VILLAGE OF FRANKLIN PARK
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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) and the Regional Transportation Authority (RTA) through the Local Technical Assistance Program. The Local Technical Assistance program for communities brings excitement and possibility to Franklin Park as we find that our downtown district is at a time of great, opportunistic transition.

Through a previous "Developer Panel" coordinated by the RTA, it was determined that more density is needed in downtown Franklin Park. Furthermore, the GO TO 2040 Plan encourages increased density in Transit Orientated Development (TOD) areas. With your help we hope to identify a worthy developer in the realm of senior housing who is interested in constructing a facility in our downtown. This small but impactful area of town includes several service and retail establishments that cater to our diverse population.

The subject site, located at the northwest corner of Franklin Avenue and Rose/25th Street was originally intended to be condominiums, but due to the market downtown, the project was never initiated. The site presents challenges for market-rate housing as it is located within a TIF district that is currently underperforming.

With your assistance the Village will be able to complete a long-awaited project and bring increased activity to the downtown area. We look forward to continuing our working relationship with CMAP and the RTA.

Cordially,

Barrett Pedersen
Village President
Village of Franklin Park

2015 CALL FOR PROJECTS

Regional Transportation Authority | Chicago Metropolitan Agency for Planning

Application form:
Community Planning Program and
Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 26, 2014

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, Illinois

2. Main Contact for Application (please include name, phone number and email):
John P. Schneider, Director of Community Development & Zoning
(847) 671-8300, jschneider@vofp.com

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.)

____ My project involves preparation of a plan.
__X_ 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.

Northwest corner of Franklin Avenue and Rose/25th Street – Franklin Park ,IL

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.)

Village of Franklin Park

Senior Housing Developer Discussion Panel & RFP

The Village of Franklin Park is requesting assistance from the Regional Transportation Authority (RTA) and the Chicago Metropolitan Agency for Planning (CMAP) to facilitate a Developer Discussion Panel regarding a Transit Orientated Development (TOD) for a Village-owned parcel located in downtown Franklin Park. The Village is looking for assistance in identifying and coordinating with suitable senior housing developers to consider this site for development. Additionally, the Village would like assistance on the preparation of a Request for Proposal (RFP). Ideally, the development will be of mixed-use with a retail component on the ground floor to complement the existing commercial establishments on Franklin Avenue and the adjacent Crossings Condominiums. The discussion panel could include a variety of individuals who have relationships with senior housing developers and investors.

Subject Site

The Village lacks the resources to identify and attract major developers and financers of senior housing that would be interested in the site. The site serves as an entry point to Downtown Franklin Park and was a critical component to the Village's TOD Study completed in 2006. The RTA and CMAP's assistance will provide staff and the community the much needed technical assistance that is necessary in completing this long awaited development.

In July of 2012 the Village hosted a "Developer Panel" as a part of the RTA's Technical Assistance Program to assist the Village in carrying out some of the actions of the original TOD plan. Specifically, the panel identified the development of this site and the need for more density in the downtown as critical actions in spearheading the overall redevelopment of downtown Franklin Park. The additional technical assistance is needed as this site presents many challenges that plague its marketability and overall appeal to developers. Since the site is within a Tax Increment Financing (TIF) District, the Village is required to reimburse the school districts per capita tuition for every student that resides within the geographic boundaries of the TIF district. Due to this, the Village feels it is in the best interest of the

community to market the site for a senior housing facility. The whole TIF district was originally part of a two-phase condominium development. Phase II of the project, the subject site, was never developed.

The Crossings Condominiums are located at the northeast corner of Franklin Avenue and Calwagner Street and consists of 75 market rate units and 18,000 square feet of ground floor commercial space. This building was built in 2006 after the Village had invested almost $5 million to acquire, demolish and ready a three acre downtown site for construction. Phase II, located at the northwest corner of Franklin Avenue and Rose Street (see picture), was set to be a similar development, but was never completed due to the market downturn, leaving a vacant 58,000 square foot parcel undeveloped. The site is Village owned and development ready as a No Further Remediation (NFR) letter was issued in 2012. The two lots also constitute a TIF district. In the past three years the total increment generated from the TIF district has declined by 78%. Annual debt service payments for the bond issued to fund the project are in excess of $350,000. To make matters worse, the Village is responsible for reimbursing the local schools districts per capital tuition for every student that resides in the TIF district. This accumulates to nearly $85,000 per year.

The Village understands the importance of this site to the future of the downtown, but also must recognize the challenges it presents. There is a need for senior housing in today's market. The nearest senior housing facilities in relation to Franklin Park are located in Northlake, Des Plaines, Oak Park and the City of Chicago. CMAP's GO TO 2040 Plan also encourages planning for an older population, particularly in TOD areas. "Having a range of alternative transportation options allows older residents to 'age in place' and helps create communities that are friendly to seniors and the disabled."

Downtown Franklin Park poses several attractive amenities that seniors would have access to, including the transportation options of Metra and Pace Bus. A plethora of long standing businesses on Franklin Avenue will cater to an older population. This includes two dental offices, a doctor's office, two grocery stores, a Mexican restaurant, two bakeries, the post office, dry cleaners and other commercial establishments. Furthermore, tenants would be across the street from the Park District Community Center and they would be just a short walk from Pool on Pacific, a popular summer destination for residents.

Staff has worked hard with both the RTA and CMAP over the last two years to initiate plans and studies that will shape the long-term future of the Village of Franklin Park. Through the help of the RTA, the Village will soon be adopting a new downtown zoning code. Additionally, this fall CMAP will begin work on the creation of a new Comprehensive Plan for the Village. We hope to continue our collective efforts in not only improving Franklin Park, but carrying out the goals of GOTO 2040. This cannot be achieved without the additional assistance on the development of this downtown site. The continued assistance from these agencies is imperative as Franklin Park continues to adapt to a changing market and economy. The Village believes that the development of this site will leave a lasting impact on the downtown area and truly make Franklin Park a better place to live and work.