

Village of Goodfield
Special Board Meeting
February 3, 2022 @ 7:00p.m. at Village Hall

Special Board Meeting was called to order by Village President, Jim Edwards, at 7:00p.m. Board members present: Matt Ginder, Todd Perry, Roger Mullins and Daryl Wilkendorf. Also present were Clerk Sheri Martin and Engineer Duane Yockey. Cindy Kaiser attended the meeting via telephone.

Agenda for the meeting was to discuss possible amendments to zoning regulations.

The Engineer for Legacy Apartments submitted a building permit and plans. They want to build two 3 story Luxury Apartments west of Lot 8 in Goodfield Business Park, west of Dollar General. They also purchased 60' of lot 7. There have been a lot of conversations between PWA Nohl, Engineer Yockey, Attorney Gifford, President Edwards and Trustee Roger Mullins.

President Edwards stated tonight's meeting is because we are spending money on attorney and engineer fees. He asked, "Is the Board interested in this project or not?" If so, some revisions are necessary or a possible Special Use permit. They cannot get a variance because there is no hardship.

There is a difference of opinion of Village attorney and engineer on Special Use permit.

Engineer Yockey reviewed an email he sent to PWA Nohl. The proposed project as it now stands does not meet Village Code. The density (dwelling units per acre) is about twice what is allowed in the Village RIII zoning. The buildings are 3 stories, which is not allowed in the code, and they exceed the 35' height allowance. A variance can be given if the developer can justify it but Engineer does not see any justification that there is a hardship, other than the Village Code is too restrictive. The code as it stands should be followed.

The existing Village Code is very deficient for this type of development. The building permit fee for residential is appropriate for a house or duplex, but it is far from adequate for 3 story 18 unit buildings. The amount of inspection required will be costly and far exceed the fee. A building permit for one residence is \$1,000. There are 18 units in each of these buildings. There will be a lot of inspections above what this fee would cover. The connection fee is likewise inadequate for both sanitary sewer and potable water. Connection fee is for water is \$1,000 and \$1,000 for sewer - there are 36 dwelling units in these buildings. The amount of water usage and sewer discharge needs to be taken into account. Both the building permit fee and connection fees should be closer to Business/Commercial zoning fees, taking into account the type of structure and the amounts of water/sewage.

They are also proposing commercial use inside a residential building. How does that work with the existing code?

Initial review of preliminary submittals:

- The final architectural plans need to be signed and sealed.
- No electrical plans have been submitted.
- No plumbing plans have been submitted.
- No mechanical plans have been submitted.
- The site plans are listed as a 75% set.

Recognizing that the site plan is not final, Duane does have some comments based upon the submittal:

An unknown size water main is proposed to service both buildings and a new hydrant at the north end.

If the water main is a public main (preferred), it will need an IEPA permit, which requires a Village signoff and will take a couple of months to obtain. (Individual dwelling units metered?)

If the water main is private, it will need a meter pit at the connection to the public main (like Timberline mobile homes park), and the hydrants will be private. (One meter for entire development), An IEPA connection permit will be required for the sanitary service connections, which requires a Village signoff and will take a couple of months to obtain.

Engineer strongly recommends parking blocks or curb where parking spaces adjoin the exterior limits of the property. Also, for handicapped spaces.

Will the coffee shop have designated parking spaces? If not, will that cause a problem if residents are parking in that area and traffic issues arise?

Engineer thinks this proposed project could be good for the Village, but the existing Village Code and this development clash. In Engineer opinion, this submittal should be denied as it stands and the Village should seriously consider amending various sections of the Village Code, if the Village desires this type of multi-family project in the community. After code is revised, the plan can be resubmitted.

President Edwards made some proposed changes to the zoning code and handed it out. Trustee Wilkendorf suggested we first need to decide:

Does the Village want a development such as this?

If so, changes will need to be made to the Village Code.

Also, what do our constituents want for the Village.

Engineer said a Special Use is okay for 3 stories and height, but does not address density. Density would have to go from 5,000 down to 2,500 per dwelling unit. There is no hardship for a variance. For a density example, Bloomington/Normal have RII separate from RIII then they split RIII into medium and high density. High density is 900 sq. ft. per dwelling unit and allows more than 3 stories. Medium density is 2,400 sq. ft. per dwelling unit. Fees and land are much higher in Bloomington/Normal.

If the Village is going to decide whether or not we want this project then everyone needs to see the plans. They applied for a building permit and were denied due to incomplete plans, density and building heights. They can apply for a variance, but would have to prove a hardship.

Bob Parsons built the Goodfield Business Park and it has set for many years, partially because Bob is so particular with strict covenants and restrictions. He has had numerous opportunities for different businesses but has turned them down. Parsons are in favor of this project. Engineer said this project could perk up development but adds that much more sewage to trunk sewer.

Trustee Wilkendorf asked if Industrial goes next to apartments would residents be mad at the Village. Daryl thinks the Village needs to do some studying or due diligence for what the Village wants. Could be done as Comprehensive Plan. Would like to see RII & RIII codes from Roanoke, Danvers and Congerville.

Trustee Mullins said the Village should get what it wants, not what the developer wants.

Engineer Yockey said they would be putting sprinklers in both buildings.

Trustee Perry said we must consider legal aspects to all this as well.

Consensus was President Edwards should make sure they know we are looking at this and need to change the code, if the Board desires. Trustee Wilkendorf added the code is the code, we will review it in light of what the Board wants the Village to be. It would take at least 90 days.

Another code review meeting is scheduled for 2-10-22. Clerk will amend agenda to say include discussion on proposed changes to Chapters 8, 10, 11 & 12 of the Village Code.

There being no further business, motion was made by Perry, seconded by Wilkendorf to adjourn the meeting. Meeting adjourned at 8:09pm.

Respectfully Submitted,

Sheri Martin, Village Clerk