

**MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES,  
THE VILLAGE OF McCULLOM LAKE,  
4811 W. ORCHARD DRIVE  
McCULLOM LAKE, IL 60050  
May 27, 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, Vick, Walter, Zakrocky

**Absent:** Attorney Shaw, Trustee Thompson

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

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

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

**Finance:** N/A

**Building & Zoning:** N/A

**Parks:** N/A

**Roads:** N/A

**Blight:** Trustee Walter – New street light has been put in down at the corner of Orchard and West End. President Shepit: that was the street light taken out by the Enterprise truck just so everyone knows.

**Police:** Trustee Zakrocky read off the Monthly Police Report from April 22, 2025 to May 26, 2025. Trustee Zakrocky stated that there were two (2) solicitor complaints and one (1) was probably from him. He was approached by Sunray Solar Panel that came on to his property to which he asked if they had a solicitor's permit and was told that the boss had it. He went to take his picture and at that point was threatened. He sent the pictures to Chief Beatty and Sergeant Beatty and he hasn't seen them since.

**Communications:** N/A

**Audience:** Chief Beatty purchased four (4) First Aid Kits. One (1) for the Police Department, one (1) is in the maintenance garage and two (2) for the Village Hall that will be accessible and in the kitchen area. Chief Beatty did some research on the AED's and the one in the Police Department is out of service and it could no longer be fixed. He found two (2) refurbished ones that allows us to get a four (4) year warranty. One (1) for the Police Department and one (1) for the Village Hall which will be put by the bookcase in hallway by the office and will be ordered. The AED's are under new business to be voted on.

Deputy Clerk Prehn: The Village Garage Sale will be June, 27, 28 and 29<sup>th</sup>, 2025. There will be a sign up sheet in the office and she will add it to the newsletter.

Mr. Valletta was in the audience letting the board know he's not quite sure how to move forward with the board for his project. He knows he has to communicate with the Zoning Board of Appeals, but he does not know who the Chairman is or how to get an application or the process or how we want to do this. President Shepit: Everything is changing over right now with the new President starting tonight by being sworn in, after that if any changes are going to be made then those answers can come to you because if he makes any changes she can't recommend Mr. Valletta to go and talk to anyone. So, after tonight you can get the answers from Terry probably in the next couple of weeks. Deputy Clerk Prehn: All the Zoning applications were sent to Jeremy and he's been in contact with Mark, is he still your attorney? Mr. Valletta: I would like to have communication with Jeremy, is there any reason he can't contact him? Deputy Clerk Prehn: You can contact him. President Shepit: That's fine but what I'm saying is the new President will be sworn in tonight and he can let you know if he's making any changes and if there's any changes then he will be the one to tell you who he's going to have to discuss this with. She can tell him to call Jeremy but it's up to Terry on who he's going to have in those positions.

Kevin: He purchased most of the Polish National Union property, the house, then barn, the apartment buildings and the extra land. When he was in the process of purchasing it they were talking with our Village about possible annexation and re-zoning to be put in and possibly senior housing or assisted living. Now it's been years down the road and he is possibly looking to pursue that and who would he need to talk to about annexation? President Shepit: How long ago did you buy that? Kevin: He bought the apartment buildings, the acreage out to Ringwood Road, the house and the barn about ten (10) Years ago and he bought the last ten (10) acres of open field about a year and a half ago. President Shepit: I remember that but at the time there was a question about annexation which has been taken off the table now, which was an agreement with the City of McHenry so that can be discussed with Terry too. Kevin: I know there was a problem connecting to the sewer. President Shepit: It was a whole annexation agreement that was done like twenty-five (25) years ago by a previous president which should have never been done and it was done illegally but it is all done and over with now.

Kathy Zakrocky: She would just like to say thank you to Marilyn for all that she has done for the last umpteen years and she really appreciates everything she has done. President Shepit: Thank you. O.k. we are going into New Business with the swearing in of the new Village President.

**Old Business:** N/A

**New Business:** Village Clerk Messina swore in President Terry Counley, Trustee Denise Bogacz, Trustee Michael Fritz, Trustee Adam Vick, Trustee Zakrocky. President Counley asked Chief Beatty the cost of the two (2) AED's. Chief Beatty: The cost is \$2220.00. President Counley: I need a motion on the two (2) AED's, Trustee Bogacz made a motion to purchase the two (2) AED's at the cost of \$2220.00; seconded by Trustee Walter. Voice vote: Bogacz, Fritz, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

