

AGENDA
PLANNING COMMISSION
Regular Meeting (via Zoom remote meeting)
April 22, 2020
6:15 pm

Access to Zoom – Meeting ID 646-111-3200 Pw – 3LZRgG

I. Call to Order

II. Roll Call

III. Establishment of Quorum

IV. Reading and Approval of the Minutes

Approval of the February 26, 2020 Meeting Minutes.

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.

Application for a variance on installation of solar light poles along the Village Right-of-way at ILCV Candle MHP LLC 1503 W 1st 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.

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 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.

Amber Dennis
Secretary

Customer Ad Proof

60000837 COAL VALLEY POLICE DEPARTMENT

Order Nbr 40894

Publication

Dispatch Argus

Contact COAL VALLEY POLICE DEPARTMENT
Address 1 PO BOX 121
Address 2
City St Zip COAL VALLEY IL 61201
Phone 3097995416
Fax

PO Number
Rate Legal - Email
Order Price 33.16
Amount Paid 0.00
Amount Due 33.16

Section Legals
SubSection
Category 2633 Zoning Notices

Start/End Dates 04/14/2020 - 04/14/2020
Insertions 1
Size 25

Ad Key 40894-1
Keywords NOTICE OF PUBLIC HEARING The P

Salesperson(s) Shane Brown 244
Taken By Molly Cox

Notes

Ad Proof

NOTICE OF PUBLIC HEARING

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

PLANNING & ZONING

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PLANNING & ZONING

SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid \$50 #3010

VILLAGE OF COAL VALLEY

check coming in mail.

APPLICATION FOR: Re-Zoning Amendment Special Use Variance

Subdivision Glenwood Acres Other _____

Applicant: Travis Gardner

Address: 21 western oaks Drive Orion, IL 61273

Phone: 563-529-1491

Owner: Gochee, Jon R + Zimmerman, Clinton R

Address: 11410 15th Street Ct. Milan, IL 61264

Phone: _____

Property Description:

Street Address: Lot #3

Legal: LOT 3 GLENWOOD ACRES SUB PT NW SEC

Physical Description: 20 T17N R1E LANDS INCORP

Dimension: .893 ft X 132 ft

Area: 5.83 Acres

Present Zoning & Use: AG

Proposed Zoning & Use: AG

Proposed Special Use: _____

Proposed Variance: (Cite specific Ordinance section)

Allow a Shome to be built.

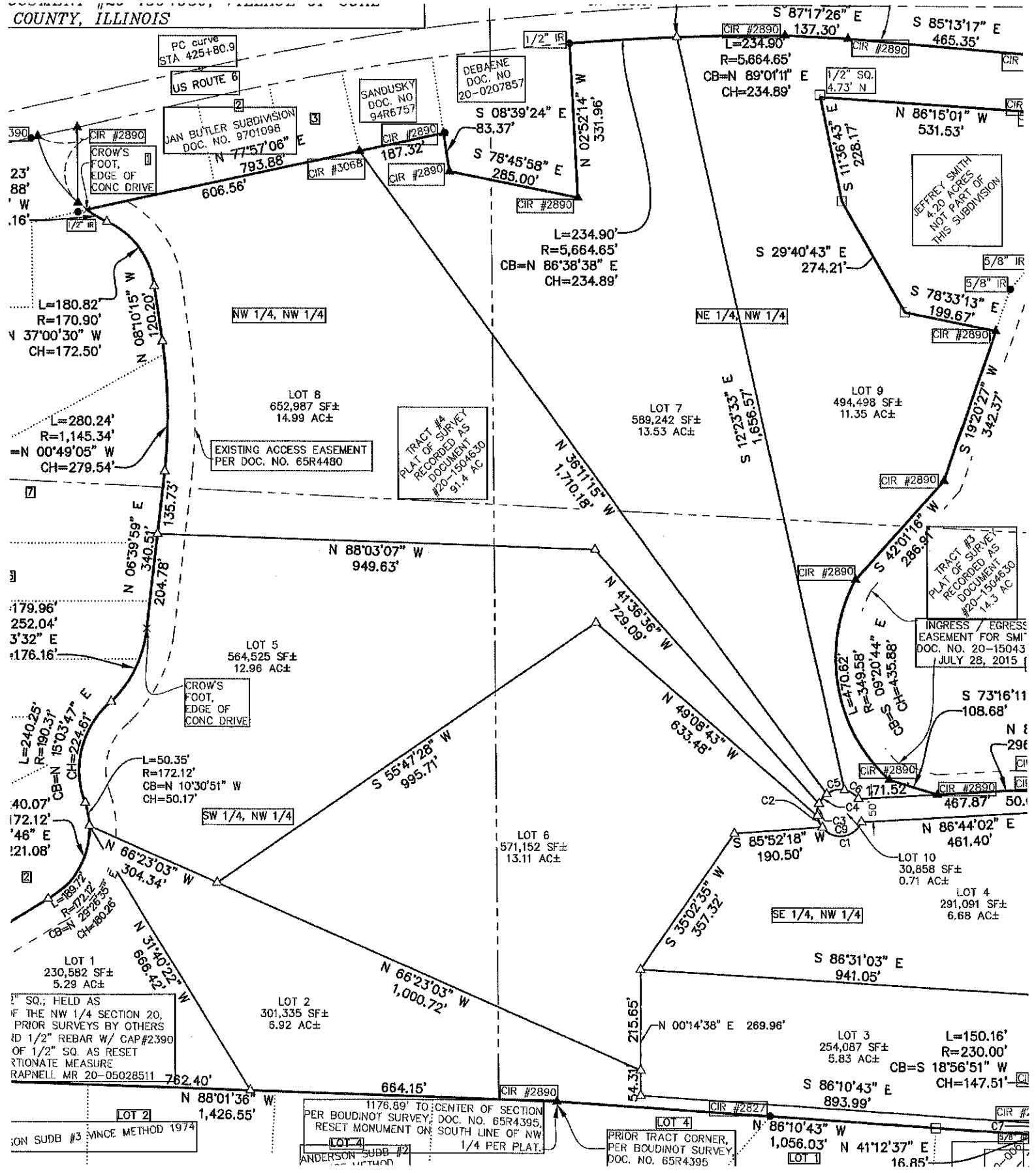
Title IV Building Regulations, chp I Building Code sec 5
Ratio to Length to width.

