

THE VILLAGE OF FRANKLIN PARK YEAR IN REVIEW 2018

FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT & ZONING

A Message from Mayor Barrett F. Pedersen



As Village President, I am proud to announce that 2018 was another year of accomplishments for the Village of Franklin Park. The Village continues to thrive with over 1.5 million square feet of new industrial space constructed in the past year and additional development lined up for 2019. Since becoming Mayor we have added more than 4.2 million square feet of new industrial space and are honored to have such a strong manufacturing and distribution presence in the Chicagoland region.

With new development come new industries. Being that the Village touches the southern border of O'Hare International Airport, the largest cargo shipping airport in the United States, distribution and logistics has become a leading business category for our area. New distribution companies such as DB Schenker, one of the world's leading integrated logistics service providers, are filling prime industrial locations to move goods quicker and cheaper. In the Village, DB Schenker employs over 400 people and occupy 185,000 square feet of space, with a large number of those jobs being located in their office area. Also, Vital Proteins, a producer of collagen peptides, has located in Franklin Park due to the wide array of transportation options in the area. They employ high technology employees in a 120,000 square foot space. Furthermore, Digital Realty, the global leader for data centers, continues to expand their Franklin Park campus with their third building located at 9401 Grand Avenue that will include tenant spaces for leading technology companies. We are thankful and proud to be the home to some of the world's leading distribution, health and technological companies.

In addition, the Village received several grants in 2018. None more important than the \$22,960,000 grant from the Illinois Department of Transportation (IDOT) that will help fund the reconstruction of Franklin Avenue from Runge Street to Williams Drive and on through Belmont Avenue to Mannheim Rd. Along with commitments from Cook County Department of Transportation and Highways and the North Central Council of Mayors for Phase II engineering, Franklin Avenue will see major investments including an exit and entrance ramp from the new I-490 alignment, a four lane concrete road with a middle turn lane on Franklin Avenue, a new traffic signal, and more. There has never been a better time to do business in Franklin Park.

Franklin Avenue Reconstruction Receives Grant from IDOT

In June 2018, the Village of Franklin Park received a grant from the Illinois Department of Transportation (IDOT) for \$22,960,000 for the reconstruction of Franklin Avenue from Runge Street to Williams Drive and through to Belmont Avenue to Mannheim Road. The Village finished first in the state for the Competitive Freight Program. In addition to the funding received from IDOT, the Village has received commitments from the "Invest in Cook" grant, awarded by the Cook County Department of Transportation and Highways, for \$340,000 and from the North Central Council of Mayors for \$2,040,000 for the Phase I and II engineering. In total, the project will cost approximately \$31 million.



The proposed Franklin Avenue Reconstruction project will allow Franklin Avenue, Williams Street and a portion of Belmont Avenue to meet the increased demands of the region's industry.

MEET *the* Department of Community Development and Zoning



John P. Schneider
Director of Community
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DID YOU KNOW?

In the last ten years,
the Village of Franklin Park received
over 59 million
dollars in grant funding



6 new restaurants
opened in Franklin Park
in 2018



RETAIL VACANCY **9.9%**
has dropped from
in 2013 to
1.5%
in 2018.



Industrial construction in 2018 totaled over
1.5 million square feet.
That's over 1/2 the square
footage of the Hancock Building.



BOARDS & COMMISSIONS

Economic Development Commission

In 2018, the Economic Development Commission reviewed 3 applications for the Cook County Real Estate 6b Classification. The County program is designed to encourage industrial development and increase employment opportunities.

Zoning Board of Appeals

The Zoning Board of Appeals reviewed 29 applications pertaining to zoning related matters. These included 2 subdivisions, 13 conditional uses, 2 map amendments, 7 variances, and an appeal. Staff also made 3 text amendments to the code.

Plan Commission

The Plan Commission had a series of discussions on what to include in a landscape ordinance. The Zoning Code will be rewritten in 2019, and there are plans to include a landscape ordinance to beautify Franklin Park.

