the Village judiciously budget for projects and programs on a long-term timeline, integrating its planned capital improvements program along the way.

In light of all the infrastructure issues, the Village has placed sustainable practices at the forefront Village operations. Specifically, the Village’s new Police Station is built with the intent of LEED certification and serves as a regional model for government facilities. The Village is proud to contain eight electric charging stations throughout the community. Therefore, the Village is asking for assistance to further our commitment to sustaining the regional environment in a practical manner. Franklin Park acknowledges that our community’s environment is not exclusive to the land within its boundaries; hence the Comprehensive Plan project should heavily reflect the sustainable practices of our neighbors in order to address environmental issues as a region.

Finally, the Village of Franklin Park is a dynamic, hardworking community that is seeing the makings of a revival despite our inner-ring suburb status with limited developable land. The Village must build on this momentum by harnessing its work to date and articulating it all in a thorough Comprehensive Plan. Village representatives are spread thin, addressing aging infrastructure and transportation systems, working to retain the large, regional businesses and searching for newer businesses to enhance the Chicagoland region. Therefore, the Village of Franklin Park is actively seeking additional resources and expertise to focus on a new long range vision that aligns with GOTO 2040 and better positions the community for the future.
Appendix

Significant Local/Regional Projects and Studies

Chicago Region Environmental and Transportation Efficiency program: Grand Avenue Underpass (State of Illinois, City of Chicago and freight and passenger rail lines, 2007)


I-294 Industrial Park: Storm Water and Overbank Flood Problems Study for the Village of Franklin Park (Christopher B. Burke Engineering, Ltd., 2012)


Taft Avenue Bridge to connect Franklin Avenue and the relocated IL 19 across the east yard of the Canadian Pacific railroad Bensenville Yard (Illinois Department of Transportation, 2012)

Transit Oriented Development Implementation Technical Assistance Program for Village of Franklin Park Downtown Zoning District (Regional Transportation Authority, 2012)

Village of Franklin Park Utility Asset Management Study (Clark Dietz, Inc., 2013)

Village of Franklin Park West Mannheim Redevelopment Area Housing Study (Village of Franklin Park and Galvan and Associates, LLC, 2003)

Metropolitan Water Reclamation District Cook County Storm Water Management Plan Lower Des Plaines Watershed (draft 2011)


West Cook County Cargo-Oriented Development + Transit-Oriented Development Report (Center for Neighborhood Technology, 2012) [http://www.cnt.org/repository/WestCookCODTOD.FINAL.pdf](http://www.cnt.org/repository/WestCookCODTOD.FINAL.pdf)

Forest Preserve District of Cook County Recreation Master Plan (March, 2013) [http://fpdccc.com/recreation-master-plan/](http://fpdccc.com/recreation-master-plan/)

Developer Panel Summary Report (Regional Transportation Authority and Urban Land Institute, 2012)

Comprehensive Zoning Code Rewrite – Village of Franklin Park (budgeted to take place in late 2013, early 2014)

Notable Franklin Park Business Activity 2012 – present

Over 50 businesses have located to Franklin Park since 2012. Some of the notable companies include:

*Cortina Tool Companies* - announced the acquisition of the Work Zone Product’s Business from Kimberly-Clark Corporation in February 2013. They moved the company into a 100,000 square foot building in Franklin Park, IL. Governor Pat Quinn visited the facility in the spring.
Windy City Limousine – the largest and fastest growing ground transportation company in the United States has proposed to build a new corporate facility in Franklin Park. They currently lease space at two properties in the community.

Digital Realty – will be investing over $500 million in redeveloping over 600,000 SF of space. They are the premier data storage company in the nation.

Midwest Can – re-located into a 190,000 SF property on Belmont Ave. from Melrose Park. They invested over $1.6 million in the redevelopment of the facility.

Deluxe Stitcher – located from Chicago into a 70,000 SF facility. They will be investing nearly $500,000 into their new facility.

Big Lots – opened a 30,000 SF facility off of Grand Avenue and they are adding electronic charging stations for customers.

American Metalcraft, Inc. - opening a 120,000 square foot facility in a vacant industrial building and will be investing over $1 million into their new Franklin Park facility.

J.S. Paluch – came to the Franklin Park community back in 2008 and they are expanding their company by 20,000 square feet.

Hercules Tire – opened their doors in Franklin Park in 2009 and are now expanding their business by 20,000 square feet.

Awarded Grants

Chicago Metropolitan Agency for Planning (CMAP) – Local Technical Assistance Program
Awarded grant October 2012 to study the Franklin Park O’Hare Western Industrial Corridor

Regional Transportation Authority (RTA) – Technical Assistance Grant
Awarded June 2012 to study the downtown district and amend the zoning code for the area in order to build transit oriented developments

Illinois Environmental Protection Agency – Illinois Green Infrastructure Grant
Awarded $985,000 for water quality improvements using green infrastructure technology