LEYDEN TOWNSHIP

LOOKING AHEAD

COMPREHENSIVE PLAN

# Plan Commission Kick-Off

Leyden Township Comprehensive Plan

February 18, 2025

# Agenda

- Introductions
- Plan Commission Roles & Responsibilities
- Introduction to the Comprehensive Plan
- Community Conditions Analysis
- Draft Goals Discussion

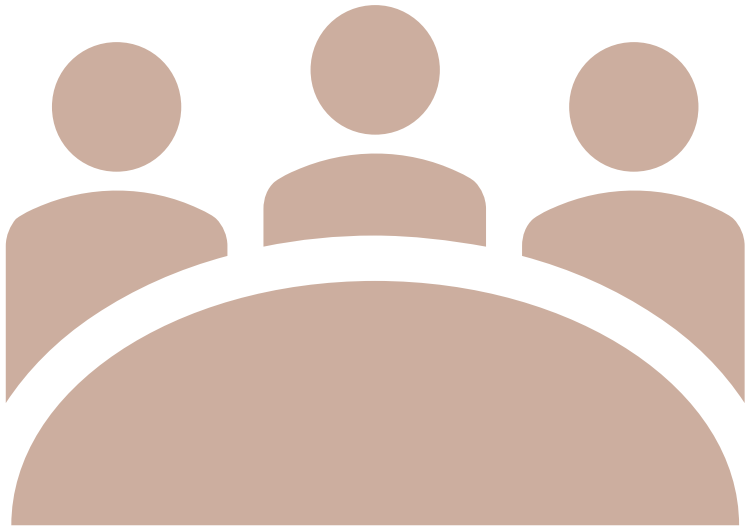
# Role of a Plan Commission

Prepare future plans for the community (Comprehensive Plan)

Review and update Comprehensive Plan

Advise Cook County on zoning decisions: planned development, zoning amendments, special uses and subdivision controls

Serve as public venue for discussion on plans and development

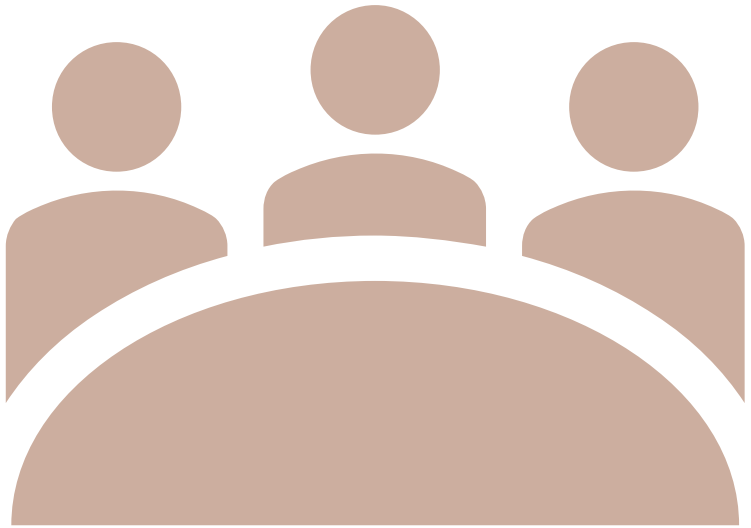


# 60 ILCS 1/Township Code

- The Township Board may create a Township Plan Commission, appointed by the Township Supervisor.

- Duties: Prepare a comprehensive plan for the present and future development or redevelopment of the unincorporated areas of the township.
  - Recommend changes to the comprehensive plan.
  - Recommend plans for specific improvements in pursuance of the comprehensive plan.
  - Give aid to officials charged with projects for improvements within the plan.
  - Recommend to the township board schemes for regulating or forbidding structures or activities in unincorporated areas that may hinder access to solar energy.

- Recommendations of the Plan Commission may be presented by the Township Board to the Cook County Board.

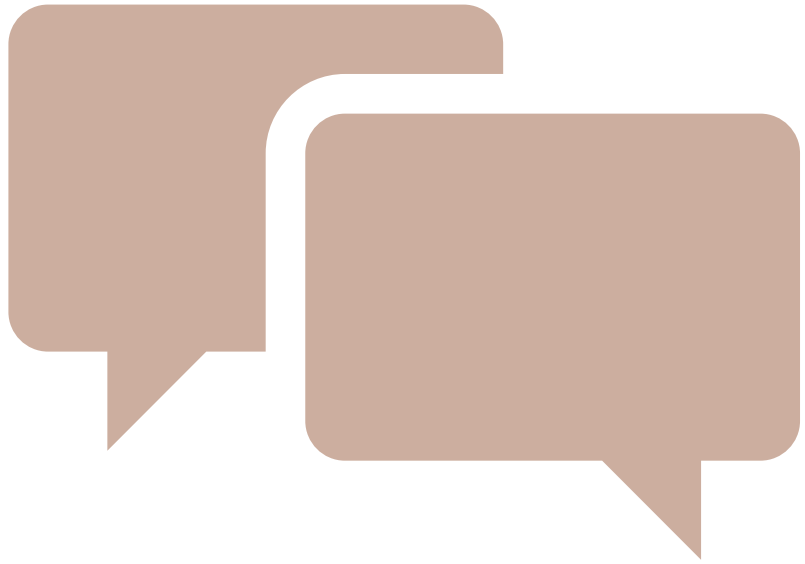


# Ex Parte Communications

**What is it?** Contact outside the public hearings between the commissioner and the applicant or interested parties.

**Why avoid it?** To ensure “Due Process” and maintain transparency.

**What to do?** If approached, suggest raising the issue at the hearing, contacting staff, or providing written comments. Disclose ex parte communications at the hearing.



# Conflict of Interest

**The law**

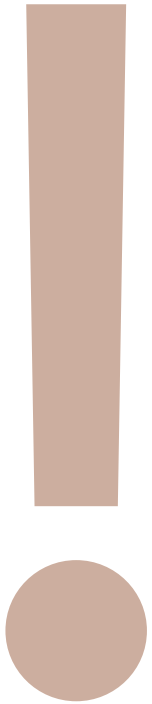
- Personal Financial Gain – the official, an immediate family member or an associated organization may not have or gain a substantial financial interest as a result of the action.
- Private Interests in Public Contracts – the official may not engage in work or other activities if they have an interest in a group related to public service contracts; cannot work for a company that secures work or zoning approvals from the commission.

**The perception:**

- No formal conflict but independent judgment may be impaired
- Appearance of impropriety exists due to close relationship

**What to do?**

- Talk with staff
- Disclose
- Recuse



# Open Meetings Regulations

**Gathering of commissioners to act on authorized responsibilities when:**

- Meeting for decision, discussing, or taking information on a matter within its jurisdiction, even if there is no vote (*the Purpose Test*); and
- Enough commissioners are present to determine or block an outcome (*the Numbers Test*)

**A "meeting" can include:**

- Phone calls
- Social gatherings
- Conferences
- Emails
- Texts
- Site Inspections

# Plan Implementation

- Infrastructure / Roads
- Economic development
- Downtown and business districts
- Neighborhood enhancements
- Open space, parks, and recreation
- Intergovernmental involvement
- Development quality and character
- Zoning (Cook County)
- Code enforcement
- Review and refine plan



# Why is Leyden Township developing a Comprehensive Plan?

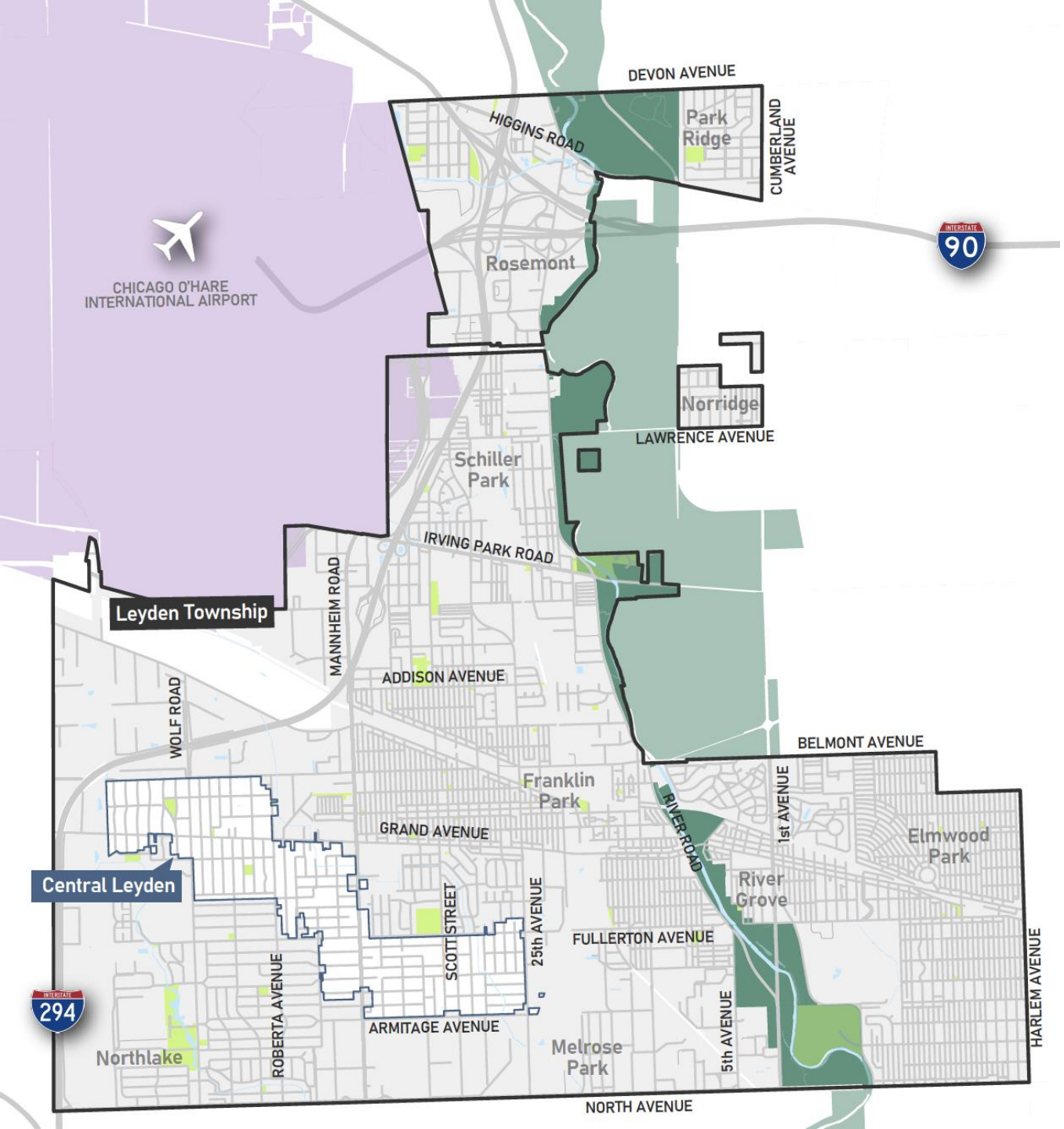
Leyden Township is undertaking a **comprehensive plan, focusing on the unincorporated areas**.

Under Illinois state statute, townships may appoint a Plan Commission and undertake a comprehensive plan.

The Leyden Township Looking Ahead Comprehensive Plan will provide direction for:

- **communications, intergovernmental coordination and public services** across the Township,
- and a **vision for future land use, economic development, quality housing, and open space within unincorporated areas** in which the Township is the primary unit of local government.






# ABOUT LEYDEN

Leyden Township includes the Villages of **Elmwood Park, River Grove, Franklin Park, Schiller Park** and portions of the Villages of **Bensenville, Rosemont, Melrose Park Norridge** and the Cities of **Northlake and Park Ridge**.

