

(1) Mayor Pedersen attends the opening of the New Tollway Ramp on County Line Road (2) Mayor Pedersen with the Franklin Park Vipers Little League Baseball team at Franklin Park Fest (3) The Village of Franklin Park was proud to be selected by Congressman Jesús "Chuy" García (IL-4) for Community Project Funding for key infrastructure projects (4) Franklin Park's new canine officer Ivar (5) Mayor Pedersen at the groundbreaking of the Franklin Avenue / I-490 Interchange Project with members of the Tollway and Cook County Board. (6) Mayor Pedersen with Congressman García at Red Rose Flower Shop

# THE VILLAGE OF FRANKLIN PARK

# Year in Review 2025

FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT & ZONING



## A Message from Mayor Barrett Pedersen

2025 marked another successful year in Franklin Park as trustees and staff worked tirelessly to spur economic development, create jobs, and make our community cleaner, safer, and more beautiful.

Last year saw transformational changes to our downtown with the opening of the beautiful Joe "Tiny" Lauro plaza at the corner of Franklin Avenue and Rose Street. The plaza includes a decorative fountain, landscaping, and a mural showcasing Franklin Park's Culture, History, and Traditions.

The Grand Avenue Corridor also came into focus this year as our Community Development staff unlocked more than \$2 million in state and federal grant funds to implement recommendations from the Cook County Climate Resiliency Study and CMAP Grand Avenue Corridor Plans.

Specifically, funding will be used along Grand Avenue to install raingardens, add turn lanes, construct medians with trees and landscaping, and rebuild curbs and sidewalks to enhance ADA handicap accessibility and pedestrian safety.

Additionally, a new traffic signal is planned at Grand Avenue and George Street to reduce congestion and improve safety. Engineering for these projects are underway, and construction could begin as early as spring/summer 2026.

Finally, the Village held several open houses to discuss location and design ideas for a vehicular underpass connecting Belmont Avenue to Martens Street and a pedestrian underpass near our downtown. While construction is still several years away, this project is vital to eliminating a major barrier dividing our town.

And there's so much more to talk about; from new businesses, to recent neighborhood road repaving, to regional projects like the I-294/I-490 expansion. I am excited by all the work done this past year and can't wait to see what the future of Franklin Park looks like! ■



# Before & After:



*Google Map aerial view of plaza before improvements.*



*Mural showing our Traditions & Culture*



*Joe "Tiny" Lauro Plaza serves as a centerpiece to our revitalized downtown area.*

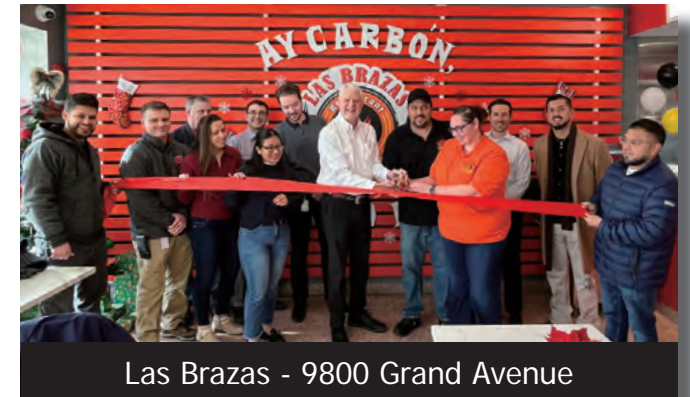
*The downtown plaza is dedicated in memorium to former Utilities & Public Works Commissioner Joeseoph "Tiny" Lauro. A village employee of over 42 years, there was no question too small nor problem too large which Tiny would not be eager to provide assistance. ~ October 23, 1965 — February 17, 2022 ~*

## Welcome to Franklin Park!

*Alongside Mayor Barrett Pedersen, Clerk April Arellano, and Village Trustees, the Department of Community Development and Zoning held ribbon cutting ceremonies to celebrate new businesses and developments.*



*Suburban Welding & Steel - 9820 Franklin Ave.*



*Las Brazas - 9800 Grand Avenue*



*Senior Luncheon - 10040 Addison Avenue*



*Red Rose Flower Shop - 9710 Grand Avenue*



*Owlyn Group - 9701 Grand Avenue*



*Angel's Closet - 9706 Franklin Avenue*



*AMMEGA Group - 10601 Belmont Avenue*



*The*  
**Department of Community  
Development and Zoning**



**Nicholas Walny**  
Director of Community  
Development and Zoning



**Rudolph Repa**  
Senior Village Planner



**Paul Mizner**  
Village Planner

# 2025

*by the numbers*

**\$6.4 million**  
in grant funding for projects &  
infrastructure improvements.



**Franklin Park  
Welcomed**

**40** new businesses  
or expansions



**Business attraction  
helped to create**  
**1410**  
new local jobs



**INFRASTRUCTURE  
PROJECTS 57**  
ensured that  
properties had access  
to clean water with  
the removal of lead  
service lines.



