

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,
THE VILLAGE OF McCULLOM LAKE,
4811 W. ORCHARD DRIVE
McCULLOM LAKE, IL 60050
April 28, 2026
All Village Board meetings will be tape recorded.**

President Counley called the meeting to order at 7:01 PM.

Pledge of Allegiance

Roll Call: By Village Clerk Messina

Present: President Counley, Trustees Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky & Attorney Shaw

Absent:

Minutes: Trustee Fritz made a motion to approve the minutes of the last meeting; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Vick, Walter, Zakrocky=ayes. Trustee Thompson – abstained. Motion carried.

Treasurers Report: Trustee Bogacz made a motion to accept the Treasurers Report; seconded by Trustee Walter. 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.

Attorney: N/A

Finance: N/A

Building & Zoning: N/A

Parks: N/A

Roads: Trustee Vick: We have an estimate for the signage in the Village that we have to look at tonight. The flooding down by the Horse Farm on Parkview, that pipe is open so it won't flood as of right now, but we need to install a catch basin and do a little ditching and they are looking at getting that completed. Spring is going to get paved the pre-construction meeting is this Thursday and Trustee Vick will be there and they just go over schedules and he will have a better idea of what's going on and let everyone know what they plan on doing.

Blight: N/A

Police: Trustee Zakrocky: Read off the Police Report from last month. The Police Department is going to be planning Pizza with Cops in the near future. Also, Sergeant Beatty is working on the September Car Show more information to follow.

Communications: N/A

Audience: Ben Valletta to discuss Forest Glen Preliminary Concept Plan. President Counley: Mr. Valletta is the potential developer of Forest Glen and is here to discuss his latest version of his concept plan. President Counley asked the Zoning Board Committee to be here because he would like them to hear everything he has to say about where he stands right now firsthand. If you have any questions, please raise your hand and don't talk over anybody. Ben introduced himself. For over the last year he has been studying assisted living, memory care and senior housing. Every single day over ten thousand people turn sixty-five years old so the need for senior housing right now is at an absolute crisis as far as shortage of inventory and it's actually being called the Silver Tsunami. He has gone through forty plus hours of online training he's gone through a three-day certification in assisted living. He's has gone through continued education in dementia, Alzheimer's, and Memory care. He's become a member of the National Association of Residential Assisted Living. He's attended seminars, he's become a part of Masterminds that includes syndications and the list just goes on. He's built a relationship with Bank Five Nine who is interested in financing this project. They specialize in SBA loans, especially for Senior Housing and Assisted Living. He wants the board and the audience to know that these are still preliminary drawings. There is still engineering that needs to be done. He's hired an architect. This is the current Plat of Forest Glen that is out there. It is divided into two Phases. Phase I and Phase II he owns all of Phase I and he owns a handful of lots over in Phase II with one of his neighbors. Trustee Thompson asked Mr. Valletta to please turn the drawing around so that the audience could see it. There are fifty lots and what he is proposing to do is to basically eliminate all of the lot lines and create six sixteen residences Assisted Living and Memory Care Lodges. They will be branded the Lodges of Forest Glen he is also proposing ten Independent Living Cottages and they will be branded

The Cottages of Forest Glen. The roads are basically in the same position they always were, the difference is that there is no longer access from Forest Glen to Orchard and all of the roads are basically within the current easement and the Fire Department has already looked at this and it meets all of their standards as far as being able to get fire trucks in there. Don Nelson asked if there is no access to Orchard, is there access to West End? Mr. Valletta: There is only access to Ringwood. Originally there was concern about the use of Orchard and how it was used for egress and that it would create a strain on the existing residents. He designed it this way because based on the feedback from this board. President Counley: Absolutely. Mr. Valletta: So, he resolved that issue by taking it out of his plan. He can create an emergency access which the Fire Department has talked to him about but that would be a blocked access and would be for emergency use only. Trustee Walter: So, you're not going to finish the road to West End? Mr. Valletta: There is no road at West End. You are talking about a couple hundred feet which is currently used as a walking path to get to the park. Trustee Walter: I just don't understand why we can't just finish the road. Mr. Valletta: This is the only part of West End that is already being used for the walking path. The walking path is part of the easement of West End. Trustee Walter: It is the road right of way. Mr. Valletta: Correct, so you want to eliminate the walking path and make it the road. Trustee Walter: You don't have to eliminate it you're going to have sixty feet there of the road ain't ya? Mr. Valletta: There is sixty-foot easement there yes. Trustee Vick: Mike, I don't think he understands what you are talking about, you need to explain to him what you are talking about. Trustee Walter: I would say it should be open, I don't know why everybody was saying traffic on Orchard. I mean it's part of the Village I get traffic down Fountain and traffic down Maple Hill. I don't understand why we can't connect it. You've got part of the Village that you can't even get to unless you go all the way out to Ringwood it doesn't make sense. Trustee Zakrocky: Why would you need to go there? Trustee Walter: They're going to want to come down to the lake in their golf carts and everything else. Mr. Valletta: No, maybe but I don't see that happening. Trustee Walter: I don't understand why we can't have a road there; we have six gates going down McCullom Lake Road I don't know why we can't have a road going out to Ringwood Road. President Counley: Well Mike let me interrupt real fast as you recall, I'm sure you recall that this was presented to the whole board and he presented to each of the Trustees individually and the question was access to Orchard from that project right there to the exception of one, you. What I am trying to say to you is that this is a board of six people and if we stand here and debate about it for the whole rest of the night and when it finally does come up it's going to be a five-to-one vote. I get where you're coming from and it's been asked and answered before. We did already say that it wasn't going to happen with Orchard. Trustee Thompson: Regardless, if everything is approved there's going to be engineering, there's going to be a plat, everything is going to have to be approved to how egress is going on, so right now the subject is mute. Mr.

