

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

**Held November 24, 2021 at 6:30 pm, Village Hall, Coal Valley, Illinois**

**I. Call to Order**

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

**II. Roll Call**

Present: Mathias, Head, Farmer, Bealer, Ganahl

Absent: Rose

**III. Establishment of a Quorum**

Quorum present.

Others present at the meeting were Brian Mitchell; Building Inspector, Penny Mullen; Administrator.

**IV. Reading and Approval of Minutes**

A Motion made by Head to approve the minutes of the May 26, 2021 meeting, Ganahl seconded all ayes motion carried.

**V. Public Hearing(s)**

Application for a Variance addressing Section 3. ACCESSORY BUILDINGS. 3.001 TIME OF CONSTRUCTION. No accessory buildings or structures shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory, unless such accessory building is erected in preparation for the erection of the principal building and after the building permit has been issued for the principal building. To construct a Morton building on parcel 172-53000-16, prior to building the principal structure located at the corner of East 7<sup>th</sup> Street and East 19<sup>th</sup> Ave, Coal Valley, Illinois

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

Mathias asked if anyone in the audience would like to speak on behalf of the property. The proposed buyer or the property, Mrs. Spicer spoke about the size relation to the lot and need for storage of equipment to maintain the property and parking. Mrs. Spicer also stated that they intend to build a home on the property once building material prices drop in the next couple years. Resident Strandberg, 706 E 22<sup>nd</sup> Ave was concerned with water runoff from the construction of the building. The Spicer's stated that the run off should not be a problem with the way natural swale of the property. Head stated the concern with the size of the accessory building and how big the home construction would have to be.

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

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

Mathias stated concerns in the Zoning Ordinance Article IV in 3.001 explains there is a one year timing stipulation, 3.003 is a height requirement and 3.004 are setbacks. Farmer stated that more information is needed as in a site plan and have all the layouts visible. Bealer stated she would like to see a site plan for both constructions. Discussion held

Farmer made a motion to table and continue the discussion until the owner provides the board with a site plan with all dimensions of the house and Morton building, to be certain it follows the ordinance guidelines. Ganahl seconded, all ayes to table until another meeting.

**VI. Unfinished Business**

No unfinished business.

**VII. Discussion**

No Discussion.

**VIII. New Business**

Review Mobile Home Park Ordinance Article IX “R-4” Mobile Home Park District.

Mathias opened up asking if any of the Board members had a chance to look at the ordinance and the changes. He stated questions he had was on drainage on each mobile home lot, but it is explained in the IDPH guidelines per Brian Mitchell; Building Inspector. Mathias was also concerned with the screening from Route 6. Head made a motion to table the discussion until next meeting December 8, 2021. Farmer seconded, all ayes.

**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 adjourned at 7:09 pm.

Amber Dennis  
Secretary