Digital Realty Campus Nearly Complete



In 2017, the San Francisco based data center firm Digital Realty Trust finished construction on Phase I and Phase II of their campus at 9377 W. Grand Ave. In 2018, construction began on Phase III of the development at 9401 W. Grand Avenue with a 390,000 square foot building that will be developed into a modular data center containing performance optimized data centers ("PODS"). These PODS will be leased to third-party tenants. The building will utilize the latest industry leading data center efficiency standards including outside air economization, allowing Digital Realty to limit its direct energy usage by utilizing temperate outside air to cool the computer equipment housed in the data center. Additionally, the subject building will be LEED certified upon completion.

In conjunction with the construction of the 9401 building, ComEd is building a 78,000 sf. substation located directly behind the building that will support the additional data capacity. ComEd is currently finishing up construction of a new onsite substation and will be bringing new high voltage lines to the site later this year to power the

continued growth and expansion of the Digital Realty campus. The power expansion project is being paid for by Digital Realty and results in a benefit for all of Franklin Park. ComEd's existing area substations, such as the one near Mannheim Road and Belmont Avenue, will have more available capacity to power other businesses in Franklin Park once the construction project is completed and the existing electrical service is transitioned to the new substation.



Digital Realty's new facility is being constructed on their campus at 9401 Grand Avenue.



Vital Proteins

Established in 2013, Vital Proteins manufactures sustainably-sourced, collagen peptide nutritional products. By promoting health, fitness, and natural beauty, it is Vital Proteins' mission to help people feel better and live fuller lives.

Located at 3400 Wolf Road, their move to Franklin Park has provided the community with 55 jobs.



Koch Foods

Koch Foods is the fourth largest poultry supplier in the United States, providing packaged chicken products to food service, retail, and industrial outlets.

Koch Foods has had a home in Franklin Park at 2155 Rose Street since 2002, but expanded their operations in 2018 in order to match the increased demand for their product. With this expansion, they now have a workforce of about 500 employees.



DB Schenker

DB Schenker is the world's leading global logistics provider with about 2,000 locations and more than 72,000 employees globally.

In Franklin Park, DB Schenker offers various careers with over 400 employees on staff. They are located at 10501 Seymour Avenue.

New Industrial Tenants



Another Big Year for Construction in Franklin Park

The Village saw continued investment in the Franklin Park O'Hare Industrial Corridor. With this continued growth and progression, the corridor has established itself as one of the region's hottest areas for businesses due to its proximity to O'Hare International Airport, the Canadian Pacific Intermodal Yard, and major transportation routes.

The Village's sustained success with industrial development has occurred with the assistance of the Cook County Bureau of Economic Development's Class 6b Program. With this program, property taxes for industrial development have been put on a level tax field with surrounding counties.

In 2018, the Village saw over 1.5 million square feet of new industrial development. The continued success of the Franklin Park O'Hare Industrial Corridor supports the goals and objectives outlined in our Comprehensive Plan.



Bridge Development

In mid-2017, Bridge Development purchased a vacant site that included 14 large gas/fuel tanks owned by Magellan Pipeline Company at 10601 Franklin Avenue and immediately began the demolition process. Shortly thereafter in late 2017, Bridge Development began construction of 3 brand new Class A industrial buildings with a total of 656,300 square feet (174,720 square feet, 203,840 square feet, and 288,760 square feet).

2018 saw the completion of two of the facilities at 10501 and 10601 Franklin Avenue, and tenant buildout and leasing is underway. Construction on all three structures

will be completed in 2019. The completed 174,720 square foot building has 45 exterior docks, 2 drive-in doors, 164 parking spaces and a ceiling height of 36'. They are currently the home of Agility Logistics and are working to lease the remainder of the building.

The 203,840 square foot building will contain 59 exterior docks, 2 drive-in doors, spaces for 177 cars and a 36' ceiling height. The 288,760 square foot building will provide 59 exterior docks, 2 drive-in doors, spaces for 177 cars and a ceiling height of 36'.



