

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,  
THE VILLAGE OF McCULLOM LAKE,  
4811 W. ORCHARD DRIVE  
McCULLOM LAKE, IL 60050  
February 24, 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, 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, Vick, Walter, Zakrocky=ayes. Trustee Thomas=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:** N/A

**Blight:** Trustee Walter – Big log on Parkview and West End. He would like to see it cut up and gone. President Counley stated that there are no plans on doing anything with it just yet.

**Police:** Trustee Zakrocky read off the Police Report from last month.

**Communications:** President Counley had put before the board members a book with pictures of a duplex which is about where himself, Deputy Clerk Prehn and Attorney Shaw met with Ben Valletta about Forest Glen on Thursday. He has a new plan for the property. With what Mr. Valletta had proposed previously he would have had to had a staff of about two hundred and fifty (250) staff members, so he had to change up his plans. The new concept is six (6) Lodges of the assisted living, ten (10) cottages which will be independent living for fifty-five (55) and older. They can live there as long as they want and can choose to move into assisted living. The cottages will only have between one (1) and four (4) people in them. It could be a one (1) bedroom cottage or if it's a duplex it could be a two (2) bedroom cottage. Mr. Valletta will be at the next board meeting with an update presentation. Based on the recommendation from Attorney Shaw the most effective path to develop in Forest Glen is a premier Senior Care Community with a PUD which is a Planned Unit Development agreement. It became necessary to make several important decisions upfront regarding the long-term vision of the property. Within the last several months he has been consulting with national leaders and residential assisted living sector along with Stu Gaines former President of Illinois Alzheimer's Association. Each of these professionals independently emphasized the long-term success of Forest Glen would be determined by the ability to properly staff the community and consistently deliver the highest level of care to its residents. After reviewing the original plan which included nine (9) assisted living and memory care lodges, there was a unanimous agreement that staffing such a configuration would present significant challenges and ultimately limit the community's ability to operate at the level of care we aspire to provide. As a result, I re-evaluated the overall development strategy to re-design Forest Glen as a continual care retirement community. A CCRC is founded on the principle that seniors want the ability to age in place beginning with independent living while having access to progressively active higher levels of care as the needs evolve. Under this motto residents may begin in independent living cottages with the option of in-home care services as needed by becoming residents of Forest Glen they are also assured of priority access to assisted living or memory care lodges in the future. This structure additionally provides flexibility for couples allowing one (1) spouse to receive a higher level of care by remaining within close proximity to the other. Incorporating independent living in the community reduces the need for full time

staffing while allowing Forest Glen to partner with established in-home care providers to support residents' daily living needs. This approach improves care quality, staffing stability and long-term operational sustainability. The revised development plan includes ten (10) independent living cottages, two (2) assisted living lodges and four (4) memory care lodges. The suggested building mix does not increase the total number of residents, nor does it create any adverse impact on the Village of McCullom Lake. Rather it establishes the most comprehensive thoughtfully designed retirement community in the county. The proposed plan unit development agreement has been prepared to give Forest Glen the greatest opportunity for long-term success while also delivering meaningful benefits to McCullom Lake including an increased tax revenue, employment opportunities, and the enhancement of surrounding property values. Please accept the enclosed documents along with preliminary architectural and engineering plans as my best effort to begin a collaborative process towards creating a community within McCullom Lake that we all can take pride in. The cottages will be called The Cottages of Forest Glen, which are the independent living buildings and the assisted living will be called The Lodges of Forest Glen. President Counley feels it is a pretty good plan. Mr. Valletta was informed that President Counley would do a quick presentation tonight to the board and then he can attend the March meeting. If any board members have any questions please look this over and please give them to him before the March board meeting and he can bring them to Mr. Valletta. Trustee Zakrocky: Mr. Valletta is developing this property, is he running it? President Counley: Yes. Trustee Zakrocky: The question he has is, is he qualified? President Counley and Deputy Clerk Prehn, Yes. Deputy Clerk Prehn: You can ask him next month and he can tell you. Trustee Thompson: It has to be similar to something that just went in next to Meijer's. President Counley: He has a couple of other ones already and he knows some people that have opened ones in Lake in the Hills so he's very familiar and he's definitely on top of it and has people working with him. He has provided us with a bunch of background stuff and people. Trustee Vick: Get your questions together and give them to Terry.

**Audience:** Deputy Clerk Prehn: She doesn't know if this is going to happen but she wanted to run it by the board. So, Mail Chimp is used for sending out the newsletter and the e-blasts. Apparently they are planning on charging if you have over five hundred (500) contacts, which we do. When she goes on there we still have like fourteen hundred (1400) available so she's confused about it and she is still looking into it and at the most it would be forty-five (\$45) for the monthly fee.

Officer Camacho addressed the board letting them know that Thursday will be his last day with our Police Department. Trustee Vick: Where are you going? Officer Camacho: Broadview. He wanted the board to know that it doesn't take away from the few months he's been here. That we are a solid tight knit

community here. Trustee Vick: Thanked him, for his service within our community and wished him good luck as did the rest of the board.

**Old Business:** N/A

**New Business:** Resolution adding Andrea Buzek as check signer to all Village bank accounts. Trustee Bogacz made a motion to approve Resolution #301 A Resolution removing prior President Marilyn Shepit as an Authorized signer on all Village bank accounts including the Revolving Line of Credit and adding Administrative Assistant Andrea Buzek as a signer on all Village bank accounts and the Revolving Line of Credit; seconded by Trustee Vick. Voice vote: Bogacz, Fritz, Thompson, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

**Discussion:**

Trustee Fritz: The next Neighbors Helping Neighbors meeting will be March 10, 2026, 6:30 PM in the back room at The Knoll.

March 28<sup>th</sup>, 2026, Will be the Easter Egg hunt starting at 12:00 noon.

Trustee Bogacz made a motion to adjourn the meeting at 7:13 PM; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be March 2026 at 7:00 PM.

Terry Counley  
Village President

Sherri Messina  
Village Clerk