

**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*

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**MINUTES**

**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**

Chair Debbie Fiorito called the April 15, 2025, Planning Commission Meeting to order at 6:00pm

Committee members present:

Debbie Fiorito  
Virginia Holak  
Ben Affetto  
Randy Olinski

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

**2. Approval of the Minutes (Agenda #1)**

Ben Affetto made a motion to approve the February 18, 2025 minutes with corrections. The motion was seconded by Debbie Fiorito, the motion passed by voice vote unanimously.

### 3. New Business

#### A. Appointment of Randy Olinski to the Planning Commission

Ben Affetto made a motion to appoint Randy Olinski to the Planning Commission. The motion was seconded by Debbie Fiorito, the motion passed by voice vote unanimously.

#### B. Land Use Development Framework, Intergovernmental Programs, Economic Development and Communications presented by Teska and Associates, Inc.

Scott Goldstein of Teska Associates presented initial goals for the Township and Central Leyden.

Comments from the Planning Committee included:

- Communications
  - o A lot of communication happens through local clubs
  - o United Senior Citizens Club
  - At meetings we discuss what's coming up, provide info to those who can't access things online
  - Seniors give feedback at the meetings, that gets reported back to Township staff
- Intergovernmental cooperation
  - o Coordinate well with other Township with events, communicating news
  - o Partnership with Northlake for the fireworks
  - o "The mayors in these towns all want to work together"
  - o Bingo night has about 50 people Monday nights and information from township communities gets shared there
    - o Gateways – example of La Grange signage on Mannheim
      - "good way to show off the projects that are coming up"

Andrew Dunham of Teska Associates presented the draft Development Framework  
Planning Commission comments included:

- Township Campus
  - o Safety of public areas – who would monitor such spaces?
  - o People that are going to invest want to make sure it's a safe community
- Mannheim Corridor Commercial
- Transitional Neighborhood

- o Similar to La Grange
- Grand/Wolf Commercial District
  - o Condos have been very successful in Franklin Park, the entire streetscape has been revamped and that has led to new housing
  - o So much traffic near intersection, uses need to be sensitive to that
- Reimagine Grand Avenue
  - o Median is unlikely to happen – maybe just improving the streetscape
- Creekside Residential
  - o “That would be a dream for me”

Plan Commissioners should contact Melissa Bukovitz of the Township with any comments to forward on to staff.

**4. Old Business**

No old business to report.

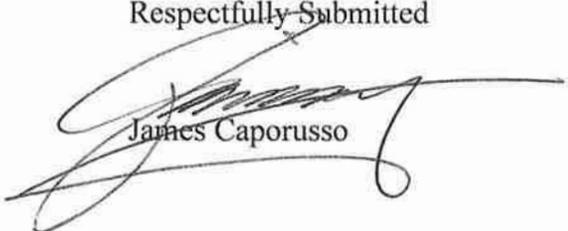
**5. Public Comment**

No public comment

**6. Adjournment**

Randy Olinski made a motion, seconded by Ben Affetto and the meeting was adjourned at 7:01pm.

Respectfully Submitted



James Caporusso