

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

**Held August 8, 2018 at 7:00 pm, Village Hall, Coal Valley, Illinois**

**I. Call to Order**

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

**II. Roll Call**

Present: Rockwell, Mathias, Head, Rose, Farmer, Brockway, Ciacco

Absent:

**III. Establishment of a Quorum**

Quorum present.

Others present at the meeting were: Annette Ernst, Village Administrator; Jamie Just, Building Inspector.

**IV. Reading and Approval of Minutes**

A Motion was made by Brockway to approve the minutes of the June 27, 2018. Ciacco seconded, all ayes motion carried.

**V. Public Hearing(s)**

None

**VI. Unfinished Business**

None

**VII. Discussion**

No discussion.

**VIII. New Business**

• **Preliminary Discussion – Keppy Ridges Estate**

Tamia Keppy approached the Board with a conceptual map of the proposed area in the Ridges that was presented in 2016 that had 85 lots. Mrs. Keppy stated that they have had multiple concepts for the area and the most recent is a private development with 17 lots, three to six acres that will use village water and fire hydrants. Mrs. Keppy stated that there are a lot of developments like the one presented in Michigan. They have a country feel, close to the city and hoping to get young couples to purchase. Dale Keppy stated that five lots have perspective buyers, and went in depth about the make-up of the roads and storm water runoff. Mr. Keppy explained that the development will be private with an HOA to take care of the roads, snowplowing and other repair costs. Chairman Rockwell stated

that he is afraid that if they do not add sidewalks, no other subdivisions will add them in the future and that the proposed area does not meet the subdivision ordinance. Bill Head asked if the private development will be a gated community. Mr. Keppy stated that it will have the feel of a gated community with no gate. Mr. Keppy stated that the lots will cost \$120,000 and the homes will cost between \$600,000 - \$700,000. Rick Mathias asked if each homeowner will have an agreement written up for shared roads that will protect the Village from ever having to take them over. Jeff Burt, Keppy's Lawyer stated that a contract will be written to protect the village. Karen Ciacco stated that she likes the idea of the lots, but is concerned with the storm water run-off, with there being no storm drains or retention ponds. Jaime Just stated that he is also concerned with the storm water being a problem. J&M Engineering expressed that the storm water would absorb into the green space around the lots. Chairman Rockwell stated that the Planning and Zoning committee could not recommend a subdivision who does not meet the subdivision ordinance requirements. Mr. Burt stated that if Mr. Keppy came back and submitted the lots as a PUD (Planned Unit Development) would it have a better chance of passing. Chairman Rockwell stated, that would be the only way it could be recommended from Planning and Zoning. Discussion held.

**IX. Public Comment**

No comment.

**X. Other Business**

No other business.

**XI. Adjournment**

Rockwell made a motion to adjourn the meeting, the meeting was adjourned at 8:30 pm.

Amber Dennis  
Recording Secretary