

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,
THE VILLAGE OF McCULLOM LAKE,
4811 W. ORCHARD DRIVE
McCULLOM LAKE, IL 60050
April 22, 2025**

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 Village Clerk Messina

Present: President Shepit, Trustees Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky

Absent: Attorney Shaw

Minutes: Trustee Bogacz made a motion to approve the minutes; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Treasurers Report: Trustee Vick made a motion to accept the Treasurers Report; seconded by Trustee Fritz. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

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

Finance: N/A

Building & Zoning: N/A

Parks: N/A

Roads: Trustee Vick along with Jeff from HR Green went to McHenry County to meet about getting a CDBG (Community Development Block Grant) grant for the

paving of Spring Road from McCullom Lake Road to Flanders and they ended doing it in two (2) sections. One (1) being McCullom Lake Road to Flanders and One (1) being from Orchard to Flanders. They were excited about the possibility of doing it in half if they have the money available. Hopefully we get the funding for that if we don't we can always apply for next year and continually apply for the money as much as humanly possible. Deputy Clerk Prehn: They are going to start the surveying of Orchard in the next week or so. Trustee Walter: Isn't it from Spring up? Trustee Vick: They will be paving from Spring down past Forest View for maybe a couple hundred (100) feet where the bar areas are. There's a little bit of curb and gutter there to actually fix the drainage because right now the drainage goes down to the bottom of the hill and sits there and runs into one (1) storm sewer so the curb and gutter will fix all that and run where it's supposed to. President Shepit: Great job Adam. Trustee Vick: Wanted to mention that at the Easter Egg Hunt his son was cut by one of the Easter eggs and was looking for a band aid and the First Aid kit that we have here is so outdated. We need to purchase a new kit and make it accessible and replace it each year. Also his other question is why don't we have an AED? Deputy Clerk Prehn: We do have one it's in the Police Department. Trustee Vick: It's not accessible then. His concern is, is if there is a party here and God forbid we don't have an AED available. If we did have one accessible and we could save a life that would be awesome. He thinks that we should purchase one for inside the hall and post that there is an AED available and accessible. Deputy Clerk Prehn will talk with Chief Beatty about purchasing another one. Trustee Vick: Having one locked up is not going to help anybody when minutes count.

Blight: N/A

Police: Trustee Zakrocky read off the Monthly Police Report from March 15 to April 21, 2025.

Communications: N/A

Audience: Resident noticed a guy with a silver car filled with garbage and all dented up and is parked on Parkview that seems to be living out of his car. Another resident spoke up that she did meet him and gave him a care package and he seems like a nice man. It's also very understandable that residents would be concerned. McHenry Police Department is aware of him and our Police Department is as well.

Ben Valletta: He is here to inform the board of what's been going on for the last year and would also like the boards input and some feedback on Forest Glen. On Phase I the annexation agreement has expired. In order to be able to renew something is that it needs to be renewed with a development agreement. He

