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*Township Administrator*

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**MINUTES**

**LEYDEN TOWNSHIP MEETING**

**OF THE**

**PLAN COMMISSION**

Tuesday, September 16, 2025, at 6:00pm  
Township Townhall  
Court Room  
2501 Mannheim Road  
Franklin Park, Illinois 60131

**1. Call to Order**

Chair Debbie Fiorito called the September 16, 2025, Planning Commission Meeting to order at 6:02pm

Committee members present:

Debbie Fiorito  
Ben Affetto  
Randy Olinski  
Sue Colucci  
Virginia Holak

Others in attendance: Rocco Biscaglio, Leyden Township; James Caporusso, Leyden Township; Melissa Bukovatz, Leyden Township; Ronald Klinger, Trustee, Leyden Township; Francesca Lawrence, Teska Associates and Scott Goldstein, Teska Associates.

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

Ben Affetto made a motion to approve the June 17, 2025 Planning Commission minutes. The motion was seconded by Randy Olinski, the motion passed by voice vote unanimously.

### 3. New Business

A. Debbie Fiorito made a motion to approve the appointment of Judi Darr to the Planning Commission. The motion was seconded by Randy Olinksi, the motion passed by voice vote unanimously.

B. b. Review of Leyden Township Comprehensive Plan, Francie Lawrence

Tonight is review of the Draft Plan. A public hearing will be held next month after the Commission has reviewed the Plan.

Plan Format is based on Township Goals and Central Leyden Goals

Township Goals:

Communications – incorporate Township-wide communications in municipal communications; seek opportunities for joint events and programming; formalize business outreach programs; and continue to conduct periodic surveys of residents.

Intergovernmental Cooperation – engage municipalities for partnerships for service delivery; identify overlapping services; pursue joint economic development, transportation and recreation grants; and identify Township boundary through signage, landscaping and gateways.

Infrastructure and Transportation – monitor and maintain utilities and streets; explore traffic diverters that limit truck traffic on residential streets; support roadway improvements; develop a trail network; improve sidewalk infrastructure; and work with Pace, Metra and CTA to improve transit facilities.

Services – continue health programs; conduct services to assess resident needs; continue joint education, senior, job training, food pantry and other services in tandem with partners; explore creation of Central Leyden campus; continue to explore opportunities for senior housing.

Central Leyden Goals, Scott Goldstein

Land Use – draft design guidelines for commercial development, coordinate with Cook County on zoning and development, add buffering between residential and new development

Future Land Use Map – plan is not talking about changing the primarily single family residential areas of Central Leyden; focus is on Mannheim and Grand/Wolf; the Plan Commission's role moving forward is to use this future land use map as an advisory tool to guide Plan Commission's recommendations on whether proposed projects are consistent with Township's plan

Mannheim Corridor Land Use Concept – a closer look at the future land use map plus other proposed improvements along Mannheim Road

Mannheim Road Redevelopment Scenarios – different concepts that visualize development prototypes (PC feedback: multi-family residential development is similar to what River Grove did when they tore down the high school)

Economic Development Goals – encourage mixed use development, create land assemblages for redevelopment, expand Franklin Park Enterprise Zone to include Central Leyden, develop a Central Leyden brand, attract restaurants, explore a regular farmers market, consider storefront pop-ups or rotating food vendors

Quality Housing – work with Cook County to transfer code enforcement to the Township (PC feedback: this is a major priority for implementation, Rocco: the Township is already working on this and we have also added part-time code enforcement officers), establish a homeownership program to help people understand how to get a mortgage and stabilize neighborhoods, home repairs programs

Open Space, Recreation, & Natural Resources – acquire vacant properties along Silver Creek, create a continuous trails, identify locations for new trails, rain gardens, etc.

Silver Creek West Side Open Space Concept – identifies properties or ROWs that can be used to create new green space and natural areas

Placemaking – create a wayfinding plan, identify a community lawn for events, neighborhood based art and gardens, outdoor dining, work with IDOT on unique lighting/banners/landscaping along Mannheim, introduce public art and murals

C. Input into the Implementation Priorities in the Comprehensive Plan was presented by Scott Goldstein from Teska Associates.

**4. Old Business**

No old business to report.

**5. Public Comment**

No public comment

**6. Adjournment**

The Public Hearing on the Comprehensive Plan will be held on October 21, 2025 at 6:00pm at the Township Townhall. The next scheduled Planning Commission Meeting will be held on October 21, 2025, following the public hearing. Randy Olinski made a motion, seconded by Ben Affetto, and the meeting was adjourned at 6:53pm. The next

Respectfully Submitted

James Caporusso