

Village of Caledonia Public Hearing Meeting Minutes  
November 8, 2005, 7:00 p.m.

- I. Meeting was called to order at 7:07 p.m. at the Caledonia Fire Station.
- II. Roll Call:
  - Susan Siek, President - Present
  - Susan Yakey, Clerk & Acting Treasurer - Present
  - Colleen Blaney, Trustee - Present
  - Garrett Havens, Trustee - Present
  - Teresa Hunt, Trustee - Present
  - Todd Moore, Trustee - Absent
  - Jack Nicholson, Trustee - Present
  - Jeff Nye, Trustee - Present
- III. Mr. Nye motioned to approve the agenda. Mrs. Hunt seconded and the motion carried. All were in favor.
- IV. President Siek opened the hearing stating that it will be held in an orderly manner, with respect to one another and you will have a two-minute time frame to speak.

Attorney Don Shepero, for Centex, read the publication of this public hearing and handed the Village Clerk a copy of such.

Attorney Paul Nicolosi stated that tonight's hearing will be recessed and reconvene on November 29, 2005. If the board feels more time is needed, then we will have another meeting. Then Mr. Nicolosi proceeded to answer some questions that came up last week at the Planning Commission's public hearing.

1. Water and sewer- about \$75 a month. This will bring sewer and water to the existing village, done the existing streets available to all residents without hook-up fee. You will have to pay service fee, which is standard. It will also cover resurfacing the roads. This is not an exact amount, but most likely is within \$5 either way.
2. Density issue- compared to new development will be 2.39 units per acre instead of the current 2 units per acre.
3. Lot sizes- 22% (55 lots) are 66' just like the current Village. The lots can be enlarged and park space reduced. Although the market seems to want close proximity. Lot size could be increased to 70' or 80' but then we would lose approximately 5 acres of park space. The market seems to be that people don't want as big lots and want to live closer together. The board is not saying this is right or wrong.
4. Sanitary District- Chris Dopkins will speak more on this but Attorney Nicolosi did mention it would not be within 1000' of any existing resident. It is on the north side of Rt. 173.
5. Water tower- it is most economical for the Village to put it in the highest spot to let gravity work. If it is not put in the highest location, then the cost is an

additional \$3000 per ft to build the tower up. The highest spot now is behind the church.

6. Traffic- Studies have been done. We have no jurisdiction over the two roads predominately affected which are Rt. 173 which is governed by IDOT and Caledonia Road which is governed by county rules. We have made it mandatory in the agreement that the developer complies with these rules including submission to IDOT and the County with the plan so they have an opportunity to make comment. This, Mr. Nicolosi, believes has been done already.
7. School Impact Fees- we recognize that both the Village and the School have very important needs that need to be met. It was mentioned that we, the Village of Caledonia, does not have an ordinance for impact fees. That's because this is our first development. We do plan on passing an ordinance similar to the one proposed by the school board. State legislature says we, the Village Board, has the say as to how much the impact fee will be. The school board cannot dictate the dollar amount or give us a 'take it or leave it' amount. We are in favor of impact fees but we are very concerned that the dollars raised here will go toward the school in Belvidere that was not funded for in the referendum. There is a safety issue here in Caledonia School's parking lot. We wanted to find a solution to this safety issue. The developer told us they could do \$1000 impact fee per home to the school. We think they can do better than that. There are some municipalities, Poplar Grove for instance, that just passed an ordinance impact fee two years ago but already had more that 412 homes built with much of the infrastructure done-paid by the developers. We, the Village, just want to be in similar circumstance as other communities that had no impact fee ordinance and gotten the sewer and water and not be penalized for developing later than them.

Wayne Blaeser and Steve ?, Centex Homes:

1. Homes are ranch style and 2 story, multi-family units
2. Already do not build same style/color home next to each other so the need for the anti-monotony ordinance is not there.
3. Homes are 1200 sq. ft up to 3500 sq. ft.
4. There's 3-car garage and 2.5 car garage option
5. Brick and color packages
6. Single homes can have brick and siding
7. Single family home-\$170,000 range and up
8. Town homes-\$140,000 range and up
9. We are a national builder who builds quality homes and provides each home with a 2-year warranty; 10 year structural warranty.

Chris Dopkins and Tim Bronn, Village Engineer with McMahon Associates:

1. Proposed site for the wastewater treatment plant is East of Caledonia Road and North of Rt. 173 and North of the creek.
2. Will have 1 tank-simple but expandable.
3. EPA gives us 'rightest agreement'- also removes phosphorus and nitrogen and

disinfects the water.

4. Location was picked to use gravity to our advantage and it is 1000 ft. away from existing residents.
5. Our plants do not give off odors.
6. Water tower needs to be in the highest spot you can put it.

