

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

**Held February 28, 2018 at 7:00 pm, Village Hall, Coal Valley, Illinois**

**I. Call to Order**

The Planning Commission and Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Rockwell.

**II. Roll Call**

Present: Rockwell, Mathias, Head, Rose, Farmer, Brockway, Ciacco

Absent:

**III. Establishment of a Quorum**

Quorum present.

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

**IV. Reading and Approval of Minutes**

A Motion was made by Rose to approve the minutes of the January 24, 2018, Ciacco seconded, all ayes motion carried.

**V. Public Hearing(s)**

**Application for rezoning of parcel 06-20-200-020, the 8.52 acres located at Route 6 and Glenwood Road, Coal Valley, IL from R-1 One-Family Residential District to an I-1 Light Industrial District to construct a shop, office and storage use.**

Mathias made a motion to open the public hearing, Head seconded all ayes, public hearing opened.

Kelly Sandusky a resident next to the proposed property rezone approached the board not in favor of the rezone. Mrs. Sandusky stated that she has lived in that location for 24 years and likes the fact that it's quiet and private. She does not want to see more traffic and noise that an industrial office and storage would create. Mrs. Sandusky offered other ideas for possible locations.

Keith Johnson who lives next door stated that he is also not in favor of changing the zoning in that location as he doesn't want the traffic and noise.

Dr. Margarita Laub stated that she is not in favor of the zoning change as well. She supports Mrs. Sandusky and said they like the fact that there are not a lot of people in that area and that it's quiet.

Clint Zimmerman the land owner stated that he thinks that it's a great location for an industrial shop as it's off of Route 6 which is heavily traveled, it's by the KONE building

and that there are lots of trees on both sides of the property that would act as a sound buffer.

Rockwell asked for comments from the public three times, upon hearing none Head made a motion to close the public hearing, Mathias seconded, all ayes, public hearing closed.

Rose made a recommendation to the Village Board to deny the rezoning after hearing the neighbors concerns and it is not in line with the Comprehensive Plan. Brockway seconded, ayes (5), abstained (1) Ciacco.

**Application for rezoning of parcel 12-1203; Reaching Across Illinois Library System, located at 220 W 23<sup>rd</sup> Avenue, Coal Valley, IL from R-1 One-Family Residential District to a B-2 Limited Business District to annex into the Village of Coal Valley.**

Mathias made a motion to open the public hearing, Farmer seconded all ayes, public hearing opened.

Gerrold Atkinson resident across the street from RAILS approached the board asking if the rezone will affect his property or if city sewer would be available. Anette Ernst stated that his property would not be affected and that city sewer would not be available. Mayor Bartels stated that he reached out to RAILS because the property is for sale and didn't want to pass it up if a tax paying company were to move in to that building.

Rockwell asked for comments from the public three times, upon hearing none Head made a motion to close the public hearing, Mathias seconded, all ayes, public hearing closed.

Brockway made a recommendation to the Village Board to approve the rezoning of the RAILS building from an R-1 to a B-2 contingent upon annexation into the Village of Coal Valley. Ciacco Seconded, all ayes. Motion carried.

**VI. Unfinished Business**

No unfinished business.

**VII. Discussion**

No discussion.

**VIII. New Business**

**Preliminary plat to subdivide 5.16 acres into 4 lots, parcel number 1222-2 at 405 East 3<sup>rd</sup> Avenue, Coal Valley, IL –**

Chairman Rockwell stated that it is a simple plat and will go to the Village Board, but for planning a zoning to look it over as a courtesy. Annette Ernst stated that the village engineer looked the plat over and included comments. Rose questioned if a variance would have to be granted for the lot frontage. Mathias stated that it would be private and the owners would need a contiguous driveway agreement made up.

**Preliminary plat to subdivide 91 acres into 9 lots, parcel number 06-20-151-010 on Glenwood Road & Route 6, Coal Valley, IL. –**

Mr. Zimmerman handed out a new plat map with the lots numbered differently. Mathias stated that he spoke with Mr. Zimmerman regarding a contiguous driveway agreement and to have a letter drafted by a legal consultant. Mr. Zimmerman stated that he spoke with his attorney, Bill Phares and is going to start an HOA and will appoint a president that will live in the subdivision. The cul-de-sac will be private and owned by the HOA. Mathias moved that the preliminary plat be approved pending recommendation from the Village Engineer. Brockway seconded, all ayes, motion approved.

**Review of Zoning Ordinance, Article XV Nonconforming Building Structures and Uses of Land. –**

Annette Ernst stated that she and Jamie Just, building inspector, have been going through the zoning ordinance to keep it current and clean. Rose stated that he would like to see any changes in red. Mr. Just stated that no changes were made. No changes made.

**IX. Other Business**

No other business.

**X. Adjournment**

Farmer made a motion to adjourn the meeting, Mathias seconded, all ayes, the meeting was adjourned at 8:08 pm.

Amber Dennis  
Recording Secretary