

**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**  
**June 10, 2020**

**6:15 pm**

Meeting via (Zoom ID - 881 8806 5554 pw planzone1)

**I. Call to Order**

**II. Roll Call**

**III. Establishment of Quorum**

**IV. Reading and Approval of the Minutes**

Approval of the April 22, 2020 Meeting Minutes.

**V. Public Hearing(s)**

Application for rezoning of lots 1 – 9, the 91 acres located on Glenwood Road, Coal Valley, IL from R-1 Single Family Residential District to an A-1 Agricultural to allow for large homes that can have horses.

Application for special use to add a lighted sign at the entrance of the Ridges Estates Subdivision Coal Valley, IL. In reference to article XVI, section 6, 6.001 C. No sign or advertising device shall be erected or placed within one-hundred (100) feet of any “R” district.

**VI. Unfinished Business**

**VII. Discussion**

**VIII. New Business**

**IX. Public Comment**

**X. Other Business**

**XI. Adjournment**

**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 1<sup>st</sup> 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

## NOTICE OF PUBLIC HEARING

The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, June 10, 2020 at 6:00 p.m. Via Zoom remote access meeting (meeting ID 881 8806 5554 password – planzone1)

Application for rezoning of lots 1 – 9, the 91 acres located on Glenwood Road, Coal Valley, IL from R-1 Single Family Residential District to an A-1 Agricultural to allow for large homes that can have hooved animals (horses).

A copy of the proposed application is on file at the Village Hall and may be reviewed during business hours.

PLANNING & ZONING

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision Glenwood Acres Other \_\_\_\_\_

Applicant: Clint Zimmerman / Jon Gochee

Address: 11410 15<sup>th</sup> St Mt. IL 61264 / 2822 170<sup>th</sup> Ave Sherard, IL

Phone: 309-314-4959 309-737-6724

Owner: Clint Zimmerman / Jon Gochee

Address: SAME

Phone: SAME

Property Description:

Street Address: Glenwood Road

Legal: See Attached. Glenwood Acres Subdivision, Lots

Physical Description: 1-9.

Dimension: See Attached.

Area: 91 Acres

Present Zoning & Use: R-1 - currently hay field - lots for sale

Proposed Zoning & Use: Ag-1 - large horse lots to allow for horses

Proposed Special Use: \_\_\_\_\_

Proposed Variance: (Cite specific Ordinance section)

\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: [Signature] Date: 2-10-2020

