

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,
THE VILLAGE OF McCULLOM LAKE,
4811 W. ORCHARD DRIVE
McCULLOM LAKE, IL 60050
August 25, 2026
All Village Board meetings will be tape recorded.**

President Counley called the meeting to order at 7:00 PM.

Pledge of Allegiance

Roll Call: By Village Clerk Messina

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

Absent: Attorney Shaw

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

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

Attorney: N/A

Finance: N/A

Building & Zoning: Trustee Fritz – There was supposed to be discussion but that will not be done for this meeting.

Parks: Trustee Thompson: Noticed the basketball hoop is missing. Deputy Clerk Prehn: It's being welded.

Roads: N/A

Blight: N/A

Police: Trustee Zakrocky read off the monthly Police Report from 07/21/26 to 08/24/26. There is going to be some discussion and Ordinance's for E-Bikes and Drones. The Police Department's car show will be on September 19, 2026. Chief Beatty and President Counley were discussing new Police vehicles and Chief Beatty will be pricing out a new squad car in October he will be looking at Dodges. Trustee Zakrocky stated that Chief Beatty is doing a great job with scheduling. He feels Chief Beatty has our best interest at heart as far as we don't have a whole lot of money. It's been reported to him that a lot of the new hires we recently had are gone due to the low wage that we pay. There have been complaints about vehicles speeding down Spring Road when school buses are coming and vehicles are blowing the stop signs.

Communications: President Counley received an email from Attorney Shaw to Mr. Valletta that he read to the board members. It stated that Mr. Valletta needs to hire a land use attorney. That the Village Board will not be discussing his project at the August Board meeting. He needs to propose a written Planned Unit Development Agreement that incorporates the entire project in phases and as well as having a site plan in place that is closer to final form. Those need to be submitted for review and comment by both engineering as well as legal before the Board moves on with their consideration. This project is the most significant project to occur in the Village of McCullom Lake. He needs to understand and respect the gravity of what he is seeking to do. That is going to require your retention of experts. This project will not be approved without professional drawings, elevations, engineering, utility plans, grading plans, tree studies and every other technical drawing and plan that experts are responsible for preparing. President Counley feels it is very prudent that this be tabled tonight. Trustee Zakrocky asked if he could have a copy of that emailed forwarded to him and to all the other Board members. Board members will receive a copy of the email. Trustee Vick: I'm very concerned about letting this project go forward. Trustee Zakrocky: The guy is entitled to do something with his property, and I appreciate that and I understand that. I feel that there has been some bait and switch going on. He gives us the first plan that looks really beautiful all the lodges and stuff and then when it comes to the Zoning meeting there's solar added in there. We specifically shot down solar and he feels he hasn't had any communication with anybody. President Counley stated that he sent Mr. Valletta an email telling him he needs to retain his own Engineer and his own Attorney because the Board is really concerned that we are paying our Attorney for your

services. Mr. Valletta did contact an Attorney in Schaumburg that looked over everything from what the Zoning Board talked about and told Mr. Valletta that it was all illegal and it couldn't be done. Trustee Zakrocky: Illegal on his end of it? Deputy Clerk Prehn: On the Village's end but he would not hire that attorney. President Counley: That Attorney wanted a sixty-thousand-dollar retainer. Trustee Bogacz: So, he wants to use Attorney Shaw instead, no way. Trustee Zakrocky: My biggest concern is if we zoned this for multiple living in a building what secures us that it's always going to be like a medical facility or a memory care facility and it's not going to just change into Section 8 housing? Deputy Clerk Prehn: Attorney Shaw stated that it has to be fifty-five (55) years and older. Bill Cross: The reason for the Special Use permit is so that you leave the underlying zoning the same. The Special Use Permit lays on top of it and as soon as you don't meet the requirements of that Special Use Permit it goes back to the zoning. The same way the church is up on the corner, which is all zoned residential and it's a Special Use to have a Church there. Trustee Zakrocky: He had asked Attorney Shaw about that and he said we would have no recourse if it was sold and then someone decided to do something else with it, then we would have no recourse. President Counley: We would have recourse because that zoning stays as it is. Bill Cross: It's not zoning its Special Use Permit. President Counley: It is going to stay that way, so somebody else couldn't come in and say o.k. we're knocking these down and were putting in a factory up there or whatever, and if he went under before the thing got completed, we could stop it right there. So, we could force him to finish it or force him to sell it. Trustee Zakrocky: Is there going to be like a performance bond? President Counley: Oh yeah. Deputy Clerk Prehn: I didn't go to the Zoning Board Meeting to listen to all of the stuff and the going back and forth and he's trying to rush it through. His attorney retired and moved out of State and now his Engineer retired and so he is calling our Engineer and our Attorney and they are not doing that for free. President Counley: He has had conversations with both the Engineers and the Attorney that whatever they are doing with Ben, they have to collect from Ben and not us. Trustee Zakrocky: What is our recourse to get paid? Deputy Clerk Prehn: We are keeping track of it; we don't have a bond yet until it's approved. Trustee Zakrocky: So up to this point he's used let's say ten (10) hours of our Engineer and ten (10) hours of our Attorney and that is at a cost of X, we need to get paid. Deputy Clerk Prehn: We did get a five hundred dollar check for a retained personnel deposit for the Zoning meeting and she is going to cash the check.

Trustee Vick: Are we going to have a retainer for our Engineer and our Lawyer so he's paying for it? Deputy Clerk Prehn: We told him he will have to pay for that too and anything he does has to be reviewed by our Engineers not our Building Inspector, it will have to be at his expense. Trustee Vick: How much time has Attorney Shaw spent dealing with this? Deputy Clerk Prehn: Up until yesterday's email it was exactly \$500 dollars. Trustee Walter: If this goes through our Building Inspector is not going to be inspecting this. President

Counley: No, HR Green would be inspecting it, and he will have to put up a bond for it where something comes in and Deputy Clerk Prehn will take it out of the bond money and when it gets down to here he is going to have to replenish it. Deputy Clerk Prehn: It will be \$10,000 thousand dollars and when it gets down to \$2,000, he will have to replenish it. Trustee Vick: Any cost incurred by the Village shouldn't be bared by the taxpayers, if she is spending five (5) hours doing something he needs to pay the Village the five (5) hours, because we are not. Trustee Zakrocky: Isn't \$10,000 a little light for a bond on that size of an undertaking? Deputy Clerk Prehn: That's just escrow, that's not any bond. Trustee Bogacz: Please keep us informed.

Audience: Deputy Clerk Prehn: The Annual Audit will be presented at the next Board meeting.

Old Business: N/A

New Business: Approval of Zoning Board's recommendation for the Text Amendment and Special Use Permit. Trustee Walter made a motion to table this; seconded by Trustee Vick. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

Discussion:

Trustee Fritz: Neighbors Helping Neighbors next meeting will be tomorrow night August 26th, at 6:30 P.M. at the Knoll. Trustee Bogacz: It is a special meeting to discuss a Fundraiser.

President Counley: Going out in this months Newsletter there is going to be something in there about trees hanging over the streets. Everyone needs to raise their trees up about fifteen (15) feet because we are already getting complaints from the school buses and if Fire Truck comes through there is going to be a problem. Glenn Gates mentioned that he was coming up Parkview and there is one yard that has the bushes sticking was out in the street and there was a guy coming south and he thought he stopped at the stop sign at Eastwood so he went around and that guy blew the stop sign. President Counley: He will have Sergeant Beatty go past there tomorrow and get an address. They have also not been stopping at the stop signs when they come into the Village on Parkview and Orchard. Deputy Clerk Prehn: For those of you who do not know our Public Works guy last day is tomorrow. President Counley stated that he will be around on and off until we get a replacement and Paul will also be around to help train the next guy. Trustee Zakrocky: September 19th is the Car Show and Craft Show. There is a Food Truck coming this year.

Trustee Bogacz made a motion to adjourn the meeting at 7:29 PM; 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 September 22, 2026, at 7:00 PM.

Terry Counley
Village President

Sherri Messina
Village Clerk