President Counley addressed the Board when he was here last time the first thing he talked about was respect. Everybody that's at especially this table and a couple people sitting in the audience has earned the right to get respect from each other. He's not crazy about people talking over other people the last few meetings that he's been at there was quite a bit of that and he's noticed that it's been a real informal thing and he'd like to keep it that way and I'd like the audience to see that we respect them and we get respect back from them and we respect each other, based on that he would like them to address other Trustees, himself and the Clerk with their title Trustee Bogacz, Trustee Fritz so on and so forth. They can call him Mr. President or Mayor it doesn't matter to him. If we see each other out on the street, call me whatever you've called me that's the way he likes it. Everyone has earned the title and he appreciates everyone stepping up to the plate. There are a lot of critics in this little town and it takes more of a person to sit where you guys are sitting and take the

criticism and then do something about it. It kind of shows by the way people stay here for a long time. Two that just got sworn in here a couple of minutes ago when they get done with this term in 2029 will have been here twenty (20) years. The guy sitting at the end of the table over there Trustee Walter I think has been here since before dirt was invented he's not sure but it's been a long time and he really appreciates it. It's good to see that people keep coming back and doing their job so thank you. It's good to see new blood here, it really is. You always need new people stepping up to the plate and I really appreciate you guys, I truly do. I've heard nothing but good things and I couldn't be happier seeing the things that you are doing so thank you. I heard a man talking back there about annexation, as former President Shepit mentioned that all of the agreements that were signed twenty (25) years ago all null and void now. There aren't any boundary agreements with anybody so we can do whatever we want. There was some property on McCullom Lake Road that is still annexed into Johnsburg with the promise that the guy would have sewer within ten (10) years and he didn't get it so he wants out and he wants in here. So, I will not be able to answer the man's questions tonight at all for sure but when we go forward he wants to do all the annexation we can do, get everything we can get while the getting's good. He would like to go South into the Polish Camp and through the Polish Camp and down to West Shore Drive if possible. I know that Mr. Kopczyk is clearing some property down there; he's done an excellent job. He drove by and saw it and he would like to bring that into the Village which is right on the lake. Then if you go on the west side of Ringwood Road there's some industrial over there that is unincorporated, it's all there so why not. We were locked before like the former President said and that other Presidents had done and he went to a meeting in 2015 in McHenry just to talk to them about that property that this gentleman was talking about at Flanders Road and Ringwood Road and Mayor Low brought it up before the board and the very first words out of her mouth were, we have a twenty (20) year boundary agreement so we are not talking to them now thank you and bye, bye. That is not the case anymore so forward we go as far as he is concerned. I would like to call a committee of the whole meeting. He does not have any set date but he would kind of like to do that before our next board meeting. I'm hoping that all the committees, I like the chair people the way that they are right now and I've talked to a couple of them already and they said yeah I'd like to stay in that, so if you'd like to stay in that position I'm all for it. I'd like to get all the committees together to talk to them and how they feel about things and what they need him to do and the few little things he expects from them. We can look at our calendars and come up with a date between now and the next meeting and see if it fits in everyone's time frame, we'll get it done and it shouldn't take very long to do it. We'll do appointments at the next meeting. He's met with everyone so far except for Trent and he will be meeting with him on Thursday. He's met with everybody, the Chief, the ladies in the office, he met with engineering he's met with everybody except for Trent and everybody is staying on. Hearing through the

grapevine that he was going to be making a bunch of different changes and everything's going to be different, hey if it works don't fix it. Things are going good, I'm a really happy guy and it's not often you get to come into a situation like this where things are pretty good, they're usually not that way and so things are pretty good and I'm happy about it so everybody is staying and as far as the Zoning Board of Appeals I couldn't tell you a person that's on it so now I know one. Deputy Clerk Prehn: No, I'm not on it (laughter). President Counley: Oh o.k. So, until he knows who they are he doesn't know if it's going to be the same or not. If it works don't fix it so it's another thing if we can get the man moving forward and answer his questions and see where it goes from there so based on that he doesn't have anything to add for tonight, does anybody have anything for him at the moment?

**Discussion:** Trustee Bogacz: The next Neighbors Helping Neighbors meeting is the second Tuesday of the month 6:30 at the Knoll. President Counley: So, we can kick around the committees of the whole meeting date, if anyone has any ideas and they should be able to knock it out in about an hour. That is a legal meeting right, do you have to set up an agenda. Clerk Messina: That's a good question; I'll research it for you. President Counley: I know some of the rules like in Roberts Rules... Clerk Messina: Because it's not a regular board meeting? President Counley: Right. In a committee of the whole meeting usually only the people that are in that committee can be at the meeting, so I don't know if it would be open to the audience or not so once Clerk Messina finds out will kick it around with you guys and we'll figure something out and that's all he has for the meeting.

Trustee Vick: I would just like to say thank you Marilyn we do appreciate it. All the work you did, did not go unnoticed.

Trustee Vick made a motion to adjourn the meeting at 7:26 P.M.; seconded by Trustee Bogacz. Voice vote: Bogacz, Fritz, Vick, Walter, Zakrocky=ayes. All in favor, motion carried.

The next Village board meeting will be June 24, 2025 at 7:00 P.M.

Terry Counley  
Village President

Sherri Messina  
Village Clerk