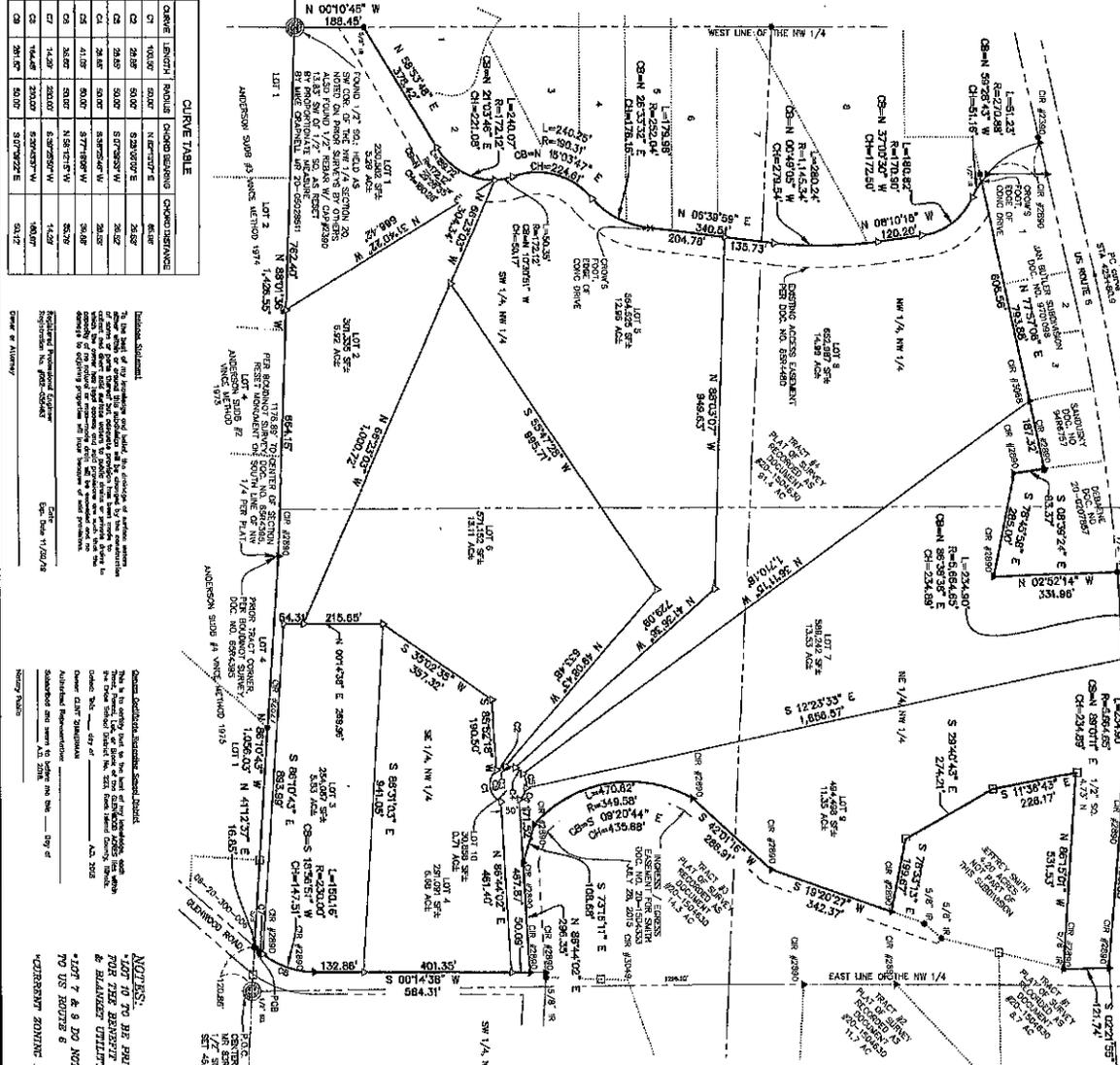
Owner Signature: [Signature] Date: 2-10-2020

Attached available plats, maps drawings or other materials that will help illustrate the proposed application.

Residential  
to  
Ag-1



**GLENWOOD ACRES**  
 A SUBDIVISION PLAT PART OF THE NORTHERN QUARTER  
 OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 3 EAST OF THE  
 4TH PM. ALSO BEING TRACT #4 OF PLAT OF SURVEY OF COAL  
 VALLEY, BROWN COUNTY, ILLINOIS



**CURVE TABLE**

CURVE LENGTH	ANGLE	CHORD BEARING	CHORD DISTANCE
104.88	23.07°	N 87°17'0\"/>	

**NOTES:**  
 1. LOT 1 TO BE PARTIALLY ACCESSIBLE TO THE PUBLIC BY THE  
 2. LOT 7 & 8 DO NOT HAVE ACCESS TO US ROUTE 6  
 3. CENTERLINE ZONING R-1

**LEGAL DESCRIPTION:**  
 The following is a legal description of the land shown on this plat:  
 A SUBDIVISION PLAT PART OF THE NORTHERN QUARTER OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 3 EAST OF THE 4TH PM. ALSO BEING TRACT #4 OF PLAT OF SURVEY OF COAL VALLEY, BROWN COUNTY, ILLINOIS.

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**INVESTOR NO.:** 18001709.00  
**DATE:** 02/22/2018  
**CREATED BY:** LHM  
**CHECKED BY:** LHM  
**DATE:** 02/22/2018

**NOTES:**  
 1. LOT 1 TO BE PARTIALLY ACCESSIBLE TO THE PUBLIC BY THE  
 2. LOT 7 & 8 DO NOT HAVE ACCESS TO US ROUTE 6  
 3. CENTERLINE ZONING R-1

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**IMEG**  
 822 WEST HUSBAND  
 ROCKFORD, IL 61109  
 TEL: 815.396.8973  
 FAX: 815.396.8947  
 www.imeg.com

**REVISIONS**

No.	DESCRIPTION	DATE

Sheet 1 of 1



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

**Held February 26, 2020 at 6:15 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, Rose, Farmer, Ciacco, Bealer  
Absent: Head, Ganahl

**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 Ciacco to approve the minutes of the January 22, 2020, Rose seconded, all ayes motion carried.

