

Rocco D. Biscaglio
Supervisor
Jamie Losurdo
Clerk
Ronald Klinger
William Otte
Nick Pecora
Vincent S. Fiorito
Trustees



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John "Bucky" Bjorvik
Highway Commissioner

Al J. Biancalana
Assessor

James S. Caporusso
Township Administrator

AGENDA

LEYDEN TOWNSHIP MEETING

OF THE

PLANNING COMMISSION

Tuesday, April 15, 2025 at 6:00pm
Township Townhall
Court Room
2501 Mannheim Road
Franklin Park, Illinois 60131

1. Call to Order
2. Approval of the Minutes -February 18, 2025 (Agenda Item #1)
3. New Business
 - A. Appointment of Randy Olinski to the Planning Commission
 - B. Land Use Development Framework, Intergovernmental Programs, Human Services and Communications presented by Teska Associates, Inc.
4. Old Business
5. Public Comment
6. Adjournment

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MINUTES

LEYDEN TOWNSHIP MEETING

OF THE

PLANNING COMMISSION

Tuesday, February 18, 2025, at 6:00pm
Township Townhall
Court Room
2501 Mannheim Road
Franklin Park, Illinois 60131

1. Call to Order

Supervisor Rocco Biscaglio called to order the February 18, 2025, Planning Commission Meeting to order and welcomed the new members at 6:00pm

Committee members present:

Debbie Fiorito

Sue Colucci

Ben Affeto

Others in attendance: Rocco Biscaglio, Leyden Township; James Caporusso, Leyden Township; Jamie Losurdo, Leyden Township; Melissa Bukovatz, Leyden Township; Jonathan Zivojnovic, River Elm Properties; Vita Camaci, River Elm Properties; Francesca Lawrence, Teska Associates and Scott Goldstein, Teska Associates.

2. Approval of the Minutes

No minutes to approve.

3. New Business

A. Ben Affeto made a motion seconded by Sue Colucci to nominate and approve Debbie Fiorito as Chair of the Planning Commission.

B. Introduction of Scott Goldstein from Teska Associates, Inc.

Mr. Scott Goldstein introduced himself and Francesca Lawrence from Teska Associates.

C. Summary of Comprehensive Plan

Scott Goldstein and Francesca reported the update status of the Comprehensive Plan. The committee discussed data presented and what the committee's responsibility will be moving forward.

4. Old Business

No old business to report.

5. Public Comment

No public comment

6. Adjournment

Debbie Fiorito made a motion, seconded by Ben Affeto and the meeting was adjourned at 7:10pm.

Respectfully Submitted

James Caporusso



Leyden Township Comprehensive Plan

Plan Commission Kick-Off Meeting Summary | February 18, 2025

Introduction

On February 18th, Leyden Township's newly formed Plan Commission met for the first time. Appointed by the Township Supervisor, the Commission was established to guide the development of the Township's first-ever comprehensive plan. Once the plan is complete, the Plan Commission will be responsible for overseeing implementation of the plan's recommendations and proposing any future updates or changes to the plan, as needed.

Rocco Biscaglio, Township Supervisor, opened the meeting by introducing the comprehensive plan. He explained that the Township has been working to enhance Mannheim Road and wants to build upon those efforts with a comprehensive plan that calls for integrated future improvements across the Township's unincorporated areas. The plan will provide direction for communications, intergovernmental coordination, and public services across the Township, and then focus on the unincorporated areas in terms of future land use, economic development, housing, and open space.

Discussion: Strengths & Challenges

Scott Goldstein, President of Teska Associates—the community planning firm that is assisting the Township with the planning effort—kicked off the presentation by asking the Plan Commission to share thoughts on the Townships' current strengths and challenges:

- **Strengths**
 - Hometown feel and good schools
 - Space – large lots and setbacks
 - Lower taxes
 - Services (street, food pantry, senior)
 - Proactive Township Board
 - “Everything we need or want is here”
 - Flooding issues have been improving
- **Challenges**
 - Traffic congestion and noise
 - Reliance on Cook County for permitting, code violations = delayed outcomes
 - “Overcome what Mannheim Road was” – turn around past reputation

LEYDEN TOWNSHIP
LOOKING AHEAD
COMPREHENSIVE PLAN

Current Conditions Presentation

Teska presented an analysis of the Township's current conditions, which covered the following topics:

- Demographics
- Employment
- Land Use & Zoning
- Community Facilities, Programs, and Services,
- Community Character
- Market Findings
- Community Engagement

[The complete presentation can be viewed here.](#)

Draft Goals

The planning team prepared preliminary goal statements for the Plan Commission to review and discuss. ([pages 57-66 of the presentation](#)). Commissioners generally agreed with the goals serving as the starting point for more detailed strategies to come, with feedback on the following goal areas:

- **Communications:** hugely improved from the past, newsletter is great, can always continue to communicate news and events more effectively to the community
- **Infrastructure:** improve lighting on major roadways, general roadway improvements
- **Services:** Township systems and programs are great
- **Land Use/Housing:** identify areas for investing in existing housing stock, preserving single-family homes, promote aging in place
- **Economic Development:** seek to attract health care and restaurant uses
- **Placemaking:** consider beautification committee, enhance walkability and safety

Next Steps

The Plan Commission will meet monthly, on the third Tuesdays at 6pm, unless there is not business for the agenda. The next discussion of the Comprehensive Plan will be held on April 15th, when Teska will present refined goals, objectives, and strategies for the Commission to review and discuss.

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?