Centerpoint

CenterPoint, owner of a building at 10601 Seymour, demolished a vacant 458,888 square foot building formerly leased by DHL Express in 2017 to build a new Class A industrial building totaling 225,930 square feet. CenterPoint also completed an additional 333,850 square foot building on a vacant site at 10701 Seymour in 2018.

The building at 10601 Seymour is a "front park-rear load" warehouse building containing 57 exterior docks and two drive-in doors. The facility can accommodate 68 trailers and parking for 238 cars and currently leases 68,773 square feet to Xpress Global Systems.

DSV Air & Sea currently occupies 156,880 square feet of the building at 10701 Seymour. This facility is a cross-dock warehouse with 92 exterior docks and two drive-in doors. The facility can accommodate 76 trailers and 188 cars.



Crow Holdings

Crow Holdings, headquartered in Dallas, Texas, redeveloped a vacant 6.83 acre parcel located at 3311 Charles Street. Prior to their acquisition, the site contained a vacant 80,341 square foot industrial building. Demolition of this property allowed the construction of a 113,747 square foot Class A, investment-grade office and warehouse building. The facility will feature 32' ceiling heights, 16 exterior loading docks, 97 parking spaces, and onsite storm water detention with substantial landscaped green space.

Scheduled for completion in May of 2019, this site will be able to accommodate a maximum of four potential tenants from 29,000 to 115,000 square feet. Given the size and location of this redevelopment, tenants are most likely to include a mix of light manufacturers, light assembly, and distribution operations. Leasing is still underway.



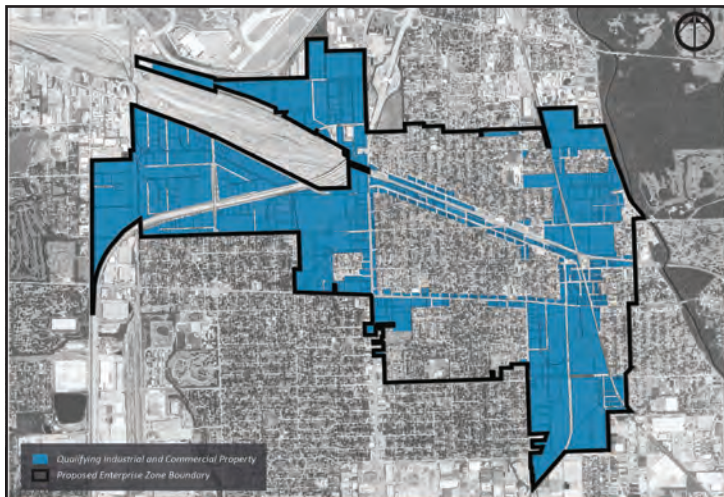
Ridge Development

Ridge Franklin Park Partners acquired approximately 10.5 acres of land that included Village owned property and two other sites. These properties harbored a multitude of nuisance violations, flooding issues, and an environmentally contaminated brownfield parcel. Environmental assessment was completed in conjunction with Cook County through a grant from the Environmental Protective Agency.

Redevelopment of this site allowed for the construction of a 178,516 square foot Class A industrial building, retention ponds for improved storm water mitigation, and brand new Village signage. As a gateway to the eastern border of Franklin Park, new signage was provided by the developer as a key identifier to those entering the community. The redevelopment has garnered interest from distribution or light manufacturing operations.



Continued Success for Franklin Park Enterprise Zone





Qualifying industrial and commercial property within the Franklin Park Enterprise Zone.

2018 was the Village's third year as an Enterprise Zone, and the program supported several different commercial and industrial projects to reduce costs of building materials. In 2018, 15 projects applied and received the state sales tax exemption. The total cost of all four developments was \$203,922,415. The estimated cost of building materials for all four projects was \$59,169,594.

Any business interested in applying for an Enterprise Zone tax exemption in 2019 should contact the Franklin Park Department of Community Development. Several projects underway have already received this exemption for the upcoming year.

