LEYDEN TOWNSHIP

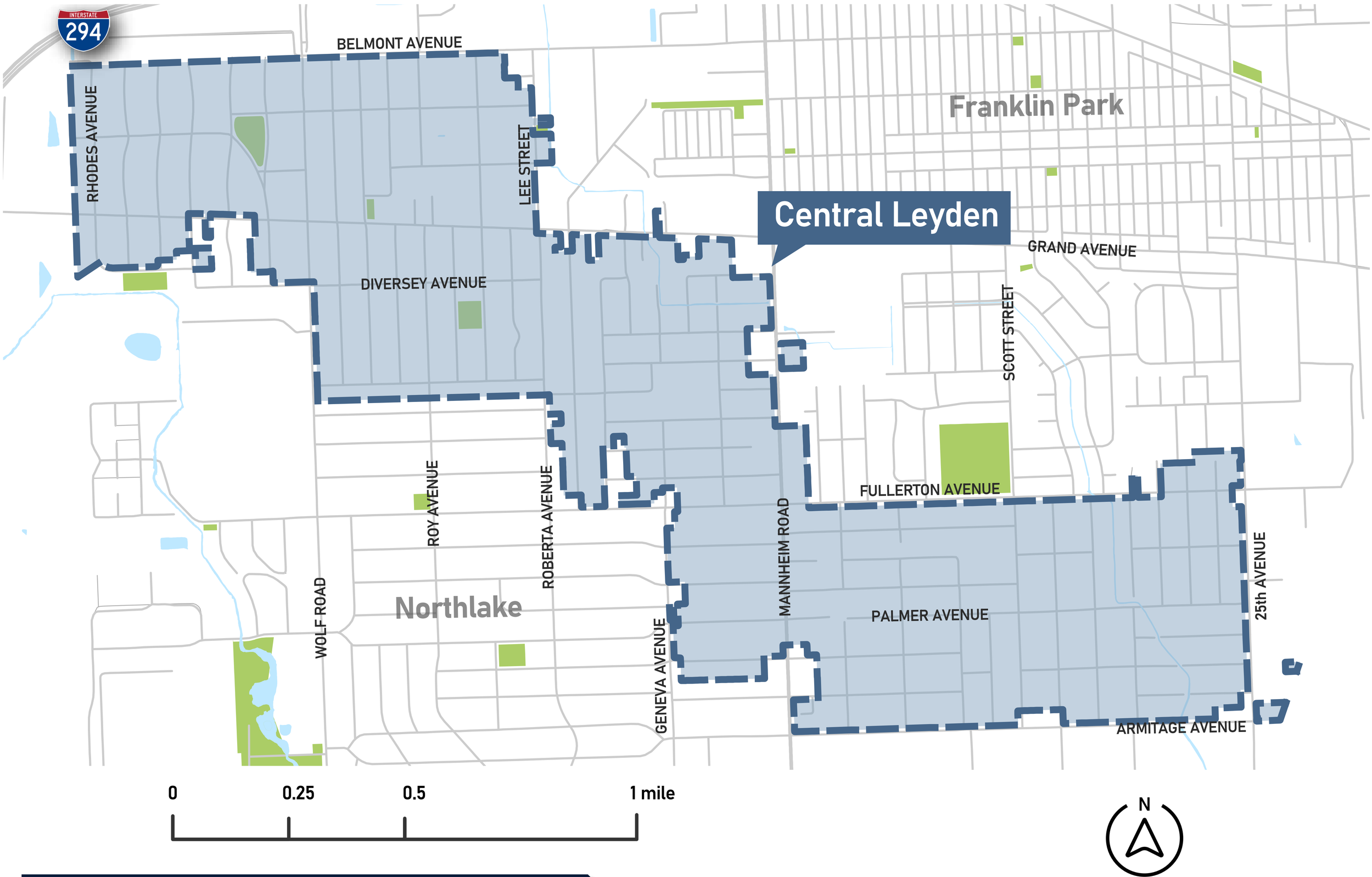
LOOKING AHEAD

COMPREHENSIVE PLAN

WELCOME!

This Community Open House will explore ideas, concepts, and priorities for **Central Leyden.**

(Central Leyden is also known as the unincorporated area of Leyden Township)



How to participate...