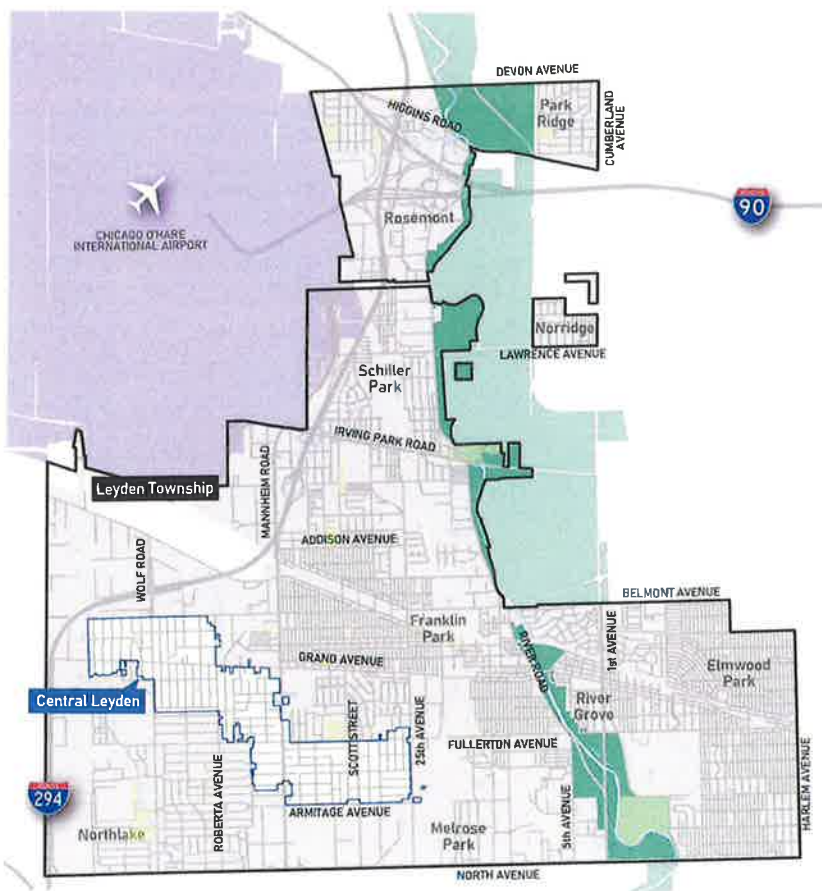
Leyden Township is undertaking a **comprehensive plan, focusing on the unincorporated areas.**

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.



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

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**2024 data are based on projections by Esri*

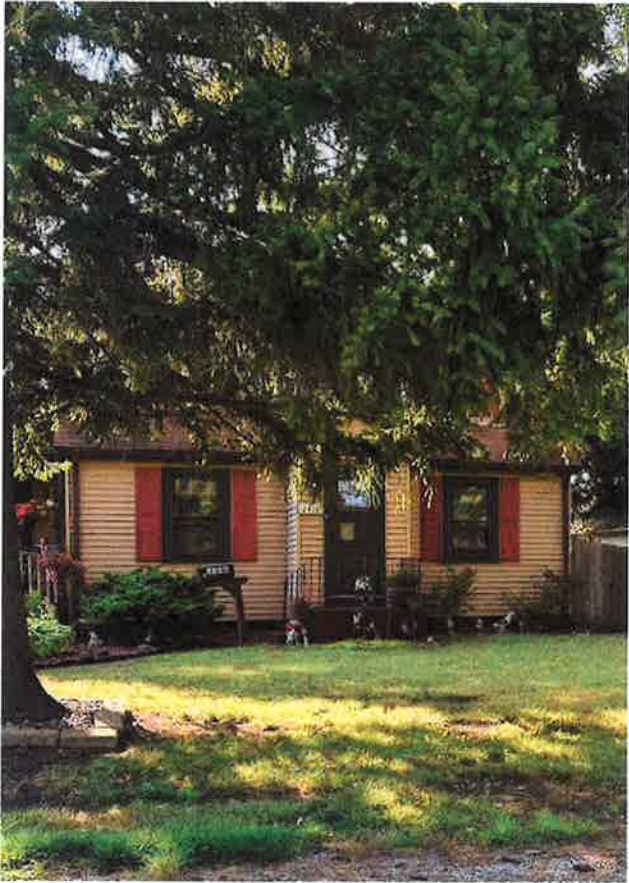
Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data



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



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.

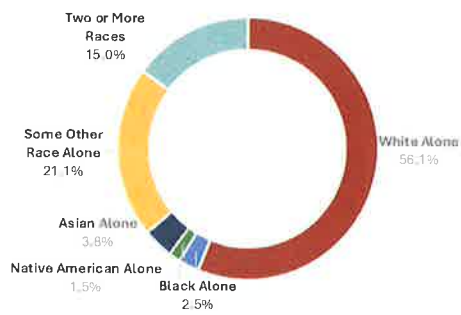
	LEYDEN TOWNSHIP	CENTRAL LEYDEN
 HIGH SCHOOL DIPLOMA OR EQUIVALENT	85.4%	80.1%
 SOME COLLEGE	54.0%	38.7%
 COLLEGE DEGREE	25.5%	10.8%



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.

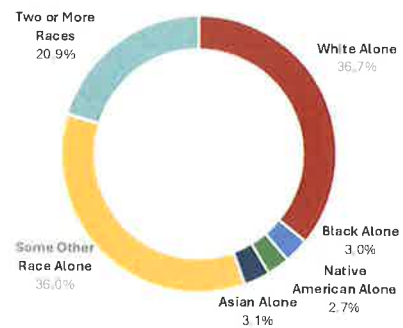
LEYDEN TOWNSHIP



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.



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%

EMPLOYMENT (what Township residents do)

