

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

**Held January 27, 2021 at 6:15 pm, (Via Zoom ID 646 111 3200 password – planzone1)
Village Hall, Coal Valley, Illinois**

I. Call to Order

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

II. Roll Call

Present: Mathias, Head, Rose, Bealer, Ganahl

Absent: Farmer

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were Amber Dennis; Secretary, Brian Mitchell; Building Inspector, Annette Ernst; Administrator.

IV. Reading and Approval of Minutes

A Motion made by Head to approve the minutes of the October 28, 2020 meeting, Ganahl seconded all ayes motion carried.

V. Public Hearing(s)

Application for Variance/Special Use addressing ARTICLE IV 3.006 NUMBER AND SIZE. In any residential District, the number of accessory buildings on any lot shall be limited to two (2) with one (1) accessory building not to exceed 75% of the square footage of the principal building at grade and two (2) accessory buildings not to exceed 100% of the square footage of the principal building at grade.

To construct a Pole Building/Residence on a 6.9 acre lot at PIN 17-26-400-062 East 19th Ave, Coal Valley, IL.

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

Mathias asked if anyone in the audience would like to speak on behalf of the property.

Resident, Christina Loehrl 203 East 19th Avenue, stated that she lives behind the proposed property, and wanted to know if the property owner would be maintaining the land to the Village codes. Chairman Mathias stated that the resident would have to follow all the Village ordinances in maintaining the property.

Dorothy Gould 215 E 19th Ave, asked if there was plans to run a business out of the residence. Chad Vallejo; property owner, stated that he would not be running a business out of the residence. Mr. Vallejo stated that he does wood working and restores old trucks as a hobby and would be doing that in the workshop area.

Mindy Gram 301 E 19th Ave, Stated she lives behind the property and has concerns with noise and having multiple cars on the property. Chairman Mathias stated that the homeowner would have to abide by village ordinances with noise and cleanliness of property. Vallejo stated he plans to break ground in the spring of 2022, and is going to plant arborvitaes for privacy. Mathias and Mitchell stated that if the homeowner detached the large woodworking garage and added 200 square feet to the living space, then the homeowner would not have to get a variance with the village. The property owner stated there is also an old horse barn that is on the property, and wanted to make sure he would still be within the village guidelines with that structure as well. Mathias stated he would be fine as long as he added the square footage to the residence. Mathias asked that Ms. Ernst look to see if there are any existing covenants the landowner would have to follow. Ms. Ernst stated she would look into it and asked the Vallejo's to be present at the next village board meeting, as the property would go for an official approval.

Mathias asked for comments from the public three times. No comments made.

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

Bealer made a motion to approve the application for a special use variance to construct a Pole Building/Residence on a 6.9-acre lot at PIN 17-26-400-062 East 19th Ave, Coal Valley, IL, with modifications based on the covenants, detaching the large workshop, and verifying the number of square feet according to village ordinance. Head seconded, 3 ayes, 0 nays, 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, Bealer seconded, all ayes, the meeting was adjourned at 7:00 pm.

Amber Dennis
Secretary