

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

**Held June 28, 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, Brockway

Absent: Head, Ciacco

III. Establishment of a Quorum

Quorum present.

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

IV. Reading and Approval of Minutes

A Motion was made by Mathias to approve the minutes of the February 22, 2017 meeting, Farmer seconded, all ayes motion was carried.

V. Public Hearing(s)

**Rezoning of the 1.29 acres located at parcel 12955 on Niabi Zoo Road from R-1 Single Family Residential to a B-1 General Business zoning map amendment for a business office.**

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

Annette Ernst stated that the Bealer parcel 12955 on Niabi Zoo Road would like to rezone from an R-1 single family residential to a B-1 General Business zone to build an office building. Ms. Ernst stated that she spoke with the Forrest Preserve as well as Greg Thorpe, Rock Island County Building Inspector, and they saw no problem with the rezone. Mr. Rockwell asked if the building would get Village water and sewer. Ms. Ernst stated that the building would get Village sewer. Mr. Rockwell would like the address of the location confirmed. Mr. Bealer was not present for the meeting, and the Board wanted more explanation on the use of the potential building.

Mathias made a motion to table the rezoning decision of parcel 12955 on Niabi Zoo Road until Mr. Bealer is present at next meeting. Farmer 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

Dennis Marion approached the Board questioning the potential build of a steel Wick pull barn type home to be built on the 6.9 acres off of East 19<sup>th</sup> Avenue. Farmer stated that the steel pull barn type of home that Mr. Marion explained would not be allowed in the Village. Discussion held.

VII. Unfinished Business

VIII. Discussion

IX. New Business

Article XIV off street parking and loading – Annette Ernst suggested tabling the ordinance as most Board members have not had enough time to review the information. Farmer stated that there should be architectural standards that can be added to the ordinance. A motion was made by Mathias to table Article XIV off street parking and loading ordinance. Farmer seconded, all ayes motion was tabled.

X. Other Business

Annette Ernst stated that she will be going to update the zoning ordinances. Ms. Ernst will also be reviewing the Comprehensive Plan in the near future.

XI. Adjournment

Mathias made a motion to adjourn the meeting, Farmer seconded, all ayes, the meeting was adjourned at 7:45.

Amber Dennis  
Recording Secretary