

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

Held January 25, 2017 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, Rose, Farmer, Ciaccio

Absent: Head, Brockway

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were; Annette Ernst; Village Administrator; Amber Dennis; Secretary, Anthony Fairchild; Building Inspector.

IV. Reading and Approval of Minutes

A Motion was made by Mathias to approve the minutes of the August 26, 2016 meeting, Ciaccio seconded, all ayes motion was carried.

V. Public Hearing(s)

Application for a Variance for the location on lot requirement of Article IV, Section 3.004 of the Zoning Ordinance of the Village of Coal Valley to place a shed in the front yard for the property located at 201 E 4th Avenue.

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

Mr. Fairchild stated that the property at 201 E 4th Avenue was in violation of having a shed on the front side of the property. The owner, Mr. Tran came to the Village to ask for a variance to keep the shed on the property in its location. Mr. Fairchild explained that Mr. Tran's property is in a secluded area with no neighbors in view. Mr. Fairchild stated that the shed is not obstructing any view and sees that it would be no problem to stay where it is located. Ciaccio stated that she thinks it would be better if there were trees blocking the view of the shed as to not be seen in the winter months when there are no trees in bloom. Mathias made a motion to table the variance to have Mr. Fairchild speak to the property owner about adding trees. Rose seconded, motion tabled.

Chairman Rockwell asked for comments from the public three times, upon hearing none Mathias made a motion to close the public hearing, Rose seconded, all ayes, hearing closed.

VI. Public Comments

Mike Farber approached the Board to discuss his plans to subdivide his late mother's property on E 4th Street into a six lot cul-de-sac. Mathias explained to Mr. Farber that he will have to have 20' frontage with a contiguous driveway agreement, the property will have to be surveyed and inspected by the Village Engineer. Mr. Farber agreed to come back with engineered drawings at a later date. Discussion held.

VII. Unfinished Business

VIII. Discussion

IX. New Business

X. Other Business

Annette Ernst stated that she will be going through the zoning ordinances and finishing up loose ends. Ms. Ernst will also be reviewing the Comprehensive Plan in the near future.

XI. Adjournment

Rose made a motion to adjourn the meeting, Mathias seconded, all ayes, the meeting was adjourned at 7:25

Amber Dennis
Recording Secretary