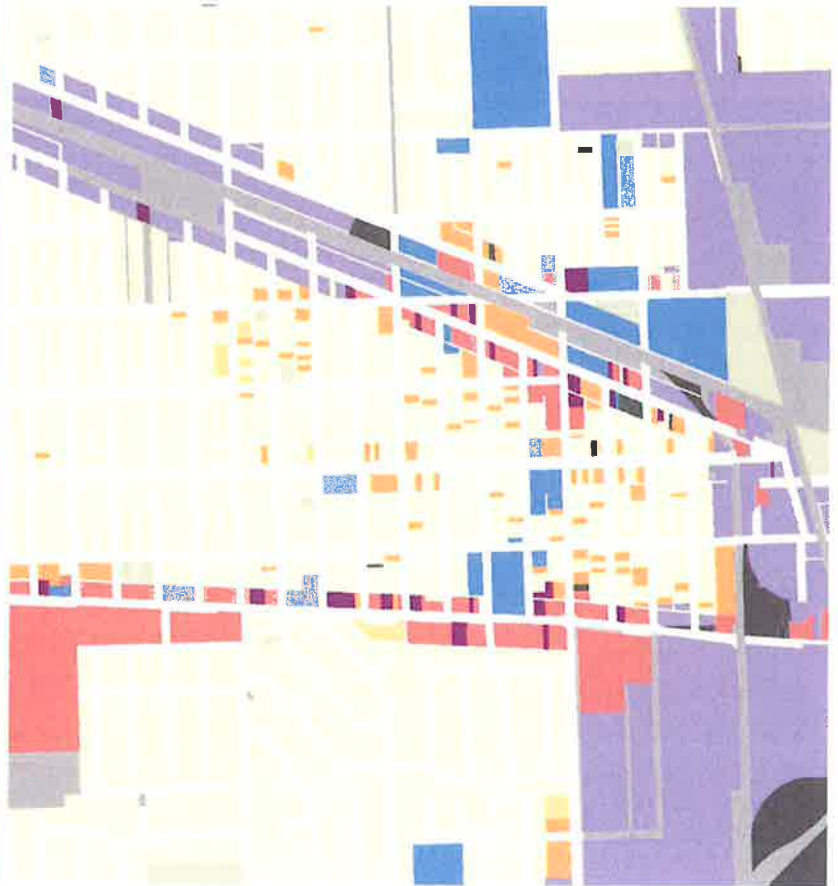
A large proportion of residents of the Township and Central Leyden are employed in blue collar and service industries. These industries are well-represented in the Township, indicating that residents have access to employment opportunities in the Township.

EMPLOYMENT, LEYDEN TOWNSHIP			EMPLOYMENT, UNINCORPORATED AREA		
Industry	Employees	Percentage	Industry	Employees	Percentage
Manufacturing	7,283	15.2%	Manufacturing	941	21.3%
Retail Trade	5,304	11.8%	Retail Trade	646	14.6%
Health Care/Social Assistance	5,199	10.8%	Accommodation & Food Services	408	9.2%
Transportation & Warehousing	4,301	9.0%	Construction	392	8.9%
Construction	3,664	7.6%	Health Care/Social Assistance	313	7.1%
TOTAL	47,975	100%	TOTAL	4,427	100%

LAND USE & ZONING

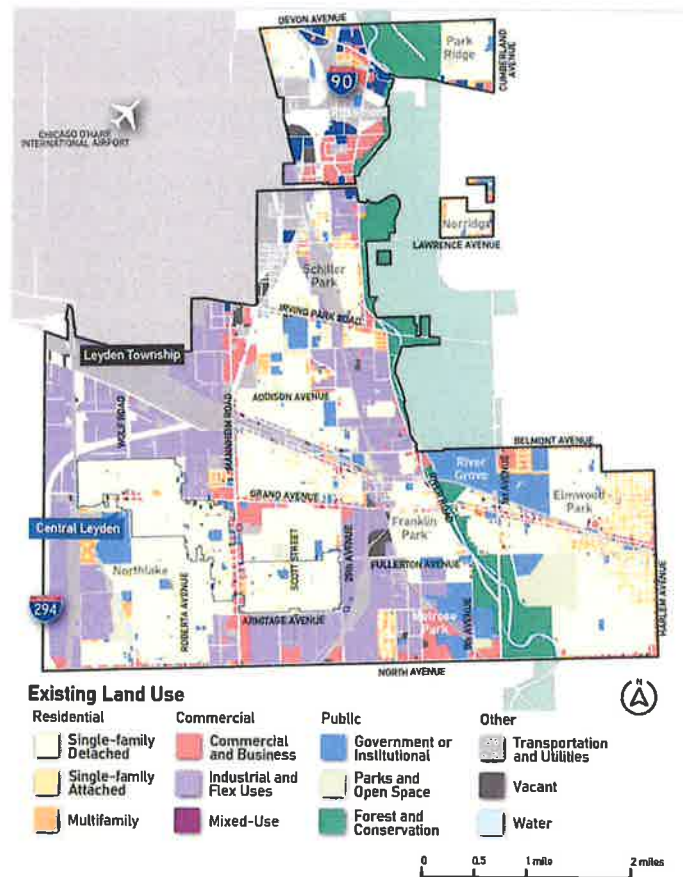
Land use describes what is happening on any given parcel of land (i.e. residential, commercial, industrial, etc.)

