

Village of Caledonia Special Board Meeting Minutes 'Workshop'  
February 10, 2007, 9:00 a.m.

- I. Temporary Chairperson Trustee Nye called the meeting to order at 9:05 a.m. at the Caledonia Fire Station.
- II. Pledge of Allegiance was recited.
- III. Roll Call: President Susan Siek-absent/will be late (arrived 10:15 am)  
Temporary Chairperson Trustee Nye, Clerk & Acting Treasurer  
Susan Yakey-Present  
Trustees Present-Colleen Blaney, Kraig Bryan, Teresa Hunt  
Jack Nicholson, John Stenerson
- IV. Trustee Bryan motioned to approve the agenda. Seconded by Trustee Hunt.  
Motion carried by voice vote. (6 ayes)
- V. We followed an outline/agenda Dave Slitkus put together:
  - A) Dave gave an overview of Caledonia:  
he has been in contact with Caledonia since 1987 and worked on the 1999 Comprehensive Plan. Our population is 200, with 2.8 per household.
  - B) Results of the Hwy 173 Study:
    - Station #1: Extent of Interchange Development. 58% chose Option A: depicts intensive commercial development ending at Belvidere Rd.
    - Station #2: Community Separation Areas. 43% chose Option D: to have a wide community separation area with Winnebago County to Caledonia.
    - Station #3: Community Separation Areas. 49% chose Option D: to have a wide community separation area with Caledonia to Poplar Grove.
    - Station #4: Community Separation Areas. 53% chose Option D: to have a wide community separation area with Poplar Grove to Capron.
    - Station #5: General Land Use Pattern. 44% chose Option D: depicts open space buffers breaking up new residential and commercial land uses along the corridor transitioning back to new single family neighborhoods and multi-family development.
    - Station #6: Neighborhood Types. 55% chose Option B: provides a "small grained" pattern with small clusters of two-family and multi-family development.
    - Station #7: Mixed Use Development. 64% chose Option B: depicts commercial, and residential units in multi-story, mixed use buildings at three corners of the intersection. This layout allows for open space on the 4<sup>th</sup> corner of the intersection.
    - Station #8: Neighborhood Connections. 56% chose Option A: depicts limited roadway connections between neighborhoods.
    - Station #9: Development Connections. 66% chose Option B: depicts multiple roadway connections between commercial areas and residential subdivisions which would provide residents in adjacent neighborhoods direct access to commercial areas.
    - Station #10: Streetscaping-Village Centers. 43% chose Option C: depicts extensive improvements including decorative lighting with banners and hanging baskets, sidewalk planters, pedestrian level lighting, trash receptacles

and benches.

Station #11: Streetscaping-Suburban Areas. 45% chose Option B: depicts moderate improvements including decorative lighting, a landscaped median, and sidewalks and a fence with landscaping on both sides to the road.

Station #12: Streetscaping-Rural Areas. 35% chose Option C: depicts extensive improvements including a landscaped median, a multi-use path on one side of the road, and a hedgerow and landscaping to buffer the path users from the road and adjacent development.

C) Annexation Policy:

- we have some pre-annexation agreements
- Poplar Grove is annexed now right up to our back door
- Loves Park is also close
- zoning is the only thing we have to entice or combat growth; we don't have sewer or water
- Machesney Park and Loves Park have boundary agreements where Machesney Park agrees to stay to the north of Rt. 173 and Loves Park stays to the south of Rt. 173 from Winnebago County line going east, it's all open. Caledonia is open season!
- some pre-annexed in to save themselves from being cobbled up by someone like Loves Park
- should keep pursuing annexation of property if we can

D) Boundary Agreements:

- we have no boundary agreement with Machesney Park, Loves Park, Poplar Grove or Timberlane, although we do have a verbal one with Timberlane

E) Village Revenues:

- one way to increase our revenue fast is commercial growth
- good that we have an Architectural Design Review Commission
- Trustee Bryan commented that usually rooftops come first then commercial, but maybe in our instance, commercial can come first
- Dave cautions us to be careful of what we first approve because others who may follow will want the same
- suggests we listen to whoever the builder may be for Caledonia Crossings
- Cambridge does a good job and the homes look nice
- need to think of condos for density, which will help satisfy the ability to build a sewer and water plant
- Trustee Blaney commented that maybe she needs to have more of an open mind to all of this

F) Quality of Life Issues:

- Poplar Grove is all about growth. If we had facility, they'd answer the door. They have a lot of power and growth. If the landowners around here wanted to, they could go right around us. The point is to block them off. Get the facility up and running to entice owners in that way
- we need sewer and water to get commercial growth; would need too much land for septic field for commercial building
- members of the community should attend any meeting like the growth

summit to learn what's going on

-you can have your own summit

-it's all about the money, it's business. For example the golf course, the county said no to Candlewick so they approached Poplar Grove and the course is being built. All revenue will go to Poplar Grove!

