

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

Held September 25, 2019 at 6:30 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, Head, Rose, Farmer, Ciacco

Absent:

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 August 28, 2019, Farmer seconded, all ayes motion carried.

V. Public Hearing(s)

No public hearings presented.

VI. Unfinished Business

VII. Discussion

Ernst stated that a place for recreational cannabis will be coming down the pike and talks are going to start with the Village Board, but the zoning will change to incorporate that if the Board allows.

Ernst stated that the fence in front of Candle Light Trailer Park will be coming back to P&Z as they would like to move the location to go over the village's watermain line.

VIII. New Business

- **Review Subdivision Ordinance –**

Mathias stated that the Subdivision Ordinance was to be reviewed by the Planning Commission and changes would be discussed and implemented. Annette Ernst stated that the portion that needed reviewed was pages 7-43 and that they could go

through each page to spot corrections. Ernst stated that there would be formatting changes throughout the entire document. Mathias made a few wording corrections. Farmer stated that on page 18 the curb dimensions need to state a minimum of 3" or less. Ernst stated that on page 22 the Village Engineer would be changed to Public Works Supervisor. Head mentioned on page 24 under fire hydrants that a Stortz Coupling quick connect needs to be added to new and replacement hydrants. Farmer stated that on page 22 the watermain needs to read that the water lines need to go across the frontage of the property to be improved by extension. Ernst stated that on page 29, section 24 the second paragraph under Plats and Plans would be omitted. Ernst stated that on page 33 the Village Engineer would be changed to Building Inspector. The last change was to page 34 with the all fees, they will be changed to the cost plus 15%.

- **Rezone of Businesses on 1st Street –**

Ernst stated that last meeting they discussed rezoning the businesses on first street to a B-2 in order to incorporate scrolling signs as R-1 does not allow this. Ernst brought a sample of a scrolling sign that Bicentennial Elementary will be doing a fundraiser for in order to purchase one. She asked for more input from the Planning Commission and to let them know that it will be going to the Village Board and then back to Planning and Zoning to request a rezone. Head stated that residents that it will affect will need to know. Farmer stated that last time this was brought to the Board residents were not in favor. Ernst stated that there are guidelines that will need to be followed for the lumens so the lights are not flashy and distracting. Ernst also stated that the lights will have to pass an inspection that will not affect the flight path.

IX. Public Comment

No public comment was made.

X. Other Business

No other business.

XI. Adjournment

Farmer made a motion to adjourn the meeting, Head seconded, all ayes, the meeting was adjourned at 7:30 pm.

Amber Dennis
Secretary