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



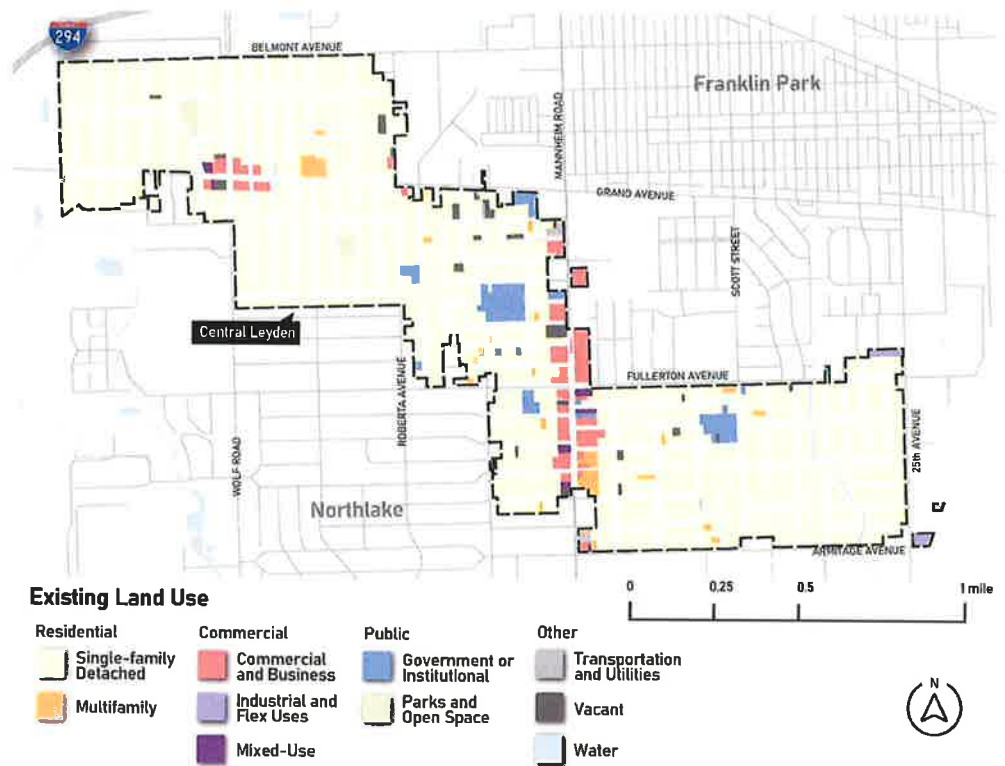
Existing Land Use

- 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)

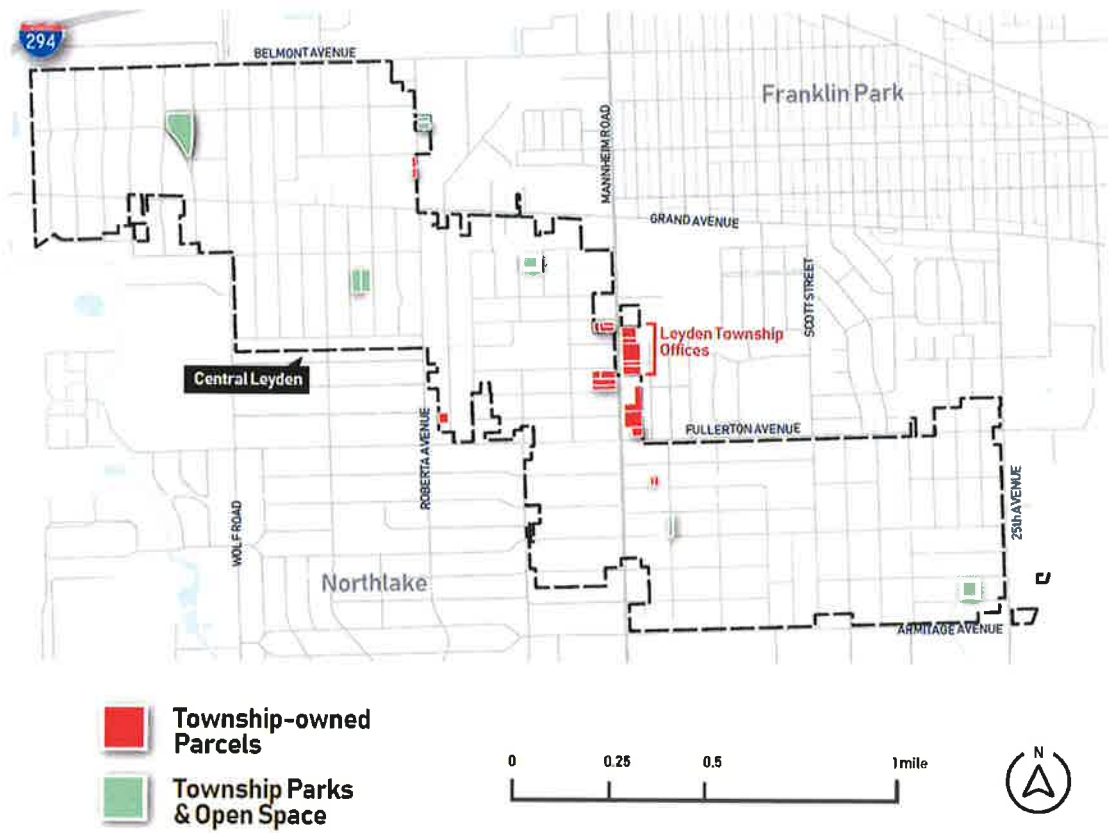


Existing Land Use: Central Leyden

- 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

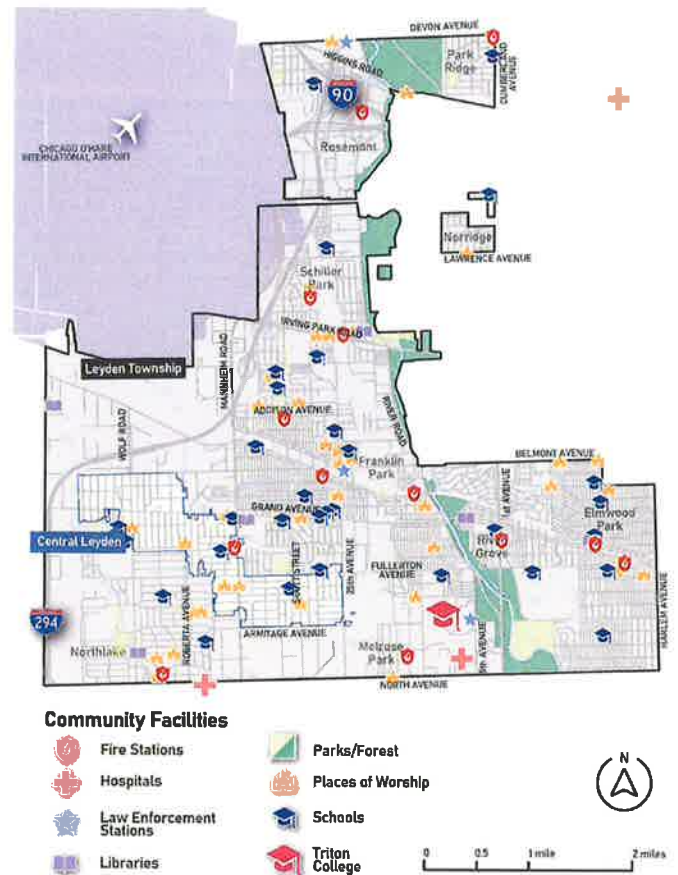
Leyden Township provides a wide range of services and recreational programming, as well as operating and maintaining important community facilities and infrastructure.