Also included in Leyden Township is a large unincorporated area, referred to in this project as **Central Leyden** (largest unincorporated area in Cook County in size and population!).

Central Leyden utilizes the Melrose Park Postal Service and uses the Northlake zip code of 60164.

# GEOGRAPHIES

***Approximately 10% of Leyden Township residents live in the Unincorporated Area along Grand and Mannheim. Other unincorporated areas include railyards, utility corridors, and forest.***

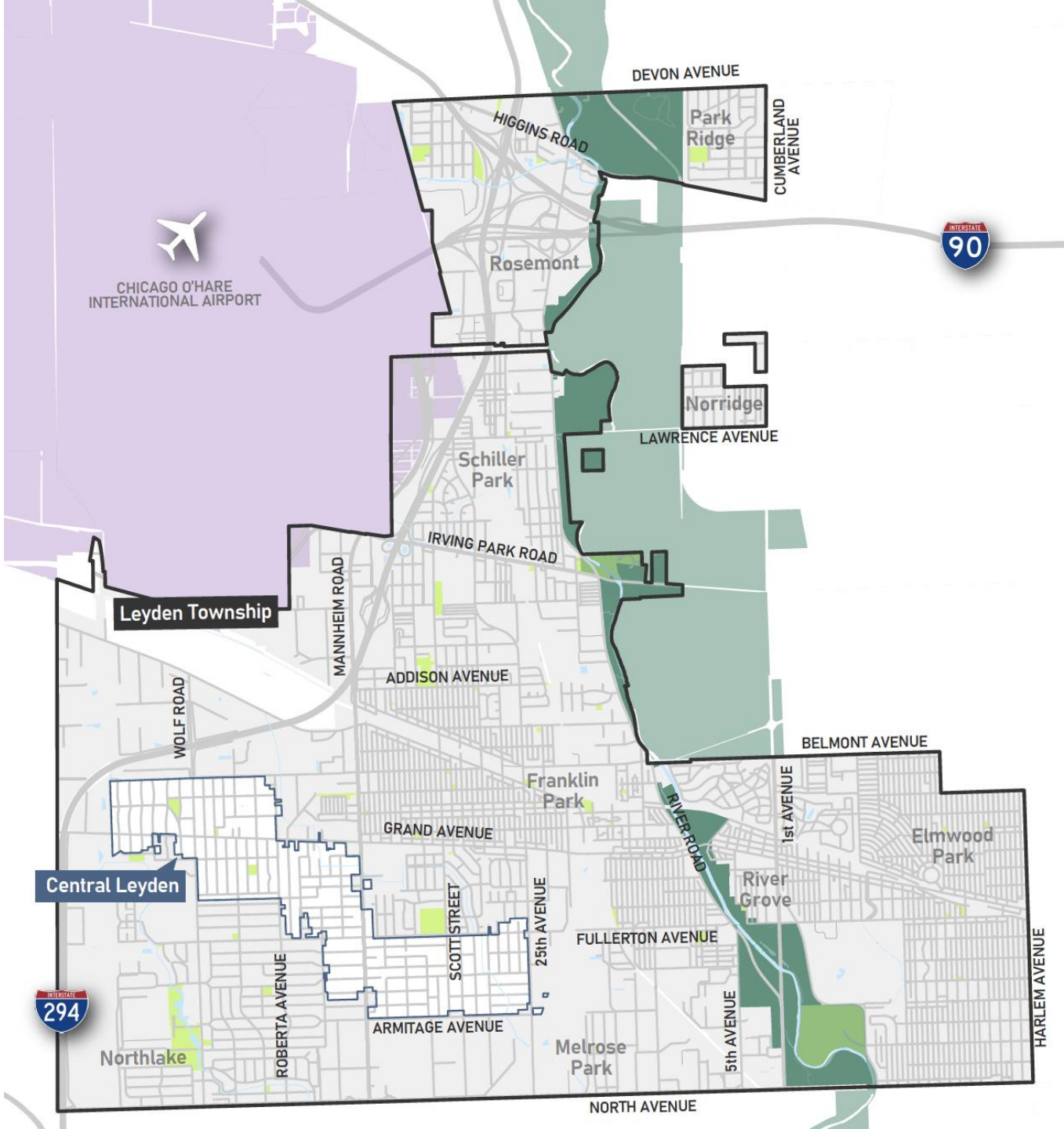
## *Leyden Township*

**Population (2020):** 93,096
**Population (2024 estimate):** 89,137
**Households (2020):** 34,095
**Households (2024 estimate):** 33,626

## *Central Leyden - Unincorporated Area*

**Population (2020):** 9,250
**Population (2024 estimate):** 8,760
**Households (2020):** 2,746
**Households (2024 estimate):** 2,695

***Household sizes are decreasing nationally***



# DISCUSSION:
# STRENGTHS & CHALLENGES

# DEMOGRAPHICS

The population of the Township has remained generally stable in recent years, with approximately 34,000 residents in the Township and 9,000 in Central Leyden.

Residents are drawn to the Township for its central location and more affordable housing stock.





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# HOUSING

***Over 75% of housing units in Central Leyden are owner-occupied. There may be demand for new housing that adds to the variety of options.***

| HOUSING TENURE (2024)* | | |
|---|---|---|
| | **Leyden Township** | **Central Leyden** |
| Owner-occupied | 65.8% | 76.3% |
| Rental | 34.2% | 23.7% |
| Vacant | 2.7% | 6.1% |

| HOUSING UNITS | | |
|---|---|---|
| | **Leyden Township** | **Central Leyden** |
| 2000 | 35,724 | 2,919 |
| 2010 | 35,744 | 2,905 |
| 2020 | 35,824 | 2,924 |
| 2024* | 35,679 | 2,894 |

***2024 data are based on projections by Esri**

Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data



# ECONOMIC INDICATORS

***Leyden Township features a strong and sizeable middle class that benefits from proximity to nearby blue-collar employment, transportation links, and attainable housing stock.***

| | LEYDEN TOWNSHIP | CENTRAL LEYDEN |
|---|---|---|
| MEDIAN HOUSEHOLD INCOME | $76,542 | $72,134 |
| MEDIAN HOME PRICE | $282,898 | $241,241 |
| MEDIAN DISPOSABLE INCOME | $59,488 | $57,208 |



Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data

# EDUCATION

***Leyden Township has a diverse range of educational attainment with nearby employment opportunities that accommodate differing levels of educational attainment. The Township at large has a generally higher level of educational attainment.***

| | LEYDEN TOWNSHIP | CENTRAL LEYDEN |
|---|---|---|
| HIGH SCHOOL DIPLOMA OR EQUIVALENT | 85.4% | 80.1% |
| SOME COLLEGE | 54.0% | 38.7% |
| COLLEGE DEGREE | 25.5% | 10.8% |

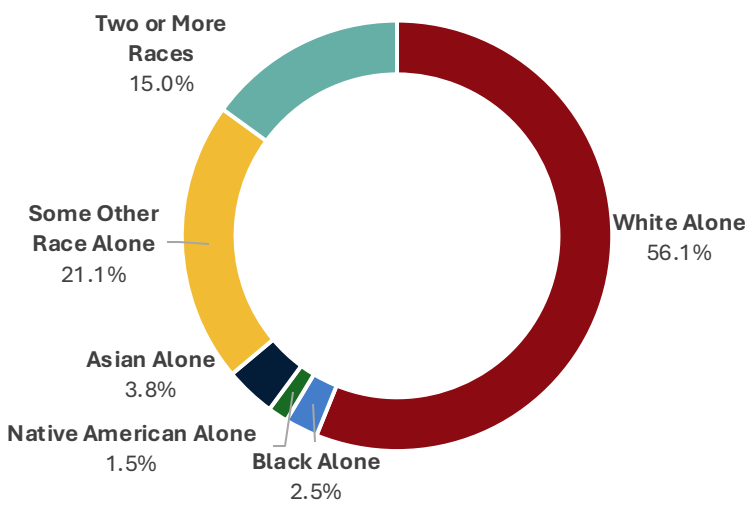


Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data

# RACE AND ETHNICITY

***Central Leyden is more diverse than the Township at large. Both geographies have a sizeable Hispanic population, and Hispanic population is the majority in Central Leyden.***

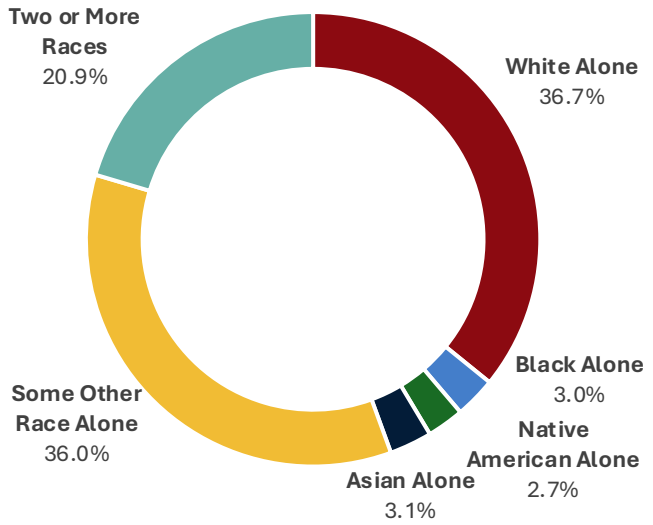
## LEYDEN TOWNSHIP




HISPANIC ORIGIN (ANY RACE): 43%



## CENTRAL LEYDEN




HISPANIC ORIGIN (ANY RACE): 69%





Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data

# EMPLOYMENT

A large concentration of blue-collar industries are present in Leyden Township.

The Township also has significant office and retail employment. Further, the Township is centrally located in the region, with convenient access to Interstates and state routes.






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# INDUSTRY MIX (employees in the Township)

***Leyden Township is a job hub for the region and its high level of regional accessibility continues to attract employers of various industries.***

***Central Leyden is less of an employment hub than the Township at large, as many commercial and industrial properties have been annexed into nearby municipalities.***

***Nonetheless, residents benefit from the ample employment opportunities nearby.***

**TOP INDUSTRIES, LEYDEN TOWNSHIP**

| Industry | Employees | Percentage |
|---|---|---|
| Manufacturing | 11,225 | 14.7% |
| Accommodation & Food Services | 8,978 | 11.8% |
| Administrative, Support, and Waste Mgmt. | 7,559 | 9.9% |
| Wholesale Trade | 6,956 | 9.1% |
| Retail Trade | 6,221 | 8.2% |
| **TOTAL** | **76,149** | **100%** |

**TOP INDUSTRIES, UNINCORPORATED AREA**

| Industry | Employees | Percentage |
|---|---|---|
| Educational Services | 478 | 32.5% |
| Manufacturing | 230 | 15.6% |
| Construction | 124 | 8.4% |
| Other Services | 99 | 6.7% |
| Retail Trade | 97 | 6.6% |
| **TOTAL** | **1,470** | **100%** |

Data: 2024 Esri projections; Data Axle

# EMPLOYMENT (what Township residents do)

***A large proportion of residents of the Township and Central Leyden are employed in blue collar and service industries. These industries are well-represented in the Township, indicating that residents have access to employment opportunities in the Township.***

| EMPLOYMENT, LEYDEN TOWNSHIP | | |
|---|---|---|
| **Industry** | **Employees** | **Percentage** |
| Manufacturing | 7,283 | 15.2% |
| Retail Trade | 5,304 | 11.8% |
| Health Care/Social Assistance | 5,199 | 10.8% |
| Transportation & Warehousing | 4,301 | 9.0% |
| Construction | 3,664 | 7.6% |
| **TOTAL** | **47,975** | **100%** |