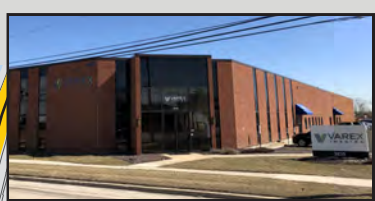
The Village of Franklin Park applied for and received Enterprise Zone designation with the State of Illinois in 2016. Enterprise Zone is a state program that provides state sales tax relief for the purchase of building materials for commercial and industrial projects within a designated "Enterprise Zone."

Franklin Park 2018 in Review Mapped

-  2018 New Business
-  2018 New Developments





Centerpoint completes new 33,850 SF building at 10701 Seymour Ave.



Varex Imaging completes a 61,400 SF building at 3901 Carnation St.



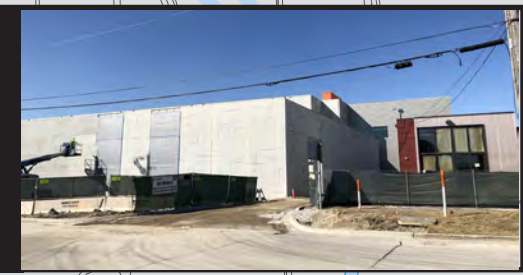
A new 107,542 SF building at 3701 Centrella is completed.



Construction continues on 122,00 SF expansion at East Leyden High School



Ridge Development completes new 178,698 SF industrial building on former Rixon site.



Digital Realty begins construction on their new 390,000 SF building at 9401 Grand Ave.



Crow Holdings begins construction on new 113,747 SF building at 3311 Charles St.



Glazier Development begins construction on new retail building at 2830 Mannheim Rd.



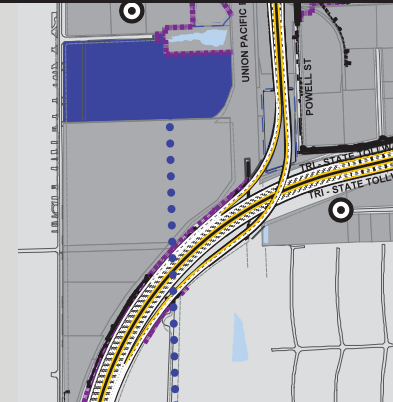
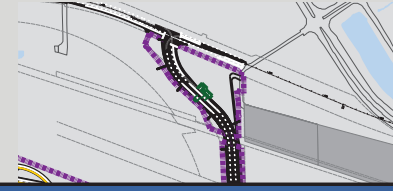
Improvements to the retaining wall along I-294 were completed.



Bridge Development completes two out of three buildings in their new 656,300 SF development at 10501, 10601 and 10701 Franklin Ave.



Pannatoni began construction on a new 378,000 SF building at 11601 Copenhagen Ct.



2018 Ribbon Cuttings

Alongside Mayor Barrett Pedersen and Village Trustees, the Department of Community Development and Zoning held ribbon cutting events in 2018 to celebrate new business in town.



Sabores De Mexico at 9700 Franklin Ave.



Ridge Development at 9100 Belmont Ave.



Gianni's at 9655 Grand Ave.

New Businesses of 2018

In 2018, the Village of Franklin Park was proud to welcome the following new businesses and expansions:

Arcadia Press
B&M Plastics
Care Here Management
Chicagoland Luxe Rentals
Clutter
Corelogistics
DB Schenker
Design in Plastics
Elite Fiber Optics
ESafe Insurance Agency
Express Logistics Professionals
Franklin Park Gas
Il Romano
K2 Express
LTE Trucking Inc.
MAC Auto Experts, Inc.
Mannheim Dental
Martinez Frogs Inc.
Mercury Plastics
Midwest Kitchen & Bath
MT Trucking
Pepin Sportswear
Pizza Hut
Raul's Kitchen
Riken Power Tools
Rose Women's Health

Sabores de Mexico
Shopmen's Local #473
State Farm Insurance
STL Truckers, LLC
Sugar Skull
P. 31 Beauty Salon
Pepin Sportswear
Pegasus One
Printing Zone
Super!, Inc.
T&N Express
Titus Tool Company
Valdez Tax Services
Varex Imaging
Vital Proteins
Woodface Company
Wow Pizzeria



Il Romano at 9660 Franklin Ave.