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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

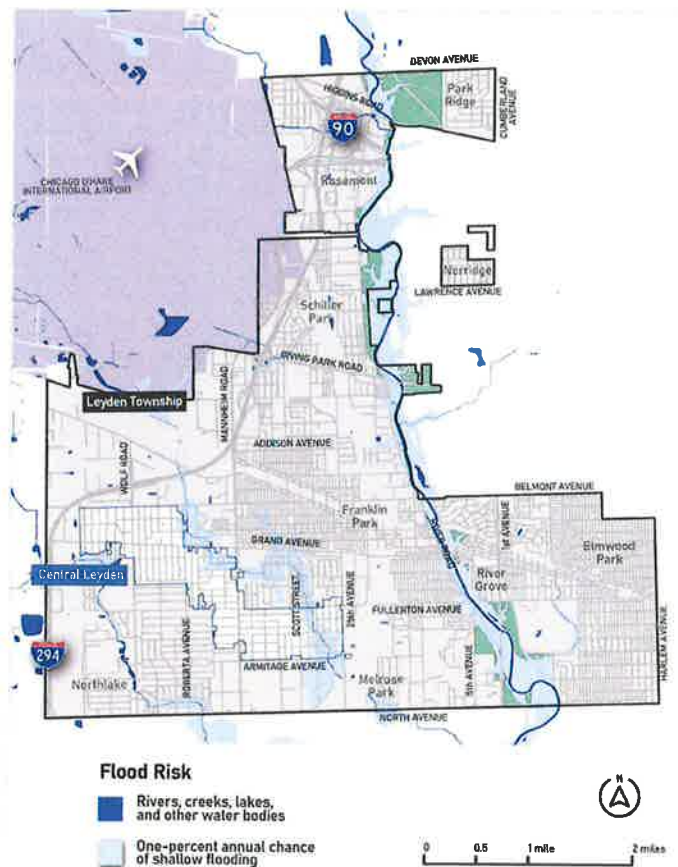
- Leyden Township Road District provides plowing, maintenance, and reconstruction of approximately **24 miles of roads and adjacent rights-of-way**
- The Township **Water District services over 3,000 customers**, including three municipalities during emergencies. Water is purchased from the Village of 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)

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Flood Risk

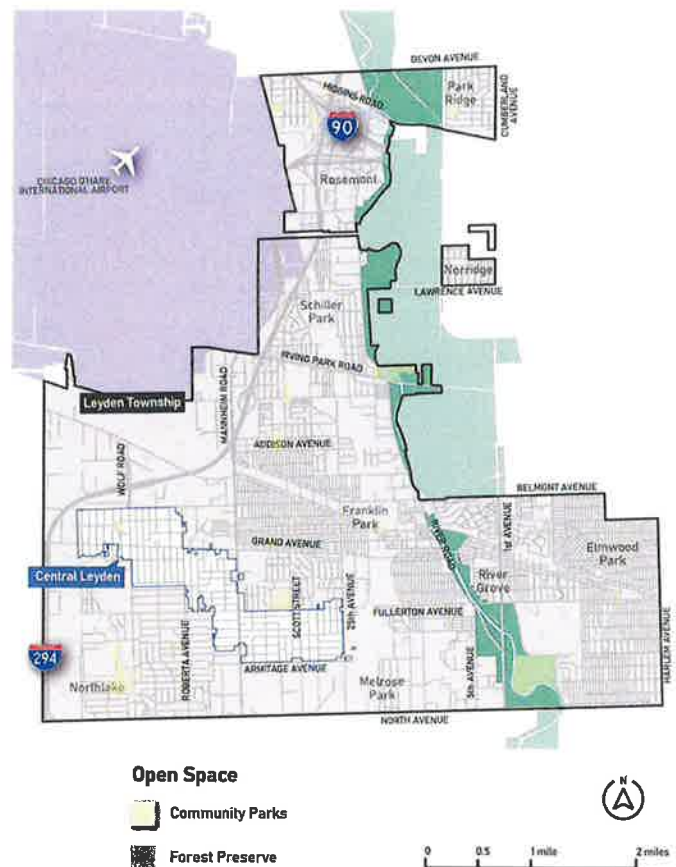
- Known flooding issues near Silver Creek
- Limited sewer and stormwater systems
- Strategies to manage flooding and stormwater will be explored further in the plan