**V. Public Hearing(s)**

Application for rezoning of lots 1 – 9, the 91 acres located on Glenwood Road, Coal Valley, IL from R-1 Single Family Residential District to an A-1 Agricultural to allow for large homes that can have horses.

Rose made a motion to open the public hearing. Ciacco seconded, public hearing opened.

Dale Keppy asked if Annette Ernst and the Village Board has looked at what the taxes would be on a \$400,000 property zoned as A-1. Clint Zimmerman stated that the tax assessor would determine what the primary use of the land would be. The tax assessor would need to confirm an effort in farming or agricultural use was being done in order to assess the land as A-1. If there is no agricultural presence then the property would be assessed as residential. Mr. Zimmerman stated that there are specific fencing requirements in an A-1. Mr. Zimmerman passed out a potential covenants that would be enforced. A main point that was highlighted was that the homeowner would be able to have 1 (one) animal per 1.5 acres, as he has been approached by potential buyers that would like horses or show cattle. Discussion held.

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

Bealer made a motion to approve rezoning lots 1-9, the 91 acres on Glenwood Road, Coal Valley, IL from R-1 Single Family Residential to A-1 Agricultural. Ciacco seconded, all ayes motion passed.

**Municipal Cannabis Business Zoning Ordinance.**

Rose made a motion to open the public hearing. Ciacco seconded, public hearing opened.

No discussion was made.

Mr. Just asked for comments from the public three times.

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

Rose made a motion to approve the Municipal Cannabis Business Zoning Ordinance. Ciacco seconded, all ayes, motion approved.

**VI. Unfinished Business**

No unfinished business.

**VII. Discussion**

No discussion.

**VIII. New Business**

**Review Residential Zoning R-1 through R-4**

Mathias asked if Ms. Ernst had anything to add to the changes that were made in the residential zoning R-1 through R-4. Ms. Ernst stated that she and Inspector Just went through the documents and redlined grammar and spelling corrections and removed carports.

Ciacco made a motion to accept the changes and recommend approval of R-1 through R-4 to the Village Board. Bealer seconded, all ayes, motion passed.

**IX. Public Comment**

No public comment.

**X. Other Business**

No other business.

**XI. Adjournment**

Rose made a motion to adjourn the meeting, Bealer seconded, all ayes, the meeting was adjourned at 7:00 pm.

VILLAGE OF COAL VALLEY  
AGENDA  
REGULAR BOARD MEETING  
WEDNESDAY, March 4, 2020  
6:00 P.M.

1. Call to Order – Village President Michael Bartels
2. Roll Call/Establishment of Quorum
3. Pledge of Allegiance
4. Reading and Approval of the minutes from the Regular Board Meeting held February 19, 2020.
5. Public Presentation/Recognition and/or Public Comments.
6. Reports from the President and other Officers (on matters not otherwise appearing on the Agenda)
  - A. President
  - B. Trustees
  - C. Police, Public Works & Admin

\*\*\* NOTE: In each of the following items the board may VOTE to approve, deny or table\*\*\*

7. Old Business – there is none.

**8. New Business**

- A. Consideration and Approval of Planning and Zonings recommendation to rezone lots 1-9 of the 91 acres located on Glenwood Road from R-1 to A-1.
- B. Approval of Bills.

9. Executive Session to discuss Real Estate & Personnel.
10. Adjournment

Incorporated 1876  
"A Progressive Community  
with a proud past"

Village of Coal Valley  
900 1<sup>st</sup> Street  
P.O. Box 105  
Coal Valley, Illinois 61240  
Phone 309-799-3604 Fax 309-799-3651  
www.coalvalleyil.org

Michael Bartels  
Village President

February 27, 2020

**TO: VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

**RE: RECOMMENDATION OF PLANNING COMMISSION TO REZONE LOTS 1-9,  
91 ACRES LOCATED ON GLENWOOD ROAD FROM R-1, SINGLE FAMILY  
RESIDENTIAL TO A-1, AGRICULTURAL**

**Overview:**

The Planning and Zoning Board met on Wednesday, February 26, 2020 to discuss the rezone of Lots 1-9, 91-acres located on Glenwood Road from R-1 to A-1. The property is owned by Clint Zimmerman and John Gochee.

