

VILLAGE OF  
**FRANKFORT**  
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING  
NOVEMBER 1, 2021**

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, November 1, 2021, at 7:02 P.M.

Village Clerk Katie Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Margaret Farina, Michael Leddin, Jessica Petrow, Daniel Rossi, and Gene Savaria. Also in attendance were Attorney George Mahoney, Attorney Hannah Lamore, Village Administrator Rob Piscia, Asst. Village Administrator John Burica, and Police Chief Leanne Chelepis.

**LINCOLN-WAY MARCHING BAND - PROCLAMATION**

Mayor Ogle presented the Lincoln-Way Marching Band with a proclamation celebrating their outstanding competition season and upcoming performance in the Macy's Thanksgiving Day Parade on November 25, 2021, in New York City. Five drum majors of the Lincoln-Way Marching Band introduced themselves and accepted the proclamation on behalf of the band. Mayor Ogle expressed his pride in the band, acknowledging their dedication and hard work. He wished them great success in their upcoming competition on November 15 and performance in the Macy's Thanksgiving Day Parade.

**RECOGNITION OF NEW FIRE CHIEF AND DEPUTY CHIEF**

Mayor Ogle recognized Fire Chief Sean Fierce and Deputy Chief Paul Kinsella on their recent appointments, and he shared their educational and professional background since joining the Frankfort Fire Protection District. Mayor Ogle and members of the Village Board congratulated Fire Chief Fierce and Deputy Chief Kinsella on their appointments and wished them continued success.

Fire Chief Fierce and Deputy Chief Kinsella expressed their appreciation for the recognition and the opportunity to continue to serve the residents of Frankfort.

**APPROVAL OF SPECIAL ORDERS – UNANIMOUS CONSENT AGENDA**

All items on the Omnibus Agenda are considered to be routine in nature and are enacted in one motion. There is no separate discussion of these items unless a board member makes a request, in which event, the item will be removed from the Consent Agenda and will be considered separately.

- A. Approval of Minutes  
1. Regular Meeting (October 18, 2021)

B. Approval of Bills/Payroll - \$768,033.00/\$406,323.84

Trustee Petrow made a motion (#1), seconded by Trustee Farina, to approve the Unanimous Consent Agenda.

Trustee Savaria presented a brief overview of the consent agenda docket items under consideration for approval.

Mayor Ogle invited trustee comment on the consent agenda docket items prior to a vote being taken. Trustee Petrow commented on a few of the items on the bill list and acknowledged staff's efforts to shop local.

Clerk Schubert called the roll. Ayes: Trustees Borrelli, Farina, Leddin, Petrow, Rossi, and Savaria. Nays: None. The motion carried.

**PLAN COMMISSION REPORT SUMMARY**

A. Zoning Map Amendment (Rezoning) from I-1/Limited Industrial to R-4/Attached Single Family Residential: 300 S. Maple Street – Ordinance

Trustee Borrelli presented a brief overview of the proposed Zoning Map Amendment. He reported the Village of Frankfort initiated an application for Zoning Map Amendment (rezoning) of the property located at 300 S. Maple Street from I-1/Limited Industrial to R-4/Attached Single Family Residential District given its adoption of Your Future Your Frankfort 2040 Comprehensive Plan. The Plan outlines a number of goals and contains a Future Land Use Map. One of the properties identified on the Future Land Use Map is the subject site, which identifies the parcel as single-family attached residential. He reported BorgWarner appeared by a representative of the company and its attorney before the Plan Commission/Zoning Board of Appeals and submitted a letter in opposition to the rezoning.

At the October 14, 2021 Plan Commission Public Hearing on the rezoning request for the property, the Commissioners forwarded a unanimous (4-0) recommendation to the Village Board to approve a Zoning Map Amendment for the property from I-1 to R-4.

Trustee Borrelli made a motion (#2), seconded by Trustee Petrow, to accept the Plan Commission recommendation, find and determine it is in the best interest of the residents of the Village for the Subject Property to be rezoned, waive the First and Second Readings, and pass an Ordinance rezoning the property located at 300 S. Maple Street from I-1/Limited Industrial with a Special Use for a Planned Unit Development to R-4/Attached Single Family Residential District, in accordance with the reports, minutes and Findings of Fact of the Plan Commission/Zoning Board of Appeals, and all other relevant factors.

Attorney Mahoney stated that this is a unique statutory procedure before the Village Board this evening. It allows for the owner of the property, which is the subject of the petition to rezone, to file a written protest against the proposed rezoning. He noted the Village received a written protest

via certified mail from the property owner this morning objecting to the rezoning. He explained the ordinance approving the proposed Zoning Map Amendment must be approved by an affirmative vote of two-thirds of the then sitting trustees. He noted the Mayor is excluded statutorily from the vote. The ordinance must be passed by a vote of four affirmative votes from the trustees with the Mayor not voting.

Mayor Ogle invited comment on the item prior to a vote being taken.

Rod Carter, attorney representing BorgWarner, approached the podium and spoke before the Village Board. He stated BorgWarner filed the objection opposing the proposed rezoning request. He then shared several reasons why BorgWarner feels that the Village does not meet the standards in the ordinance to rezone the property and further believes the Village is liable for the property's diminished value under R-4/Attached Single Family Residential zoning. He stated BorgWarner remains willing to curtail uses under the I-1 District with the Village and that the Village has authority to regulate uses in the I-1 zone. Attorney Carter concluded by strongly encouraging the trustees to vote against the rezoning of the property.