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

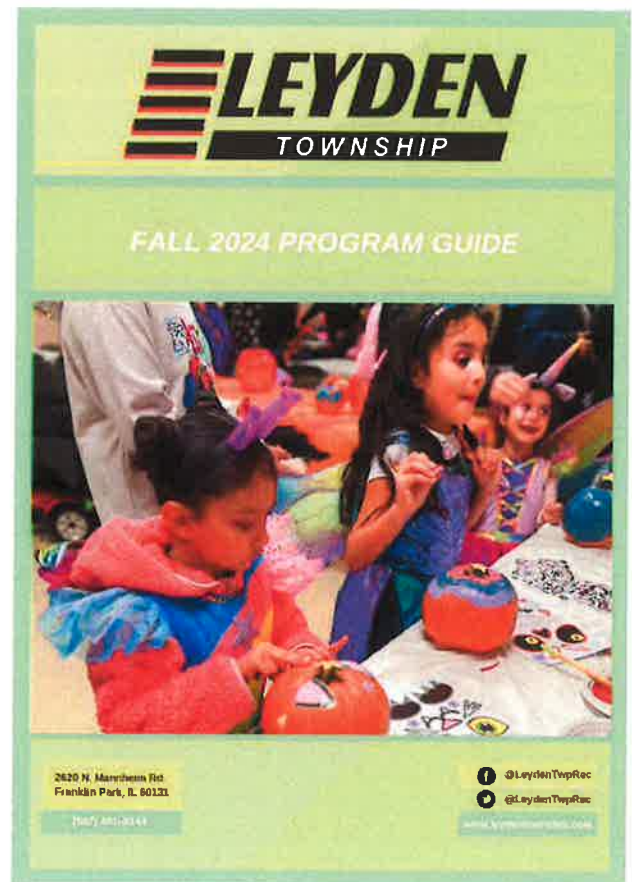


Recreation Programming

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

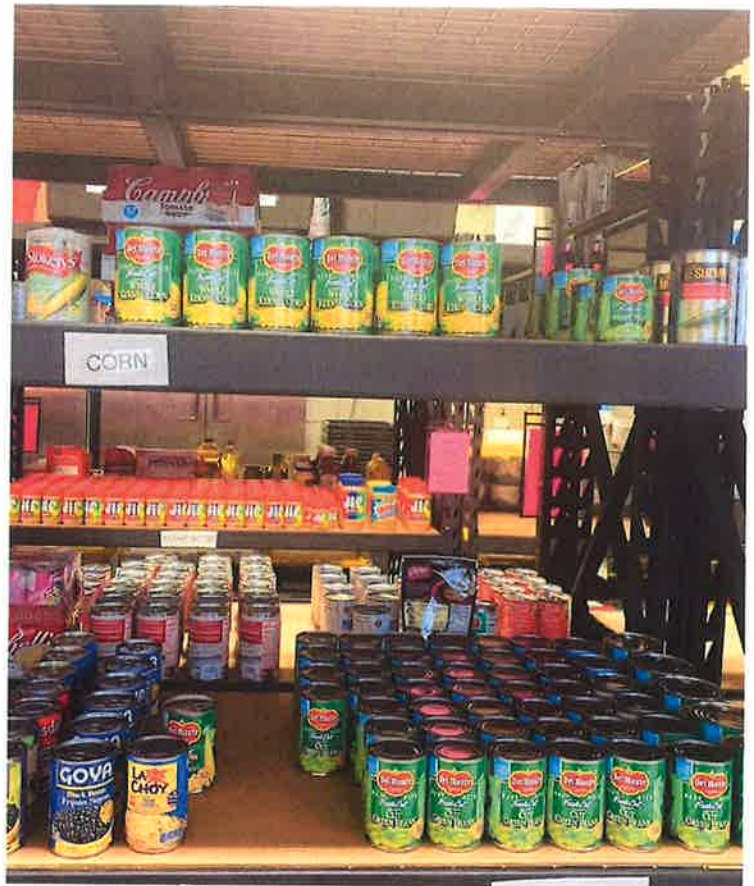
The Township provides many services for older residents. Current programs include:

- 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



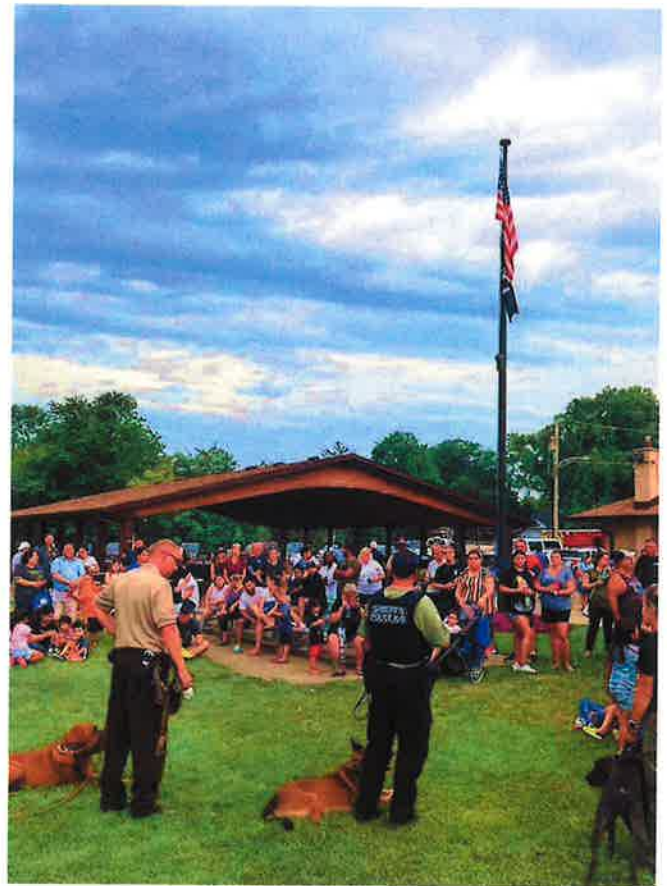
Other Programs & Services

- **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

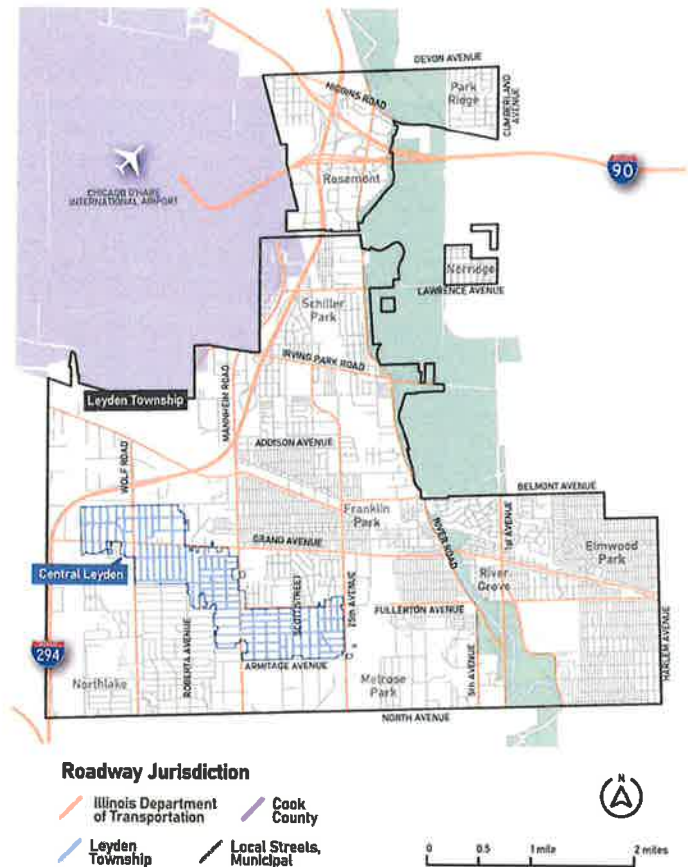
The Township collaborates with local businesses, Sheriff's Police, Leyden Fire Protection District, surrounding municipalities, Manage Care Organizations, Health Care Providers, and Leyden Family Services to **host community-wide events each year:**