The developers are asking for the rezone because they are having clients wanting larger lot sizes and would like to have animals (horses, cows, goats, etc). The developers will amend their HOA covenants to state "No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except for the following: a total of two dogs or cats in any combination, horses or cattle, in any combination, provided, the aggregate total shall not exceed one such animal for each 1.5 acres of fenced lot area. One animal, 1.5 acres, 2 animals 3 acres, etc.".

So, it is our recommendation to the Village Board to accept the revised rezoning.

Best regards,

*Rick Mathias/all*

Rick Mathias, Chairman  
Village of Coal Valley  
Planning & Zoning

cc: Annette Ernst, Village Administrator  
File

Annette Ernst  
Village Administrator

Penny Woods  
Assistant Administrator  
Director of Finance

Amber Dennis  
Village Clerk

Jack E. Chick  
Police Chief

Ryan Hamerlinek  
Streets & Parks  
Sewer & Water

Chad Blunt  
Building Inspector

## NOTICE OF PUBLIC HEARING

The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, June 10, 2020 at 6:00 p.m. Via Zoom remote access meeting (meeting ID 881 8806 5554 password – planzone1)

Application for special use to add a lighted sign at the entrance of the Ridges Estates Subdivision Coal Valley, IL. In reference to article XVI, section 6, 6.001 C. No sign or advertising device shall be erected or placed within one-hundred (100) feet of any “R” district.

A copy of the proposed application is on file at the Village Hall and may be reviewed during business hours.

PLANNING & ZONING

## **RIDGES ESTATES VARIANCE REQUEST**

**5/11/2020**

**The location of the Ridges Estates is at the back of the existing Ridges. The Ridges Estates is on a street marked DEAD END.**

**It is important to establish and clearly identify the entrance to this newly developed unique property. The Ridges Estates have lots ranging in size from 3 to over 6 acres. There is a HOA governing the development. The amenities and size of the parcels will attract a new market segment.**

**The existing sign regulations pertain to R districts. The Ridges Estates is a PUD. I would like a variance for a 5' X 5' professionally designed back-lighted sign. The sign would be made from aluminum and have laser cut letters. The sign would have 4 natural colors that harmonize with a natural limestone base.**