Applicant Signature: Travis Gardner Date: 4-3-2020

Owner Signature: _____ Date: _____

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

COUNTY, ILLINOIS



PC curve STA 425+80.9

US ROUTE 6

JAN BUTLER SUBDIVISION DOC. NO. 9701098

SANDUSKY DOC. NO. 94R6757

DEBAENE DOC. NO. 20-0207857

JEFFREY SMITH 1.20 ACRES NOT PART OF THIS SUBDIVISION

NW 1/4, NW 1/4

NE 1/4, NW 1/4

LOT 8 652,987 SF± 14.99 AC±

LOT 7 589,242 SF± 13.53 AC±

LOT 9 494,498 SF± 11.35 AC±

EXISTING ACCESS EASEMENT PER DOC. NO. 65R4480

TRACT #4 PLAT OF SURVEY RECORDED AS DOCUMENT #20-1504630 91.4 AC

TRACT #3 PLAT OF SURVEY RECORDED AS DOCUMENT #20-1504630 14.3 AC

INGRESS / EGRESS EASEMENT FOR SMI DOC. NO. 20-15043 JULY 28, 2015

LOT 5 564,525 SF± 12.96 AC±

LOT 6 571,152 SF± 13.11 AC±

LOT 10 30,858 SF± 0.71 AC±

LOT 4 291,091 SF± 6.68 AC±

LOT 1 230,582 SF± 5.29 AC±

LOT 2 301,335 SF± 6.92 AC±

LOT 3 254,067 SF± 5.83 AC±

1/2" SQ.; HELD AS IF THE NW 1/4 SECTION 20, PRIOR SURVEYS BY OTHERS AND 1/2" REBAR W/ CAP #2390 OF 1/2" SQ. AS RESET RATIONATE MEASURE RAPNELL MR 20-05028511

1176.89' TO CENTER OF SECTION PER BOUDINOT SURVEY; DOC. NO. 65R4395, RESET MONUMENT ON SOUTH LINE OF NW 1/4 PER PLAT.