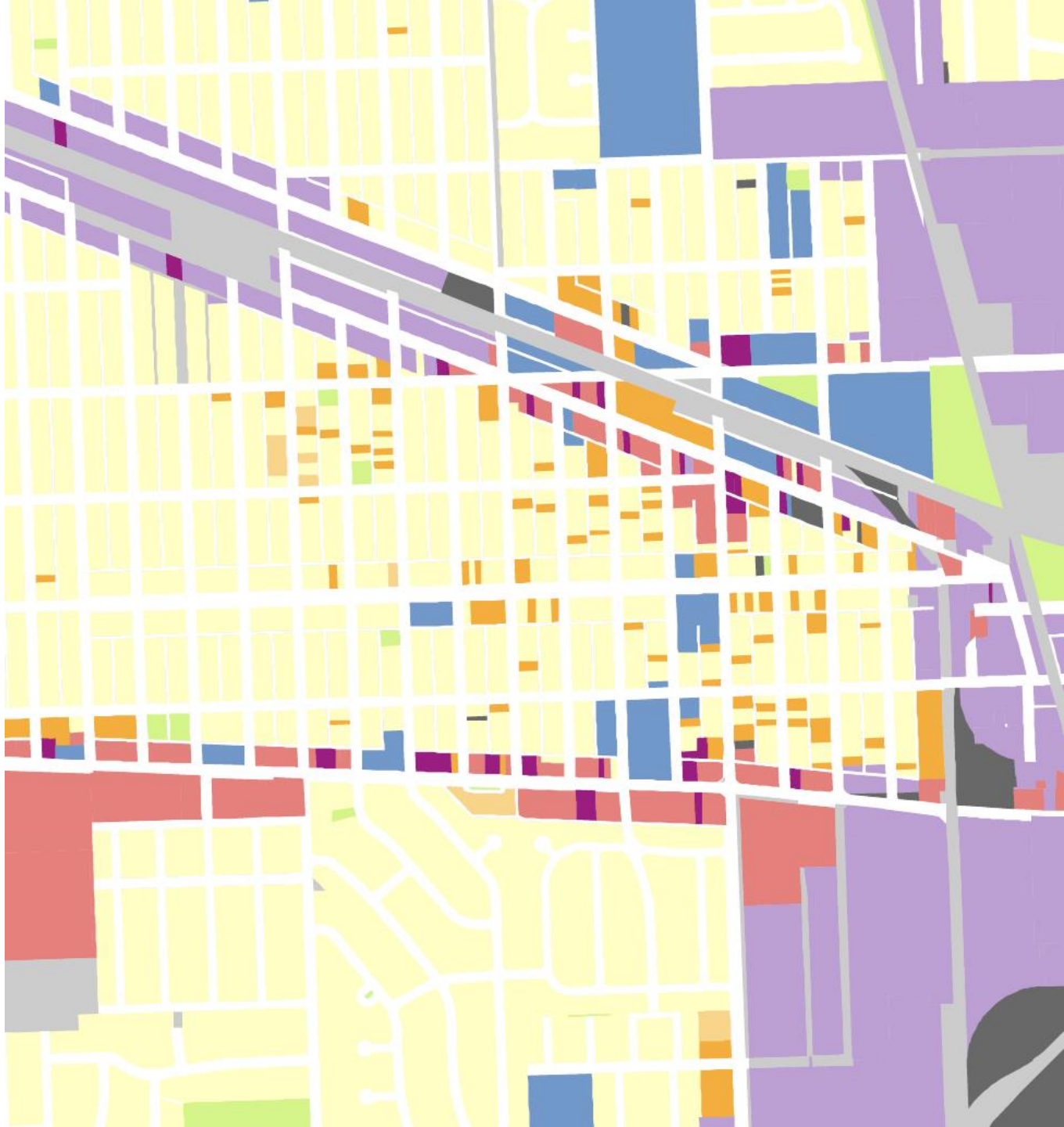
| EMPLOYMENT, UNINCORPORATED AREA | | |
|---|---|---|
| **Industry** | **Employees** | **Percentage** |
| Manufacturing | 941 | 21.3% |
| Retail Trade | 646 | 14.6% |
| Accommodation & Food Services | 408 | 9.2% |
| Construction | 392 | 8.9% |
| Health Care/Social Assistance | 313 | 7.1% |
| **TOTAL** | **4,427** | **100%** |

Data: 2024 Esri projections

# LAND USE & ZONING

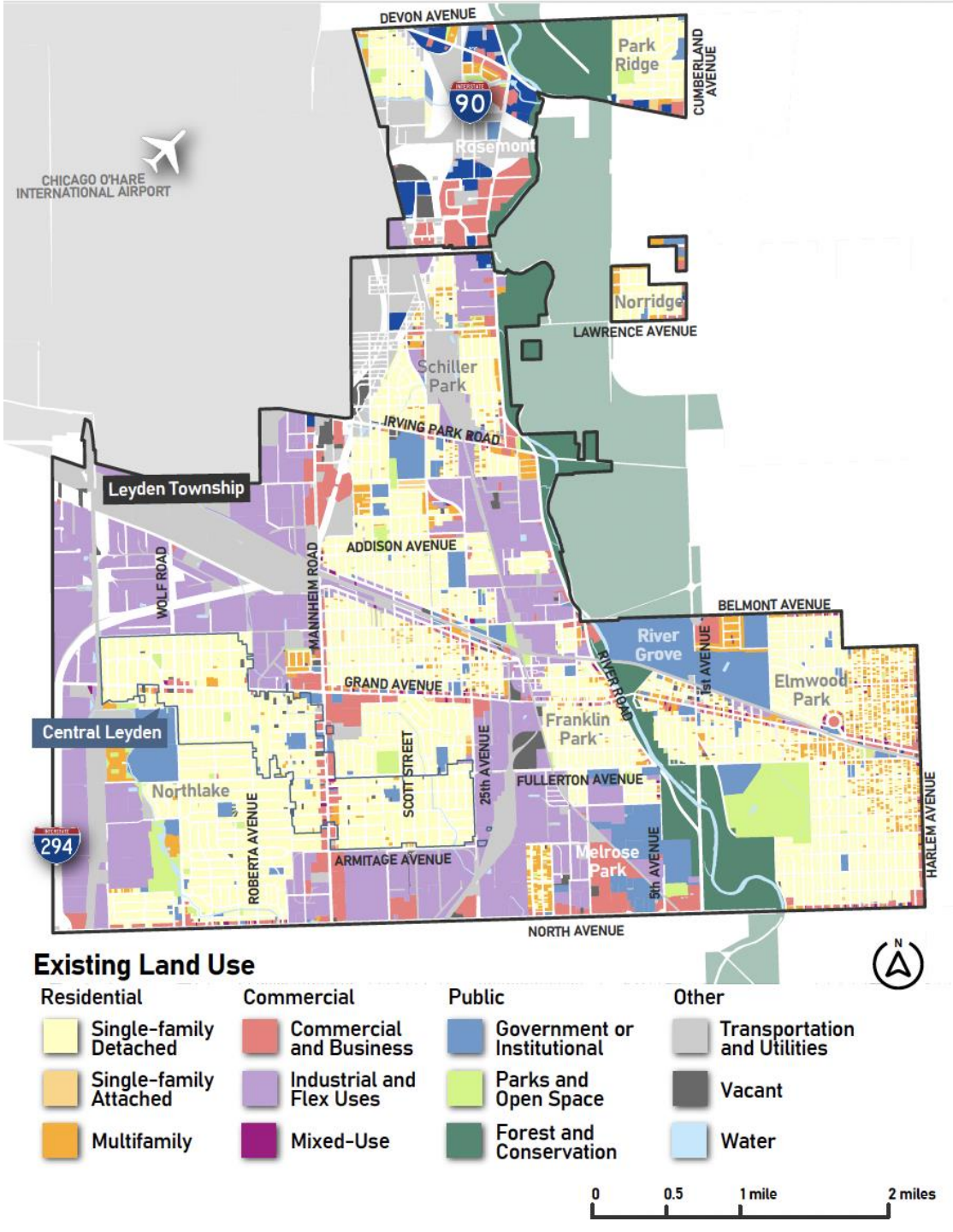
**Land use** describes what is happening on any given parcel of land (i.e. residential, commercial, industrial, etc.)

**Zoning** is a set of regulations that defines what is permitted to happen on any given parcel of land. Unincorporated areas in Leyden Township are subject to the Cook County Zoning Code



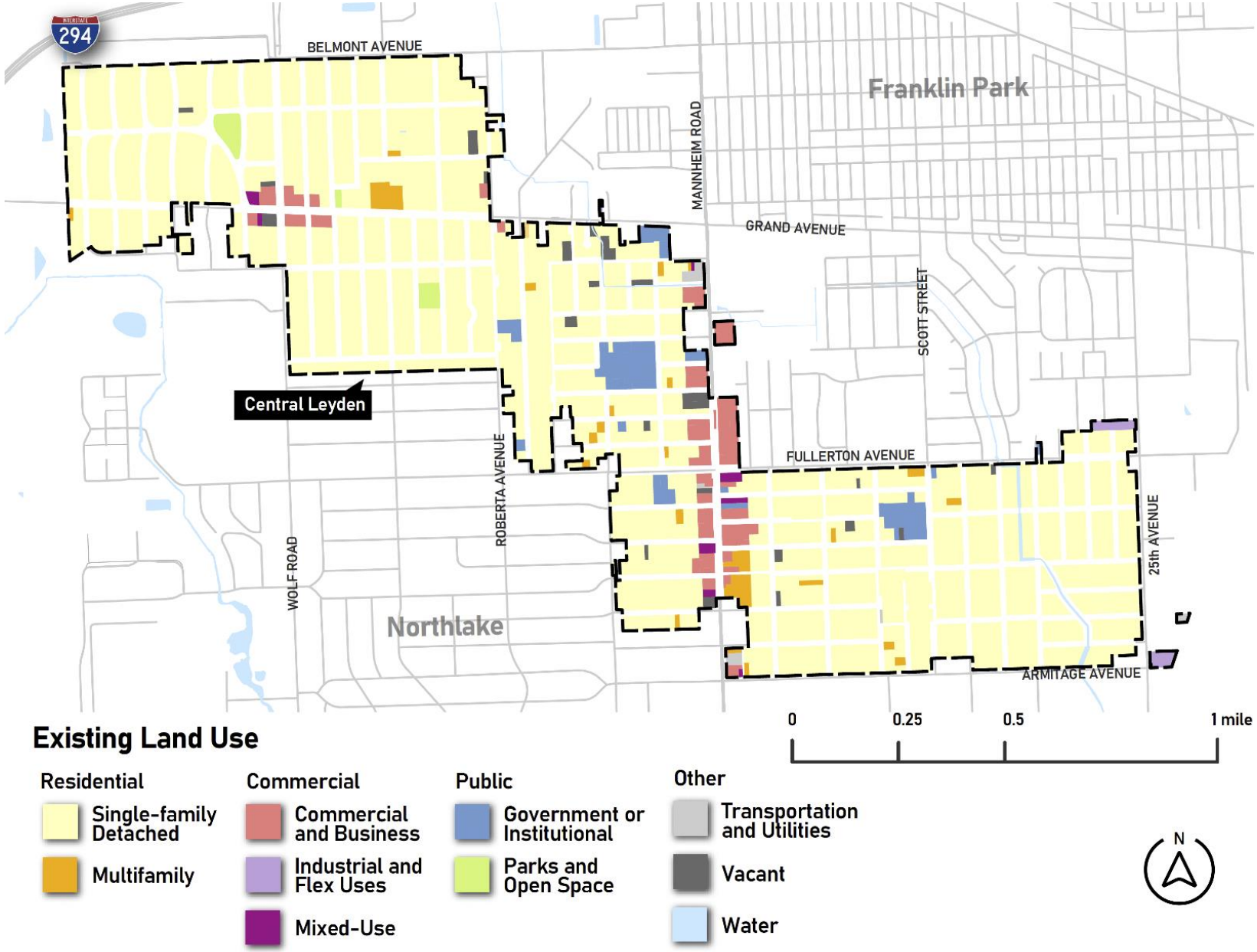
# Existing Land Use

- Predominant land uses across the Township are Industrial, Transportation/Utilities, Single-Family Residential, and Parks/Open Space/Forest
- Plan will focus primarily on land use in the Unincorporated Area (Central Leyden)

