

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

**Held September 26, 2018 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, Ciacco

Absent:

**III. Establishment of a Quorum**

Quorum present.

Others present at the meeting were: Jamie Just, Building Inspector; Amber Dennis, Secretary; Greg Ryckert, Village Engineer.

**IV. Reading and Approval of Minutes**

A Motion was made by Rose to approve the minutes of the August 8, 2018, Mathias seconded, all ayes motion carried.

**V. Public Hearing(s)**

**Application for rezoning of The Ridges Estates from R-1 to a PUD as stated in Article XVII, of the Zoning Ordinance of the Village of Coal Valley.**

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

Resident Scott Fornier stated that his property would back up to the proposed property and stated that he thinks the development will be a positive addition with a uniqueness in the size of lots in town.

Chairman Rockwell asked for comments from the public three times.

Head made a motion to close the public hearing, Mathias seconded. Hearing closed.

Chairman Rockwell read the definition of a PUD to the Planning Commission.

Ciacco made a motion to recommend the rezoning of the Ridges Estates from R-1 to a PUD to the Village Board. Brockway seconded. Rockwell stated that he is voting against the rezone stating that making the private roads have no connection to the South and West of the property. Rockwell stated that the plan lacks on storm and sanitary sewer, and that the roads don't meet the requirements. Rockwell stated that the property is only being submitted as a PUD to get around the Subdivision Ordinance. Rockwell is afraid that other developers will then start creating PUD's to get around the Subdivision Ordinance. Rose stated that he has questions on what will happen to the property to the

west and if City infrastructure will come in, and if not, he is for the PUD. Dale Keppy stated that he is land locked by two different landowners to the east and west. Rose stated that Keppy's property has a rough piece of ground to develop so it would make sense that it would be a PUD. Mathias stated that Keppy and the Village attorney would need to make an agreement that the Village is not responsible for any repairs or maintenance for the roads whatsoever. Rockwell stated that the preliminary plan is not yet complete. Inspector; Just, stated that the concept plan and the concept meeting is what needed approved. Rockwell stated that the commission is not ready for the motion that was made. Rockwell stated that the concept plan with comments is what should be voted on this evening, and that the PUD and preliminary plat review would be voted on after that. Tamia Keppy stated that they followed the directions given to them and she's frustrated that when they approach the Panning Commission there are more steps than expected. Keppy's lawyer stated that they are trying to keep things moving along and was hoping to get the preliminary plan approved. Mathias stated that the Village and Mr. Keppy both can take some responsibility, right or wrong, and looking at the plan the only use that he can see is one of a PUD. Discussion held. Mathias made a motion subject to such conditions that are necessary to make the PUD acceptable under provisions of village regulations to recommend the concept plan and application to the Village Board. Head seconded, all ayes motion passed.

**VI. Unfinished Business**

No unfinished business.

**VII. Discussion**

No discussion.

**VIII. New Business**

**Keppy Preliminary Plat – Ridges Estates**

Dale Keppy stated that he is frustrated that the preliminary plat was not being discussed as he was told that was the step in the processes he was on. He asked that his realtor speak on how many lots are being sold and that earnest money has been collected to hold the lots. Mathias stated that both parties have had some miscommunication and it's not in line with what was presented, but a motion was made and seconded to go in as a PUD and asked that Mr. Keppy submit the plan documentation and meet the legal recommendations and it would satisfy what's needed. Discussion held.

**IX. Public Comment**

Jamie Johnson approached the Board with questions regarding permits for the driveways of Glenwood Acres.

**X. Other Business**

No other business.

**XI. Adjournment**

Head made a motion to adjourn the meeting, Mathias seconded, all ayes, the meeting was adjourned at 8:40 pm.

Amber Dennis  
Recording Secretary