#### V. Public Hearing:

1. Ryan Schmalen, 14310 Clark Street, questioned what will happen to the village. You cannot stop landowners from selling. Someone else will develop the land mine as well keep it here so you have some say so.
2. Kathy Trimble, 14774 Clark Street, wanted to know if there will be a lot of traffic going to the tower since she lives on Clark Street. Chris Dopkins replied there would be traffic once a day, will not be noisy. Next, she asked about sewer hook-up or tack on fee. President Siek answered that there is no hook-up fee, only the cost from the buffalo box to your house, which you pay a plumber to do. Kathy next commented that it was said that all lot sizes are 66 ft. Attorney Nicolosi replied that only 22% of all the lots are 66 ft wide, out of 412 units, only 66 of them are 66 ft wide lots. There are approximately 70 lots at 70 ft wide, 14 at 72 ft, 8 at 74 ft, 6 at 77 ft, 3 at 80 ft, 14 at 120 ft and 13 lots on cul-de-sacs and 41 lots that are corralized.
3. Lori Axtel, 14834 Front Street, asked if the \$75 monthly water bill is based on average use or number of people in the home. Tim Bronn, McMahon & Associates, answered that it is based on 3.5 people in your home. Next, she asked about maintenance. Part of the \$75 goes towards this.
4. Bruce Boettcher, 2416 Main Street, stated he's against the development. Regarding the sign up sheets, he asked if there were more no's to yes's. President Siek answered that the majority of the yes to no are no. He also commented on it being wetlands. Chris answered that we would be staying away from any wetlands.
5. Jim Salley, 2332 Randolph Street, commented that growth is inevitable, if we don't take charge of it, then we won't have no say in it. He would like to see larger lot sizes and that \$1000 impact fee is unacceptable.
6. Bill Murphy, 613 Wayne Drive, owns land that is by the proposed wastewater treatment plant and says that the land is wet. Why not use land to the east. Chris answered that there were 4-5 considered sites. The site selected was picked because of the screen of trees there and the soil. Bill next stated that he feels it will devalue his property.
7. Alice VanBrocklin, 14730 Caledonia Road, is opposed. Would like to see larger lot sizes. Next, asked if there would be a homeowners association. Yes, there would be.
8. Dan Purviance, 14766 Caledonia Road, owns property to the south and his property would be totally surrounded by the development. He would like to see no development around his property. Would like to see more density. Also wanted to know if there will be some form of barrier surrounding his property. President Siek said this is in the plan and is something the developer can discuss with you.

9. Steve Barrick, 14726 Caledonia Road, is in real estate and respect Centex Homes. They do a great job. He then said it would make a great development for Huntley or Lake of the Hills. He then said growth is needed but not like this.
10. Mary Walraven, 2376 Main Street, we stopped Candlewick; we don't want a homeowners association. She also said the developer did not use the concept plan or follow the land use plan that says there is no mention of town homes. Next, she stated there was an article in the Boone County Journal that talked of impact fee and that the school won't work with us. Also stated that the parking lot is not what we were talking about. Says our wells and septic systems are perfectly fine in this Village.
11. Melissa Galan, 2354 Main Street, wanted to know if you can opt out of sewer and water. Answer-Yes
12. Jonathon Mosher, 2354 Main Street, stated that he would like us to look at the wishes of the people who elected us but if we look at the wishes of the minority; what are we to expect.
13. Joanne Fritz, 14755 Caledonia Road, does not want it. Asks us to compare it to other subdivisions. The homes are priced to cheap; they'll be able to leave where they come from and come here. These are lower scale homes. Keep the upscale homes that are around us. Next, she said we need impact fees.
14. Mr. Schlomann, 160 Titleist Trail, Poplar Grove, he read a long letter. Asked us to treat each other with fairness. Government agencies rely on fees. Also said don't fault the developers for making a profit. Acknowledged that our Village has some needs that needs but have we gotten to where money is so short that we pit neighbor against neighbor? He urged us to pass a land cash ordinance.
15. Ted Stenerson, 400 Redmond Way, Poplar Grove (President of the school board) mirrors what Dr. Schlomann said. We expect 1 to 1 1/2 per cent the cost of a home. It's not much for the cost to the home, but it is huge to the school. President Siek asked if impact fees were given; would growth be supported? Answer-yes.
16. Dawn Murphy, 11154 Covington Place, is a concerned parent with 6 kids being in the school. Says negative effect on school could be irreversible without impact fees. Also thinks this is too much growth.
17. Janet Chapman, 11921 Old Oak Lane, enjoys our little community. Doesn't think it fits out here.
18. Stephanie Janssen, 2269 Beaver Springs, if people can pay \$170,000 for a home they can certainly afford more.
19. Mary Lang, 2208 Bordeaux Drive, represents over 500 teachers and teaches 8<sup>th</sup> graders. Says Central Middle is already crowded. Village needs to pass impact fees and would like to see larger lots.
20. Rob Tobin, 249 Jones Way Place (assistant superintendent) says we're a community as a whole. Says impact fees do not stay in one area. The new school needs to be paid for. Loves Park pays \$3000 a house. Asks Sue (Siek) to live up to the agreement made 2 yrs ago to do impact fees.
21. Steve Sextonson, 554 Kelly Road, lived here for 18 yrs with taxes going up 4