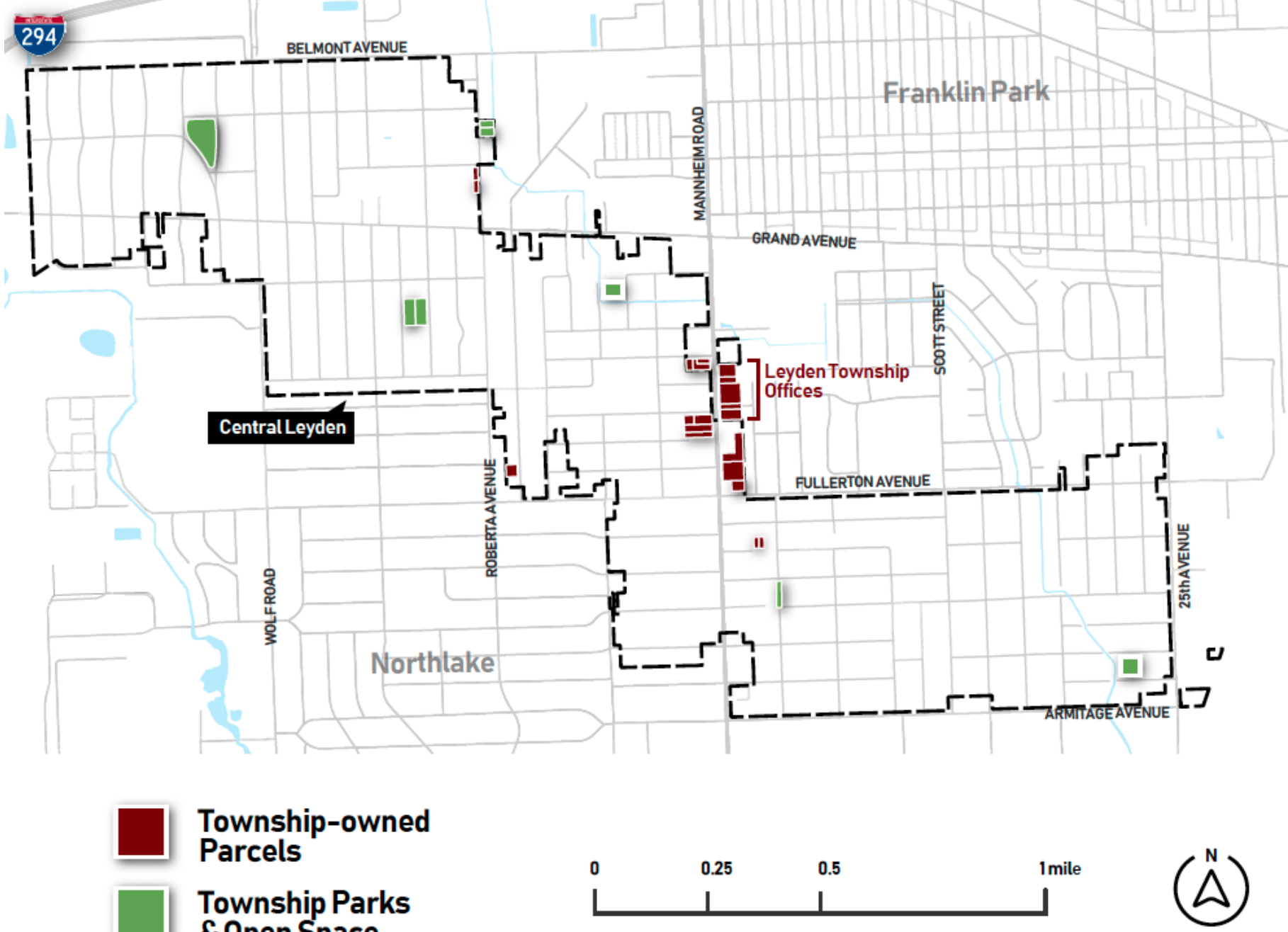


# Existing Land Use: Central Leyden

- Most current land uses in Central Leyden are single-family homes
- Commercial uses are concentrated along Mannheim Road and Grand Ave
- Multifamily residential, institutional, and open space uses are dispersed



# Township-Owned Properties



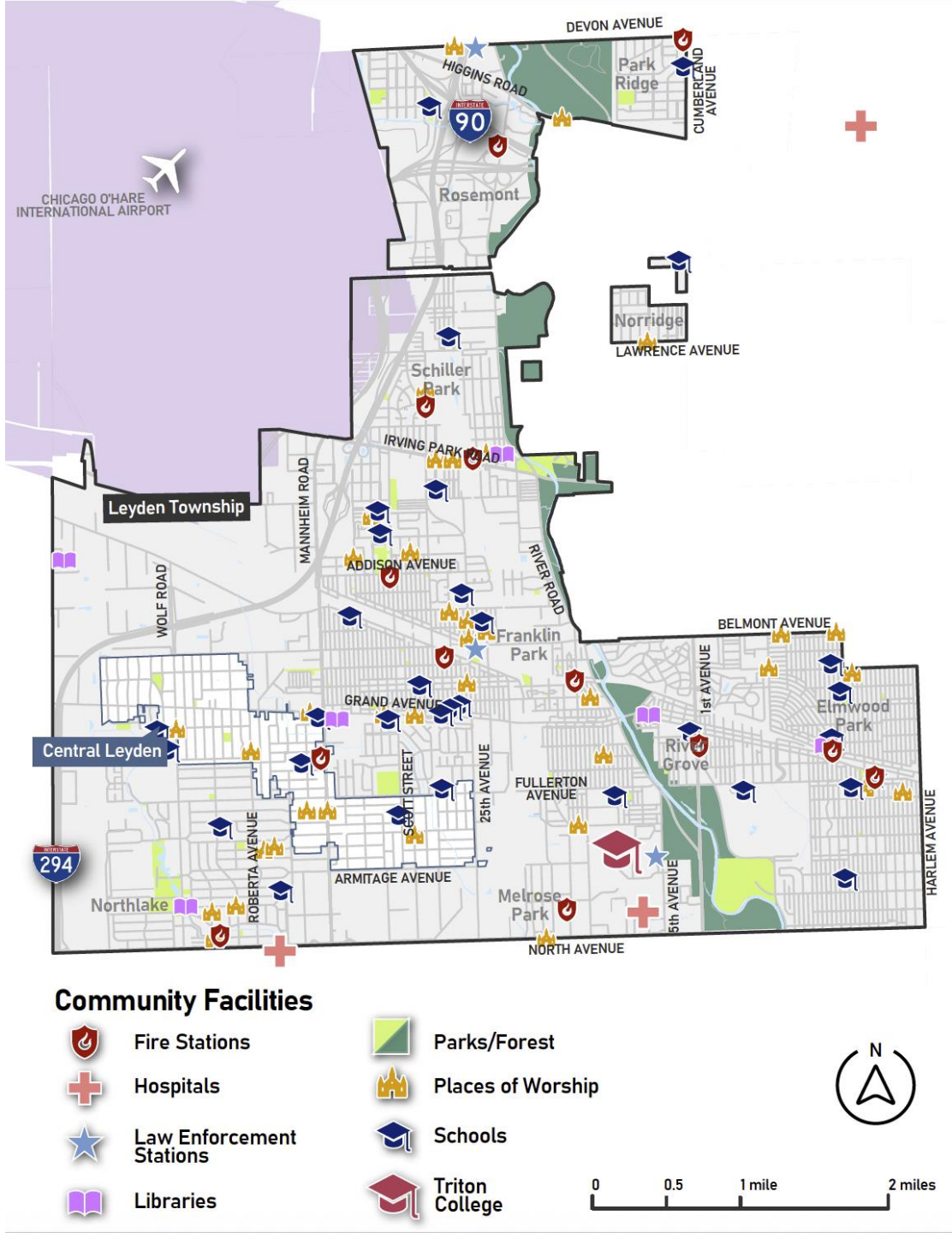
# COMMUNITY FACILITIES, PROGRAMS, & SERVICES

**Leyden Township provides a wide range of services and recreational programming, as well as operating and maintaining important community facilities and infrastructure.**



# Community Facilities

- Facilities like schools, parks, libraries, medical care, religious institutions, and police/fire are important community assets
- Plan recommendations may explore how to enhance access to these destinations and ideas for activating public places nearby



# Infrastructure

- Leyden Township Road District provides plowing, maintenance, and reconstruction of approximately **24 miles of roads and adjacent rights-of-way**

- The Township **Water District services over 3,000 customers**, including three municipalities during emergencies. Water is purchased from the Village of Melrose Park, which comes from the City of Chicago.

- Water District owns and operates a **ground storage reservoir, pump station, and water distribution system**

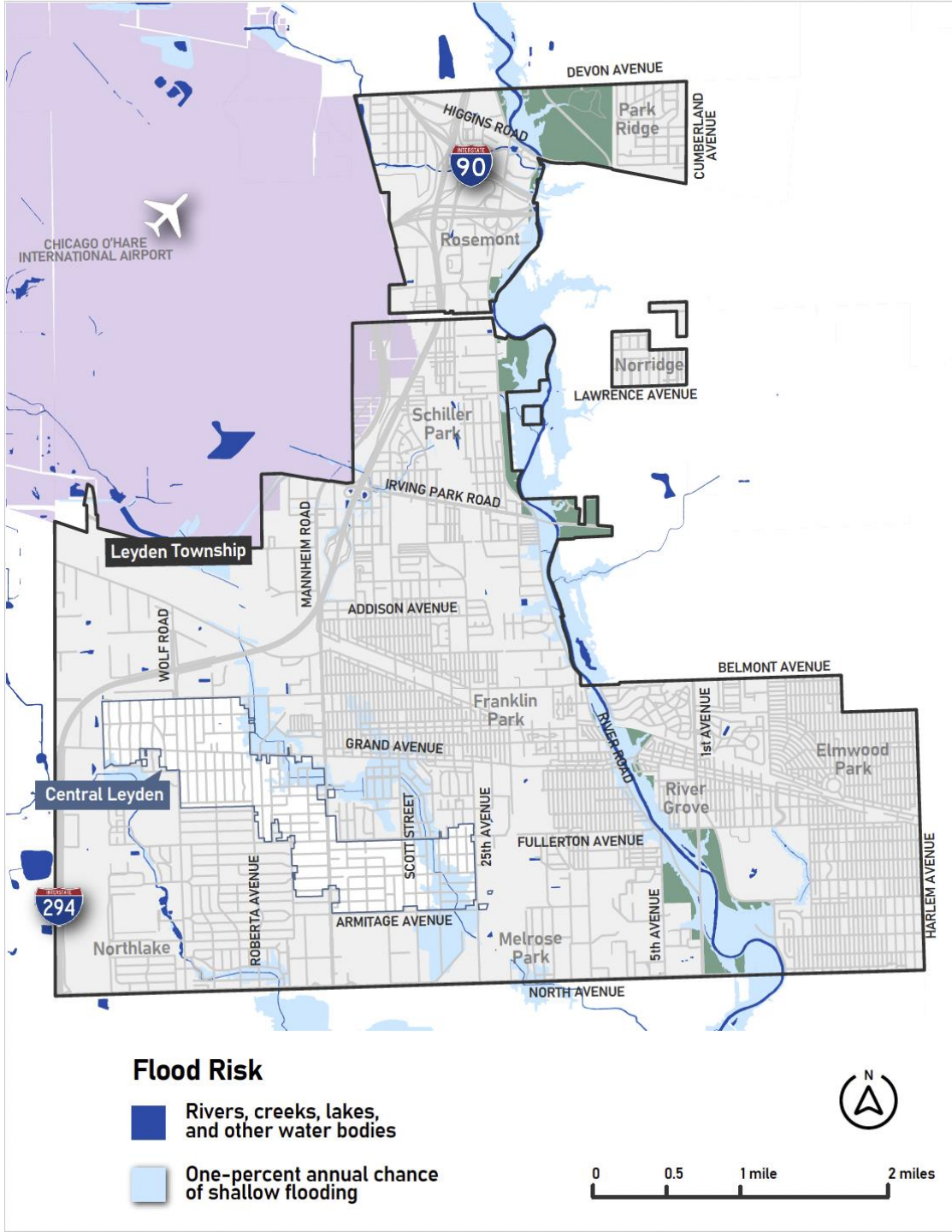
- Other responsibilities include **lead pipe service inventory and replacement, billing, cross connection inventory and inspections, maintenance, and repairs**