1 Grab stickers at the front table.

2 Visit the various open house stations, in any order.

3 Use your stickers to vote for the concepts and priorities important to you.

4 Share additional thoughts on any board using sticky notes.

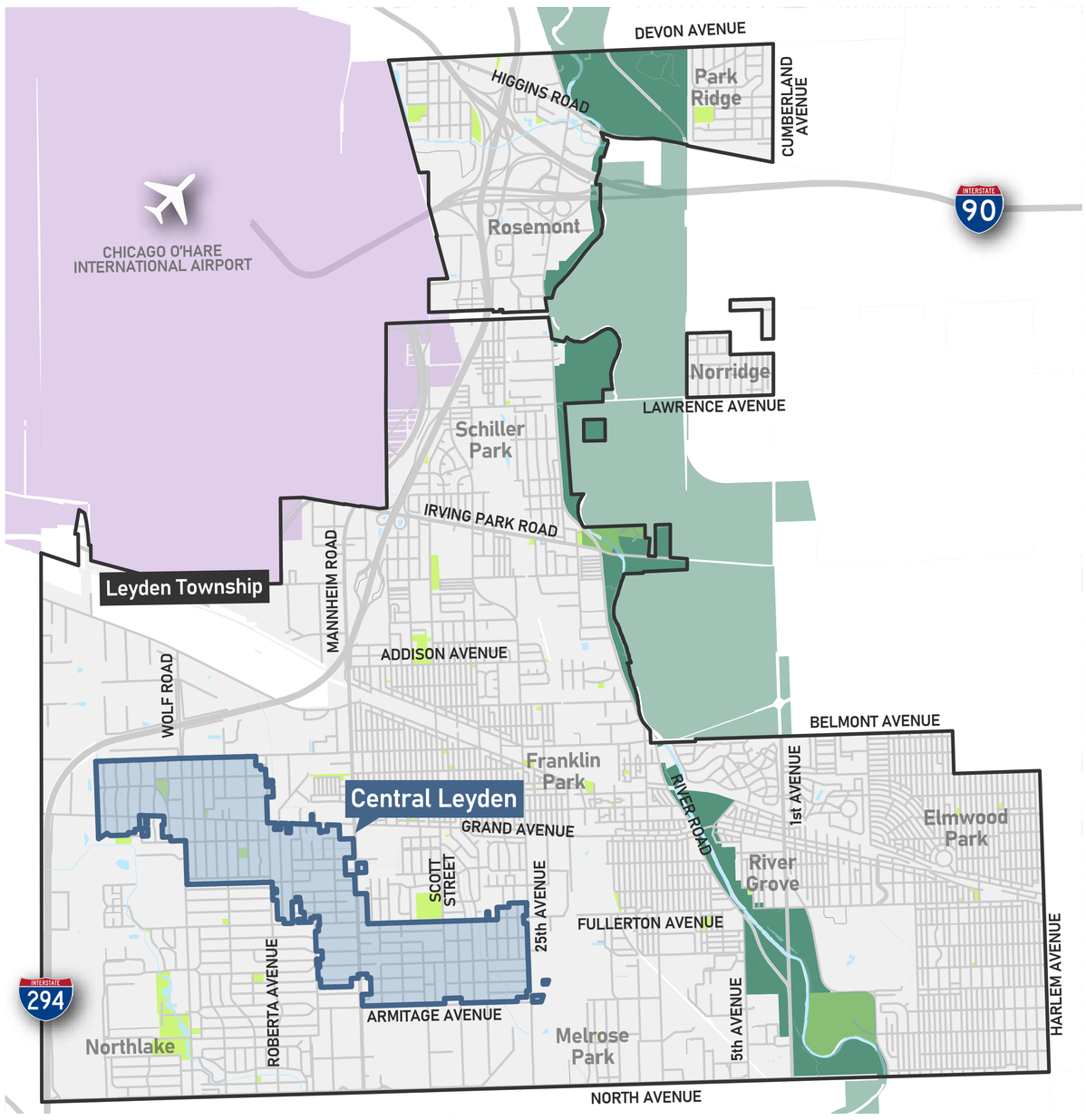
The planning team and Township staff are available to discuss any questions or comments!

LEYDEN TOWNSHIP

LOOKING AHEAD

COMPREHENSIVE PLAN

Township Goals



Leyden Township includes ten municipalities within its boundaries. The Township provides services to each of these communities, but they have their own comprehensive plans and codes that govern land use, zoning, etc.

The goals and strategies below apply to all of Leyden Township, relating to Communications, Intergovernmental Cooperation, and Services.

Other draft recommendations (Housing, Open Space, Economic Development, Placemaking, and Transportation & Infrastructure) are specific to the Township's unincorporated area, referred to as Central Leyden.

COMMUNICATIONS

Strategy: Continue to seek opportunities for joint communications.

- Communicate Township-wide services in municipal communications.
- Seek opportunities for joint events and programming.
- Bring new 3-1-1 service online.

Strategy: Enhance strategic communications.

- Continue newsletter and community engagement programs.
- Formalize business outreach programs.
- Continue to work with the Chambers of Commerce and service organizations.
- Continue to conduct periodic surveys of residents.

INTERGOVERNMENTAL COOPERATION

Strategy: Coordinate with municipalities to provide high quality services and pursue joint infrastructure grants.

- Engage municipalities for for service delivery partnerships.
- Identify overlapping services and determine efficient deployment.
- Pursue joint grants.
- Provide handyman services for Norwood Park Township through a social service provider.
- Share equipment and resources.

Strategy: Work with municipalities to improve gateways.

- Work with communities to identify the Township through signage, landscaping, and gateways.
- Consider beautification support to communities at major gateways.

SERVICES

Strategy: Provide and improve access to services.

- Continue social services and health programs in coordination with partners.
- Conduct surveys to assess resident needs, awareness of services, and potential areas for improvement.
- Convene partners to coordinate approach towards homeless services.

Strategy: Monitor and update facilities.

- Explore creation of a Central Leyden campus to concentrate Township offices, facilities, and social services.
- Continue to explore locations for senior housing.
- Continue community center efforts.

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Housing

Strategy: Support improvements to existing housing stock.

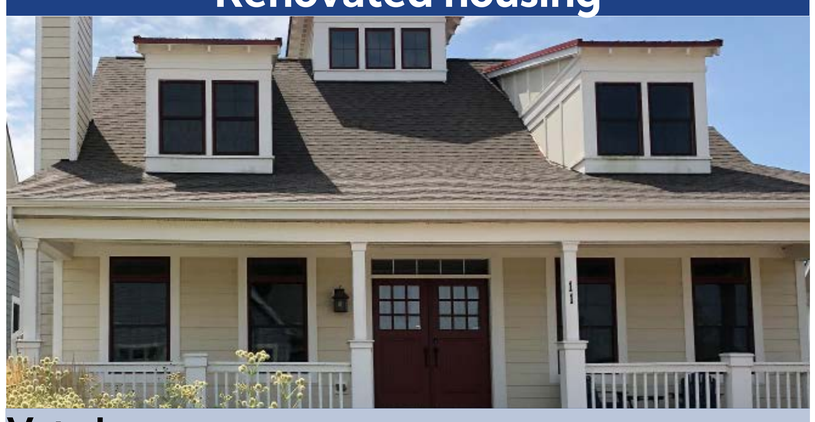
- Seek Township enforcement of property standards and code violations.
- Continue to communicate information on subsidies and grants to property owners.
- Work with local institutions to establish a homeownership education program.
- Explore feasibility of property improvement grants (e.g. roof repair, accessibility improvements, emergency repairs)

Strategy: Support high-quality new housing.

