

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

**Held September 25, 2019 at 6:30 pm, Village Hall, Coal Valley, Illinois**

**I. Call to Order**

The Planning Commission and Zoning Board of Appeals meeting was called to order at 6:30 pm by Chairman Mathias.

**II. Roll Call**

Present: Mathias, Head, Rose, Farmer, Ciacco

Absent: Brockway

**III. Establishment of a Quorum**

Quorum present.

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

**IV. Reading and Approval of Minutes**

A Motion was made by Ciacco to approve the minutes of the June 26, 2019, Farmer seconded, all ayes motion carried.

**V. Public Hearing(s)**

Application for a Variance on prohibited fill dirt for a playground, Requirements as listed in Title IV, Chapter 8, section 6.5.1 of the Building Code of Ordinances of the Village of Coal Valley. The location to add fill dirt, Parcel 12906-1, 1403 W 1<sup>st</sup> Ave Coal Valley, Illinois 61240.

Head made a motion to open the public hearing. Rose seconded; public hearing opened.

A representative from Candle Light Trailer Park stated that they are using fill dirt for a playground, outside the main office. There will be 421 cubic yards of dirt brought in and it will be graded to the same level as the streets. Jamie Just stated that the application with the DNR/OWR was approved.

Mathias asked for comments from the public three times.

Head made a motion to close the public hearing. Farmer seconded, meeting closed.

Farmer made a motion to recommend approval of the variance for the fill dirt at Candle Light, location 1403 W 1<sup>st</sup> Ave Coal Valley, Illinois 61240, parcel 12906-1, in regards to Article XVIII, section 8.003, subsection E. Ciacco seconded, all ayes motion approved.

## **VI. Unfinished Business**

- Review Storm Water Management Program –

Mathias stated that he has been looking over this the past couple meetings. Mathias said that the two areas that needed defined, MS4 and the Board of Appeal, have both been defined as he was happy with them. Ms. Ernst stated that the Board of Appeals would be the same Planning and Zoning Board and hoped that Chairman Mathias would agree to being the Chairman of the Board of Appeals as well. Farmer made a motion to recommend approval of the Storm Water Management Program to the Village Board. Head seconded, all ayes. Motion approved.

- Review Appendix A-

Mathias stated that Appendix A was changed to show that attached garages are not considered accessory buildings in the building codes. Jamie Just made changes to the drawing and ordinance. Ciacco asked if the resident that approached the board earlier in the year would still need a variance for their sheds. Just stated that they would no longer need to get a variance with the change. Head made a motion to approve the changes to Appendix A to not consider attached garages accessory buildings. Ciacco seconded, all ayes. Motion approved.

## **VII. Discussion**

Annette Ernst stated that she would like to have the Subdivision Ordinance reviewed and placed on the September agenda. Ernst stated that Bicentennial Elementary is looking to add a scrolling sign, as well as the Village of Coal Valley, but the businesses would need to be zoned B-1, so she would like to add changing the zoning to B-1 for all 1<sup>st</sup> Street businesses to the next agenda. Ernst also stated that Jesse Brockway resigned from the Planning and Zoning Board and two new members will need to be appointed to be back to full status.

## **VIII. New Business**

No new business.

## **IX. Public Comment**

No public comment was made.

## **X. Other Business**

No other business.

## **XI. Adjournment**

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