- Sewer Department operates and maintains over **35 miles of the Township's sewer system** (sewage flows to MWRD of Greater Chicago for treatment)



# Flood Risk

- Known flooding issues near Silver Creek
- Limited sewer and stormwater systems
- Strategies to manage flooding and stormwater will be explored further in the plan

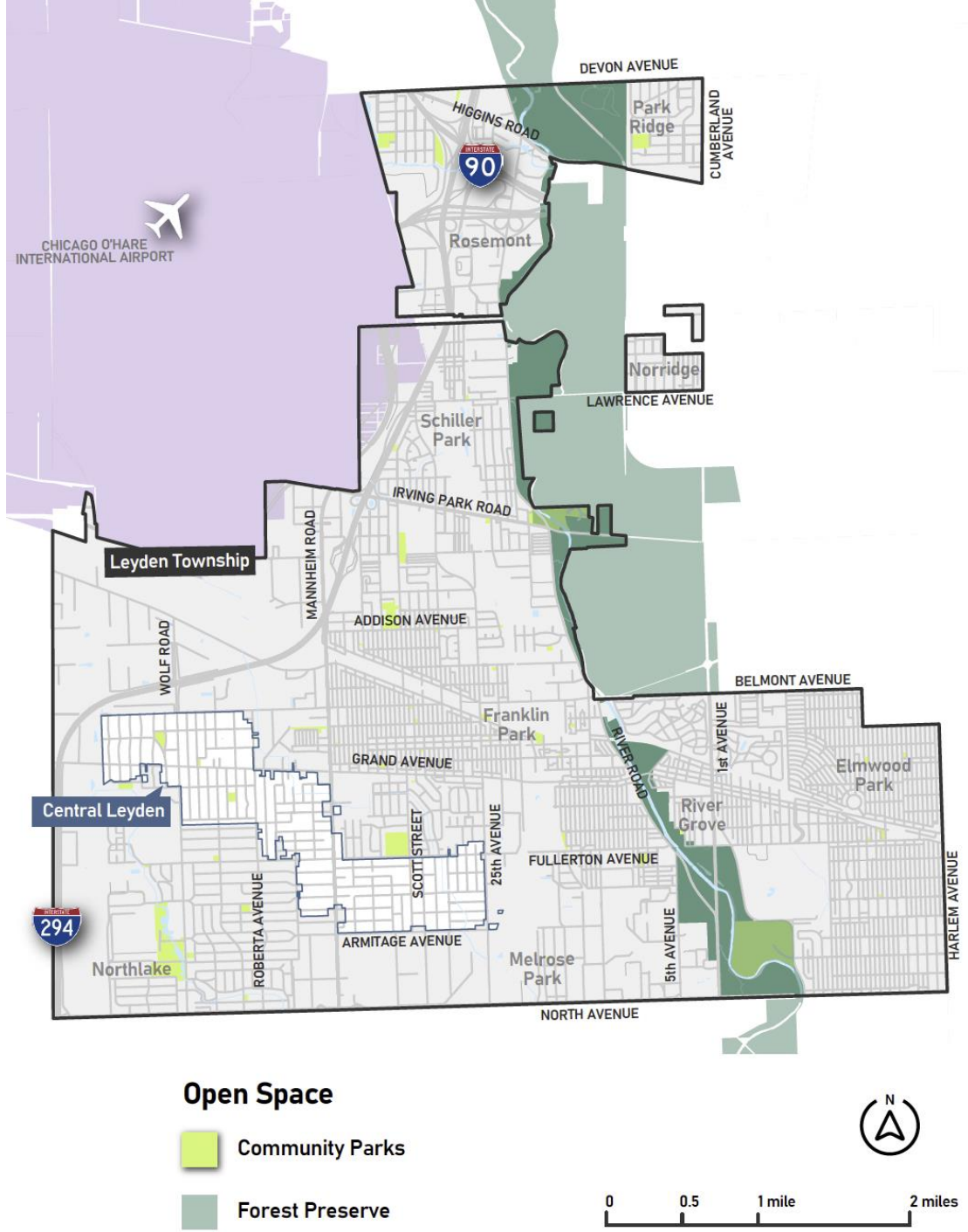


# Recreation Facilities

**Leyden Township Recreation Department** manages the following facilities and open spaces:

- Bradley A. **Stephens Community Center**: 10,000 SF, full gym, fitness room, activity room
- Carl Fiorito **Senior Center**
- Leyden-Veterans **Boxing Gym at Gouin Park**

- **Westdale Park:** pavilion, playground, baseball field, green space, splash pad
- **Fleck Park**: pavilion, green space
- **Lee Street Park**: playground, picnic tables
- **Wagner Park:** baseball fields
- **Landen Park:** indoor basketball, rental areas
- **Palmer & Fairfield**: pavilion, seating, bags game

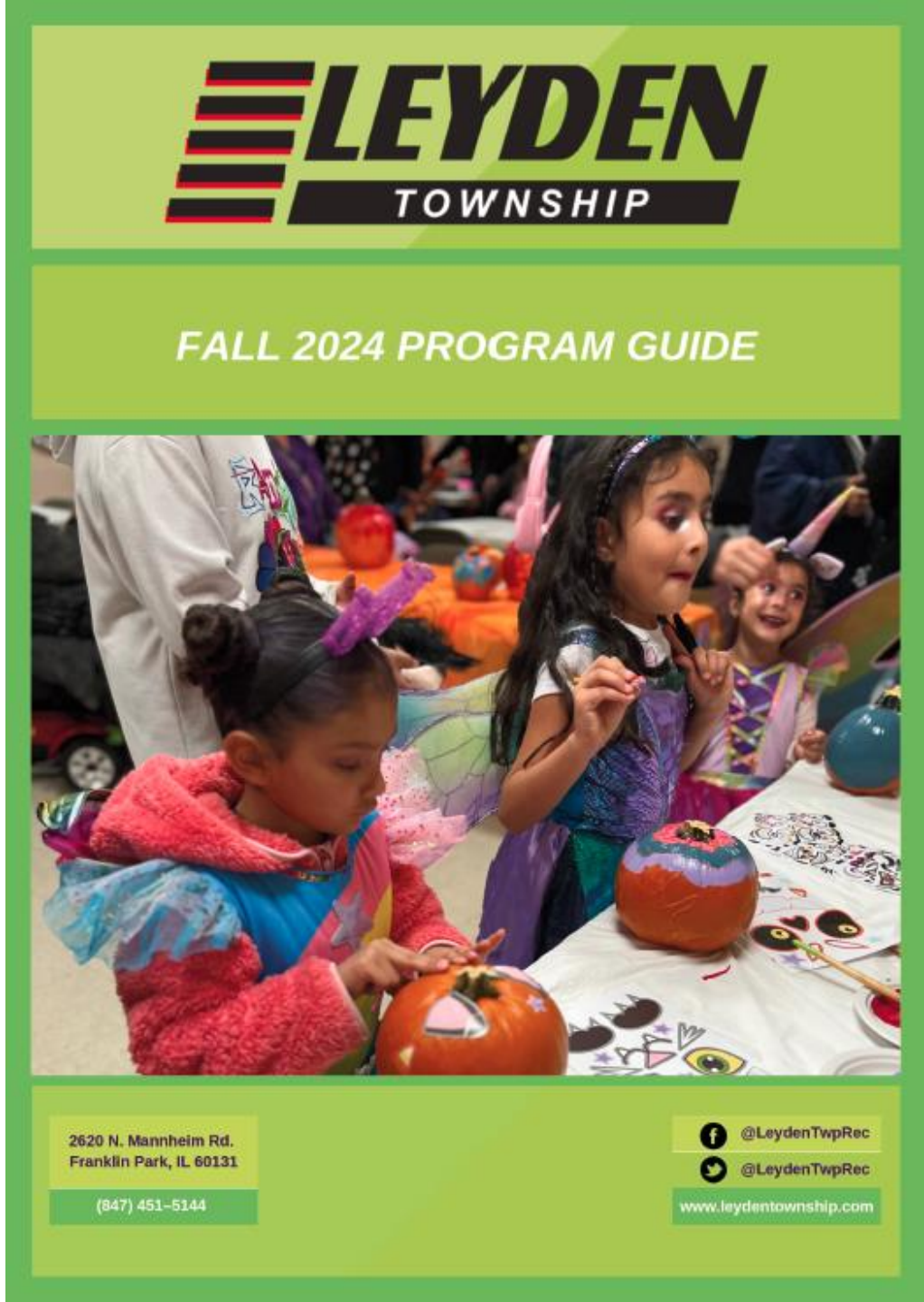


# Recreation Programming

***Mission Statement:*** *We are dedicated to building a stronger community through educational and recreational programming. By offering numerous activities and events, it is our goal to bring our residents with different backgrounds and common interests together.*

The Township offers a wide **range of recreational programming**, including:

- Teams and leagues
- Youth recreation
- Daycamps
- Teen recreation
- Adult recreation
- Senior recreation



# Senior Services

**The Township provides many services for older residents. Current programs include:**

- Prescription Drug Benefits Card
- Benefit Access Program (IL Department of Aging)
- Handyman Service
- Leyden Community Food Pantry
- Income Tax Preparation
- Lending Closet
- Property Tax Appeals (Senior Freeze)
- Senior Health Insurance Program (SHIP)
- Smoke and Carbon Monoxide Detectors
- Telephone Reassurance/Wellness Check
- Window A/C Installation and Removal
- Senior snow removal
- Senior lawn maintenance
- Chore and Housekeeping Program
- Lock Boxes
- Meals on Wheels
- Dial-A-Ride/PACE
- RTA Pass
- Senior Fitness Center Pass Rate
- Subsidized CAB Coupons
- AARP Classes
- Avoiding Scams
- Various group activities and events



# Food Pantry

- The **Leyden Community Food Pantry** is operated jointly by the Leyden Township Community Foundation and Leyden Family Services
- Open Wednesdays and Thursdays, by appointment only
- The food pantry also **offers clothing, toys, back to school supplies, and Thanksgiving Dinner**
- Recently remodeled to have a grocery-store feeling and expanded hours