PRIOR TRACT CORNER, PER BOUDINOT SURVEY DOC. NO. 65R4395

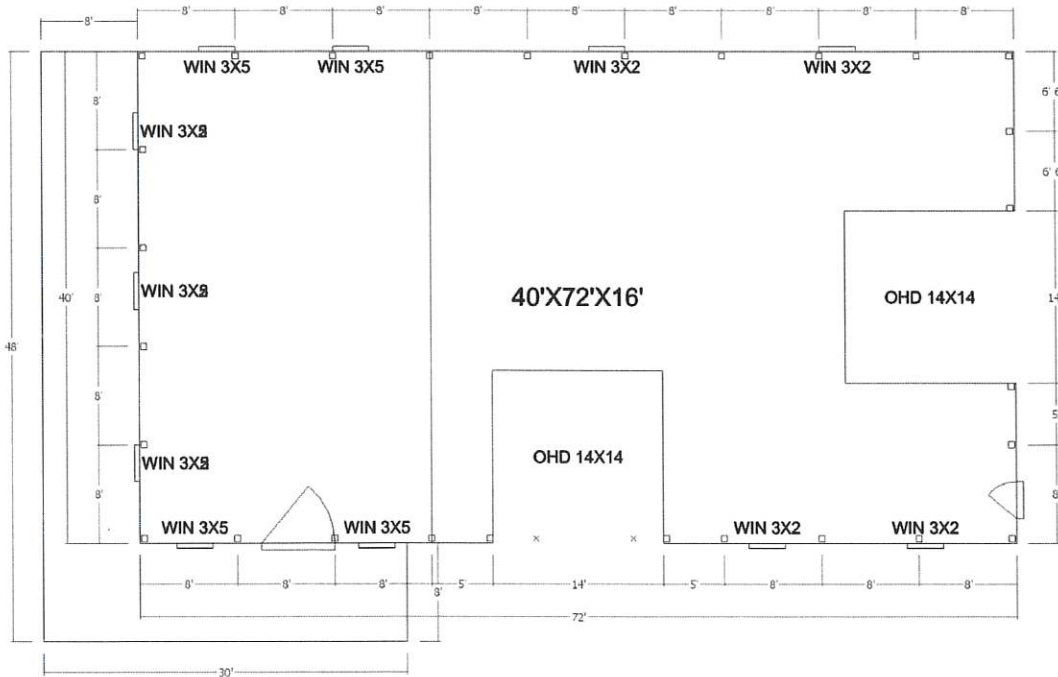
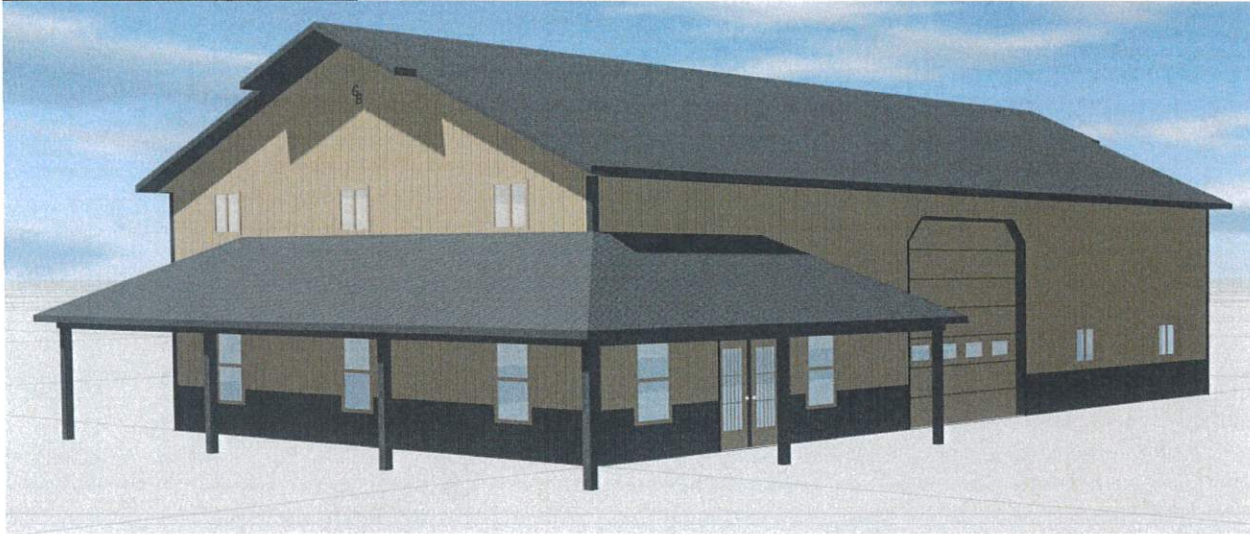
SECTION SUBD #3 VINCE METHOD 1974

