

**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.