

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

**Held September 27, 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, Ciacco, Brockway

Absent: Head

**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 July 26, 2017 meeting with corrections, Ciacco seconded, all ayes motion carried.

**V. Public Comment**

No comment

**VI. Public Hearing(s)**

**Application for a Variance for the Minimum Lot Area, Frontage and Yard Requirements of Article XI, Section 5.002 of the Zoning Ordinance of the Village of Coal Valley to build houses with a side yard setback reduced to 5' at the address of 301 – 309 W 2nd Avenue.**

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

Resident, Martha Cooley approached the board concerned about building homes in the presented field as the flight path is above that area. Chad Blunt, Building Inspector, explained that the builder would have to get a permit through the FAA to make sure that the structure was not in the flight path.

Mike Ingleby stated that he has built these type of homes in the Quad Cities before and the current owners of the properties have no issues with the distance in between the houses, as he's requesting a variance to reduce the side yards to five feet. Chairman Rockwell explained to Mr. Ingleby that he will need to come to the Planning Commission requesting to build a subdivision with a preliminary plat, and then the Planning Commission can make a recommendation to the Village Board. Mr. Ingleby agreed to

get that process started. Jim Rose asked that the record show that he will abstain from comments or voting as he is business partners with Mr. Ingleby.

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

**VII. Unfinished Business**

**a. Article XIV Off Street Parking and Loading –**

Annette Ernst stated that her and Mr. Blunt went over the current ordinance and updated it based on other towns similar in comparison. Rockwell stated that there were not enough available parking spots to host an athletic field in the ordinance. Rose asked that the current table be included in the changes. Mr. Blunt stated that he would make alterations and attach a diagram for more guidance. Rockwell asked that Semi trucks be added to the Recreational Vehicle ordinance. Ms. Ernst stated that she would incorporate the changes and bring them back for the Board to review.

**VIII. Discussion**

**IX. New Business**

**X. Other Business**

**XI. Adjournment**

Mathias made a motion to adjourn the meeting, Farmer seconded, all ayes, the meeting was adjourned at 7:30 pm.

Amber Dennis  
Recording Secretary