Bridge Development at 10501 Franklin Ave.

The Village Welcomes New National Retailers

The Village of Franklin Park saw continued growth at the Franklin Park Marketplace. Located at the corner of Mannheim Road and Grand Avenue, 2018 saw the introduction of Pizza Hut and the beginning phases of construction for additional commercial space by The Glazier Corporation.

The new Glazier development is located at 2830 Mannheim Road next door to other national retailers like Starbucks, Chipotle, and T-Mobile. This site will further establish the Franklin Park Marketplace as the future home of Jersey Mike's Subs, Sprint, and AT&T stores. Construction is still underway and is scheduled for completion in spring of 2019. Providing new jobs and retail opportunities for residents, they will be a welcomed addition to the Village.



Pizza Hut opened at 2926 Mannheim Road.



Construction on the Franklin Park Marketplace will be the future home of Jersey Mike's, Sprint, and AT&T stores.

Des Plaines River Trail Coalition Continues Mission

In January 2018, the Intergovernmental Coalition of the Des Plaines River Trail kicked-off their first meeting in Rosemont at the offices of Christopher Burke Engineering, who was hired to complete the Phase I engineering for the project. To complete Phase I, the Coalition received \$309,000 from the Invest in Cook Program (granted by the Cook County Department of Transportation and Highways), along with matching funds from the North Central Council of Mayors.

Coalition members include the West Central Municipal Conference, Village of Franklin Park, Village of Rosemont, City of Des Plaines, City of Park Ridge, Village of River Grove, Village of Elmwood Park, Village of Schiller Park, and Village of River Forest. The meeting focused on the history of the trail, the existing conditions of the trail, and a brainstorming session to make the trail user-friendly.

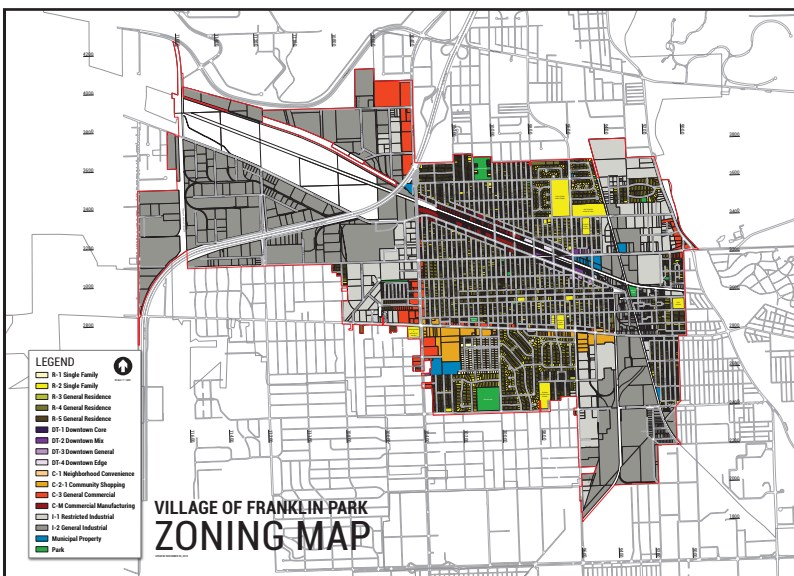
The second meeting was held in Franklin Park in May 2018. The conversation centered around the necessary improvements to the trail with a more thorough discussion of the physical constraints (connectivity, flooding, access, etc.) along the southern end of the Des Plaines River Trail. The third Coalition meeting was once again held in Franklin Park in September of 2018.

Also in September 2018, the kickoff meeting for the Friends of the Des Plaines River & Trail was held at Russell's Barbecue (Thatcher and North Avenue). The Friends of the Des Plaines River Trail are actively joined with Active Transportation Alliance and their goal is to create a continuous trail network in Northeastern Illinois and advocate for low-stress biking, walking and horseback riding connections between local communities and their trails. If you are interested in becoming a friend of the Des Plaines River Trail.



