

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

Held October 23, 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, Bealer

Absent:

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 Rose to approve the minutes of the September 25, 2019, Farmer seconded, all ayes motion carried.

V. Public Hearing(s)

Application for rezoning of attached properties along 1st Street in Coal Valley, Illinois from R-1/R-3 One-Family Residential District to a B-1 Limited Business District.

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

Mathias opened stating that several businesses along First Street have stated that they would like to have signage and in order to do so, they have to be zoned B-1, Limited Business District.

Darrin Schneider spoke on behalf of the Bible Missionary Church. Mr. Schneider stated that they would be in favor of rezoning as they would like to purchase a new sign.

Dave Dunham; Coal Valley Fire Chief, spoke and said they are in favor of the change as they wish to get a new sign as well.

Mathias asked for comments from the public three times.

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

Farmer made a motion to recommend approval of the variance to rezone the businesses along 1st Street from R-1 to B-1. Rose seconded, 4 ayes, 1 nay motion approved.

Application for a Variance on constructing a fence along the frontage property at ILCV Candle MHP LLC 1503 W 1st Ave Coal Valley, IL 61240. Requirements as listed in Title IX Streets Public Ways and Public Property, Chapter 7 Right-of-Way, Section 2 Encroachment of the Code of Ordinances of the Village of Coal Valley.

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

Carly Blankenship; representative from Candle Light Trailer park stated that initially they installed the fence on the state right of way and had to remove per IDOT. They are coming back to the Planning and Zoning Board after the Village stated that the potential new spot for the fence was on top of the village water main and that was in direct violation of the ordinance Title IX, chapter 7, Encroachment. Brian Lepart who was with the fencing company spoke and stated that it is common to build fences on an easement, and if anything were to happen Candle Light would be responsible to repair the fence. Mr. Lepart explained that if there were a water main break the fence would be able to be removed within a few minutes and Candle Light would give the Village a written statement that they would be responsible for repairs. Ms. Blankenship stated that they are putting the fence on the edge of the frontage road. They are wanting it to improve the look of the property and for safety of pedestrian traffic. Mathias asked if a survey had been done on the property to find the pins. Ms. Blankenship stated that it had not been done, but they would call to get it done. Rose suggested to get a utility locate as well. Discussion held.

Mathias asked for comments from the public three times

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

Head made a motion to table the variance until Candle Light Mobile Home Park gets a survey done to locate the property pins and the water main. Farmer seconded, all ayes. Motion tabled.

VI. Unfinished Business

- Review the Subdivision Ordinance –

Mathias stated that all necessary changes were made and highlighted. Ciacco made a motion to recommend approval of the Subdivision Ordinance to the Village Board. Head seconded, all ayes. Motion approved.

VII. Discussion

No discussion

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, Head seconded, all ayes, the meeting was adjourned at 7:40 pm.

Amber Dennis
Secretary