

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

**Held February 27, 2019 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, Rose, Farmer, Brockway, Ciacco

Absent: Head

**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 Brockway to approve the minutes of the October 24, 2018, Farmer seconded, all ayes motion carried.

**V. Public Hearing(s)**

No public hearings.

**VI. Unfinished Business**

No unfinished business.

**VII. Discussion**

No discussion.

**VIII. New Business**

**Final PUD Plan C-1 (8-11x17) -**

Mathias proposed to review the final PUD plan. The Village Engineer addressed all concerns and was approved.

**Final Plat –**

Mathias stated that the Final Plat was reviewed.

**Construction Plans –**

Mathias stated that the construction plans were included.

**SWPP Booklet-**

Mathias stated that the Storm Water Booklet had no issues.

**Drainage Calculations –**

Mathias stated that the drainage calculations were received.

**Draft of Declaration of Homeowners Association –**

Jim Rose asked that the definition of the common area to be owned by the Association. Also, the section 1A on annual maintenance and insurance, Mr. Rose is concerned that the Homeowner will show up to the Village for requests on street repair. Mathias stated that a contiguous driveway agreement is required. Mr. Bert stated that the Common Roadway Agreement was sent to Bill Phares, Village Attorney, to review and approve. Mr. Keppy stated that the Common Roadway agreement was presented in the October 2018 meeting.

**Draft of Restrictive Covenants for Ridges Estates -**

Mathias stated that the Covenants were received and asked for questions from the Board. Ciacco asked about fencing for swimming pools. Mathias stated that the first covenants states no fencing permitted. Mathias stated that if a pool were to be constructed that a fence would have to be installed per Village Ordinance. Chairman Mathias asked that the covenants reflect what is stated in the Ordinance. Mathias said that the Village Ordinances override the covenants, but he would like to see it in the covenants for clarification. Jamie Just stated that everyone who puts in a septic system will have to get a permit from the EPA and the EPA will inspect them. A representative from Brooks Law Firm stated that the fence clarification is made further in the covenants that states that constructing a fence is allowed, but the type of fence will be allowed per the Homeowners Association. Annette Ernst stated that the more restrictive of the two, the covenants or the ordinance, will supersede and prevail. Mathias asked to review the language of the first covenants.

Rose made a motion to recommend approval of the Ridges Estates Final PUD plan, Final Plat, Construction plans, SWPPP Booklet, Drainage Calculations, Draft of Declaration of Homeowners Association and the Draft of Restrictive and Protective Covenants to the Village Board with changes regarding the survey plat and survey law related. Farmer seconded, all ayes. Motion passed.

**IX. Public Comment**

No Comment was made.

**X. Other Business**

No other business.

**XI. Adjournment**

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

Amber Dennis  
Recording Secretary