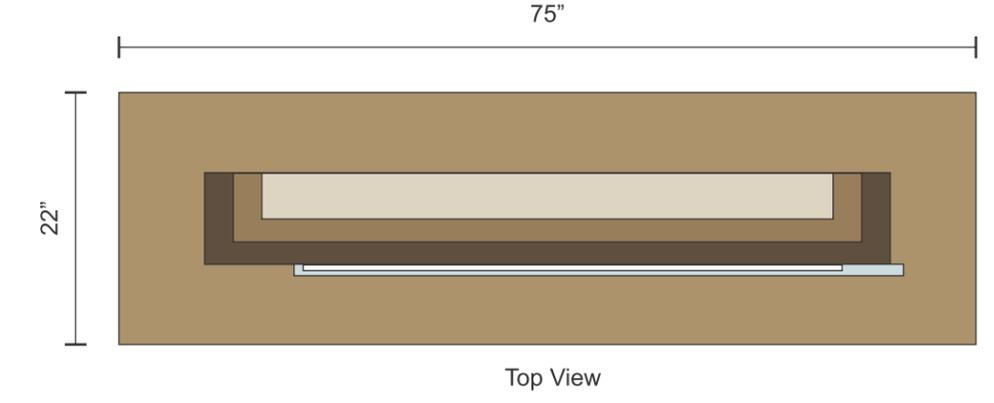
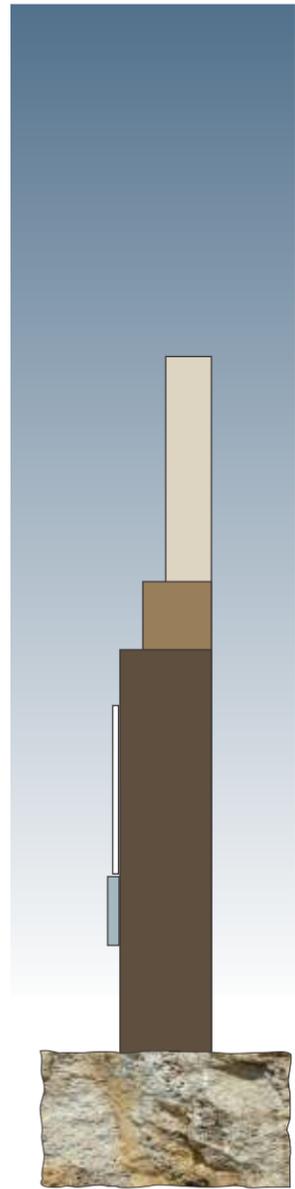
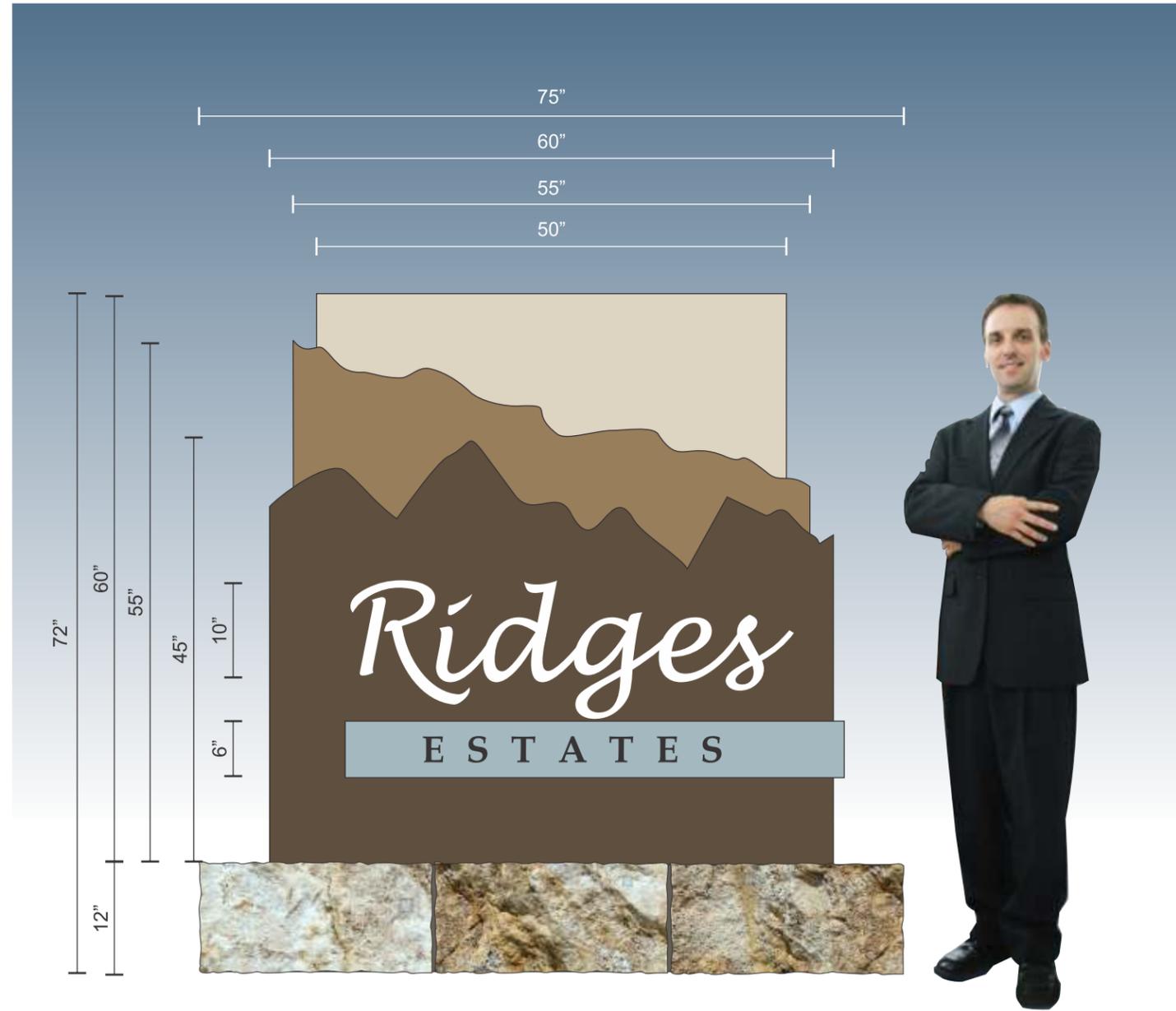
**The sign location would be 40' from the end of the R-1 street. It will be located on private property and well away from all easements. The approved Village plans for the development included the island where it would be placed. The interior of the limestone base will contain seasonal flowers.**

