

**REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,  
THE VILLAGE OF McCULLOM LAKE,  
4811 W. ORCHARD DRIVE  
McCULLOM LAKE, IL 60050  
September 27, 2022  
All Village Board meetings will be tape recorded.**

President Shepit called the meeting to order at 7:00 P.M.

**Pledge of Allegiance**

**Roll Call:** By the Village Clerk, Sherri L. Messina

**Present:** President Shepit, Trustees Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter

**Absent:** Attorney Shaw

**Minutes:** Trustee Matthesius made a motion to approve the minutes with slight corrections; seconded by Trustee Fritz. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

**Treasurers Report:** Trustee Bogacz made a motion to approve the Treasurers Report; seconded by Trustee Matthesius. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

**Bills Read and Approved:** Trustee Mazurek made a motion to pay the bills; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

**Blight:** Trustee Walter noticed the tree trimming going on and stated that Orchard and West End are really overgrown. President Shepit stated that they will be working their way through the whole Village.

President Shepit is moving the Annual Audit up before Audience: Brian Zabel from Brian Zabel & Associates P.C. is here to present the Annual Village Audit. The audit was conducted as of March 31, 2022 using generally accepted auditing standards as a result they are issuing a clean opinion. There are no misappropriations or concerns and there is a positive Fiscal year to report. As of

March 31, 2022 the assets of the Village exceeded its' liabilities by \$4,354,707 (net position). Unrestricted net position, which is assets that may be used to meet the Village's ongoing obligations to citizens and creditors, is \$735,223 as of March 31, 2022.

The Village's total net position increased by \$598,723.

As of March 31, 2022, the Village's governmental funds reports combined ending fund balances of (\$319,056) a decrease of \$62,400 in comparison with the prior year.

As of March 31, 2022, the unassigned fund balance for the General Fund was a deficit of \$560,692.

The Village's total debt decreased by \$111,826 (28%) for the year ended March 31, 2022.

The Village has done a great job on getting grants. The Village had some GO Bonds of \$75,000 that were paid off. You had the GO Bond Series 2011 which was \$405,000 that was paid off and you were issued new Bonds Series 2021 that was \$395,000 and in his opinion that was an outstanding move if you look at your rate now at one (1) something percent that was a really fantastic move and you'll be earning a bit more at the bank. Property Tax Assessed Valuations, Rates, Extensions, and Collections. There have been rising interest rates, there have been assessed rising valuations and we need to keep an eye on that when the Village files the property tax Levy.

Trustee Bogacz made a motion to approve the Annual Audit; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

**Audience:** Deputy Clerk Prehn informed the board that the new truck is being assembled and we need to do something with the old truck for surplus and sell it.

Mrs. Buffington is here to ask the board to change our Ordinance on chickens because she feels it is unrealistic the way that it is written. It basically says if you have an acre or more of land you can have livestock. She is wondering if we can separate Hens from the livestock category, not roosters, not chickens but Hens and see if there is any way we could separate that and explain the importance of having backyard Hens. Covid has affected a lot of things. She's talked to a couple of her neighbors and that they were okay with it and they don't have a problem with them having Hens. She wanted to see if we could possibly make an amendment to the lot size. Another neighbor stated he has had chickens for the past three (3) years and he just received a citation for them