- Continue to support new housing construction.
- Explore mixed-use development at key sites.
- Identify locations for single-family attached and live-work residential construction.
- Continue the acquisition of vacant properties for the development of new housing.

Which types of housing are needed in Central Leyden?

Renovated housing



Vote here:

Single-family housing



Vote here:

Townhomes



Vote here:

Condos



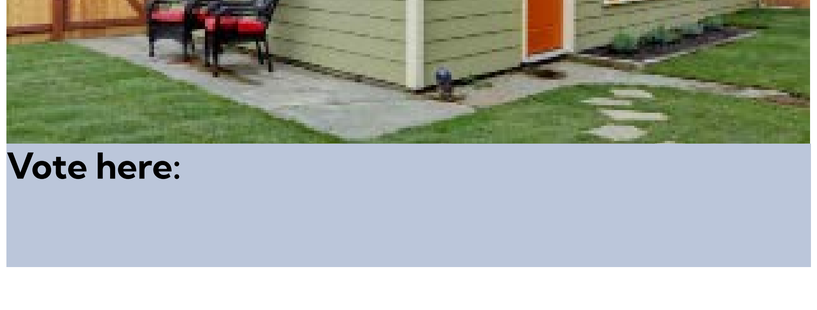
Vote here:

Multifamily apartments



Vote here:

Mixed-use development



Vote here:

Senior housing

Vote here:

Live/work housing

Vote here:

Accessory dwelling units (ADUs)

Vote here:

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Open Space & Natural Resources

Strategy: Maintain and improve existing parks.

- Continue to seek grants for open space improvements.
- Explore additional parks programming.
- Support partner park districts' improvements and seek joint grants.

Strategy: Improve public access to Silver Creek.

- Develop a natural open space and pedestrian bridge on the Belden Avenue right-of-way (between Emerson and Ruby Streets).
- Continue to acquire properties with chronic flooding issues for use as public open space.
- Work with property owners to secure easements for a Silver Creek trail.
- Explore potential for new clustered residential development that preserves creekside space for natural habitats, open space, and trails.

Strategy: Grow the open space network.

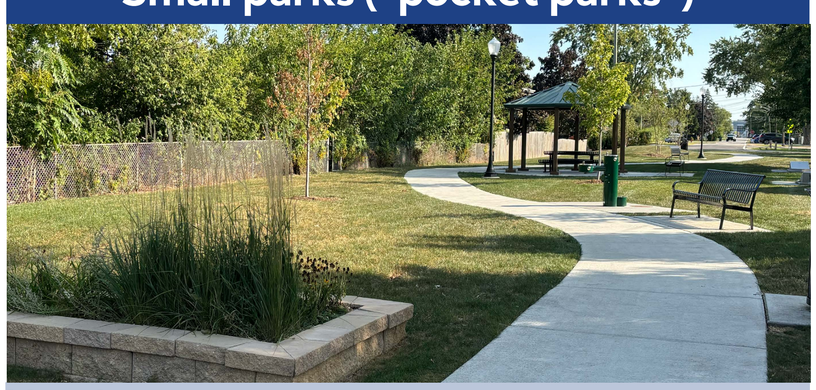
- Explore Township-owned properties and rights-of-way for potential new open spaces.
- Work with developers to include open space elements in new projects.

Strategy: Support tree planting and rain garden efforts.

- Explore establishment of a Township-assisted tree planting program.
- Evaluate Township-owned property for opportunities to add trees and rain gardens.
- Identify flood-prone areas for new street trees, rain gardens, and swales as Township streets are resurfaced.
- Work to support tree planting as part of streetscaping efforts on commercial corridors.

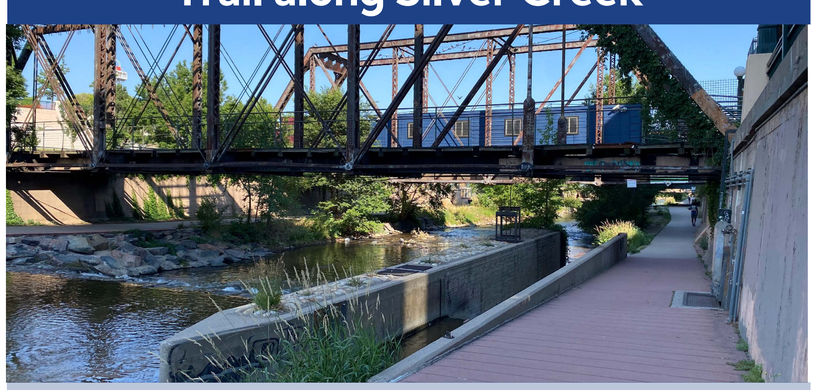
What types of open spaces would you like to see in Central Leyden?

Small parks ("pocket parks")



Vote here:

Trail along Silver Creek



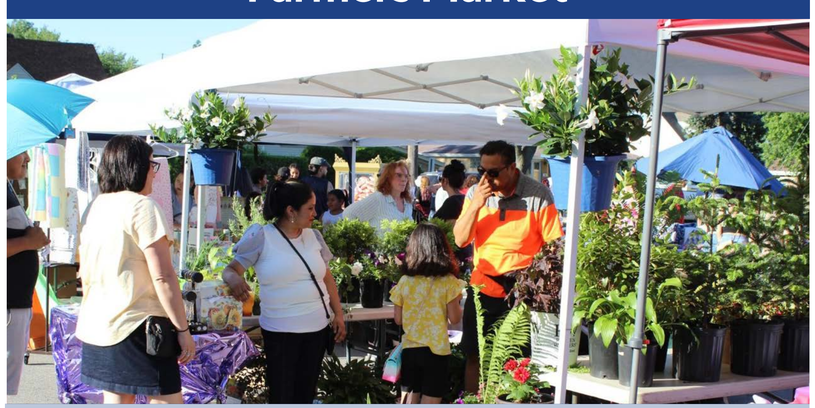
Vote here:

Playgrounds



Vote here:

Farmers Market



Vote here:

Community Gardens



Vote here:

Natural Areas/Nature Play



Vote here:

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Economic Development

Strategy: Encourage redevelopment along commercial corridors.