- 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



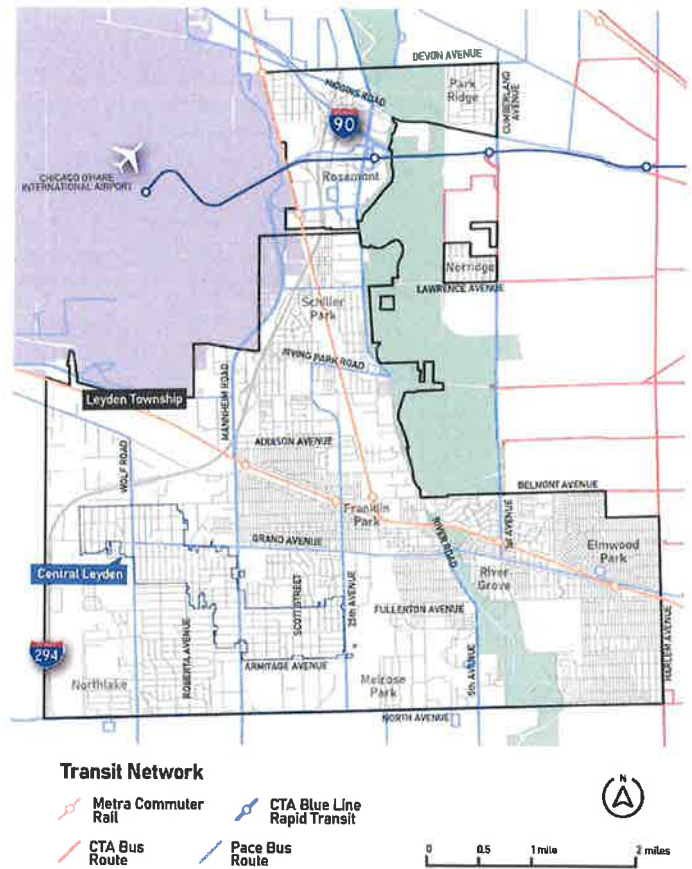
Roadway Jurisdictions

- 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



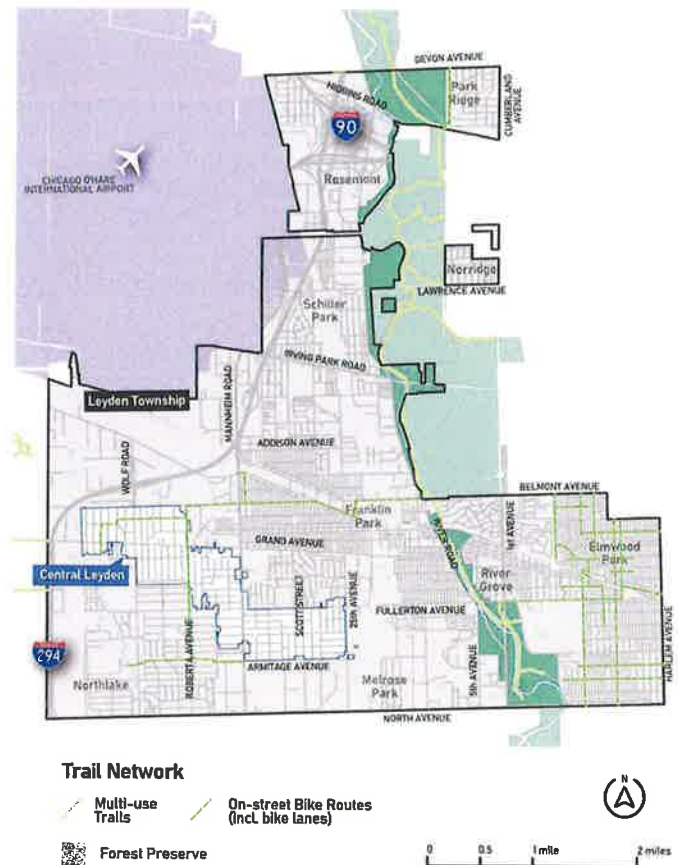
Transit Network

- 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.



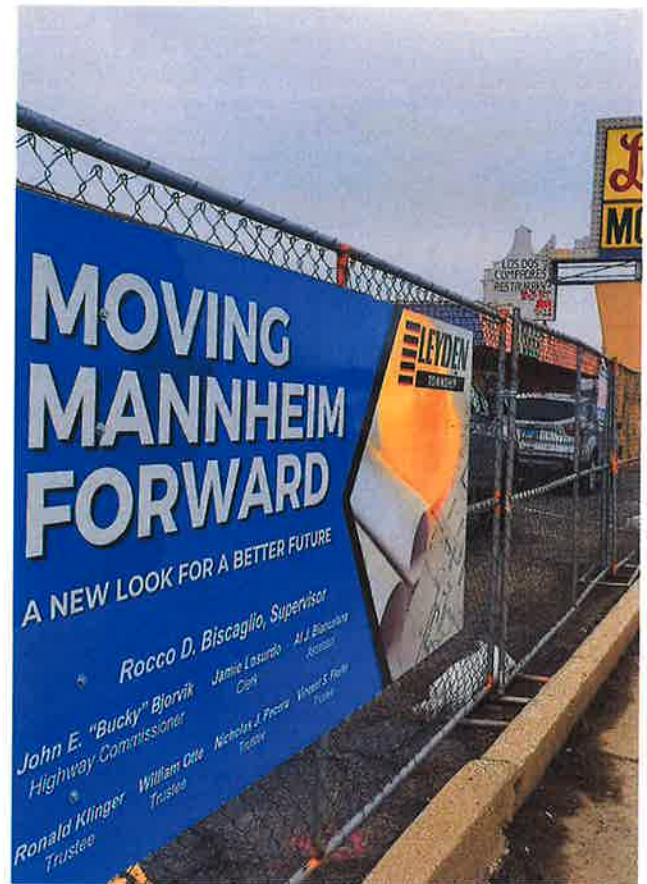
MARKET SUMMARY

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

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

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.