needs some direction on how to come up with a new agreement. Right now Phase I has twenty-five (25) single family homes on it. He has the idea to take the twenty-five (25) single family homes down to nine (9). Is that something the board would be interested in? President Shepit: And there's going to be nothing else built there? Mr. Valletta: He has an idea to build a park area there as well. Trustee Vick: Our biggest concern last year was we were proposed with town houses that were multi-family homes that shared a well and that was a no from us and the biggest concern from the board was the extra traffic coming through the Village and construction traffic coming through the Village as well. Mr. Valletta: I think I can answer all of your questions. He has talked to the Fire Department to make the road an emergency exit only so no traffic would come down Orchard Road. Trustee Walter: Well you wouldn't want to cut the people off from coming into the Village to go down to the beach. President Shepit: This would still be their Village. Mr. Valletta: If you want them to be able to access the road he will keep the access if that's what we want and he will go back and look at it again. Trustee Vick and President Shepit: Construction Traffic should only be accessible by using Ringwood Road. Mr. Valletta: His intention from the very beginning was to be a good neighbor inside the community. He wants to add value, he's not trying to take anything away or impact anything. He would like add a gazebo and add a walking path to connect to our walking path. Is everybody okay with the Phase I plan? Board: So, far yes. Phase II is zoned B-2. He would need a conditional use permit for his nine (9) homes, and Mrs. Hogel would need a conditional use permit for her lot as well. Trustee Vick: I don't know Mrs. Hogel but we would never as a board side with someone who's a developer for somebody that's a homeowner and I'm not saying that you are. Mr. Valletta: I'm not here to suggest any of that; I'm just saying that there are a lot of loose ends that we need to fix. President Shepit: Just so everyone knows this happened before the 59 by-pass was supposed to go through the Village so a lot of things happened and the people that were supposed to do this they fought against the county and ended up going bankrupt. That's how the Village got the bike path, the road that was put through there was to block the by-pass and all of that property got put on the back burner and that developer fought and fought until he couldn't fight anymore. This wasn't anything that this board did back in 2008 and bigger homes, nice homes with all the trees left were supposed to go in there originally. She doesn't remember what the size of the homes were supposed to be back then but just so everyone knows why it wasn't developed back then because the City tried to push the by-pass through here and so we are back at square one and trying to move forward. Mr. Valletta: We need to re-do all these agreements, we need to re-structure this in a way to where it's fair to both Mrs. Hogel and himself so that they both can live in harmony and he can become part of the Village and she can stay part of the Village. In order to come up with an agreement he was told he needs to come before the Zoning Board of Appeals with an application for a Special Use Permit. He did not see an application online

but he needs to know how to apply for one. He would like to implement that process so he can continue moving forward. He would like to know what we want to do, how we want to do it and if we have any questions, he will bring in a plan, and he will put the application together. He would like to sit down with the Hogel's so that they can work together. Trustee Walter: So what are you going to do with Phase II? Mr. Valletta: They are going to stay the same, but right now there are no agreements. President Shepit: You would need to go through the Zoning Board and then agreements need to be worked out. Trent is our Zoning Board Chairman. Trustee Vick: This needs to be a conversation with, President Shepit, Lori, and our lawyer because we're not getting anywhere right now. Trustee Thompson: Right, because this was only to be informational to the board at this meeting. President Shepit: We'll have the Zoning Board contact you to set up a meeting. Trustee Zakrocky: I'd just like to say and I'm speaking for myself on this but communication is key. The more you communicate with us, the better the process will be. I'm sure you know being in business that's just being a good partner with your clients etc. Mr. Valletta: I'm here to do that. I wasn't prepared last time and I didn't have enough information to answer your concerns and that really bothered me and I didn't want to come here ill prepared again and that's why I've taken these many months in order to figure this out. Trustee Zakrocky: I think that this is a better plan. Deputy Clerk Prehn: He did ask for a Special Use Permit and then there was supposed to be a meeting. Mr. Valletta: Yes, I had some personal things that came up so I wasn't able to come sooner. The board thanked Mr. Valletta for coming in.

Old Business: N/A

New Business: Approve MFT Resolution for Maintenance Under the Illinois Highway Code – Trustee Vick made a motion to approve Resolution #300 A Resolution for Maintenance Under the Illinois Highway Code; seconded by Trustee Zakrocky. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Approve Comcast Contract for 24 Months – Trustee Vick made a motion to approve the Comcast Contract for 24 months; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Discussion: Swearing in of the President and Trustees will be held at the May 27th, 2025 meeting. Trustee Walter: Isn't that Memorial Day weekend? Trustee Zakrocky, Bogacz and Thompson it's the day after.

Neighbors Helping Neighbors - Trustee Fritz: The Easter Bunny was here last Sunday. It was a little windy and almost blew the eggs to the other side of the

park. Trustee Bogacz: She did see a video of a squirrel grabbing an egg and trying to take it up a tree. The Easter Egg Hunt lasted three (3) minutes.

The next Neighbors Helping Neighbors meeting will be May 3, 2025 which is the second Tuesday of the month.

May 31, 2025 Annual Golf Kart Poker Run Fundraiser. The proceeds of this event will benefit the Veterans of American Legion Hall 491.

Trustee Vick made a motion to adjourn the meeting at 7:50 P.M.; seconded by Trustee Zakrocky. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be May 27, 2025 at 7:00 P.M.

Marilyn Shepit
Village President

Sherri Messina
Village Clerk