- Encourage mixed-use development at the Grand/Wolf and Mannheim/Fullerton intersections.
- Work with property owners to assemble smaller properties for viable redevelopment.
- Solicit development proposals for Township-owned properties.
- Pursue programs that can provide development incentives (e.g. Enterprise Zones).

Strategy: Market the Township to businesses and visitors.

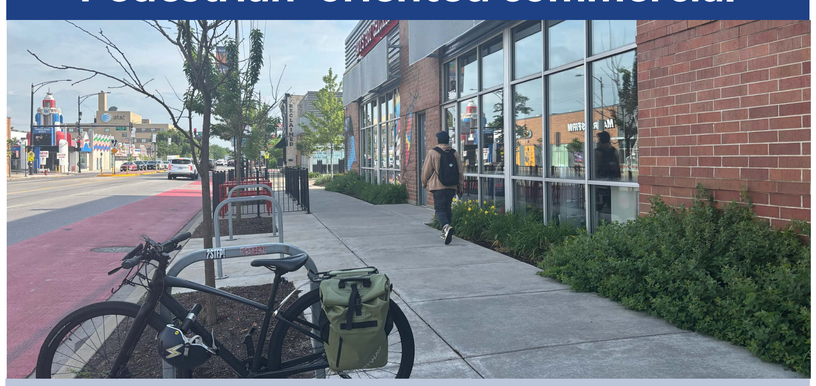
- Develop a Central Leyden brand.
- Explore opportunities to display the brand through banners, signage, and art.
- Utilize the brand in business recruitment efforts.

Strategy: Incubate local businesses.

- Explore locations for a "test kitchen" space for food entrepreneurs.
- Attract additional food industries.
- Explore a regular farmers market.
- Encourage live/work housing to offer space for home-based business owners.
- Allow storefronts to host pop-ups with rotating vendors.

What types of development do you want to see along commercial corridors (e.g. Mannheim Road, Grand Avenue)?

Pedestrian-oriented commercial



Vote here:

Mixed-use (Residential over Retail)



Vote here:

Mixed-Use (Separate Buildings)



Vote here:

Office/Service-Based Business



Vote here:

Strip Center Commercial



Vote here:

Commercial Destination



Vote here:

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Placemaking

Strategy: Continue to develop plazas and gathering spaces.

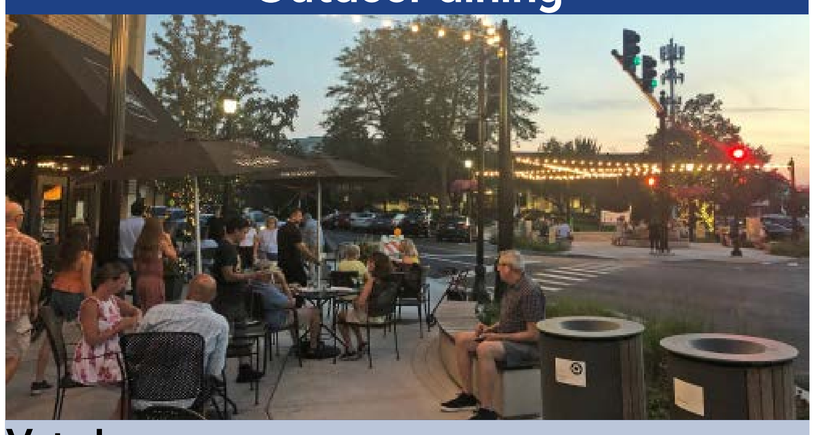
- Identify a location for a "community lawn" for events.
- Explore locations for neighborhood art and garden installations.
- Encourage outdoor dining spaces at restaurants.

Strategy: Introduce branding and art on major corridors.

- Work with IDOT to add unique lighting, banners, and landscaping along Mannheim Road.
- Explore locations for gateway and wayfinding signage.
- Work with Pace Bus to include art and Central Leyden branding at potential future stop/stations.
- Encourage public art and/or murals in new development.

What types of placemaking would enhance Central Leyden's streets and public places?

Outdoor dining



Vote here:

Public plazas/outdoor activities



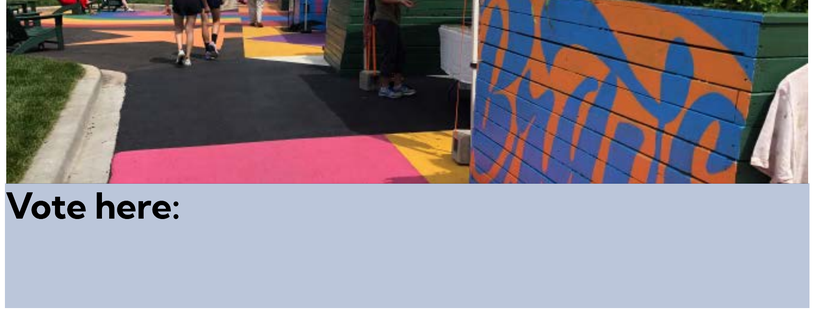
Vote here:

Streetscaping (benches, landscaping)



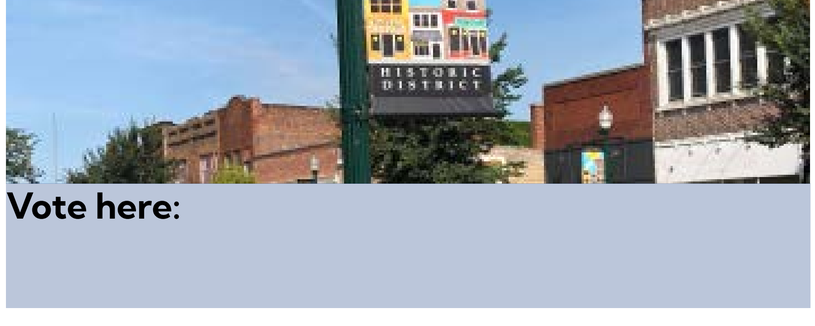
Vote here:

Wayfinding signage



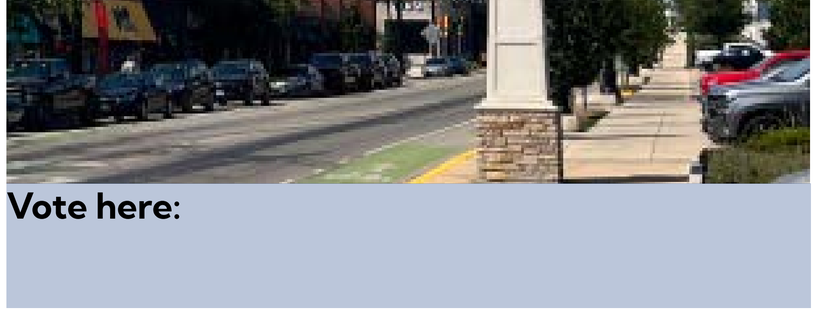
Vote here:

Civic Plaza



Vote here:

Public art / murals



Vote here:

Pop-up markets

Vote here:

Community Branding

Vote here:

Enhanced lighting

Vote here:

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Transportation & Infrastructure

Strategy: Maintain and improve critical utilities.

- Continue to maintain utilities in the Township in collaboration with partner organizations.
- Apply for and support applications for utilities grants from partner organizations.
- Continue to communicate solar and energy-efficiency tax credits to homeowners.

Strategy: Maintain and improve Township streets.

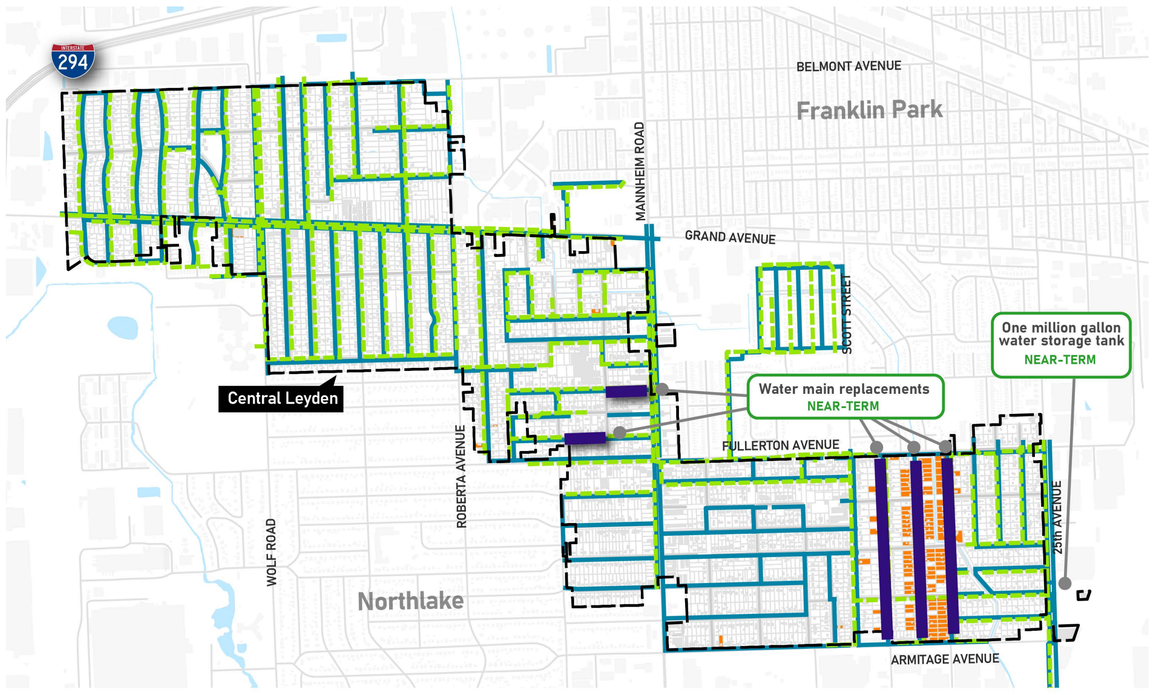
- Continue to improve Township streets.
- Explore traffic-diverting designs that limit truck traffic on residential streets.
- Explore roadway enhancement projects with nearby municipalities to pool and share resources.