# Other Programs & Services

- **General Assistance Program:** locally administered welfare program designed to support township residents who are unemployed or are awaiting a decision on a Supplemental Security Income (SSI) claim
- **Leyden Township Grant Program:** Each year the Township accepts grant applications from organizations to fund needed programs or purchase essential supplies or equipment that directly benefit Leyden residents
- The **Township's Veterans Liaison** advocates for veterans and their family members by providing assistance and/or information
- The **Township Assessor's Office** provides support for questions regarding Cook County property taxes and will assist residents with property tax filings
- **Office of Community Relations** provides information to Township residents via press releases, website, social media, and community events

# Community Events

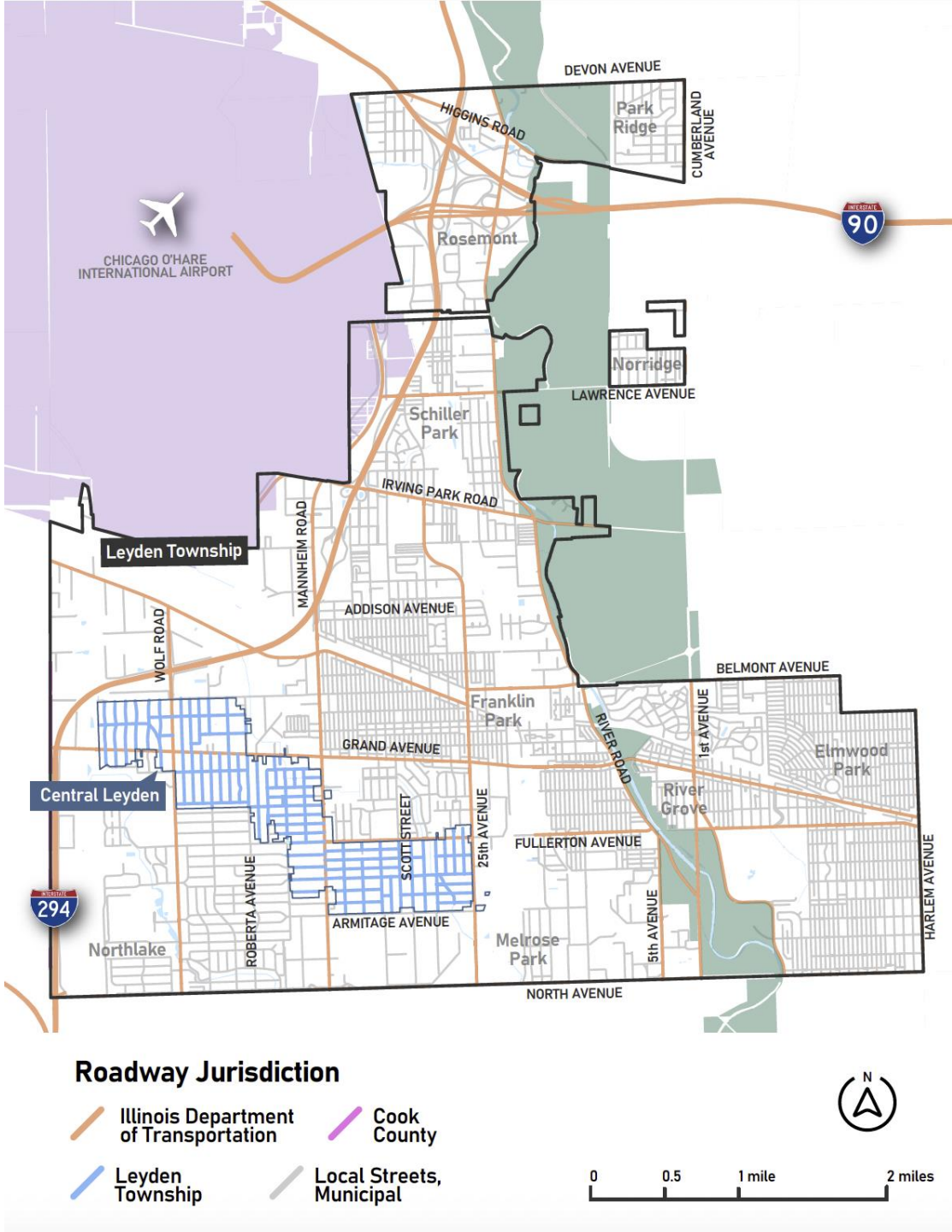
**The Township collaborates** with local businesses, Sheriff's Police, Leyden Fire Protection District, surrounding municipalities, Manage Care Organizations, Health Care Providers, and Leyden Family Services **to host community-wide events each year**:

- National Night Out
- Pizza with the Police
- Boo Fest
- Christmas Tree Lighting
- Wild Wild West
- Leyden Township Health Fair
- Electronic, Shredding, Textile & Prescription Drug Recycling Event



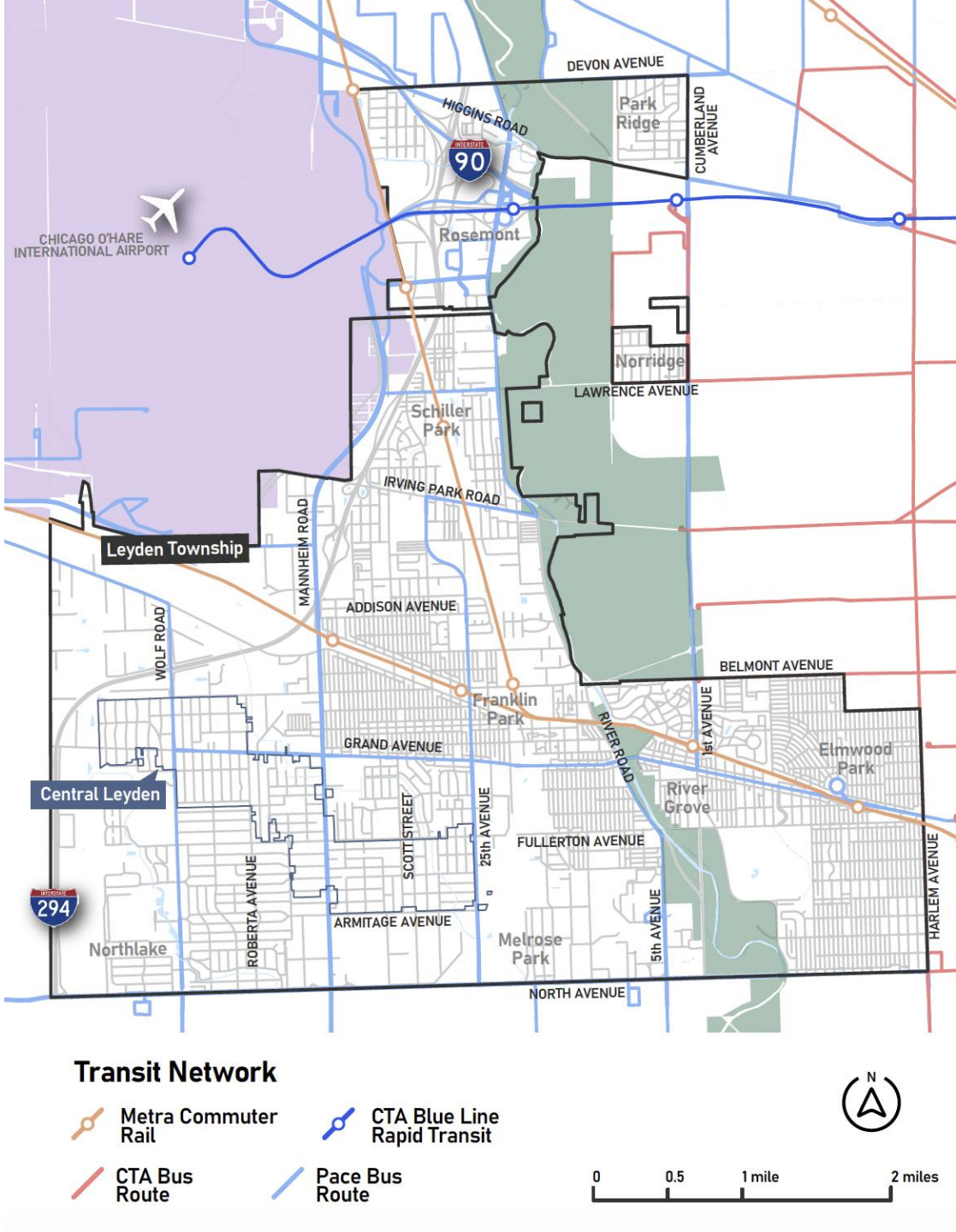
# Roadway Jurisdictions

- Key arterials in the Township are controlled by IDOT: Grand Avenue, Wolf Road, Mannheim Road, 25th Avenue
- Leyden Township maintains roadways for the streets inside Central Leyden
- Plan will explore transportation improvements that Leyden Township can do with and without IDOT coordination
- Future potential impacts of Elgin O'Hare Western Access at Irving Park Road



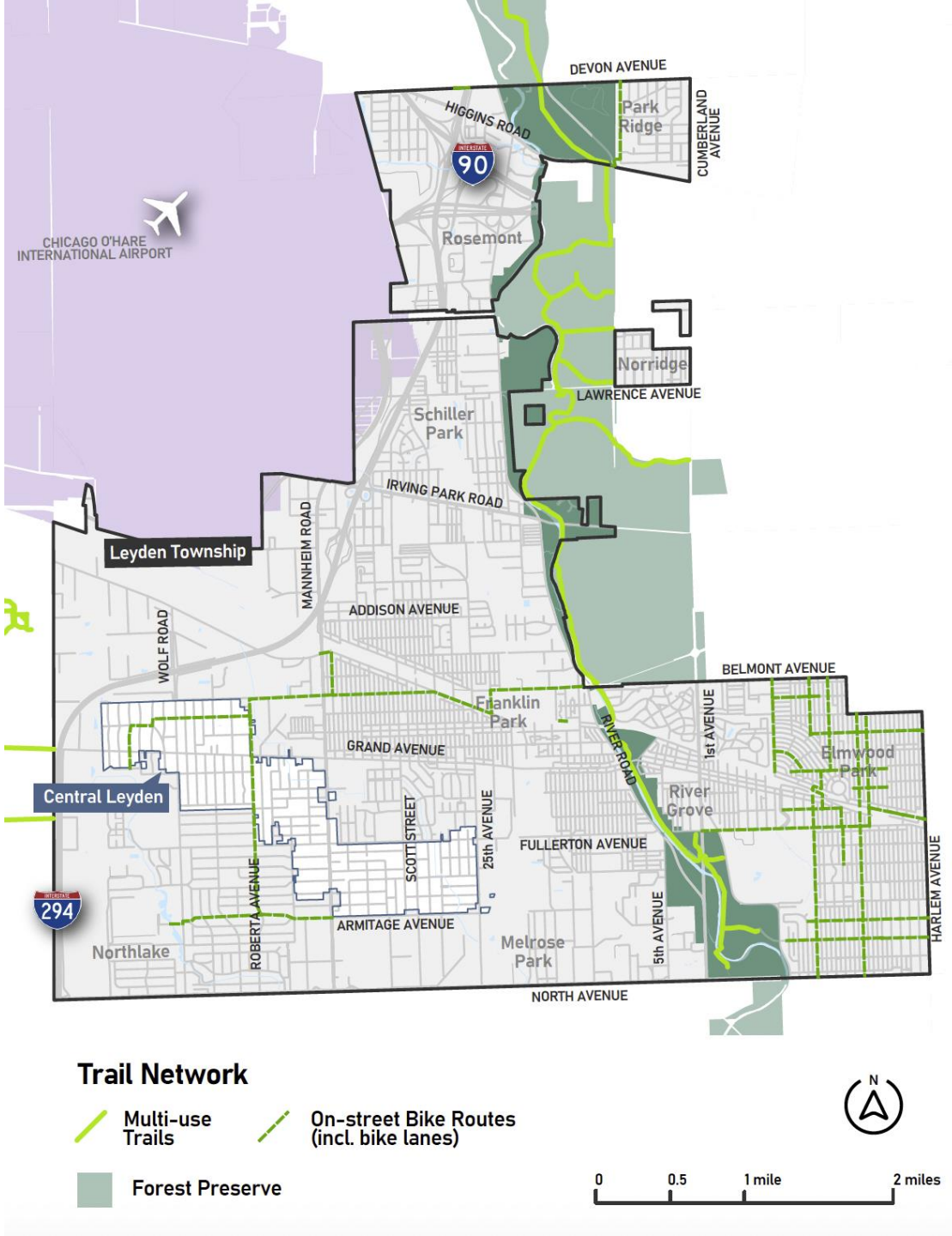
# Transit Network

- Central Leyden served by Pace Bus, which connect to Metra and CTA Blue Line and buses
- Pace Dial-a-Ride service is provided to any location within the Township