because someone complained. He looks at his chickens as pets and also mentioned how there's been a price increase on eggs. They are taking the manure and using it in their gardens which help's the vegetables and any overage of vegetables they put out front for anyone to take for free which in turn is helping out his neighbors. Trustee Vick asked if they've noticed any increase in rodents or mice. They replied, no. President Shepit asked if they have seen any increase in coyote activity because there are a lot of them. They've seen a fox and they've taken great measures to secure their area. They have motion censored lights and the Hens are locked in, their pens and one resident has dug down a foot and put his fencing in and some have security cameras in their coops and haven't seen anything in there trying to mess with them. President Shepit stated that if this is opened up to allow chickens then we'll have people coming forward and we already have had someone come forward that wants a pig and we have to considered residents that might have allergies to Hens. Mrs. Buffington stated that surrounding communities have things specified in their Ordinance's about backyard Hens. President Shepit asked what other Villages have them. She replied she has a list of communities on the back page. They also suggested having a registration fee on their hens which would be beneficial to the Village. President Shepit's concern is what about surrounding neighbors that moved here not wanting to be around chickens what about their rights? Mrs. Buffington stated that the Ordinance could be where the property line could be far away from a neighbor so that it shouldn't impact them. President Shepit also has a concern about keeping those types of areas clean and she understands that she keeps her clean but what about residents that don't keep theirs clean and then there's fighting going on to keep after them to get it cleaned up so it's just opening a door that anybody can do this and there's nothing that you can say and put it in a coop and then all of that has to be regulated because not everybody is going to be clean like you guys and then that's where the rats come in and the coyotes come in, she's heard them at night, she's seen them and it's just a matter of time before they get to their area. Our Ordinance says you cannot have any livestock it's all spelled out right here. Currently the Ordinance is written to include horses, swine, goats, cattle and poultry. It's plain and simple and we are not discriminating against anybody. This Village is not a farm and that is what was put into the Ordinance and it's been in there for about seventy (70) years and then it would be up to the Village's police department to regulate all of these Ordinance's and make sure people are cleaning things up and we get plenty of calls that have come in about chickens. Trustee Vick: We can go on all day long whether or not things should be allowed or not but at the end of the day have we ever had this many people here. President Shepit and Trustee Bogacz replied, yes for burning. Trustee Bogacz: You're talking about yards being fenced in and that's perfect and once you have a privacy fence put up we can't look inside so it's her understanding that then we can't regulate because we can't see past the privacy fence. Trustee Vick: There are plenty of things that can be regulated, burning,

and stickers for golf carts. A resident suggested having to pay a fee to have chickens, give it a try for a couple years and see how things work. Trustee Mazurek: What about having these residents go and send a petition around and then we can address it that way. President Shepit: We really need to move on but we can look into that and let you know. Trustee Vick and Trustee Fritz would like this added to the next meeting's agenda. President Shepit will be contacting Jeremy about this.

**New Business:** Annual Treasurers Report – Trustee Bogacz made a motion to approve the Annual Treasurers Report; seconded by Trustee Matthesius. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

An Ordinance Amending Ordinance #443 Article VII, Section 8 of the Code of Ordinances of the Village of McCullom Lake – Trustee Bogacz made a motion to Approve Ordinance #547 An Ordinance Amending Ordinance #443 Article VII, Section 8 of the code of Ordinances; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

**Discussion:** Parking Ordinance our attorney is working on rectifying it and we should have it at the next meeting. Deputy Clerk Prehn mentioned that there is someone interested in annexing in on McCullom Lake Road but she is not here tonight. President Shepit: Part of the property is in the Village the other five (5) is not and that's what she wants to annex in. We will address this if she comes to the meeting.

Our attorney asked President Shepit to run this past the board about camping or sleeping in a tent, RV or Trailer, Travel Trailer or any other structure anywhere in the Village shall be allowed for one (1) night and in any thirty (30) day period it shall only occur on lots that are improved with the habit of primary or residential structure unless a special use permit is applied for and issued by the Village. In no event shall camping be allowed more than five (5) nights in any thirty (30) day period under such special permit issued. Camping shall occur in the rear yard of the residence or wholly within the driveway of such residence. There is a little issue going on in the Village right now that we need to address this. There is someone putting up a tent in the forest area in the Village and there have been problems with this in Woodstock and Crystal Lake where all of a sudden these tents show up. This is to prevent from someone coming into anyone's yard in the Village and placing a tent and you can't do anything about it. Jeremy will put something together for us but it's already happening in our Village and surrounding communities. So we need to try and stay ahead of it and as of January 1<sup>st</sup> if someone decides to take up residence in your shed or your chicken coop there's nothing you can do about it and the cops can't even do anything about it including somebody pitching a tent in your yard because of the law

coming into effect on January 1, 2023. So we are trying to get a jump on that.  
Trustee Vick: If our attorney could put something together on this, that would be great and this would be to protect homeowners.

Trustee Fritz: We had the Golf Cart Poker run and that was successful. There was \$3100.00 dollars raised for Neighbors Helping Neighbors.

Smoke Out was good but we didn't have the turnout because of other events in surrounding communities.

The Bonfire and Chili cook off is Saturday, October 22<sup>nd</sup>. If you have chili to bring have it at the Village Hall by 5:30 where there will be voting and prizes and the bonfire will probably start at 6:30 or 7:00 P.M. Neighbors Helping Neighbors will provide hot dogs and chips.

Trustee Mazurek made a motion to adjourn the meeting at 7:53 P.M.; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Matthesius, Mazurek, Vick, Walter=ayes. All in favor, motion carried.

The next Village board meeting will be October 25, 2022 at 7:00 P.M.

Marilyn Shepit  
Village President

Sherri L. Messina  
Village Clerk