# Downtown Beautification

The Village is proud to showcase a new feature in Downtown Franklin Park! In 2025, the Village transformed the southwest corner of Franklin Avenue and 25th Avenue into a public plaza that will serve Downtown Franklin Park for many years to come. The plaza provides a much needed community amenity while creating a gateway to the neighborhood. The plaza, located at 9601 Franklin Avenue, was formerly a vacant lot with private parking.



Left to Right: Trustee Karen Special, Trustee John Johnson, Trustee Gil Hagerstrom, Clerk April Arellano, Mayor Barrett Pedersen, Trustee Irene Avitia, Trustee Bill Ruhl, Trustee Andy Ybarra



## Boards & Commissions

### Economic Development Commission

The commission reviewed 2 Cook County Class 6b tax incentive applications.

The 6b program incentivises redevelopment of vacant manufacturing & industrial properties to increase tax revenues and create jobs

### Zoning Board of Appeals

The Zoning Board of Appeals reviewed 18 cases pertaining to zoning related matters.

This included 11 conditional uses, 4 text amendments, 2 zoning map amendments, and 1 subdivision.

### Plan Commission

Plan Commission reviewed the Climate Resiliency Study, Grand Avenue Corridor Plan, Downtown Plaza & Mural, George Street Traffic Light, and attended the an open house to review preliminary designs for the Martens Street Underpass

Improvements to the lot include the installation of landscaping, grass turf, decorative stamped concrete, tables with shade elements, a community mural celebrating our culture, history, and traditions, and a stone fountain centerpiece. Minneapolis Avenue has been redesigned as a flexible extension of the plaza, allowing food trucks to operate during special events. Overall, the new plaza will act as a gateway to our downtown, providing an open space where visitors and residents can relax and socialize. This is one of many focused efforts to attract businesses to Franklin Avenue and beautify our downtown district. ■



# Grand Avenue Corridor Plan

Last year, the Village of Franklin Park adopted two key planning documents, the Grand Avenue Corridor Plan developed in partnership with the Chicago Metropolitan Agency for Planning, and the Climate Resiliency Plan supported by the Cook County Department of Sustainability and Environment.

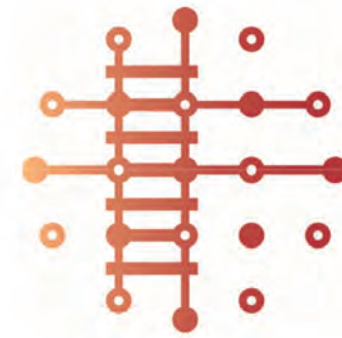
Together, these plans provided a framework and funding mechanism to implement several recommendations to enhance the economic vitality, environmental resiliency, traffic safety, and visual aesthetic of the Grand Avenue Corridor.

As a result, the Village secured \$2.2 million in funding through the American Rescue Plan Act (ARPA) to revitalize Grand Avenue between Louis Street and 25th Avenue. The project is currently in its final engineering and design review and is scheduled to begin construction in spring–summer 2026. Goals of the project include:

- Reconstruct hazardous sidewalk conditions, implement ADA-compliant curb ramps, and relocate light and utility poles currently obstructing sidewalks.
- Traffic-calming measures such as curb extensions, high-visibility crosswalks, and pedestrian refuges to enhance pedestrian safety and comfort.
- Planting of raingardens, trees, landscaped medians, and grass shoulders to enhance the aesthetic vitality of the corridor.

We are excited to put this project in motion to make Grand Avenue better than ever. For more information on the full plan, please visit the project website at:

[engage.cmap.illinois.gov/franklin-park-grand-avenue-corridor-plan](https://engage.cmap.illinois.gov/franklin-park-grand-avenue-corridor-plan)



**TRAINFO**  
*Railroad Crossing Delay Warning System*

The Village took additional steps to reduce traffic delays this past year through the implementation of Trainfo, a railroad crossing delay notification system. Utilizing sensors placed at strategic locations along the railroad tracks, Trainfo can detect when freight trains are blocking rail crossings and notifies motorists through electronic warning signs positioned near key intersections throughout Franklin Park.

Currently, Trainfo warning signs are located on 25th Avenue north of Addison Street, 25th Avenue south of Grand Avenue, and on Grand Avenue east of 25th Avenue. These alerts provide drivers with advance notice of train-related delays, allowing them to choose alternate routes before reaching a stopped crossing, reducing congestion.