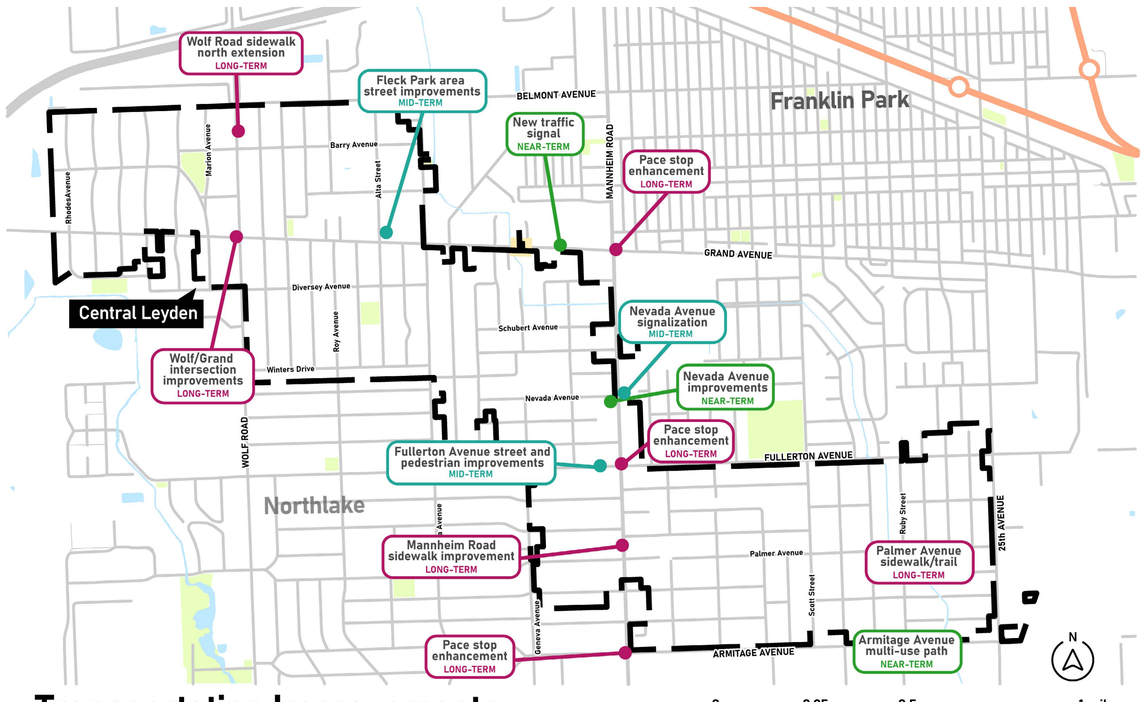
Strategy: Advance walkability and bikeability in the Township.

- Develop a trail network and expand the sidewalk network within Central Leyden.
- Work with partner municipalities to connect trail and sidewalk gaps.
- Work with the Forest Preserve to improve pedestrian and bike access to natural areas.

Strategy: Encourage transit use and improve access to transit.

- Work with Pace, Metra, and CTA to maintain and improve transit facilities in the Township.
- Coordinate with Pace regarding frequency of service and pedestrian amenities.
- Distribute transit benefit program information to local businesses.





Feedback? Share below!

Feedback? Share below!

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Transportation & Infrastructure

Which transportation improvements should be prioritized?

Roadway improvements



Vote here:

Medians and beautification



Vote here:

Improved crosswalks



Vote here:

Trails



Vote here:

Traffic diverters



Vote here:

Improved sidewalks



Vote here:

Enhanced transit facilities



Vote here:

Pedestrian signage



Vote here:

Traffic calming



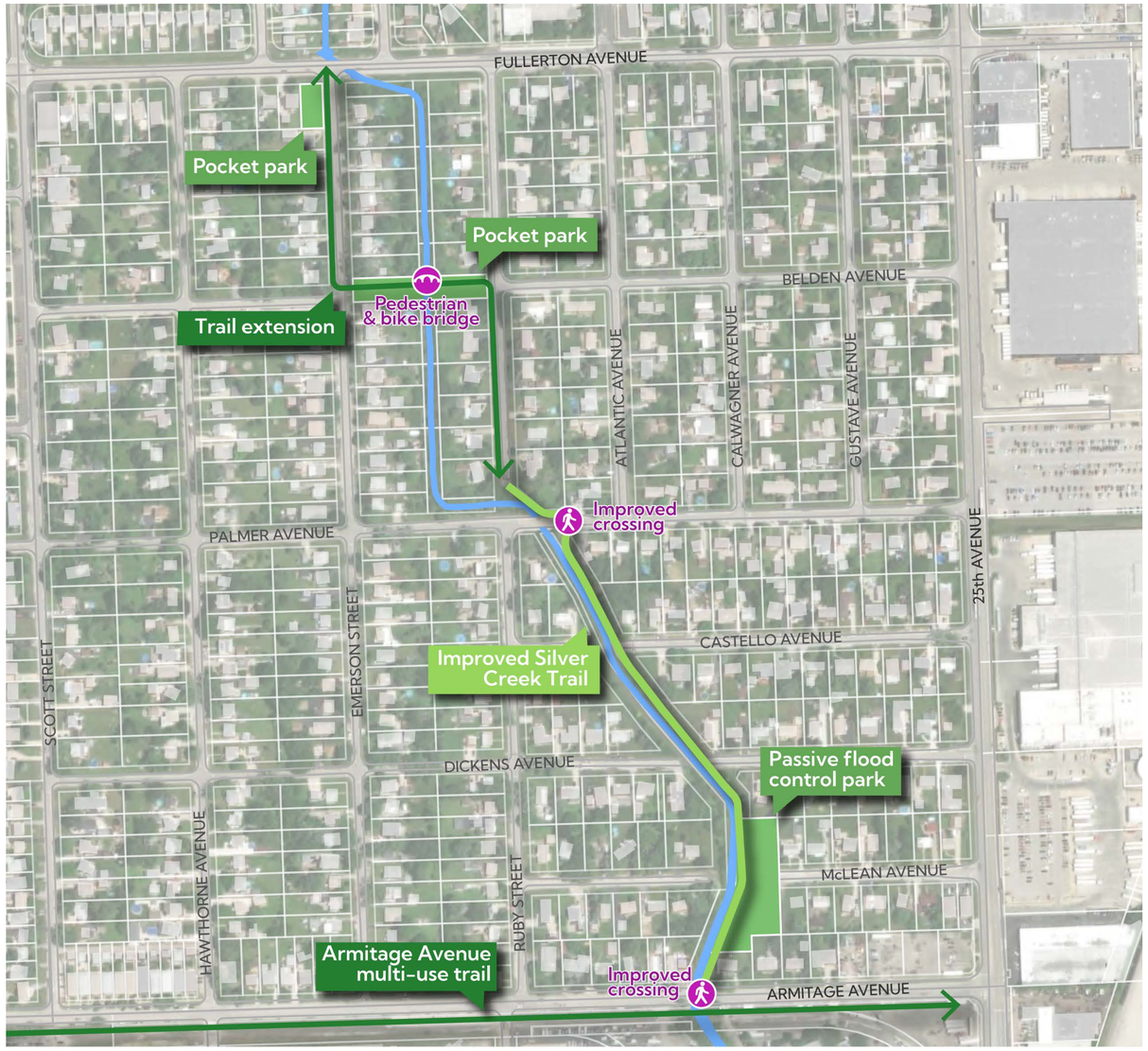
Vote here:

Did we miss anything? Share thoughts here with a post-it note!