# Pedestrian & Bike Facilities

- Limited sidewalks on commercial and residential streets in Central Leyden
- Bike/ped infrastructure can help youth and adults safely travel around the Leyden community
- Explore opportunities to connect with the forest preserve trail network



# COMMUNITY CHARACTER

**Nearly 20 square miles in size, Leyden Township is difficult to define as one thing.**

**The primary character of the Township, especially in Central Leyden, is defined by single-family homes with tree-lined residential streets that connect to key commercial and industrial corridors.**

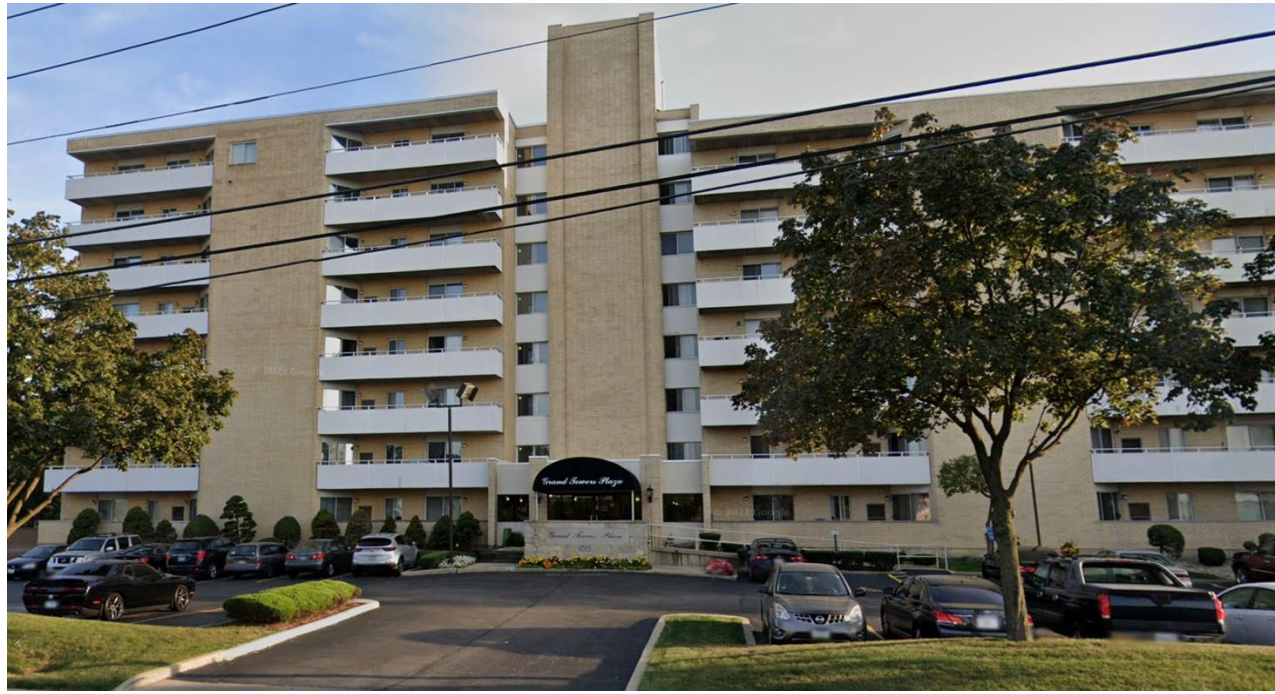












**HOUSING: Wide variety of styles and types, ranging from single-family detached to townhomes and apartments**










## COMMERCIAL:

Grand Avenue and Mannheim Road are the key commercial corridors through Central Leyden

Commercial corridors are predominantly auto-oriented, with a mix of small retail strip-centers, standalone commercial or industrial businesses, and some civic uses (schools, churches, Township buildings, etc.)










**OPEN SPACE:**

**Mix of Township-maintained and programmed parks, as well informal green spaces and trails**

# MARKET STUDY & FINDINGS

**High-level findings of market opportunities, notable trends and statistics, and considerations for economic development.**



# MARKET SUMMARY

***High traffic volumes on Mannheim Road and Grand Avenue offer opportunities for new commercial development to capture passersby.***

Unincorporated portions of the Township are located along two highly-traveled, diverse, important commercial corridors in the Chicago region.

This location may lend an opportunity to introduce new business concepts, such as international restaurants and grocers that are currently underrepresented in the area.

Other opportunities include private recreation facilities, grocery, and pet supplies (all are expected to see spending growth in the next five years).



# MARKET SUMMARY

***Leyden Township has a variety of offerings to meet regional retail, entertainment, and hospitality needs.***

Leyden's location near O'Hare Airport and many state routes and interstates enables excellent regional access.

Township communities, such as Rosemont, have capitalized on this location to attract a mix of retail, entertainment, and employment offerings.

Other communities like Elmwood Park, Franklin Park, Park Ridge and River Grove have invested in their downtowns and commercial districts, spurring mixed-use development and local businesses.

Retail rents are high at $20 per square foot, while vacancy has risen from 12% to over 14% in past two years, reflecting retail challenges across the region.



# MARKET SUMMARY

***Increasing diversity in the area can open doors for new international cuisines and retailers.***

Services and goods with a cultural twist, such as bridal and apparel stores geared towards Latino consumers, are difficult to find in the area and new stores can meet a growing demand from an increasingly-diverse region.

Specialty grocers, such as butcher shops and bakeries, can provide cultural foods that may not be widely available at traditional American grocers.

Leyden Township's location along major transportation arterials and highways can broaden the potential customer base for businesses to be successful.



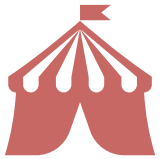
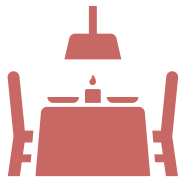
# RETAIL SPENDING

**Retail spending and incomes are projected to increase in the area. Because of the central regional location of the Township, the area could potentially attract further commercial development.**



# PROJECTED RETAIL DEMAND (Leyden Township)

***Consumer spending is projected to increase across the Township over the next five years. However, certain increases may not be enough to support a new businesses or other spending may be captured largely by e-commerce. Spending increases that can spur physical commercial development are noted below.***





| | GROCERIES | ENTERTAINMENT + RECREATION | DINING OUT | APPAREL | PET SUPPLIES | HOUSEKEEPING SUPPLIES | PERSONAL CARE PRODUCTS |
|---|---|---|---|---|---|---|---|
| 2024 CONSUMER SPENDING | $214,643,652 | $117,251,723 | $117,840,320 | $70,611,488 | $29,001,564 | $26,320,321 | $16,671,917 |
| 2029 PROJECTED SPENDING | $250,244,434 | $136,704,128 | $137,375,453 | $82,317,357 | $33,813,245 | $30,684,778 | $19,436,239 |
| PROJECTED SPENDING INCREASE | +$35,600,782 | +$19,452,405 | +$19,535,133 | +$11,705,869 | +$4,811,681 | +$4,364,457 | +$2,764,322 |

Data: 2024 Esri projections; 2021 and 2022 Bureau of Labor Statistics Consumer Expenditure Surveys

# PROJECTED RETAIL DEMAND (Unincorporated Area)

***Consumer spending is projected to increase across the Unincorporated Area as well; however, its smaller population size means that increases are lower than the Township. Nonetheless, the unincorporated portion of Leyden Township can capture spending from around the Township and region.***

| | GROCERIES | DINING OUT | PET SUPPLIES |
|---|---|---|---|
| 2024 CONSUMER SPENDING | $15,239,046 | $8,771,750 | $2,067,338 |
| 2029 PROJECTED SPENDING | $17,674,204 | $10,172,932 | $2,397,889 |
| PROJECTED SPENDING INCREASE | +$2,435,158 | +$1,401,182 | +$330,551 |

Data: 2024 Esri projections; 2021 and 2022 Bureau of Labor Statistics Consumer Expenditure Surveys

# POTENTIAL COMMERCIAL DEVELOPMENT TYPES

***Leyden Township can pursue development that responds to spending increases and gaps in the region.***

## NEW RESTAURANTS & SPECIALTY GROCERS

Restaurants and specialty food stores/grocers that aren't well represented in the area, such as Central American, Vietnamese, Indian, and other diverse cuisines that have become increasingly popular. Butchers and bakeries can also meet demand.






## INDOOR RECREATION

Indoor recreation options that cater to sports leagues, such as rinks, bubble domes, and multipurpose fieldhouses, operating as a commercial enterprise.

## HEALTH CARE

Health care services and medical offices are increasingly in demand.






## APPAREL

Apparel stores and shops that provide formal or bridal attire to specific cultural markets, such as traditional Mexican apparel and formal wear for quinceaneras and other events.

Images: John Ferak, Quad Indoor Sports, LinkedIn Oak Street Health, Chicago Quinceanera

# HOUSING MARKET

**The plan will explore questions about housing needs and opportunities.**



# HOUSING

| FOR SALE HOUSING | | | |
|---|---|---|---|
| | **Leyden Township** | **Central Leyden** | **Cook County** |
| Median Home Value (2024) | $282,898 | $241,000 | $325,501 |

| HOUSING COST BURDEN (% of households with high cost burden) | | | |
|---|---|---|---|
| **Monthly housing costs as % of income for homeowners with a mortgage** | **Leyden Township** | **Central Leyden** | **Cook County** |
| 30-49% | 13.8% | 18.6% | 11.5% |
| Greater than 50% | 10% | 10.6% | 8.8% |

| RENTAL HOUSING | | |
|---|---|---|
| | **Leyden Township** | **Cook County** |
| Median Rent | $1,222 - $1,550* | $1,318 - $1,900* |



