

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

Held July 26, 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, Rose, Farmer, Ciacco

Absent: Mathias, Head, Brockway

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 Rose to approve the minutes of the June 28, 2017 meeting with corrections, Farmer seconded, all ayes motion carried.

V. Public Hearing(s)

VI. Public Comments

No Comments.

VII. Unfinished Business

- a. Rezoning of the 1.29 acres located at parcel 12955 on Niabi Zoo Road from R-1 Single Family Residential to a B-2 General Business zoning map amendment for a business office.**

Bryan Bealer approached the board to request for the above property to be rezoned B-2 with a special use to build a building that will include a front showroom, offices and a place to store equipment for the subdivisions and houses that he builds. The building that Mr. Bealer wants to construct would be 60'x 65' (4000 square foot), have a stone front and decorative fencing around the building to help screen. Rockwell was not in favor of Spot zoning and does not want Mr. Bealer to store heavy duty equipment that can be seen from the road. Farmer was also not in favor of the zoning change and allowing a shop to be built in the residential area of Niabi Zoo Road. Rose and Ciacco were in favor, if Mr. Bealer agreed to store heavy equipment on the 158 acre parcel that is behind the presented location and out of sight. Farmer made a motion to deny Mr. Bealer's request as he thinks heavy equipment and construction material would be seen from the outside. Rose seconded, motion carried

to deny recommendation request to Village Board for rezoning the 1.29 acres at parcel 12955 Niabi Zoo Road to a B-2 General Business District.

- b. **Article XIV off street parking and loading** – Annette Ernst stated that she sent the board members the Off Street Parking Ordinance for Village of Milan to compare to the current ordinance. Board members agreed that Milan’s ordinance was easier to understand that that it follows the general architectural standards. Ciacco stated that she would need more time to review the ordinance. Rockwell suggested Ms. Ernst put the current ordinance in table format like Milan has and bring back to the Planning and Zoning Commission for review.

VIII. Discussion

IX. New Business

X. Other Business

Annette Ernst stated that she will be updating the zoning ordinances, subdivision ordinance, and reviewing the Comprehensive Plan for the upcoming meetings.

XI. Adjournment

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

Amber Dennis
Recording Secretary