

Village of Goodfield  
Village Code Review Committee Meeting  
February 10, 2022 @ 7:00p.m. at Village Hall

Village Code Review Committee Meeting was called to order by Chairman Roger Mullins at 7:10p.m. Committee members present: Daryl Wilkendorf & Roger Mullins. Also present were: Village President Jim Edwards, Trustee Terry Nohl, Public Works Administrator Nohl, Attorney Mike Gifford, Engineer Duane Yockey, Assistant Police Chief Wm. Lolley, Clerk Sheri Martin, Travis Dietrich –Legacy Investments, Bob Parsons owner of Goodfield Business Park, Blake Parsons Industrial Productions Goodfield Business Park, Laura Tobben with Farnsworth Group and Brian and Bob Schieler with Homeway Homes.

The purpose of the meeting was to have discussion on proposed revisions to Chapter 8, 10, 11 & 12 of the Village Code.

There was general discussion about Village Code Chapters 8,10 11 & 12. At the Special Board meeting on Feb. 3, 2022 the Village Engineer defined a lot of short comings in the Village Code regarding RII & RIII zoning. These short comings can be changed, if that is the desire of the Board. The Village had gotten RII & RIII codes from other towns to review. Also Laura Tobben sent codes from several towns for review.

There was discussion of the proposed Legacy Apartments and how it lines up with the current code. The main issues are density, height and number of stories. Wilkendorf asked how we know that this is what the Village as a whole wants. President Edwards said the Village has to decide whether or not this is something they want for the Village then there would be a Public Hearing to allow public input. Should the Board decide to make changes to the code it would not just be for this project, but for all of Goodfield.

Many of those present voiced their support of the Legacy Apartment proposed project and complimented a great team of local people working on this project.

Engineer Yockey stated that if the Board desires to see this type of development in Goodfield this committee would need to make a recommendation to the Board to consider making changes to the following code, such as:

**Chapter 8** – changes to density, # of stories and height

**Chapter 10** – what type of submittals would be required for this type of project (Architectural, Electrical, Plumbing, Site, Mechanical) All must be designed and signed by Architect or Engineer and approved.

Fees – residential permit fee is \$1,000 that doesn't come close to covering the inspections of a 36 unit apartments. Possibly charge \$1,000 plus \$200 per dwelling unit plus excess of to cover the cost of inspections.

May need to separate fee for Business in and apartment complex.

**Chapter 11-** water connection fee is \$1,000 and Village provides the meters, that needs to be increased for 36 units.

Current sprinkler fee is \$2,000, that needs to be reviewed.

**Chapter 12** – sewer fee is \$1,000. 36 dwelling units would be roughly 8,000 extra gallons/day of sewer. May want to charge \$1,000 and so much per dwelling unit.

IEPA connection permit will be required....

Building permit packet would need to be changed.

PWA Nohl said if the Building permit is for 2 buildings, both buildings have to be built in one year. Otherwise it would be to separate permits. Laura asked if the same site plan could be used for both.

Legacy Investments/Laura Farnsworth will make a presentation to the full Board at the February 17, 2022 Regular Board Meeting.

No action was taken, so there being no further discussion the meeting adjourned at 8:25p.m.

Respectfully Submitted,

Roger Mullins, Village Code Review Chairman