ANDERSON SUBD #2



120 E. Main Street, Washington, IA 52353
 3691 Midland Road, Kewanee, IL 61443
 3000 Justin Dr Suite B, Urbandale IA 50322
 Office: (319) 653-5532 Fax: (319) 653-1023
 Toll free: (888) 466-4139
www.GreinerBuildings.com

40'x72'x16' Proto-typical Shome



Shell estimate: Framing, metal siding and roofing, porch, walk doors, windows, overhead doors, gutters, concrete floor throughout, concrete under porch, partition wall w/ liner metal on one side, shop section insulated walls, liner metal on walls and ceiling, insulated frost wall, PostSavers, Kynar paint.

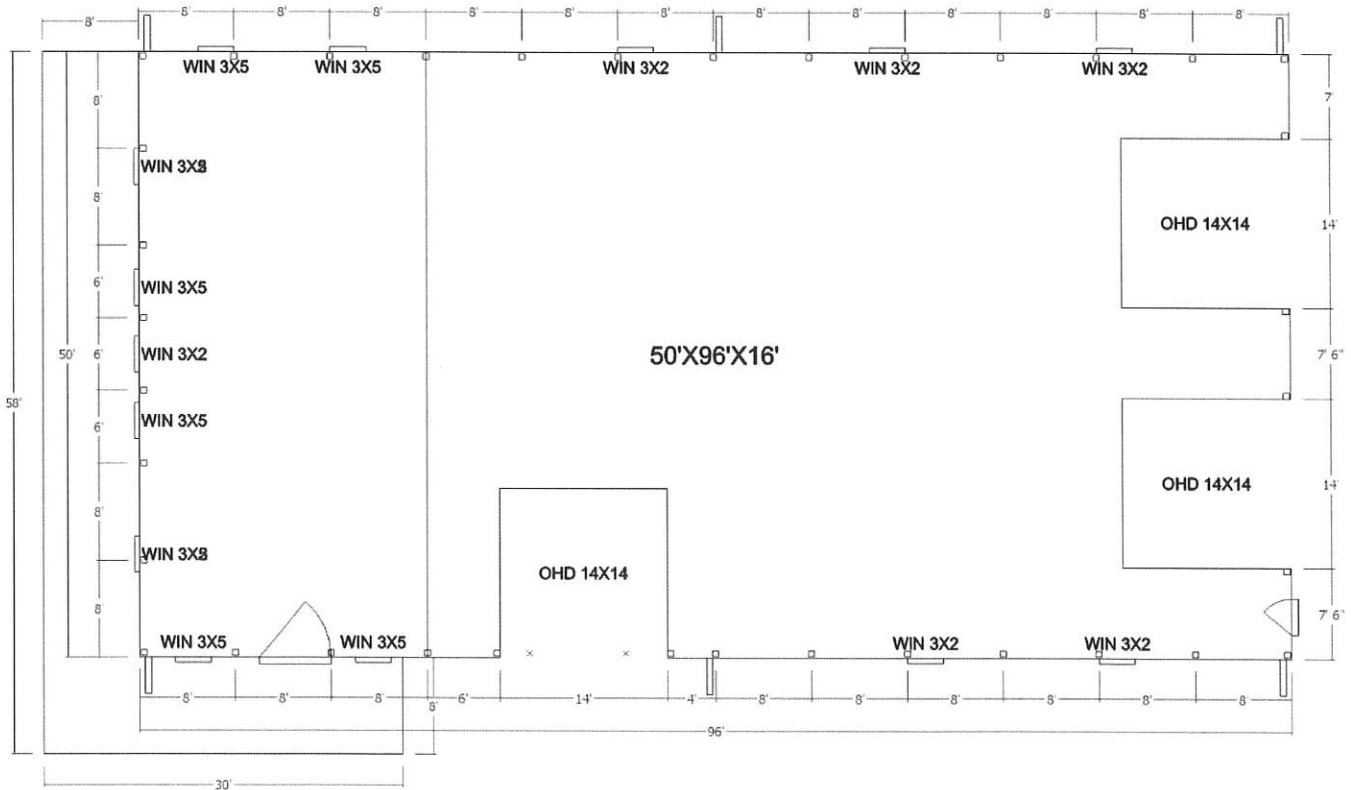
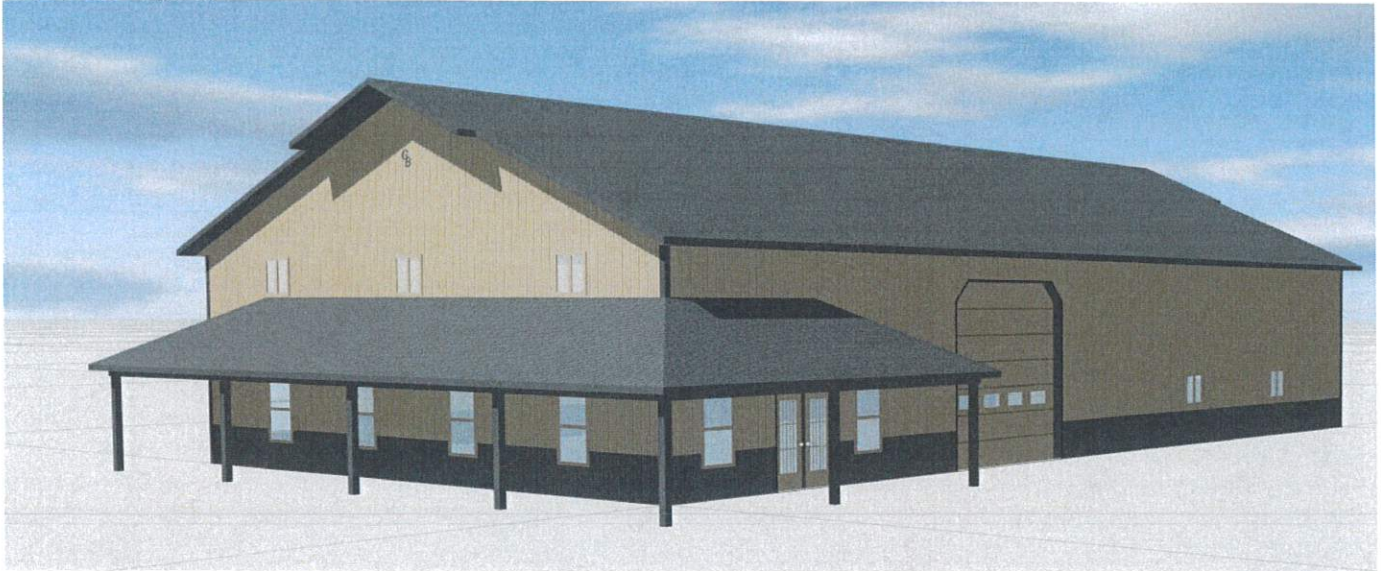
No insulation or interior finishes on house section, no mezzanine, electrical, plumbing, HVAC, sitework, etc.

