

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

Held April 22, 2020 at 6:15 pm, via Zoom

I. Call to Order

The Planning Commission and Zoning Board of Appeals meeting was called to order at 6:15 pm by Chairman Mathias.

II. Roll Call

Present: Mathias, Head, Rose, Farmer, Bealer, Ganahl

Absent: Ciacco

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 February 26, 2020, Bealer seconded, all ayes motion carried.

V. Public Hearing(s)

Application for a Variance for the Size, of an accessory building, Title IV, Chapter 1, Section 5 RATIO OF BUILDING TO LENGTH TO WIDTH of the Zoning Ordinance of the Village of Coal Valley to build an accessory building that exceed 75% of the square footage of the principal building at the address of Lot 3 Glenwood Acres Subdivision NW, section 20, T17N, R1E, Lands incorporated, Coal Valley, Illinois.

Head made a motion to open the public hearing. Ganahl seconded, public hearing opened.

Chairman Mathias opened asking what the variance was trying to meet. Inspector Just stated that the builder is wanting to build a shouse (pole barn type of house) on the property and that the garage space would be more than 75% of the living space and that requires a variance. Just stated that the building will have a continuous footing which meets the requirements for that type of structure. Just stated that the structure would be built on the Zimmerman property that was just rezoned to A-1. Travis Gardner, builder, stated that the structure would be finished on the inside with four bedrooms 10'x12'. Farmer asked if there were any height restrictions. Just stated that 50' is the maximum for home construction. Just stated that seven shouses were approved last year. Ernst stated that these types of homes are trending on the Iowa side. Discussion held.

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

Bealer made a motion to approve the variance for the Size, of an accessory building, Title IV, Chapter 1, Section 5 RATIO OF BUILDING TO LENGTH TO WIDTH of the

Zoning Ordinance of the Village of Coal Valley to build an accessory building that exceed 75% of the square footage of the principal building at the address of Lot 3 Glenwood Acres Subdivision NW, section 20, T17N, R1E, Lands incorporated, Coal Valley, Illinois. Head seconded, roll call: ayes (3) nays (2) motion passed.

Application for a variance on installation of solar light poles along the Village Right-of-way 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 with Candle Light Mobile Home Park stated that they purchased solar street lights for the entrance to the park that would be installed next to the fence that was recently constructed. Ernst asked Ms. Blankenship to have their attorney draft a letter that states that Candle Light is responsible if the Village were to have to take down/damage a light in order to get to a water utility. Ms. Blankenship stated she would have that completed as soon as possible. Mathias asked if there would be any distractions to drivers on Route 6. Ms. Blankenship stated that the lights are a soft white LED light that would not distract drivers. Discussion held.

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

Head made a motion to approve the variance requested based upon meeting the specs of the Building Inspector and a letter presented from Candle Light's attorney. Ganahl seconded, all ayes motion passed.

VI. Unfinished Business

No unfinished business.

VII. Discussion

No discussion.

VIII. New Business

No new business.

IX. Public Comment

No public comment.

X. Other Business

No other business.

XI. Adjournment

Head made a motion to adjourn the meeting, Farmer seconded, all ayes, the meeting was adjourned at 7:05 pm.

Amber Dennis
Secretary