*New sensors and signage will warn drivers of train blockages*



Chicago Metropolitan  
Agency for Planning

THE VILLAGE OF  
**FRANKLIN PARK** ILLINOIS





# Connect Franklin Park

*Bridging Barriers. Creating Opportunities*

For the past year, Village staff have worked closely with key stakeholders on Phase I of the Connect Franklin Park underpass project

For decades, long freight trains have routinely blocked crossings at the CPKC tracks, causing congestion that impacts emergency vehicles, daily commuters, students, and the overall economic vitality of the area.



Mayor Pedersen speaks at a press conference with Congressman Jesús “Chuy” García (Left) and Senator Dick Durbin (Right) thanking them for their support.

To address these long-standing challenges, Franklin Park secured \$10 million in total funding to support Phase I design and Phase II engineering for a grade separation near downtown Franklin Park. This includes \$8 million from the FRA’s Railroad Crossing Elimination program, \$1 million from Cook County, \$800,000 from the Illinois Commerce Commission, and a local contribution to complete the funding package.

In November 2025, the engineering consultant Gannett Fleming & TranSystems hosted a public open house to share preliminary designs and gather community input. While corridor selection and designs are still in the works, the project aims to build a new pedestrian underpass near 25th Avenue and a new vehicular underpass along Martens Street connecting to Belmont Avenue.

The Village is grateful for the support Senator Dick Durbin, Senator Tammy Duckworth, Congresswoman Delia C. Ramirez, and Congressman Jesús “Chuy” García, whose advocacy was instrumental in securing this funding.

The Village looks forward to continued progress in the year ahead and will keep residents updated as this transformative project moves closer to construction. ■



*After years of collaboration and public engagement, the Village adopted the Grand Avenue Corridor Plan! Staff is grateful for the technical support that the Chicago Metropolitan Agency for Planning (CMAP) provided. Their partnership and outreach ensured that the plan would be tailor made to fit the unique needs of our community.*

## Public Outreach



Stakeholder Workshop  
January 2024



Community Study  
June 2024



Visioning Event  
October 2024



Climate Resiliency Plan Open House  
January 2025



Grand Avenue Plan Open House  
February 2025



CMAP Public Outreach  
June 2025



Implementation Open House  
October 2025



Engineering Stakeholder Meeting  
November 2025



# REBUILDING FRANKLIN PARK



*Resurfacing, new sidewalks, and decorative stamped concrete along Franklin Avenue from 25th Avenue to Edgington Street*



*Resurfacing and reconstruction of the Edgington and Nevada Industrial Roadway Project finished this year. New trees and landscaping will be planted in the spring.*



Prologis Solar – 3720 River Road

Prologis, in partnership with SunVest Solar, completed the first of several approved rooftop solar projects in Franklin Park at thier 195,000 sf logistics center. Funded from the Future Energy Jobs Act and Climate & Equitable Jobs Act, this project installed nearly 2,000 solar panels, generating 1.56 megawatts of clean energy, enough to power 250 homes!



Digital Realty - 2553 Edgington Street

Construction is nearly complete at 2553 Edgington Street where Digital Realty is expanding their data center campus. Upon completion, the \$421,300,000 redevelopment will contain a two-story, 405,100 sf building. Improvements include the removal of contaminated soil, a new water detention pond, and landscaping.



TG Global Holdings - 3600 River Road

TG Global Holdings finished its redevelopment of the former Dean Foods site in 2025. Rising from the ground there is now a new 97,525 sf, Class-A warehousing and distribution facility. The buildings is landscaped with native trees, prairie grasses, and naturalized retention pond. In total, approximately \$7,500,000 was reinvested into this site.



# INDUSTRIAL REDEVELOPMENT

Escarpita Construction Company recently finished reconstruction of a previously vacant 28,000 sf facility. Escarpita located in Franklin Park due to our central location in Chicagoland. Notable construction projects of theirs include Northwestern's Welsh Ryan Arena, The University of Chicago, and O'Hare International Airport's Terminal 5 rebuild.



Escarpita Construction - 2960 Hart Ct.

M&R Label Company's revitalization and expansion of 10100 Pacific Avenue is complete. Purchasing the building in 2024, M&R reinvested more than \$665,000 into the property, rehabilitating the facade and raising a portion of the roof to modern industrial standards. When complete, M&R's Franklin Park location will create 52 new full-time jobs.



M&R Label - 10100 Pacific Avenue

*From resurfacing projects to complete road reconstruction, Village staff has been hard at work to make sure that residents and businesses have a smoother ride and modern infrastructure in our community. We thank you for your patience as we build toward a better tomorrow!*

Village staff was once again hard at work rebuilding several roads in 2025; making health and safety a priority!

