

July 16, 2012

Developer Panel Summary Report

Franklin Park, IL

Prepared by:



Introduction

The Regional Transportation Authority (RTA) has invested over \$3 million of its own funds during the past 13 years to complete approximately 75 transit-oriented development (TOD) planning studies through the RTA's Community Planning funding program. This program funds TOD planning studies that promote walkable, mixed-income, mixed-use development co-located and/or well-connected to retail and business uses in transit station areas while also increasing overall access to transit.

While there are many success stories from communities that have implemented their plans, several communities have encountered obstacles and barriers to implementing recommendations found in their completed TOD planning studies. The RTA would like to further invest in the communities we have worked with previously by offering an opportunity to receive additional technical assistance and support towards implementing their plans. In 2011, the RTA launched a new program, entitled *Setting Ideas in Motion: TOD Implementation Technical Assistance Program* targeted to those that have completed a TOD planning study through the RTA Community Planning Program and have illustrated a need for technical assistance and support with implementation. From the RTA's perspective, pursuing and achieving implementation of these plans can result in more efficient transit operations, improved access to transit services and a potential for increased ridership for all three of our Service Boards (Metra, Pace and CTA). Implementation efforts can also increase private investment in TOD areas while promoting the principles of sustainability and livability.

As part of these increased efforts, the RTA is working with the Urban Land Institute (ULI) in Chicago to facilitate discussions between individual communities and development experts to shed light on the future of TODs and how this relates to the changing market and economy.

Developer Panel Participants

Rob Bond, Bond Companies
Anastacia Hennessy, Crown Development
Matt Nix, Kinzie Real Estate Group
Tony Manno, RTA
Cindy McSherry, ULI Chicago
Jon Talty, OKW Architects
Shawn Temple, Weston Solutions

Village of Franklin Park Participants

Patrick Ainsworth, Village Planner
James Caporusso, Plan Commission Chairman
John Johnson, Village Board Trustee
Dan Katzin, Franklin Park School District #84 Superintendent
Cheryl McLean, Village Board Trustee
Joe Modrich, Franklin Park Park District Executive Director
Dan Olson, Economic Development Commission
Barrett Pedersen, Village President
John Schneider, Acting Economic Development Chair
Karen Special, Plan Commission
Eric Richard, Planning Intern

Background Information

The Village is looking for assistance in locating and coordinating with suitable private developers to implement the adopted residential, retail and mixed-use projects envisioned in the [Franklin Park West Line Station Area Planning Study](#). Some planned developments within the TOD area have been partially accomplished but work has halted due to the economic downturn. Developers are needed to finish these unfinished projects as well as numerous other potential development sites remaining available within the TOD area. The Village also has several municipally-owned sites available for development.

A downtown multi-family development was halted when it was half-complete during the market downturn. Now, the Village has been actively seeking developers to finish this development and to start on other elements of the plan. The Village is in the process of acquiring the property from private parties that has been designated as the future public campus and plans are under review for the construction of a new police station.

- Consider relocating the Franklin Park Library to the vacant retail space in the Crossings building.
- Update a retail market analysis for the TOD area. Survey area residents to address and identify their commercial/retail needs.
- Explore opportunities to implement shuttle services to/from Metra Station connecting the larger industrial uses in the Village.
- Create community gathering spaces (possibly on the Crossings Phase II site until it is developed).
- Add the Crossings Phase II property to a TIF district (existing or new).
- Invest in a residential study for the proposed LaSalle property and downtown.

Long-Term

- Explore ways to combine/connect both the Crossings Phase II site and the LaSalle Bank site. There is potential here for a multi-phase rental housing development (200+ units) that can be managed together by one entity.
- Increase density downtown.
- Explore clustered parking solutions.
- Increase the amount of bike racks throughout downtown.
- Explore alternative uses for the municipal campus, or explore ways to incorporate a mix of residential and municipal uses.
- Identify a location for a large park/gathering space in the municipal campus for civic events/uses.
- Provide better access & visibility for the Belmont Ave/Franklin Park Metra station
- If not already included, explore ways to include the industrial properties to the west of the Belmont Ave/Franklin Park station in the TIF district.