The inaugural meeting for the Intergovernmental Coalition of the Des Plaines River Trail was held in January of 2018.

Village Board Approves Funding for a Rewrite of the Zoning Code



The Village's current Zoning Map.

In late 2018, the Village of Franklin Park Board of Trustees formally approved funding for the rewrite of the Franklin Park Zoning Code. The current iteration of the zoning code was written in 1974 and has been amended countless times over the past 45 years, but not on a comprehensive level. The new code will take several plans into consideration that have been adopted over the years including the Franklin Park Downtown Zoning Code (2014), the Franklin Park O'Hare Industrial Plan (2014), and the Franklin Park Comprehensive Plan (2017).

The Village released a Request for Proposals (RFP) in order to comprehensively rewrite and modernize the Franklin Park Zoning Code using user-friendly elements while still respecting existing development.

MANUFACTURING DAY

Inspiring the Next Generation of Manufacturers

For the fourth year, the Village of Franklin Park celebrated Manufacturing Day in October of 2018. Manufacturing Day is a national event across the country that celebrates modern manufacturing with hopes to inspire the next generation of manufacturers. The Village of Franklin Park partnered with Illinois Manufacturing Excellence Center (IMEC), Triton College, Leyden High School District 212, and local industrial businesses to expose nearly 100 interested junior and senior high school students to education and careers in manufacturing.

The day began at Triton College where Mayor Pedersen gave a speech to the participating students and attendees on the importance of manufacturing and how it shaped Franklin Park over the years. The students and attendees then toured Triton College's School of Technical Careers and learned about the variety of programs offered in the fields of engineering, industrial design, and manufacturing. The rest of the day included tours at Sureway Tool and Engineering Company and Sloan Valve. A tour of each facility was conducted.

The Manufacturing Day event is something that the Village intends to continue coordinating annually. With the high amount of new industrial businesses locating in Franklin Park, the Department of Community Development hopes to expose students to jobs in the trade industry as well as the educational programs available at Triton College.

Franklin Park Joins Coalition for Brownfield Remediation

In December 2018, representatives from Franklin Park, Bellwood, Chicago Heights, Ford Heights, Maywood, Sauk Village, and Schiller Park attended a kick-off meeting hosted by the Cook County Department of Environment and Sustainability in regards to the approval of a Brownfields Revolving Loan Fund Coalition Agreement. The Coalition was formed to apply for a USEPA Brownfields Revolving Loan Fund (RLF) grant for the Western Suburbs, which will support remediation of contaminated sites and a Phase I program in the Southern Suburbs. The USEPA Brownfields RLF Grants fund is the first time the USEPA has undertaken this type of two pronged approach within a County or City.



Above, Tim Berger of Sureway Tool gives students a tour of their facility in Franklin Park.

Franklin Park Continues Partnership with IMEC

The Village of Franklin Park continued our partnership with the Illinois Manufacturing Excellence Center (IMEC) and agreed to establish a work plan. This plan is the first of its kind for the region, and its mission is to link Franklin Park employers with job seekers and vice versa. IMEC will lead a Workforce and Company Readiness Development Event that will cover potential topics with manufacturers in Franklin Park such as educating employers working with millennials and educating millennials regarding job responsibilities. The work plan will also include a Job Fair with the Franklin Park Chamber of Commerce.

IMEC is a team of improvement specialists and technicians dedicated to providing organizations in Illinois with the tools and techniques to create sustainable competitive futures. IMEC works with clients all over the state to improve and plan business strategy. Because Franklin Park has such a strong manufacturing presence, IMEC has worked closely with the Department of Community Development to facilitate workshops for various businesses.