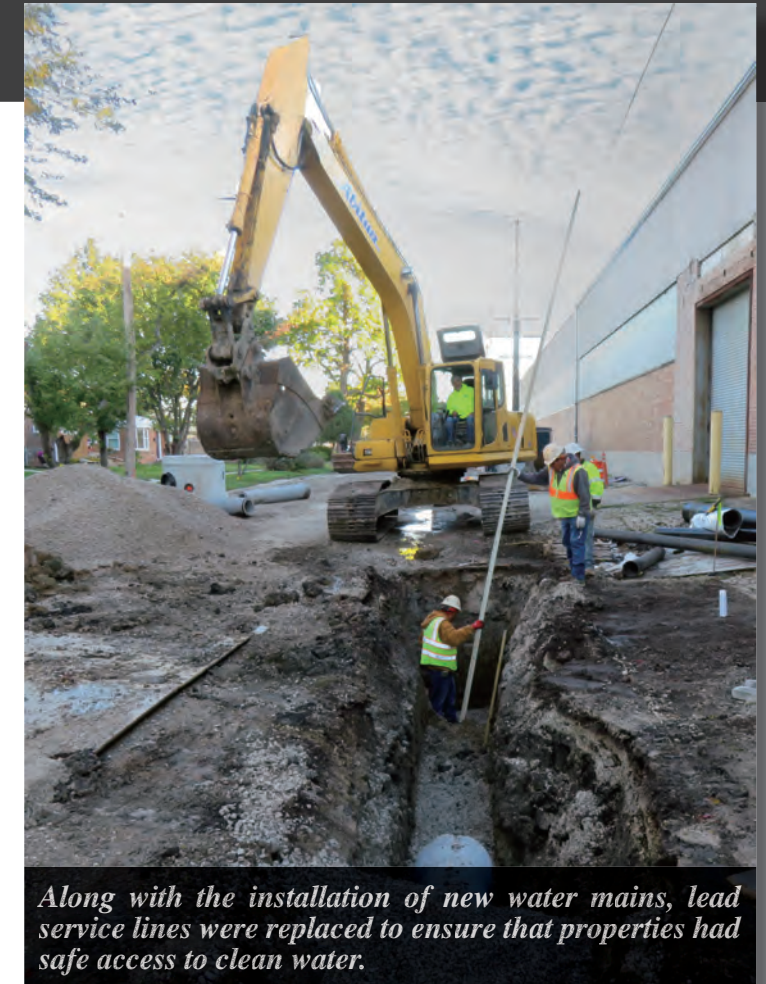
Last year the Capital Improvements Program resurfaced Gage Avenue, Minneapolis Avenue, Chestnut Avenue, Sarah Street, Sunset Lane, and Louis Street; and reconstructed roadways in the Robinson Road Neighbrohhood, Washington Steet, and the Edgington and Nevada South Industrial Area. Engineers enhanced ADA accessibility, modernized utilities, and replaced dangerous lead service lines.

In addition, the Village continued to revitalize our Downtown on Franklin

Avenue from 25th Avenue to Edgington Street. Upgrades to the district included resurfacing, new sidewalks, decorative stamped concrete, enhanced lighting, and landscaping which tie into the existing improvements from previous years.

And most notably, the first phase of the long-awaited Franklin Avenue Industrial Corridor project from the Mannheim Bridge to Wolf Road was completed. This phase widened the roadway from a narrow two-lane road into a modern five-lane industrial avenue. Construction on the second phase is now underway and will connect to the new Tollway interchange planned east of County Line Road.

We thank residents and businesses for their patience. We are excited as there is more construction planned to continue building a better Franklin Park! ■



*Along with the installation of new water mains, lead service lines were replaced to ensure that properties had safe access to clean water.*



*Our commercial corridors saw reinvestment, redevelopment, and new tenants including small businesses and international brands. We were excited to welcome these restaurants among many new businesses in 2025!*

# OPEN *for* BUSINESSES



**The Goal Line Pizzeria & Sports Bar - 9700 Franklin Avenue**  
Family-owned and family-friendly sports bar and grill in the heart of Downtown Franklin Park.



**Finch Coffee - 9602 Franklin Avenue**  
Downtown Franklin Park's newest coffee shop featuring homebrewed lattes, matcha, and teas.



**Las Brazas Chicken & Meats - 9800 Grand Avenue**  
A family-owned restruant featuring well roasted chicken plates & traditional Mexican dishes.



**Villa Bella Banquets - 9755 Grand Avenue**  
This extravagant restruant and reception hall can host parties of up to 350 guests.