Resident Mark Baker stated that he spoke with multiple neighbors about this issue and the vast majority preferred not having an industrial complex in the downtown area. He pointed out that the property is surrounded by residential and park uses, and voiced his support to rezone the property.

Resident Dan Butler expressed concerns regarding potential tax revenue loss with the proposed zoning change and encouraged the parties to negotiate an agreement.

Trustee Rossi noted that the Village Board received new documents today from the property owner and suggested tabling the item to allow the trustees more time to look at the information.

Trustee Rossi made a motion (#3), seconded by Trustee Farina, to lay the question on the table until the next Village Board meeting on November 15, 2021.

Attorney Mahoney noted the motion to table goes to a vote with no debate.

Clerk Schubert called the roll. Ayes: Trustees Farina, Leddin, and Rossi. Nays: Trustees Borrelli, Petrow, and Savaria. Aye: Mayor Ogle. The motion carried.

Mayor Ogle asked staff to work with the BorgWarner attorney and representatives to discuss curtailing uses for light industrial for the subject property.

### **MAYOR'S REPORT**

- Mayor Ogle reported the Illinois Secretary of State has certified to the Village of Frankfort that its total population from the 2020 Decennial Census is 20,296 residents.
- Mayor Ogle announced the Hickory Creek Middle School will host its annual Veterans Day concert on Thursday, November 11, at 6:00 P.M.

- Mayor Ogle reported the Village Administration offices will be closed on Thursday, November 11, in observance of Veterans Day.
- Mayor Ogle applauded Frankfort businesses who were recognized in the Southland's Best 2021, The Times Media Company's inaugural poll of reader favorites in and around the Southland area.
- Mayor Ogle commented on the Frankfort Police Department's annual Safety Trunk or Treat event that took place on Saturday, October 30. He thanked the community for their support, and he acknowledged Chief Chelepis and Sgt. Lanz for their efforts with the event.
- Mayor Ogle reported the Village is accepting donations of leftover Halloween candy until Friday, November 5. The candy will be distributed to the Manteno Veterans Home and the Will County Children's Advocacy Center.

### **BOARD COMMENTS**

The Village Board congratulated the Lincoln-Way Marching Band on its outstanding competition season and upcoming performance in the 2021 Macy's Thanksgiving Day Parade. The Lincoln-Way East Football team was also acknowledged for winning their first-round playoff game. Board members congratulated Fire Chief Fierce and Deputy Chief Kinsella on their appointments and stated they looked forward to continuing to work with them in the future. Members thanked the men and women of the military for their service in honor of Veterans Day, recognizing Trustee Savaria for his service in the Air Force. Members extended happy birthday wishes to Mayor Ogle and Trustee Petrow's daughter. Mayor Ogle was recognized for his appearance at Grand Prairie Elementary School and visiting with 2<sup>nd</sup> graders about local government. Members commented on the great community involvement at the Safety Trunk or Treat event and the Police Department securing a tobacco enforcement grant.

### **VILLAGE ADMINISTRATOR REPORT**

Administrator Piscia extended his congratulations to Fire Chief Fierce and Deputy Chief Kinsella and to the Lincoln-Way Marching Band. He reminded residents that the Village's leaf collection program has begun and will continue through November 29, noting the Village will conduct one final branch pickup on November 29. He also reminded residents daylight saving time will end on Sunday, November 7 and to set clocks back one hour. He wished Mayor Ogle and Trustee Petrow's daughter a happy birthday and expressed his appreciation to Trustee Savaria and all veterans for their service in honor of Veterans Day.

### **POLICE DEPARTMENT REPORT**

Chief Chelepis congratulated Chief Fierce and Deputy Chief Kinsella on their appointments. She thanked the many businesses, civics, and organizations for their participation in the annual Safety Trunk or Treat event. She congratulated Navarro Farm on winning the People's Choice Award and Hope Church for winning the Chief's Choice Award at the event. She reported the Village is updating its outdoor warning sirens to a system that has more accurate activations and is equipped

with multiple fail safes. She encouraged residents to stay informed with free community alerts and crime prevention updates by subscribing to the Frankfort NIXLE website or text "FRANKFORT" to 888-777. Chief Chelepis thanked veterans for their service and wished Mayor Ogle and Trustee Petrow's daughter a happy birthday.

**VILLAGE ATTORNEY'S REPORT**

Village Attorney Lamore had no report.

**OTHER BUSINESS**

Trustee Farina suggested for the Village to explore televising Plan Commission/Zoning Board of Appeals and advisory committee meetings.

**PUBLIC COMMENT**

Resident Dan Butler voiced his appreciation of the Village Board's transparency of items that come before them. He shared information regarding the reapportionment map being discussed and voted on by the Will County Board at its Tuesday, November 2, 2021 at 1:00 P.M.

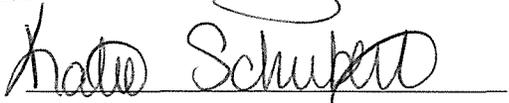
**ADJOURNMENT**

Hearing no further business, Trustee Borrelli made a motion (#4), seconded by Trustee Farina, to adjourn the regular board meeting of Monday, November 1, 2021. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 7:47 P.M.

Katie Schubert  
Village Clerk

As Presented  As Amended

 Keith Ogle, Village President

 Katie Schubert, Village Clerk