

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

**Held October 24, 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 Mathias.

**II. Roll Call**

Present: Mathias, Head, Rose, Farmer, Brockway, Ciacco

Absent:

**III. Establishment of a Quorum**

Quorum present.

Others present at the meeting were: Annette Ernst; Village Administrator, Jamie Just, Building Inspector; Amber Dennis, Secretary.

**IV. Reading and Approval of Minutes**

A Motion was made by Head to approve the minutes of the September 26, 2018, Brockway seconded, all ayes motion carried.

**V. Public Hearing(s)**

**Application of a preliminary plan of The Ridges Estates as a P.U.D. as stated in Article XVII, of the Zoning Ordinance of the Village of Coal Valley.**

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

Mr. Keppy opened by explaining that he has been working on the development of this land for four years. It was brought to the board in 2016 as a high-density development area, and at that time Illinois' economy was tanking, so Mr. Keppy put together a low-density land proposal with a Homeowners Association. Head stated that the Village Engineer's comments were satisfactory. Mathias stated that the Rock Island Health Department also reviewed the property and had no issues. Discussion was held.

Chairman Mathias asked for comments from the public three times. Head made a motion to close the meeting and Farmer seconded. Meeting was closed.

Head made a motion to recommend approval of the preliminary plan of the Ridges Estates as a P.U.D, as stated in Article XVII, of the Zoning Ordinance to the Village Board with approval from the Village Engineer. Farmer seconded, all ayes. Motion passed.

**Application for a Variance (section 12.5 (B) Dead End Streets) to extend beyond the maximum length of 750 feet. The cul-de-sacs themselves are at the required radius, but a longer street length is required to reach the high points of the land and extend across the large ravine in the middle of the property, parcel 1220 located in Coal Valley, Illinois.**

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

Mathias stated that 750 feet was exceeded in order to cover some of the ground that includes large ravines that cover the property. Keppy stated that he would be bringing in a large amount of dirt. Keppy stated that he would have a 75-foot radius turn around per the Fire Chief's request. Discussion held.

Chairman Mathias asked for comments from the public three times.

Rose made a motion to close the public hearing, Head seconded, all ayes. The public hearing was closed.

Rose made a motion to recommend approval of the variance to the Village Board, Head seconded. All ayes, motion passed.

**Application for a Variance (section 13.1 Curb and Gutter) to eliminate curb and gutter in lieu of 2' wide aggregate shoulders and roadway ditches where necessary. The design will allow for a more environmentally conscious design and reduce storm water runoff velocity and maintain the rural feel desired by the developer. Parcel 1220 (78.17 acres) located in Coal Valley, Illinois.**

Head made a motion to open the public hearing, Farmer seconded. All ayes, Public hearing opened.

Mathias opened the discussion stating that due to the topography of the land, he understands why there would not be a need for curb and gutter at this parcel. Mathias stated that the Village Engineer and J&M Civil shows no negative feedback with elimination of the curb and gutter. No further discussion.

Chairman Mathias asked for comments from the public three times.

Farmer made a motion to close the public hearing, Rose seconded, all ayes. The Public Hearing was closed.

Farmer made a motion to recommend approval to the Village Board on a Variance to eliminated curb and gutter form Parcel 1220 in Coal Valley, IL. Rose seconded, all ayes. Motion passed.

**Application for a Variance (section 15.1 Sidewalks) to eliminate sidewalks within the private development. Parcel 1220 (78.17 acres) located in Coal Valley, Illinois.**

Farmer Made a motion to open the Public Hearing, Head seconded, all ayes. Public Hearing opened.

Mathias stated again that with the topography and culture of the land that there was no need for sidewalks in the private development.

Chairman Mathias asked for comments from the public three times. Farmer moved to close the public hearing, Brockway seconded. All ayes. Public Hearing closed.

Farmer moved to recommend approval to the Village Board for the elimination of sidewalks within the private development at parcel 1220 located in Coal Valley, IL. Brockway seconded, all ayes. Motion passed.

**Application for a Variance (section 18.1 (B.) Sanitary Sewer) to install individual septic systems on each lot in lieu of traditional sanitary sewer system. Soils are compatible for supporting septic systems and the installation of traditional sewer would increase disturbance of natural terrain and the expense to install with the rugged terrain and elevation changes renders the property un-developable. Parcel 1220 (78.17 acres) located in Coal Valley, Illinois.**

Farmer made a motion to open the Public Hearing, Head seconded, all ayes. Public Hearing opened.

Mathias stated that Mr. Keppy is requesting the elimination of the sanitary sewer system and implementing a septic system to individual owned properties. Mathias stated that the soil borings that have been completed have come across acceptable. No further discussion.

Chairman Mathias asked for comments from the public three times. Rose made a motion to close the public hearing, Farmer seconded. Public Hearing was closed.

Rose made a motion to recommend approval to the Village Board for the requested variance to eliminate section 18.1 (B) Sanitary Sewer and install individual septic systems. Farmer seconded, motion passed.

**VI. Unfinished Business**

No unfinished business.

**VII. Discussion**

No discussion.

**VIII. New Business**

**Keppy Preliminary Plan – Ridges Estates**

Mathias asked if Bill Phares; Village Attorney, looked over the common roadway agreement. Mr. Keppy's attorney, Jeff Bert, stated that he sent the roadway agreement to Mr. Phares and he replied with the plat of the Ridges Estate must be attached, to which they will comply, and that language regarding the roadway surface is added, which was also completed. Farmer made a motion to recommend approval of the Ridges Estates preliminary plan to the Village Board. Head seconded, all ayes. Motion passed.

**IX. Public Comment**

No Comment was made.

**X. Other Business**

No other business.

**XI. Adjournment**

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

Amber Dennis  
Recording Secretary