

THE PLAN COMMISSION

MINUTES OF AUGUST 27, 2014

1. The regularly scheduled meeting of the Plan Commission was called to order at 7:00 p.m.

A quorum was present. Patricia Letarte, Teresa Badillo, Chairman James Caporusso, William Thorn, Alma Montenegro, John Schneider (Director of Community Development), Eric Richard (Asst. Planner), Zoe Heidorn (Planner) and Lisa Manzo (Secretary). Absent: Giuliano Petrucci.

2. Member Letarte made a motion to accept the minutes of June 25, 2014 as presented. Member Badillo seconded the motion. All in favor. The motion carried.
3. Public Comment: None.
4. New Business: Presentation and Discussion on the Franklin Park O'Hare Industrial Corridor Study (Draft) by the Chicago Metropolitan Agency for Planning.

Mayor Pedersen gave an introductory speech and thanked all the attendees for being present this evening. He appreciated all the input and hard work that has gone into this draft.

Mr. Schneider came forward at this time and also thanked the plan commission, the steering committee and CMAP for all their hard work and effort. He continued that this corridor study is extremely important for the viability of the industrial businesses within the Village. It shows how to market ourselves. After this corridor study is completed, the next project will be the Comprehensive Plan and after that, the re-write of the Zoning Ordinance. Mr. Schneider introduced Nicole Woods of the Chicago Metropolitan Agency for Planning.

Ms. Nicole Woods with CMAP introduced herself and began presenting to the plan commission the draft of the O'Hare Industrial Corridor Plan. She discussed the steps in the planning process. The steps included: a kick-off public meeting, discussion of the existing conditions report, the recommendations memo, a Draft of the Industrial Areas Plan, Plan Completion and Approval and ultimately the Community Implementation of the Plan.

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Ms. Woods discussed Section One of the Draft entitled Regional and Local Context. This section included the history of Franklin Park. She discussed Regional Context which included the Franklin Park O'Hare Industrial Corridor, the Inner O'Hare South/West Industrial Submarket, nearby Transportation Options and Points of Interests in this specific area which include major roadways, freight intermodal facilities, regional public transit, international airports and other major destinations.

Ms. Woods touched on the Elgin O'Hare Western Access (EOWA) and how this project will affect the Village of Franklin Park. She continued into a discussion on Demographics within the Village limits.

Ms. Woods discussed Section Two entitled Plan Overview. This topic was split into three (3) sub-sections entitled Land Uses and Development, Economic Growth and Infrastructure. The first topic of Land Use and Development, Ms. Woods discussed land use of this Industrial Corridor. She described the various uses and examples of the types of businesses that would encompass such. She expounded on transportation, communication and utilities that apply to these specific types of businesses. She also described the types of zoning districts within this land use. Ms. Woods discussed seventeen viable properties within this corridor and described the size of the site, the current use and zoning district, the facility characteristics, the analysis of the site and the recommended future use and development, as well as the images of the sites in question.

Ms. Woods went over some Corridor and Village-wide recommendations regarding this section. She mentions revising the zoning ordinance; this would govern uses with a general uses structure in the industrial districts. Some examples of use definitions are light industrial, medium industrial and heavy industrial. She continued that a table would be set up which would organize the general uses by industrial districts. This would regulate bulk solely through yard setbacks and maximum height regulations in the industrial districts; it would reduce yard setback requirements in the industrial districts and fortify the landscaping and screening requirements. She also mentioned to continue efforts to assess and mitigate brownfield sites.

The next Section was Section Four entitled Economic Growth that Ms. Woods discussed. In the Draft there were various pie charts reflecting the types of industrial businesses within the Village.

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Some primary uses within the corridor were food/beverage, paper and printing, chemicals and plastics, machinery, health sciences, furniture, apparel, primary metals, fabricated metal and computer and electronics.

Ms. Woods described the goals and recommendations for this sub section. She stated that the Franklin Park O'Hare Industrial Corridor will maintain, strengthen, and grow its industrial businesses, employment, and continue to be a key industrial center for the Village and the region. She outlined recommendations as follows: to strengthen partnerships with industrial businesses, property owners, and brokers; to improve and promote workforce development programs and services; to provide informational and industry resources to businesses; embark on a local and regional branding campaign; to engage in the larger discussion of tax policy and uneven manufacturing development in Cook County. She continued that the Village should participate in regional plans and initiatives that support manufacturing growth and development.

Ms. Woods went on to discuss Section Five entitled Infrastructure. She provided a summary of the corridor's current conditions. She discussed roadways, public transit, pedestrian and bicycle, commute patterns, storm water infrastructure, and energy efficiency and reliability.

In this section she provided the goals and recommendations to the Village as follows: to prioritize infrastructure projects with a Capital Improvement Plan (CIP), to participate in sub regional truck route plans and designations, to pursue local truck route designations for the Village, to improve employee accessibility in the industrial corridor. She continued that the Village should update the municipal code to comply with the new Watershed Management Ordinance (WMO) storm water regulations, to continue to consider green infrastructure alternatives for public flood mitigation, to maintain and enhance efforts to encourage storm water management best practices and green infrastructure retrofits for private properties.

She continued that the Village should continue to seek funding sources and partnerships for infrastructure improvements; to educate and guide all property owners on energy efficiency and renewable energy options; for example, audits and energy conservation measures, renewable energy, combined heat and power (CHP) systems, and to establish sustainable standards.

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In Section Six Ms. Woods outlines the several short term recommendations that would be completed within zero to five years of the plan being installed.

At the end of the Draft, there are various maps depicting the makeup of the Village including housing, commercial, industrial and general residence districts; transportation hubs including metra, freight, CTA, etc. It depicts the O'Hare modernization project runway configuration, federal aviation administration regulations, potential brownfield sites, class 6b properties, employment, and jurisdiction of roads, truck routes, transit network and natural features.

Ms. Woods thanked the Plan Commission and the committee members for their attendance this evening. The Plan Commission and the members were impressed with the Draft and the detailed organized manner that it was presented with.

5. Old Business: None.
6. Member Letarte made a motion to adjourn the meeting of the Plan Commission. It was seconded by Member Badillo. The motion was carried.

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary