

**REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,
THE VILLAGE OF McCULLOM LAKE,
4811 W. ORCHARD DRIVE
McCULLOM LAKE, IL 60050
December 12, 2023
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, Thompson, Vick, Zakrocky & Building Inspector Turner

Absent: N/A

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

Finance: N/A

Building & Zoning: N/A

Parks: N/A

Roads: Trustee Vick – Three (3) manhole covers were fixed. He would like to continue to work on the bad sections in the Village.

Blight: Trustee Walter – Problem with a vacated home that was vandalized. President Shepit stated that everything inside the house was spray painted and those who did it were caught. One of them was involved in a previous incident

down here at the Village so the earlier agreement made with this young man he has now violated and the previous agreement is now out the door.

Police: N/A

Communications: Notice of Application for Permit to Manage Clean Construction or Demolition Debris (CCDD9 (LPC-PA26) – Pursuant to 35III Adm. Code 1100.301, the purpose of this notice is to inform you that a permit application has been or will be submitted to the IEPA, Bureau of Land, for a clean construction or demolition debris (CCDD) fill operation described below. You are not obligated to respond to this notice. However, if you have any comments, please submit them in writing to the address below, or call the Permit Section at 217-524-3300, within twenty-one (21) days after the Illinois EPA's receipt of the application. Description of Project: The site has been used as a quarry, producing sand and gravel construction aggregate and landscape stone, for approximately thirty years. This application is a request to fill the quarried areas of the site with CCDD to restore the site to its final grade.

Audience: Cindy is letting the board know that she and Melissa will be hosting a Holiday night for about seventeen (17) teens on Wednesday, December 20 from 5:00 to 8:00 P.M. Also Pizza with the Police will be January 30, 2024 from 5:00 to 8:00 at the Cullom Knoll.

Old Business: N/A

New Business: Ben Valletta – Forest Glen - Mr. Valletta at the November 28th, 2023 board meeting presented the board with his proposed development solution that he would like the board to consider. The property twenty (20) years ago was zoned R-2 for Single Family Homes and divided into forty-one (41) lots. Mr. Valletta proposed a Zoning change from R-2 to R-6 to allow for three-unit, four unit, five unit and six unit buildings. Single story buildings will consist of 2-bedrooms/2-bathrooms and 3-bedrooms/2 bathroom units. No building will have more than twenty-four (24) dwelling units (A dwelling unit is defined as a bedroom with two (2) people living in the home for more than sixty (60) days/year. For example, a two (2) bedroom unit has two (2) dwelling units. The property/new community will consist of seventy (70) total units with buildings placed in the buildable areas that are currently platted. Roads, sewers and surface water drainage would remain currently designed and approved. This solution will be less units than if the property was zoned for duplexes. Ownership of the buildings would be a combination of condo sales and units retained by the developer as rental apartments. It has not been determined how many units would be retained by the developer nor their location, but the intention is to have a mix of ownership. Water and Ownership he would like these two issues to be considered together. Mr. Valletta is here tonight to

answer any questions. He doesn't have anything new from the standpoint he hasn't taken any action on anything just trying to plan and if you guys are interested in the idea on how we can put it together and he wants to make sure everyone is comfortable with this thing. He feels his proposal could be important to the community and add value and he thinks that they are the right team to do that. President Shepit stated that the board has questions and have done a lot of research of their own. Originally the plan was all set up for single family homes and now you are talking about having multi-family units. Mr. Valletta stated that that was correct. President Shepit: There are questions and concerns about that and what it's going to do to the Village. The plan was for single family homes and the board of trustees would like to go with that. Trustee Zakrocky: I have specific questions about water. What is the GPM for these units and has the well been calculated to handle each GPM? You mentioned the well diameter is six (6) inch will that flow handle enough for all the fixtures? Mr. Valetta: In his conversations with both Huemann cousins they have done a fixture count and they believe all of that with a two (2) inch line in these buildings will handle the water fine in a six (6) unit building. President Shepit: What's the GPM is what he wants to know, what's the gallons per minute going in there because... Mr. Valetta: Oh, I have no idea. At some point in the game I have to go and spend some serious money, part of it is to determine that. President Shepit: The biggest thing is so anything over seventy (70) gallons per minute going into these which you have six (6) units, each one would have to have their own power and their own pump. Mr. Valetta: Correct. President Shepit: But for six (6) units you've got to have enough gallons per minute for potentially twelve (12) people to be in a shower. Mr. Valetta: Correct. President Shepit: So for anything over seventy (70) and above a study has to be done for hydro geological study that will see how much water it's taking from the rest of the residents that already live in the Village. A single family home you don't have to have that but we've also been told that you shouldn't put more than two (2) to three (3) max units on one well. That is per the county and per the well drillers. You are talking six (6) units per each well. Mr. Valletta: Well maybe I can explain that, it's a complicated topic and I understand that. President Shepit: We did talk to the well people and we have an understanding on the complicated topic. So we don't want to see anyone in this Village suffering, and you would have to go through this geological study also to prevent the rest of the residents in this Village from having problems because you are going to have to go down so deep and you could be potentially be taking all the water from the residents in this Village with these properties with the size of well that you would need with these units. That is what that study is about, so you would need to come up with something like that and that study should be something that you look at first. Mr. Valletta: I get that. What I'm just looking for from you guy's is it worth for me to go and do that. If the board is not interested in the multi family over there then from my standpoint there's no value in the property. President Shepit: Really. Mr. Valletta: No, because you

can't build it, it's just too much money. All the infrastructure costs all those other kind of things. My understanding of the well and I'm not trying to be contrary in what you know and what you've learned so far but it's about fixture count, each one of these units has basically two (2) bathrooms and a kitchen and a wash machine which is basically eight (8) fixtures. If you want to build a single family house, four (4) bedrooms, three (3) baths plus all of that... President Shepit: Connected to one (1) well that's not six (6) inches in diameter taking extra water on. Mr. Valletta: But you're still taking on what my understanding is and again I only did preliminary conversations with Jeff is can we do this, and if we can how would we do this. In my understanding with my conversation with him, he believes it's possible without impacting the rest of the community. That is just what he told me. President Shepit: Two (2) to three (3) units is what you can do on a regular well. To upgrade the well to at least seventy (70) gallons per minute which then it comes into the hydro geological study that has to be done which looks at the effect of every other home in this Village and what drawing that much water from the ground could potentially do to the rest of the Village. Mr. Valletta: So if I took a six (6) unit building and put a space in between it then your okay with it? President Shepit: Originally that property was supposed to be single family homes and the Village is fine with that but so now you're talking about putting an access road in that goes out to Ringwood Road and people would have an option of either going to Ringwood Road down to McCullom Lake Road or down to 120 or shooting through the Village, so everybody in this Village will have extra cars driving past and I know what you're saying you're putting six (6) units on what used to be maybe three (3) lots. Instead of three (3) units with two parents and six cars and now you are bringing it up to twelve (12) extra cars going through this Village which makes for more wear and tear in this Village. This board needs to think about the residents that live here and not be concerned about the ones that might come in. Right now is the importance of the residents that live here and that's why we are looking at the water, and looking at the traffic, we're looking at all this stuff because that's what's important at this time. Single Family homes don't necessarily bring in all the problems that this would cause. Mr. Valletta stated that his intention when talking to attorney Shaw was to come to the board to see if his plan is doable and if we want single family homes we need to tell him that and he can pick a different direction. This whole thing with water has been a challenge from day one and the conversation that you're talking about with the shared wells is a difficult question. President Shepit stated that we are not interested in multifamily homes because it causes a lot of problems including water. Mr. Valletta: So there is no solution to multi-family homes. President Shepit replied, no. If you decide to do something different going forward and want to revisit it then come back and let us know, but not for right now. Trustee Zakrocky: That property right now is zoned single family homes, so nothing else can happen to that property at this point. President Shepit: And yes the annexation agreement expires, but that doesn't matter it can be started again

later on, that's not a problem and she did talk to Attorney Shaw about that. Mr. Valletta thanked the board and wished them a Merry Christmas.

Trees: President Shepit: Chad, trees? Trustee Thompson: He's been talking with Adam about K. Costello he accomplishes all the work that he has down for the township and he's insured properly. Jesse Tree removal bill is the same it's just a different copy and he does not have any information on this guy. Trustee Vick made a motion to approve the quote from K. Costello for \$7500.00; seconded by Trustee Zakrocky. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

New Business: Approve Ordinance Paid Leave for All Workers Act – Trustee Bogacz made a motion to approve Ordinance #559 An Ordinance Amending Section 2-102 of the Code of Ordinances; seconded by Trustee Zakrocky. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor; motion carried.

Neighbors Helping Neighbors next meeting is January 9th, 2024 at the Knoll at 6:30.

February 10th, 2024 Froggie's 26th Annual Ice Fishing Derby.

Annual Children's Christmas party went well but they didn't have as many children as prior years.

Trustee Vick made a motion to adjourn the meeting at 7:36 P.M.; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Thompson, Walter, Vick, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be January 23, 2024 at 7:00 P.M.

Marilyn Shepit
Village President

Sherri L. Messina
Village Clerk