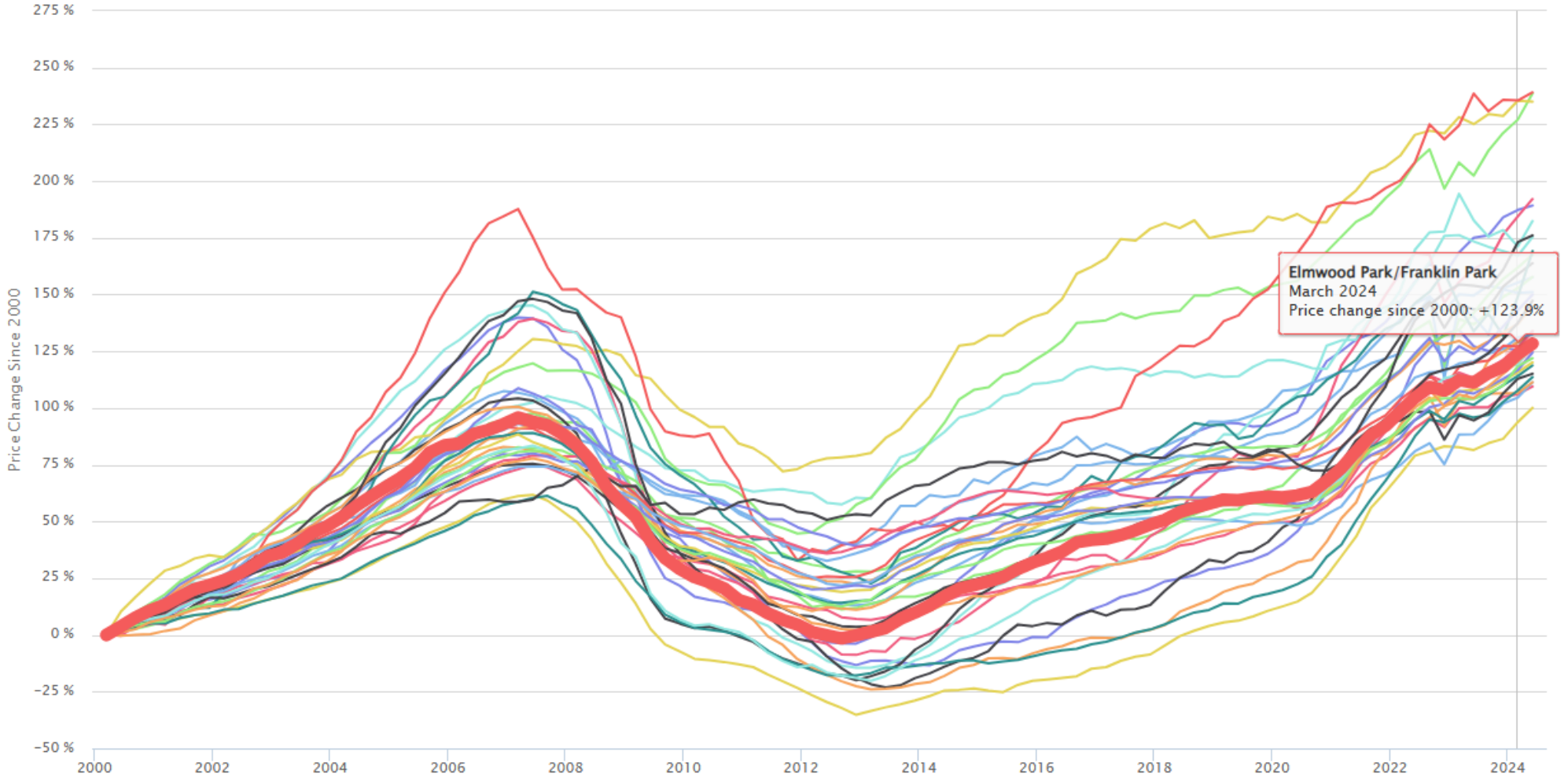
Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data
*Range comes from estimates from Niche.com and approx. 500 rental units listed on Zillow, Apartments.com, Zumper, and Compass

# HOUSING TRENDS

## COOK COUNTY HOUSE PRICE INDEX JAN 2000 - JUN 2024

Track quarterly price trends for single family homes in 33 submarkets in the City of Chicago and suburban Cook County.

**Data: DePaul Institute for Housing Studies**



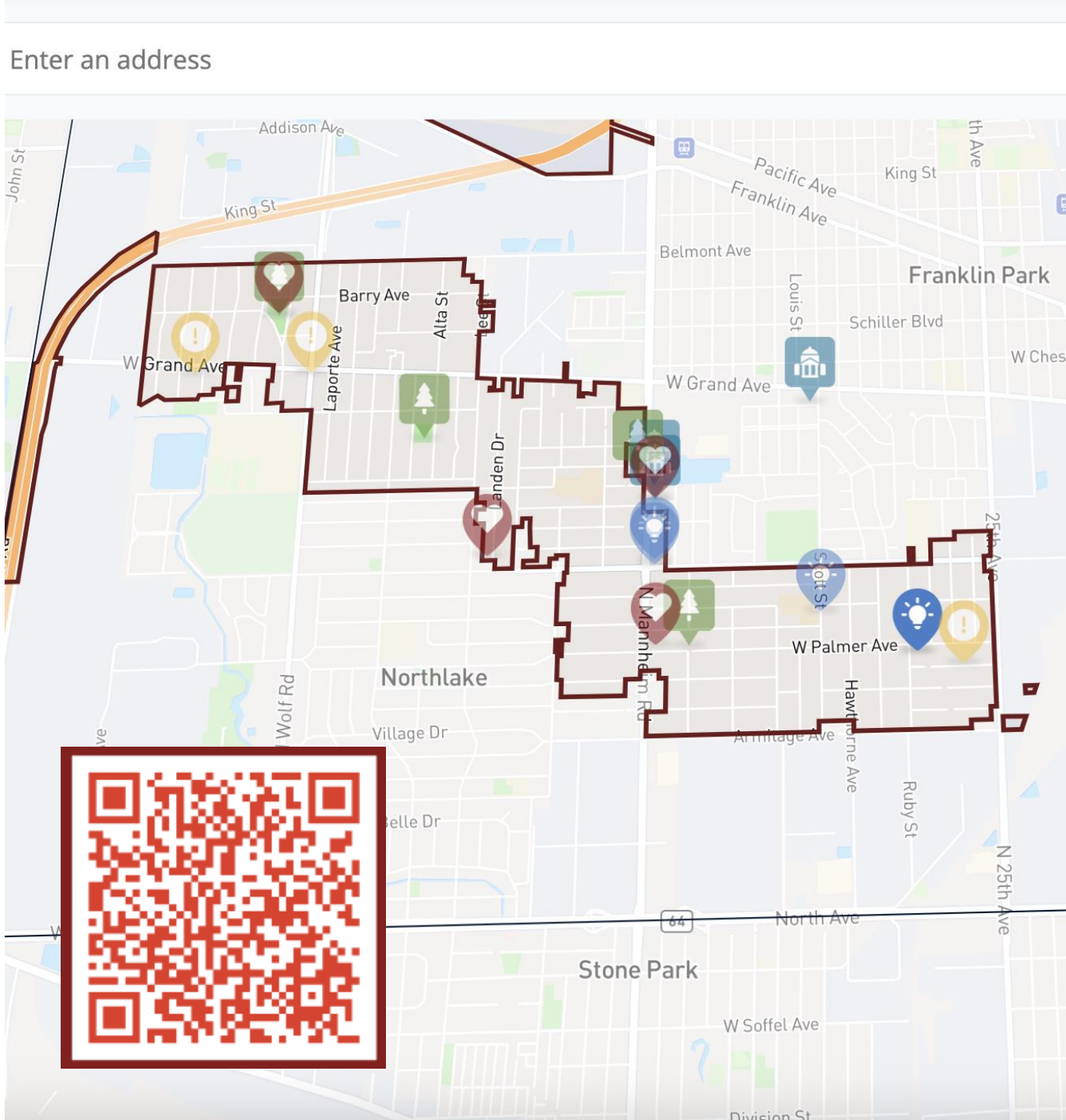
# COMMUNITY ENGAGEMENT

**A combination of targeted stakeholder involvement and wide-reaching community input will ensure that we hear from as many people as possible in the planning process**



# Community Outreach

- **Online Interactive Comment Map**
- **Township December 2024 Newsletter**
- **Stakeholder Interviews & Focus Groups**
- **Community Pop-Up Events**
- **Community Survey**



# Comment Map Input

Need new restaurants and fast food in the area with a broader variety of food options (sports bar, or chain restaurants like Chili's, Corner Bakery or Panera, Noodles and co., Applebee's, "American fare" restaurants, Thai, etc...
A wider variety of options is needed.

This administration has turned this area around from a place of recreation to a place of wonderment for kids and adults alike. The new park is amazing and the facilities are great.

I would love to see more biking infrastructure along scott street especially near scott school, it's a very heavily biked path due to the school, nearby park, and central location. I think this is especially important due to the recent biking accident in northlake, as well as the improvements and increased signage related to biking along scott street in franklin park.

The walkway by the creek is lovely and a high traffic area for the townships many dog walkers. Would love to see this area extended, perhaps further beautified, and dog waste bins along the way.

A lot of speeding and taking red lights happening during school hours and on weekend. Also, with the semi trucks passing through it creates road rage. It's very concerning. A speeding camera or more police present would be great. Let's keep our neighborhood safe for us all!

I Hope you don't intend to tear down this apartment building where I have lived for twenty years. Its very difficult to find cheap studio apartments and this building has many older residents.

Grand ave street lighting is poor at Best! Improving the lighting by adding more and updating the old lights for safety and security reasons

Love meeting with other seniors in the community and participating in Leydens activities. Especially Senior Exercise Class!!

# Stakeholder Interviews

*Preliminary findings (interviews are ongoing)*

**Opportunities**

- Township communications, partnerships, community events, services, and actions along Mannheim are appreciated
- Desire for more sit-down restaurants and a community gathering space/destination
- Consolidate overlapping services with municipalities
- Job training and employment options, market the local workforce to businesses
- Programming partnerships to serve both youth/early childhood and seniors ("Seniors reading to preschoolers")
- Beautification and walkability: more trees, green space, pedestrian/bike facilities, public art

**Issues**

- Aging infrastructure needs to be replaced
- Limited storm sewer system in Central Leyden (Silver Creek area flooding)
- Rising housing costs and limited availability of middle market housing
- Economic development is a challenge; property acquisition and business incentives may help
- Mental health and homelessness is an increasing issue across the Township
- Transportation safety concerns in residential areas (no sidewalks, truck traffic)

# DISCUSSION OF DRAFT GOALS

**Preliminary goal statements have been prepared for the Plan Commission's review and feedback**



# Part 1: Township Goals

## Goal 1: Communications

- Provide transparent communications to engage all residents, businesses and other stakeholders to further a prosperous Township.

# Part 1: Township Goals

## Goal 2: Intergovernmental Cooperation

- Coordinate programs and services with Cook County and the ten municipalities that comprise portions of Leyden Township.

# Part 1: Township Goals

## Goal 3: Infrastructure

- Provide water and sewer services to customers served by Leyden Township and maintain and ensure safety for all users of roads.

# Part 1: Township Goals

## Goal 4: Services

- Provide excellent services and programs to serve the Township's seniors and families.

# Part 2: Land Use & Development in Unincorporated Areas

## Goal 1: Land Use

- Promote well-planned development to promote economic investment, stable housing, and quality open spaces in unincorporated areas of the Township.

# Part 2: Land Use & Development in Unincorporated Areas

## Goal 2: Economic Development

- Revitalize commercial areas through thoughtful redevelopment efforts at key nodes and corridors, particularly along Mannheim Road, Grand Avenue and Fullerton Avenue.

# Part 2: Land Use & Development in Unincorporated Areas

## Goal 3: Quality Housing

- Support homeownership opportunities, quality rental housing, and new housing development that serves the demand for all residents.

# Part 2: Land Use & Development in Unincorporated Areas

## Goal 4: Open Space, Recreation and Natural Resources

- Maintain and improve parks, recreation and open spaces that serve local residents and visitors, while promoting sustainable practices to preserve natural resources.

# Part 2: Land Use & Development in Unincorporated Areas

## Goal 5: Placemaking

- Design and implement strategies to create central nodes for community use as well as urban design improvements to reinforce a sense of place and community for all residents and visitors.

LEYDEN TOWNSHIP

LOOKING AHEAD

COMPREHENSIVE PLAN

# Plan Commission Kick-Off

Leyden Township Comprehensive Plan

February 18, 2025