

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

Held December 11, 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, Ciacco, Bealer, Ganahl

Absent: Farmer

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were: Jamie Just, Building Inspector and Amber Dennis, Secretary.

IV. Reading and Approval of Minutes

A Motion was made by Head to approve the minutes of the October 23, 2019, Rose seconded, all ayes motion carried.

V. Public Hearing(s)

No Public Hearings.

VI. Unfinished Business

No Unfinished business.

VII. Discussion

No discussion

VIII. New Business

- **Review of Zoning Ordinance B1 & B2** – Chairman Mathias stated that since 1st Street would be changing to a B1, he noticed that a number of items were not added under the B1 listing that should have been, ie. Gambling, Slots, Convenience Store, Quick Mart etc. Head stated that all the other businesses like the gambling establishments should be listed as they are not. Mathias stated that reception hall was not in the B1 article. Ciacco asked if the list could be more generalized and not so specific, so that as businesses come into Coal Valley, the B1 and B2 Ordinances wouldn't have to be updated as often. Mathias stated that Churches, Fire Station, Municipal Building and Library. Just stated that those would be included in R4 and that is covered by B1 & B2. Mathias stated that condensing lists would make it more flexible. Ganahl stated that maybe the list had been more specific as to not allow certain businesses in the past. Head asked if they could bring this topic back after talking to Ms. Ernst, Village

Administrator, as she has experience working in other municipalities and may have come across this before. Jamie Just stated that other the Village tries to reference other municipalities ordinances to stay current. Jamie Just stated that the four cannabis types listed in B2 are the same as the one's that the state uses. Jamie Just stated that there are only two properties in Coal Valley where a cannabis business could work. Mathias stated that Jamie Just went through the IML Ordinance and redlined it. Discussion held. Head made a motion to have Ms. Ernst review additional modifications, and possible consolidations to Special and Principal Uses. Rose seconded; all ayes motion carried.

- **Discussion – Review of Ordinance for Municipal Cannabis Zoning** - Chairman Mathias stated that Jamie Just was going to clean-up the distance from a residence to a cannabis business. Mathias stated that he saw no further additions. Head made a motion to adopt the Cannabis listing for principal uses, accepting the Ordinance for Municipal Cannabis Zoning in the districts as it applies to B1, B2, I1 and O1 with future recommendations from the Zoning Officer. Ciacco seconded, all ayes motion carried.

IX. Public Comment

No public comment was made.

X. Other Business

No other business.

XI. Adjournment

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

Amber Dennis
Secretary