- times or more. Collect impact fee the day they break ground. Stated we should not go against existing community.
22. Karen Yokum, 909 Kelly Road, has kids that went to Caledonia School. Mentioned taxes have tripled in eleven years. Commented if the fire station, ambulances can withstand the added growth. She then stated we can't stop growth but let them pay for it.
  23. John Seeber, 228 Brair Cliff, hates to see growth. Asked if there will be only one entrance off of Caledonia Road. Wondered if the board will mess it up first before others can mess it up. He then commented if there really is pressure coming from the east or the west.
  24. Tim Murphy, 15333 Caledonia Road, thanked us for serving on the board. Stated the Land Use Plan of March 2004 should be the key basis for all development decisions. Wondered if the proposal reflects what the residents want. Tim stated he doesn't think so. This will increase our community by 1,142 people. Urges us to stick to the Land Use Plan. This is not in the best interest of Caledonia.
  25. Candy Sextonson, 554 Kelly Road, doesn't want the building or any growth. If have to, then cut down on the size.
  26. Marilyn Orr, 2381 South Street, lives here in the Village for 50 years. Growth is inevitable; it's coming. Give schools their money though.
  27. Sally Jones, 198 Ivy Oaks, asked about the roads-is it public, private security? Mr. Bassett answered that the roads will be public roadways with the sheriffs department covering them. Also wondered how long the volunteer fire department can handle the growth. President Siek stated that we did send out a letter to the fire department and Capron Rescue Squad asking what kind of money they would like. We are sensitive to all the issues that you are.
  28. Margaret Walsh (spoke even though not signed in) wondered if our fire department would be spread too thin. Mr. Bassett answered that the insurance rates would go down with having hydrants. She said she didn't want water or hydrants.
  29. Doris Nelson, 14232 Caledonia Road, owns land south of the development. Wondered if everyone had an annexation agreement like she has in her hand. President Siek said anyone could get one by contacting the Village Clerk, Susan Yakey.
  30. Sandra Stockwell, 14157 Caledonia Road, asked if had to pay the \$75 for sewer and water if not going to hook up. Attorney Nicolosi replied that the new homes have to hook up but the existing homes have the option whether to hook up or not. And if you don't hook up, you will not pay the approximate number of \$75 a month. You will not be forced by the Village to hook up, but the county might and that is out of our hands. She next asked about fire hydrants. Yes, there will be hydrants in the new and existing Village, which is something the fire department likes the idea of. Sandra asked if there is adequate equipment to handle this growth. President Siek replied that they have been asked that question and are waiting for a reply. They have verbally said they are in favor of fire hydrants. We will have more info regarding the school and wastewater fees on the 29<sup>th</sup> of November,

which there may or may not be a vote that night.

31. Aaron Dietrich, 799 Ivy Oaks Drive, Thanked the board for listening to us who do not live in Caledonia. He commented that a few years ago the board approached him and wanted him to pre-annex in with Caledonia to control growth. He's disappointed now with the subdivision plan.
  32. Wendy Harris, 11920 Hunterson Drive, stated the Planning Commission is not for it and this should play a big factor in the decision. Also said we need bigger lots and that \$200,000 is not a lot, they will come and pay that. Other developers will come along who will agree with what we want-larger homes, impact fees... She then asked Dr. Schlomann how much it costs to educate a student for one year. He replied \$5900. Wendy says \$1000 impact fee is not enough-do your math.
  33. Joel Salazar, 205 Taylor Ridge, Belvidere, kids attend Lincoln. Moved here from Ohio. He commented when he was looking for a house, impact fee of \$2000-\$5000 would not have made a difference. He then said our Christian faith should make our decisions and that it be a good decision. He asked us to pray about the development.
  34. Judy Murphy, 15333 Caledonia Road, directed a question to Dr. Schlomann regarding the \$5900 to educate one student for one year-where does it come from? Dr. Schlomann answered that 40% comes from the State and 60% comes from the taxpayers. Does not want the wastewater treatment plant by her house.
  35. Gary Schwerin, 407 South Highland, Rockford, works here in the Village. Wonders at the 'hidden costs'. Do what you have to do but have respect for one another. "House divided cannot stand". If the board does not pass this annexation, it will fall to the county.
  36. Lisa Norgard, 10482 Townhall Road, asked where the \$1000 amount came from. President Siek replied that when the developers gave us what we were asking for that is the number that they said was left to give toward impact fee.
  37. Gary Turner, 8109 Lawrenceville, Garden Prairie, has no comment just wants to thank the attorney for giving a fine presentation at the beginning.
- VI. At 9:05 p.m. Mr. Havens motioned to adjourn this meeting to reconvene on the 29<sup>th</sup> of November 2005. Mrs. Hunt seconded and the motion carried. All were in favor.