

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

Held July 27, 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, Farmer, Brockway, Ciaccio

Absent: Mathias, Head, Rose

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were; Annette Ernst, Village Administrator; Sandra Standefer, Secretary, Anthony Fairchild, Zoning Officer.

IV. Reading and Approval of Minutes

A Motion was made by Brockway to approve the minutes of the April 24, 2016 meeting, Farmer seconded, all ayes motion was carried.

V. Public Hearing(s)

Application for rezoning for the property located at 402 W. 4th Avenue from B-1 Business General to I-1 Light Industrial.

Brockway made a motion to open the public hearing Ciaccio seconded all ayes, public hearing opened.

John Swanson addressed the board stating that they wanted to purchase the building located at 402 W. 4th Avenue for his metal coating and hydro dipping business. Mr. Swanson stated that they would like to use the front of the building for a retail store and offices and the back for the business. Mr. Terry Nelson explained what the hydro dipping and metal coating entailed. Dale Keppy stated that he was thinking of the highest and best use of the space in connection with the twenty acres next to the building. Discussion was held as to the twenty acres and it not being in the Village limits. Upon hearing no further discussion Chairman Rockwell asked for public comments three times, upon hearing none Brockway made a motion to close the public hearing, Ciaccio seconded all ayes, public hearing closed.

Chairman Rockwell stated that the Board would be making a recommendation to the Village Board and asked the Board members what their thoughts were. Jessie Brockway stated that she did not have any objections. Karin Ciaccio stated she had no objections. Jeff Farmer stated that he had no objections. Chairman Rockwell stated that he had objections as the Ridges subdivision is right across the way and did not want to have industrial across from residential. Chairman Rockwell stated that any business that is

allowed in industrial would be allowed and you could have anything across the street from a residential subdivision. Discussion was held as to having industrial next to residential. Chairman Rockwell asked if the business would fit into B-2. Annette Ernst stated that it could go into B-2 with a special use. Discussion was held as to the parking regulations for the zoning. It was determined that they would have to have about four to five parking spaces for the retail part of the business and one parking space for each employee. Dale Keppy asked if there would be exhaust fumes and stated that he had concerns that when the wind blew that the Ridges subdivision would smell the fumes from the paint. Terry Nelson explained that yes kind of like an auto body shop but on a much smaller scale as they are only painting small parts. Mr. Nelson also explained that they are regulated and tested. Discussion was held as to the exhaust and emissions.

After no further discussion Farmer made a motion to recommend to the Village Board that the property located at 402 W. 4th Avenue be rezoned to B-2, Brockway seconded, all ayes, motion passed.

VI. Unfinished Business

VII. Discussion

VIII. New Business

IX. Other Business

X. Adjournment

Ciaccio made a motion to adjourn the meeting, Brockway seconded, all ayes, the meeting was adjourned at 7:35.

Sandra Standefer
Recording Secretary