

**VILLAGE OF COAL VALLEY, ILLINOIS
MINUTES OF THE PLANNING COMMISSION AND
ZONING BOARD OF APPEALS**

Held February 25, 2016 at 7:00 pm, Village Hall, Coal Valley, Illinois

I. Call to Order

The Planning Commission and Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Rockwell

II. Roll Call

Present: Rockwell, Mathias, Head, Rose, Farmer

Absent: Brockway, Ciaccio

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were; Anthony Fairchild, Zoning Officer/Building Inspector, Sandra Standefer, Secretary.

IV. Reading and Approval of Minutes

A Motion was made by Mathias to approve the minutes of the October 28, 2015 meeting, Rose seconded, all ayes motion was carried.

V. Public Hearing(s)

VI. Unfinished Business

VII. Discussion

Shaun Keeven addressed the board stating that he would like to put storage units in on his property which is located within the one and one half mile radius of the Village limits. Chairman Rockwell stated that he has spoken to Mr. Keeven and that is why he came to the meeting to get input on the storage units or present another idea that Planning & Zoning would not be disagreeable to. It was discussed that the Planning & Zoning Board would rather see the land used for residential or commercial use. Discussion was held as to the location of the property which is across from the Corn Crib and the RICO Animal Shelter. Mr. Keeven stated that the property is situated such that the units would be set back from both places and you would probably not see it from either place. Discussion was held as to the visibility from the streets of 78th Avenue and Route 150. Chairman Rockwell also informed Mr. Keeven of the regulations that Coal Valley has regarding parking and the paving of the storage units. Bill Head asked if Mr. Keeven had any other ideas for the property. Mr. Keeven stated that he had thought of having a horse stable as it was a dream of his, but has not checked into the possibility. Mr. Keeven stated that he would like to start off small and see how it went and then if it went well he would expand. It was brought up by the board that there could be a possible residential development in the future behind the property for residential housing in the Ridges. Discussion was held as to

buffering. Jeff Farmer stated that he would not have a problem with the storage units as long as there were buffering. Jim Rose and Bill Head stated the same. Chairman Rockwell stated that if Mr. Keeven complied with our guidelines that he would probably not object. Mr. Keeven thanked the board for their input.

Chairman Rockwell stated that he would like to remove the Mini warehouse section 3.009 from all zonings and place it in light industrial only under the special use section. Discussion was held, Mathias made a motion to remove the Mini warehouse section 3.009 from all zonings and place it in light industrial only under the special use section, Bill Head seconded all ayes, motion passed, the Zoning Ordinance will be amended.

VIII. New Business

Discussion on Utility Trailers, Construction Trailers & Landscape Trailers in the front Yard.

Anthony Fairchild informed the Board that we have an Ordinance against having Recreational Vehicles, Travel Trailers, Campers and boats stored in the front yard but that there is no provision for Utility, Construction, Landscape trailers. Mr. Fairchild informed the Board that Mayor Maslanka had asked him to go around the Village and send letters to the residents that have trailers parked in front of their homes and if they are in violation to have the violation corrected. Upon inspection it was discovered that the above trailers were not included into the ordinance and that some residences had multiple trailers in their front yard. Upon discussion it was decided to revise the Ordinance and place it on the agenda for March.

IX. Other Business

X. Adjournment

Rose made a motion to adjourn the meeting, Mathias seconded, all ayes, the meeting was adjourned at 8:00

Sandra Standefer
Recording Secretary