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*

51

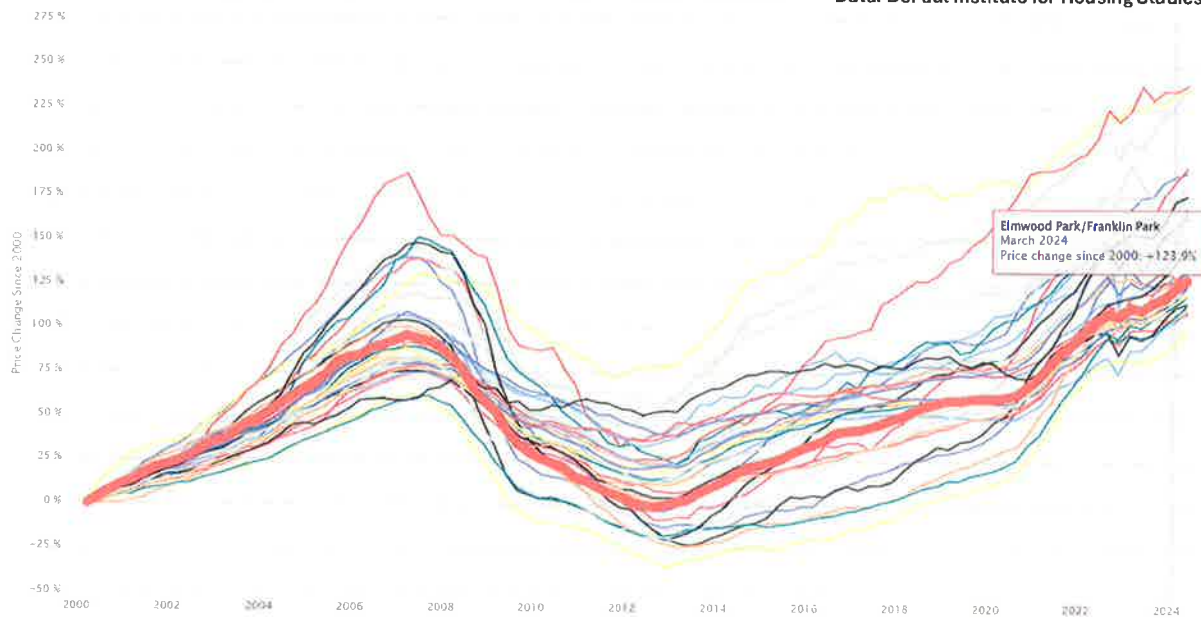
Data: 2024 Esri projections; US Census Bureau Decennial Census and American Community Survey (ACS) data
*Range comes from estimates from Niche.com and approx. 500 rental units listed on Zillow, Apartments.com, Zumper, and Compass

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

SHARE YOUR...



ideas



aspirations



concerns



wants

...for Leyden Township
on the comment map!



LEYDEN TOWNSHIP

LOOKING AHEAD

COMPREHENSIVE PLAN

Community Outreach

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

Enter an address



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.

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

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.

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

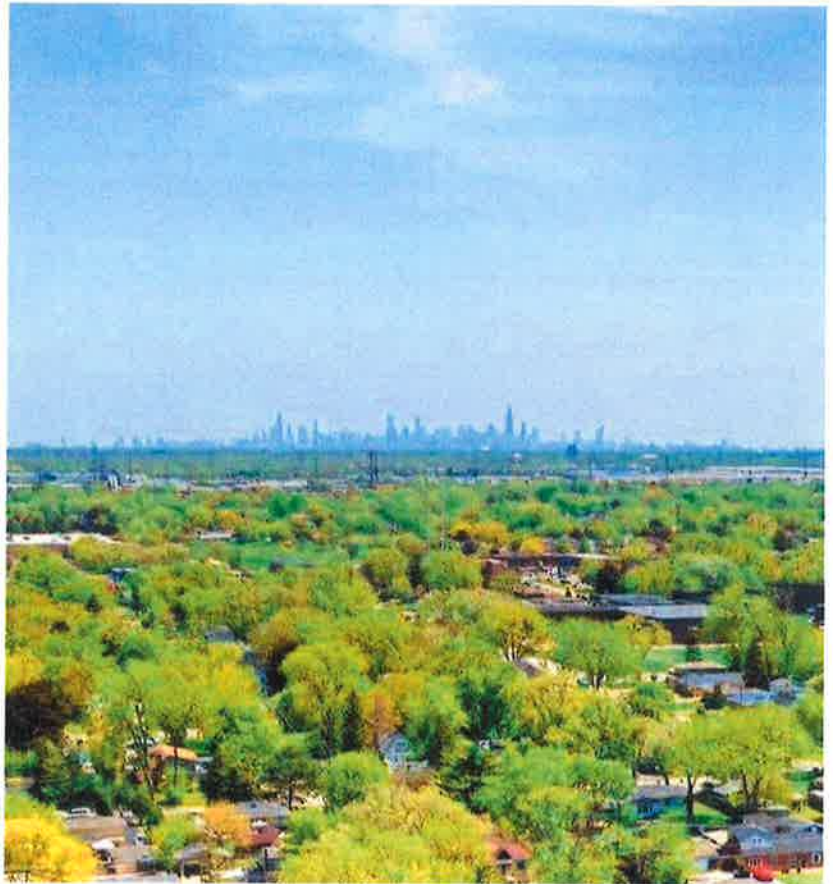
- Township communications, partnerships, community events, services, and actions along Mannheim are appreciated
- Desire for more sit-down restaurants and a community gathering space/destination
- Consolidate overlapping services with municipalities
- Job training and employment options, market the local 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