**Doug from Lange Signs will be emailing specifications and images of the proposed sign**

**Thank you for your consideration.**

*Dale Keppy*

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of it's employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden. © COPYRIGHT 2020 LSG



Scale: 3/4"=1'-0"

S/F Monument sign with Routed "Ridges" 1/2" clear acrylic push thru letters with opaque vinyl applied to face of letters and illuminated with white LED's.  
 Routed "Estates" copy backed with white acrylic overlaid with perforated black vinyl, illuminated with white LED's. Fabricated ridges illuminated with blue LED's  
 All Finishes to match limestone (TBD). Limestone base (by others)



www.langesign.com

Client: Ridges Estates

Approved:

Scale: 1/4"=1'-0"

Date: 5/14/2020

Sketch: ridgesestate5

Drawn: Steph F

Sales: DF

 PDF COPY  
MAY NOT BE TO SCALE

**TRI-STATE AREA**  
1780 IL Route 35 N  
E. Dubuque, IL 61025  
815.747.2448  
(FAX) 815.747.3049  
(Toll free) 888.582.6979

**QUAD CITIES AREA**  
5569 Carey Ave.  
Davenport, IA 52807  
563.388.6650  
(FAX) 563.388.6654  
(Toll free) 800.804.8025

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of its employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden. © COPYRIGHT 2020 LSG



6.001 GENERAL PROVISIONS.

- A. No sign shall be erected or maintained at any location where by reason of its position, wording, illumination, size, shape or color it may impair, obstruct, obscure or be confused with any authorized traffic control sign, signal or device and shall not be located in the traffic visibility area at corner lots, as herein provided.
- B. No on building, on-site or off-site sign or billboard having flashing, scrolling, or animated illumination shall be permitted within any zoned district of the Village, except as provided in Section 6.005 Message Sign. Time and temperature signs are exempt.
- C. No sign or advertising device shall be erected or placed within one hundred (100) feet of any "R" District.
- D. A banner is any sign of any fabric, plastic or similar material that is mounted to a pole or poles or to a building by one or more edges of the fabric. A banner, not to exceed twenty (20) square feet is allowed in a "B" district, if adjacent to any "R" district, otherwise a banner not to exceed thirty two (32) square feet is allowed in a "B" or "I" district. Banners are permitted in a commercial or industrial district, with no more than one (1) banner per building street frontage, at a business location. All banners must be at least ten (10) feet from a property line adjacent to any "R" district.
- E. The flag of the United States, the State of Illinois, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction are permitted provided that such a flag shall not exceed sixty (60) square feet in area and shall be flown from a pole, the top of which is not more than five (5) feet higher than the building height of the zoning district in which it is located. Any allowable flag shall be separated from any other allowable flag by at least fifty (50) feet horizontally, unless on the same pole, in which case only two (2) flags are allowed per pole. Any flag not included above shall be considered a sign and shall be subject to regulation as such.
- F. Temporary signs are signs that are used only for a limited time period and are designed to be affixed, mounted or installed to a wall, pole or other mounting or support structure for purposes of non-permanent display.
  - 1. Non-electric temporary signs placed on the ground, or in windows of buildings with commercial or industrial uses which advertise sales, specials, or closeouts shall be restricted to illumination by normal lighting of the building or street lighting. Such signs shall be removed upon termination of the sale, special, or closeout or for a period not to exceed thirty (30) days, whichever time is occurs first.
  - 2. Temporary signs prior to the election pertaining to the candidacy of federal, state and local elected officials or other voting issues, shall be allowed only in compliance with Illinois state laws. Said signs shall be removed, as provided by law, after the election.
  - 3. Temporary signs shall be located on private property. No part of a sign shall be located on the public right-of-way and in the required traffic visibility area, herein provided.

G. Permits required. It shall be unlawful for any person to erect, structurally alter, or relocate within the Village any permanent sign, temporary sign, or banner, except as identified herein, without first obtaining any required permit and payment of permit fees required here under.

