

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

**Held October 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, Head, Rose, Farmer, Brockway  
Absent: Ciacco

**III. Establishment of a Quorum**

Quorum present.

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

**IV. Reading and Approval of Minutes**

A Motion was made by Rose to approve the minutes of the September 27, 2017 meeting, Mathias seconded, all ayes motion carried.

**V. Public Comment**

No comment

**VI. New Business**

**Review and Approval of Preliminary Plat for Coal Valley Creekside Villas**

Chairman Rockwell explained that he would like the land to be platted with the correct variances, and that he is concerned about the utility easements, but MidAmerican Energy would complete that process. Farmer had concerns regarding a retention pond, but added that there is a creek to help with any water retention. Chad Blunt; Building Inspector explained to the developers what they would need before the final plat can be presented to the Village Board. Rose suggested that the developers call JULIE and request a design locate for the utility easement. Brockway made a motion to recommend approval of Creekside Villas to the Village Board. Farmer seconded, all ayes motion carried.

**VII. Unfinished Business**

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

Annette Ernst stated that the Board recommendations from the last meeting were added to the ordinance. Mr. Blunt explained the changes in parking stall size, and that he increased the athletic field parking from five (5) stalls per acre to eight (8) stalls per acre. Ms. Ernst stated that any non-conforming parking not listed will need to be

approved and reviewed by the zoning officer. Semi parking will remain the same language as Mr. Blunt explained that it is easier to enforce using the current ordinance. Chairman Rockwell asked Ms. Ernst to take the ordinance to the Village Board for their approval. Mr. Blunt will be working on the next section “Additional Requirement, Exceptions and Modifications.”

**VIII. Other Business**

No Other business was discussed.

**IX. Adjournment**

Mathias made a motion to adjourn the meeting, Head seconded, all ayes, the meeting was adjourned at 7:40 pm.

Annette Ernst  
Acting Recording Secretary