Estimate Range: \$120-135,000



120 E. Main Street, Washington, IA 52353
3691 Midland Road, Kewanee, IL 61443
3000 Justin Dr Suite B, Urbandale IA 50322
Office: (319) 653-5532 Fax: (319) 653-1023
Toll free: (888) 466-4139
www.GreinerBuildings.com

50'x96'x16' Option



Estimate Range: \$170-185,000

Customer Ad Proof

60000837 COAL VALLEY POLICE DEPARTMENT

Order Nbr 40892

Publication

Digital

Contact COAL VALLEY POLICE DEPARTMENT
Address 1 PO BOX 121
Address 2
City St Zip COAL VALLEY IL 61201
Phone 3097995416
Fax

PO Number
Rate Legal - Email
Order Price 32.39
Amount Paid 0.00
Amount Due 32.39

Section Legals
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PLANNING & ZONING

SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

*\$50.00
Credit
Card*

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment Special Use Variance

Subdivision _____ Other _____

Applicant: TLCU Candlelight mwp. LLC (Candlelight)

Address: 1503 W. 1st Ave. Coal Valley, FL 32040

Phone: 309 524-4444 / 4516 / 503 331-6030

Owner: Impact Communities

Address: same as above

Phone: Cally Blankenship (CM)

Property Description:

Street Address: same as above.

Legal: _____

Physical Description:

Dimension: _____

Area: _____

Present Zoning & Use: _____

Proposed Zoning & Use: _____

Proposed Special Use: _____

Proposed Variance: (Cite specific Ordinance section)

Install solar lights near frontage.

Applicant Signature: *Cally Blankenship* Date: 4-9-20

Owner Signature: _____ Date: _____

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

go to meeting.com