1. Duration. If the work authorized under an erection permit has not been completed within twelve (12) months after date of issuance, said permit shall become null and void, and a new permit will be required.
2. Permit and fees for Banners. A permit and an associated fee of twenty dollars (\$20.00) will be required for the thirty (30) day placement of any banner within the Village limits of Coal Valley. Permits for banners will be allowed per business establishment during a one-year period (1 May – 30 April).
3. The following signs are exempt from the requirements to obtain a permit before installation:
  - a. Signs used by any Federal, State and/or Local government authority.
  - b. Non-illuminated projecting signs two and a half (2.5) square feet or less, located at least eight (8) feet above grade.
  - c. Temporary signs or banners erected to “welcome home” an individual(s), recognize an individual’s birthday, or anniversary and are in place no longer than seven (7) days.
  - d. Temporary signs for garage sales and reunions and are in place no longer than seven (7) days.
  - e. Temporary signs, used for Federal, State and Local Elections.

I. BUSINESS CLOSING. Any type of sign and/or sign face shall be removed within ten (10) days of the closing of said business or operations for the applicable sign(s), except the address of the property shall remain.

6.002 RESIDENCE DISTRICTS. In any Residence District the following regulations shall apply:

- A. For one-family and two-family dwellings, an identification sign not exceeding two (2) square feet in area shall be permitted for each dwelling unit. Such sign shall indicate nothing other than the name of the occupants and/or address of the premises.
- B. For multiple-family and group dwellings, an identification sign not exceeding nine (9) square feet in area shall be permitted. Such sign may have indirect lighting and may indicate name of the complex, owner, phone contact, occupants, address of the premises and/or vacancy status.
- C. A non-illuminated sign to announce a subdivision development is permitted not exceed 32 square feet in size. Such signs shall be removed

when 80 percent of the lots of that subdivision are sold, the remaining lots can have individual lot signs pursuant to this ordinance.

- D. Sandwich boards or identification signs shall be permitted to announce the activities of a church, school or other public building or use. These types of signs can be put up 3 weeks prior to the event but must be removed within 7 days of the completion of the event.
- E. Banners, flags and pennants will be allowed in residential districts in conjunction with a demonstration of model homes in a new subdivision before the opening of such demonstration and after and not to exceed a total period of sixty (60) days in any calendar year. Such banners, flags and pennants shall be removed when 80 percent of the lots of that subdivision are sold, the remaining lots can have individual lot signs pursuant to this ordinance.
- F. Real Estate signs, not to exceed five (5) square feet, for the sale or rental of a property in residential zoned areas of the Village are considered temporary and must be removed within 30 days once a property sale is closed or rented.
- G. All other signs are prohibited in "R" Districts.

6.003 OFFICE AND BUSINESS DISTRICTS. The following regulations shall apply with respect to Office and Business Districts:

- A. In the "O-1" District and the "B-1" District, on-building signs shall be permitted, but shall not exceed one and one-half (1 1/2) square feet of surface area for each one (1) lineal foot of building face. Off-site signs such as billboards are prohibited. An on-site sign is permitted but will not exceed 36 sq. ft. in size per side excluding base or pole identifying/advertising the business. Multiple businesses on the same property are required to have a "monument" sign for all businesses at that location. The monument sign shall not exceed sixteen (16) feet in height from the ground to the top of the sign and six (6) feet in width and sixteen (16) inches in depth.
- B. In the "B-2" District, on buildings and on-site signs are permitted. Refer to Paragraph 6.003, Sub Section (a) for type and size limitations. Off-site signs are permitted in accordance with the standards set forth in Section 6.005, Sub Section (a), only by Special Use Permit issued in accordance with the provisions of Section 10 of Article XVIII Administration.
- C. For Sale/Lease signs on real estate in areas zoned B-1, B-2 and O-1 are permitted and will not exceed 32 square feet in size. Such signs will be removed within 30 days of the closing on the sale/lease of the property.

6.004 INDUSTRIAL DISTRICT. The following regulation shall apply with respect to the Industrial District: On building and on-site signs are permitted, see paragraph 6.003. Sub Section (a) for size limitations. Off-site signs and advertising devices are permitted only by Special Use Permit issued in accordance with the provisions of Section 10 of Article XVIII Administration.