-the bike trail is one good thing we have

-Loves Park got Rockford Speedway by annexing down the utility line!

#### G) Caledonia's Comprehensive Plan:

-the intersection of Rt. 173 and Caledonia Rd. I our key

-need to get sewer and water

-use of condos is less burdensome on the community

-you can tell them (ie. McDonald's) how to build to 'blend in'

-Boone County Greenway Plan was discussed-previous Board adopted this plan; not sure if Poplar Grove did

-Comp. Plan is a work-in-progress

-Trustee Nye asked Dave his professional opinion if we do nothing how long can we, as a Village, live? Not long was the answer. Dave then put this question to us--wouldn't we rather be in control?

- if Candlewick Lake gets outside the gate and one of our septic field fails, we could be forced to hook up to them if we're within 200 ft and it's available.

-need to re-invent Caledonia to become competitive; you want the density to get sewer and water

-enticement originally was that we would never force them to sell their property or force a developer against them, but if property owner wanted to sell they could

-can go out and solicit commercial to get sewer/water

-Board has to authorize someone to go out and look for a developer

-Trustee Nye asked Dave if he thought our Land Use Plan was adequate and his answer was no.

-need to review Land Use Plan

-need to reinstate our Border Agreement Committee

#### VI. Public Comment:

1. Judy Murphy-thanked the one board member who took her up on her offer of coffee and viewing the maps. Glad to hear Kraig include Caledonia Township residents in his comment on the Village because for so long it was those outside the Village were outside and their questions and concerns did not matter. Tells us we need to talk-one says let's talk with surrounding municipalities and another Trustee says no. Glad to see Dean Karr here who is running for a position on the Poplar Grove Board and wants to talk with us.
2. Jo Claire Malpier, Trustee Caledonia Township-went on the bus trip with Dave and other officials to Madison. The condos were very nice. Lives in Candlewick and their treatment plant is state of the art but as soon as people heard "Candlewick" they wanted nothing to do with hooking up to their system. She thinks they would be willing to share. Jennifer Callahan is the Board of Director of Candlewick. Maybe you can get light industry, trees, modest signs, then be very discretionary on what type of homes you want. Dave responded saying she's

talking about a 'design guideline' and has a sample book of this. President Siek agrees that Candlewick's treatment plant is state of the art. Also, our Village supported Candlewick's ability to dump in Beaver Creek. Trustee Blaney wondered if we could protect ourselves without having a Caledonia treatment plant. It's like we were told we had to have water and sewer plant. One point to make is that Candlewick's treatment plant is privately owned, and if it were municipality owned, we'd have more control over the rate. Trustee Nye responded that the Village, if forced to hook up, could not afford to run the lines down our streets, but if we could get a developer to pay for it... President Siek pointed out that Candlewick's treatment plant is privately owned, but if it was municipality owned, you'd have more control, especially over the rate. Most people did not want to pay the rates that Candlewick residents have to pay which is \$74 before even turning on the water! compared to the \$35 we were looking at if we did the plant.

3. Dean Karr, Poplar Grove-is an unhappy resident in Poplar Grove who's going to run in the election. Came here to hear about the 173-growth corridor. If we don't do something as a group these developers will mow over us. We need to work together before it's too late. We do not want this to be another Randall Road or like Marengo with the truck traffic. His company deals with Cambridge and could talk with them to help us out. The bike path is a big asset.
4. Doris Nelson-wondered if she was in the mile and half jurisdiction. Siek replied that she is. She also wondered which supercedes-the mile and half or say if there was an agreement between Poplar Grove and Caledonia, who would supercede? Dave replied that the boundary agreement would supercede. Doris is contiguous to the Village of Caledonia. Trustee Bryan spoke and said there is no jurisdiction in the mile and half besides review of authority. The only area we have strength is within your municipal area. Your incorporated ground is where you have power.

VII. At 11:55 a. m. Trustee Bryan motioned to adjourn the meeting. Seconded by Trustee Blaney. Motion carried by voice vote. (6 ayes)