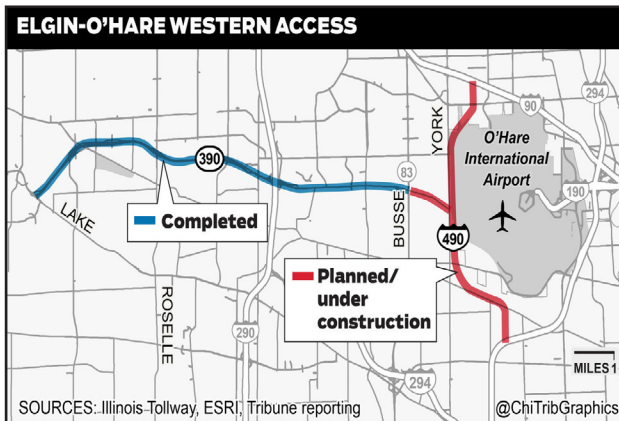
New Bus Shelters Being Installed Across Village

In May of 2018, the Village of Franklin Park and Pace Suburban Bus Service entered into an agreement to install bus shelters throughout the Village. The shelters will be constructed, maintained and repaired by Pace. In total, there will be 18 new bus shelters installed along major routes that include Mannheim Road, Grand Avenue, and 25th/Rose Avenue. Village residents and visitors will now have the ability to wait for buses under a secure shelter and be covered from the elements.



New Bus Shelter at Franklin Avenue and 25th Street

Improved Connectivity with the Illinois Tollway



Map of the Elgin-O'Hare Western Access Plan that includes I-490 (Graphic courtesy of the Chicago Tribune).



Tollway improvements occurred in Franklin Park in advance of the I-490/I-294 Tollway Interchange construction (Image courtesy of the Illinois Tollway, 10/2018).

In 2018, construction began on the I-294 mainline in Franklin Park. The estimated \$4 billion project will connect Franklin Park to the western suburbs via I-490 and I-390. This project will include new exit and entry points within the Village of Franklin Park limits. The regional economic benefits will include \$330 million in savings annually from reduced travel delays, 43,000 jobs created or sustained through investment and construction, 25-55% reduction in peak travel times and 20 mph faster during peak travel times.

The I-490 Tollway, coupled with the new Illinois Route I-390 Tollway, will connect businesses and communities with one of the nation's busiest airports, transit facilities, major freight transportation hubs, distribution centers and multiple interstate highways. The project is expected to enhance economic development and travel performance in the region, solidifying the Village of Franklin Park as a point of access to and through the Greater Chicagoland Region.

The project is expected to save drivers \$145 million in time and fuel annually by the year 2040, reduce delays by 24 percent and decrease traffic more than 16 percent on local roads, accommodate three times as many vehicles per day as local roads carry now, reduce travel time by more than 7 minutes for the 11-mile trip between the west side of O'Hare International Airport and U.S. Route 20 – a savings of 25 percent, relieve congestion near existing I-290/Thorndale Avenue interchange, reducing travel times by up to 35 percent and serve an estimated 120,000 vehicles per day.



A YEAR IN PICTURES

From left to right, top to bottom: (1) Mayor Pedersen speaking at the ribbon cutting ceremony for Bridge Development at 10501 Franklin Avenue (2) 60 students from East and West Leyden High Schools at Triton College at the start of Manufacturing Day, 2018 (3) Mayor Pedersen with Alex Beata and Maria Choca-Urban of the Cook County Department of Transportation (4) Village Planners give a presentation on the economy in Franklin Park to 4th graders at Scott School (5) Attendees at the Des Plaines River Trail Coalition Kickoff Meeting in Rosemont (6) Mayor Pedersen and Anthony Siciliano of the American Legion (7) Mayor Pedersen and Bob Schillerstrom, Chairman of the Illinois Tollway Board, at the 2018 Business Appreciation Luncheon (8) Mayor Pedersen and Clarius Partners at the open house for 9300 King Street (9) Congressman Mike Quigley and Mayor Pedersen at Franklin Park Fest 2018 (10) Cook County Commissioner Peter Silvestri, Mayor Pedersen, and Mayor Guerin of River Grove at a Des Plaines River Trail Coalition meeting (11) Mayor Pedersen, Trustee Karen Special, Director of Community Development John Schneider and Ridge Development Partners at the ribbon cutting ceremony for 9100 Belmont Avenue (12) Mayor Pedersen and Bola Delano of the Illinois Comptroller's Office at the 2018 Business Appreciation Luncheon.