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Open Space & Natural Resources

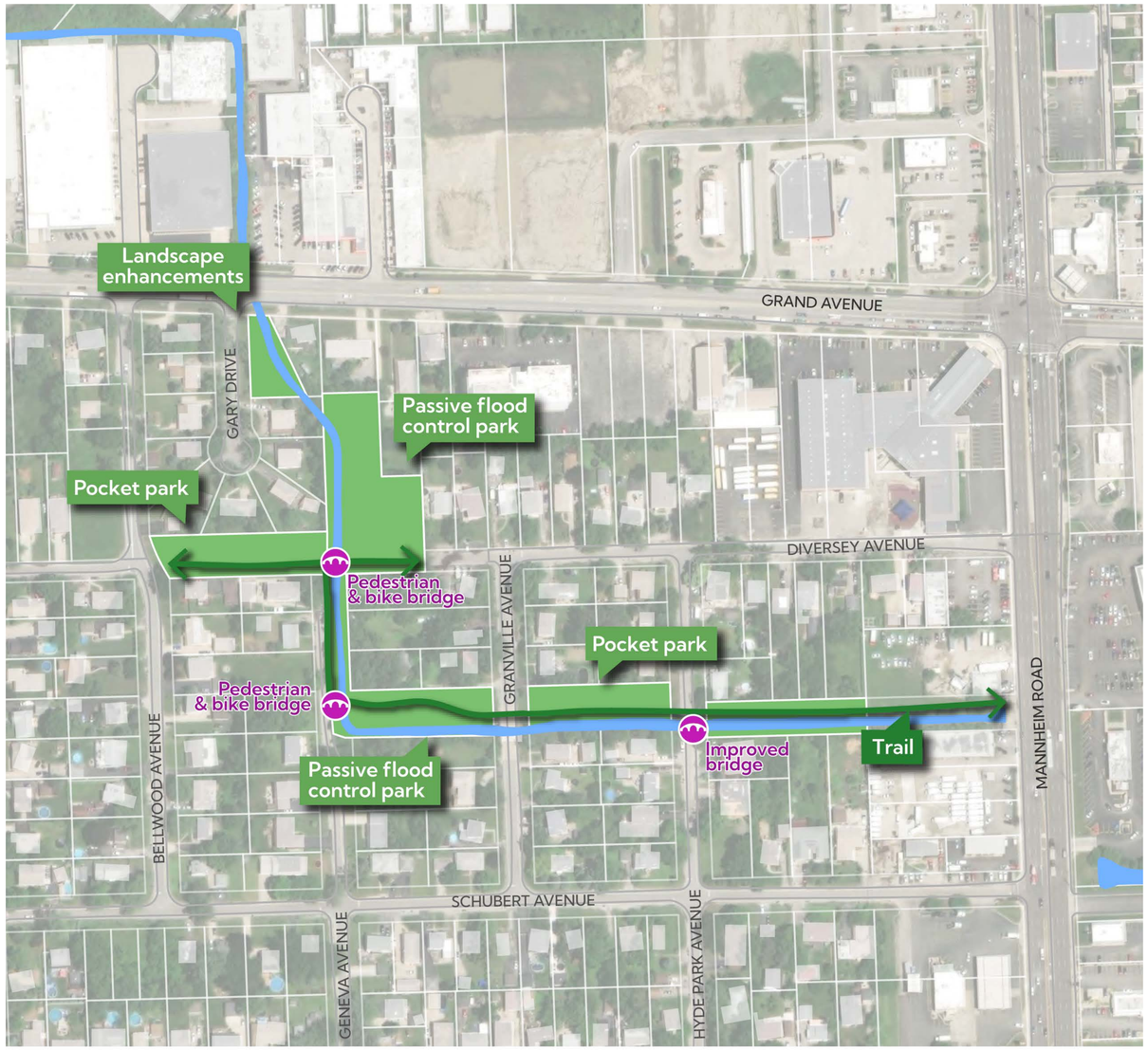
Silver Creek Open Space Opportunities



Silver Creek Open Space Concept
EAST SIDE CONCEPT

N

0 250 500 1,000 feet



Silver Creek Open Space Concept
WEST SIDE CONCEPT

N

0 150 300 600 feet

Feedback? Share below!

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Land Use

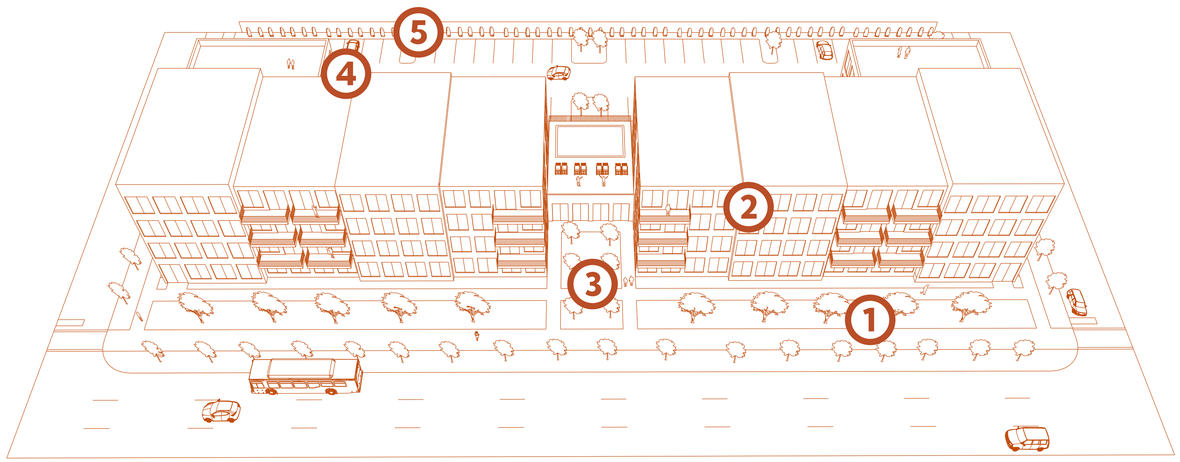
Strategy: Continue to pursue high-quality development.

