

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

**Held February 22, 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, Head, Rose, Farmer, Ciaccio

Absent: Brockway

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were; Amber Dennis; Secretary.

IV. Reading and Approval of Minutes

A Motion was made by Mathias to approve the minutes of the January 25, 2017 meeting, Farmer seconded, all ayes motion was carried.

V. Public Hearing(s)

VI. Public Comments

VII. Unfinished Business

**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 4<sup>th</sup> Avenue.**

Mr. Tran who is the owner of 201 E 4<sup>th</sup> Avenue thanked the board for looking over his variance request and explained that he spoke with Anthony Fairchild, the building inspector. Mr. Fairchild asked that Mr. Tran plant a few trees on the north side of his property to screen the shed that was placed in the front of the lot. Mr. Tran stated that he would oblige and plant the trees to keep the shed.

Farmer made a motion to grant the approval of the variance. Mathias seconded, all ayes motion passed.

Rockwell thanked the Tran's and stated that a letter would be mailed to them granting the variance.

VIII. Discussion

IX. New Business

X. Other Business

XI. Adjournment

Ciacco made a motion to adjourn the meeting, Mathias seconded, all ayes, the meeting was adjourned at 7:20

Amber Dennis  
Recording Secretary