Valletta: This is a preliminary concept that we can work off of. I'm just trying to start with one piece of paper that we can have a conversation over. Trustee Zakrocky: This is conceptual, not final. Mr. Valletta: The idea was to honor the board's decision a year plus ago when the conversation was addressed about Orchard. Trustee Zakrocky: Addressed Attorney Shaw about the tax structure because very little comes to our community. Attorney Shaw: You'd have to weigh it against the impact. There would be no public roadway, no added expense to the Village. There's always a risk when it gets developed. There would be no performance bond and if it fails, there's not much that the Village can do except let it be vacant. Trustee Thompson: No Section 8? Attorney Shaw: Doesn't see anyone being able to strong arm the Village into something else. Mr. Valletta: Are we going to move forward? Attorney Shaw: The board cannot give any vote on this matter tonight. He can go ahead and file the formal Zoning Petition. The Zoning Board will then have a public meeting and look at the plan. The board has to take steps to vacate the roadway, there are lots of hoops that Mr. Valletta still has to go through and the Zoning Board will make its recommendation to the Village Board. President Counley: I've talked to everyone and I've had good feed back from them. The statistics show that there is a big need for this type of facility. Mr. Valletta and I have a meeting with the City of McHenry. There was a concern from a resident about ambulance noise. Zoning Board Chairman Bitterman: Asked that this not be sat on and that his board is ready to review this.

Attorney Shaw: The owner of the lots at the corner of Flanders and Ringwood Road might not have to hook up to the sewers if the City of McHenry is okay with it. The County would have to wave the septic. There is an exhibit that we need to find when the sewers were originally put in which means we might have to require that it would have to be hooked up and he is working on it.

Old Business: N/A

New Business: Approve 2026 - 2027 General Consultation Contract with HR Green – Trustee Vick made a motion to approve the General Consultation Contract with HR Green; seconded by Trustee Zakrocky. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Approve FY24 Supplemental MFT Resolution for Maintenance Under the Illinois Highway Code – Trustee Bogacz made a motion to approve Resolution #302 FY24 Supplemental MFT Resolution for Maintenance Under the Illinois Highway Code; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Approve FY27 MFT Resolution for Maintenance Engineering – Trustee Vick made a motion to approve Resolution #303 FY27 MFT Resolution for Maintenance

Engineering; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Approval of New Traffic Signs under MTRD IGA – Trustee Zakrocky made a motion for the Approval of New Traffic Signs under MTRD IGA; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Thompson, Walter, Zakrocky=ayes. Trustee Vick=abstained. Motion carried.

Discussion:

Trustee Fritz: The next Neighbors Helping Neighbors meeting will be May 12, 2026, at 6:30 PM in the back room at The Knoll where they will be discussing the Spring cleanup.

There will another Fund Raiser for resident Dawn Adams on May 17, 2026, at the Polish American Legion, it will be a brunch from 11:00 to 3:00 PM.

May 30, 2026, will be the annual Golf Kart Poker run. They will put a map together for the Poker run. It will benefit McHenry School District 156 Foundation Inc. They do a lot of stuff with the kids at the High School that they can't do through the school system. Scholarships, shoes, clothing etc. Kathy Zakrocky – They are also involved in packaging up food, so kids don't go hungry. It's called Food for Thought, please come and donate.

Trustee Vick made a motion to adjourn the meeting at 8:20 PM; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be May 26, 2026, at 7:00 PM.

Terry Counley
Village President

Sherri Messina
Village Clerk