- Continue to acquire dilapidated or abandoned properties and recruit desired development.
- Consider drafting design guidelines for properties along commercial corridors.
- Continue to coordinate with Cook County on zoning and development approvals.
- Work with developers to ensure adequate infrastructure and open space on large sites.

Strategy: Ensure different land uses coexist harmoniously.

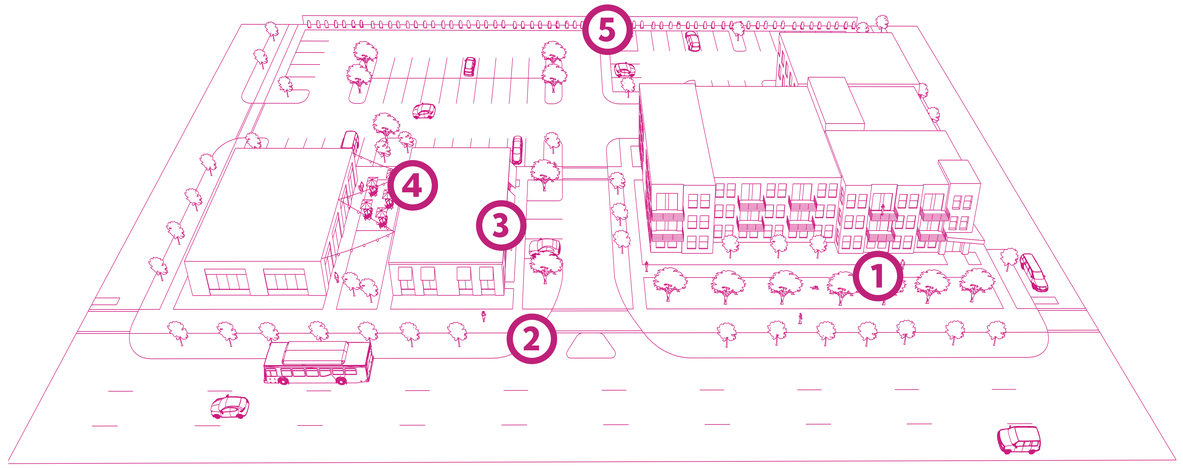
- Establish buffers and screening between residential and non-residential land uses.
- Consider allowing for "transition" land uses between high-intensity commercial areas and low-density residential areas.
- Plan for new residential development to preserve space for common open areas, green space, and natural areas.

Development concepts for a standard Mannheim Road block



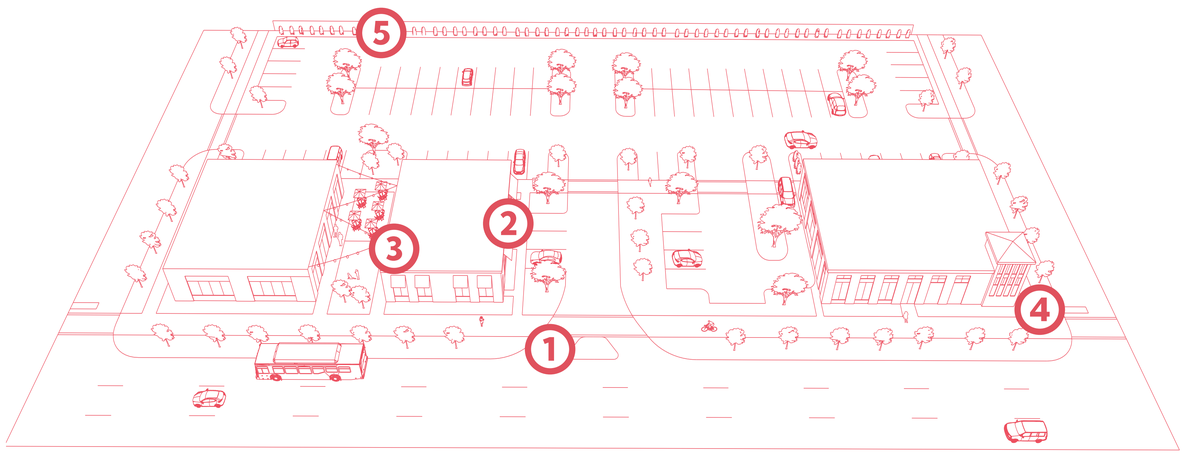
MULTIFAMILY OR SENIOR HOUSING

1. Set back housing from Mannheim Road with green space.
2. Create a varied facade to reduce monolithic appearance.
3. Add public green space.
4. Step back building to not overwhelm nearby homes.
5. Screen parking with fencing and trees.



MIXED-USE (RESIDENTIAL & COMMERCIAL)

1. Set back housing from Mannheim Road with green space.
2. Reduce curb cuts and improve sidewalk.
3. Encourage retail building access from both the street and parking area.
4. Incorporate a public plaza for outdoor dining and events.
5. Screen parking with fencing and trees.



COMMERCIAL (RETAIL)

1. Reduce curb cuts and improve sidewalk.
2. Encourage retail building access from both the street and parking area.
3. Incorporate a public plaza for outdoor dining and events.
4. Enage corners with unique architecture.
5. Screen parking with fencing and trees.