

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

**Held June 10, 2020 at 6:15 pm, (Via Zoom ID 881 8806 5554 password – planzone1)  
Village Hall, Coal Valley, Illinois**

**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, Farmer, Bealer, Ganahl

Absent: Rose

**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, Lt. Krebs; Coal Valley Police Department.

**IV. Reading and Approval of Minutes**

A Motion was made by Head to approve the minutes of the April 22, 2020 meeting, Ganahl 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.

Head made a motion to open the public hearing. Ganahl seconded, public hearing opened.

Mathias stated that the Zoning Board was looking at the area on Glenwood road again to discuss concerns that came up with residents who live surrounding the area.

Megan Bereskin who owns a horse riding business next to the property spoke and stated that she and her neighbors are not in favor of the rezone from R-1 to A-1. She and her neighbors sent a letter to the Village Board with a list of reasons they are against the rezone. She stated that one of the properties that were purchased is making a professional BMX motor cross track and the noise is disturbing her business and the peace in the area. Mathias stated that the reason Mr. Zimmerman is requesting the change in zoning is to offer possible buyers a chance to have a horse per 1.5 acres of land if they choose. Mr. Zimmerman has an HOA that outlines the stipulations.

Lori Barber thanked the board for listening to the residents' concerns, even though they are out of the village limits. She is also not in favor of the zoning change.

Chip Laube (1819 Glenwood Heights) read the Illinois statues regarding noise emissions and stated he is not in favor of the rezone.

Mathias stated that the application was originally brought to P&Z at the February 26, 2020 meeting and then went to the March 4, 2020 Village Board meeting and was approved. Head stated that most of the complaints are only over the noise caused by a property owner of one of the purchased lots. Head stated that even if the lots remained R-1, an individual would still be able to have their motor cross bike to use.

Lori Barber stated that she has no problem with horses or livestock. Discussion held.

Head made a motion to close the public hearing. Ganahl seconded, public hearing closed.

Head 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. Ganahl seconded, all ayes, motion passed.

**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.**

Head made a motion to open the public hearing. Bealer seconded, public hearing opened.

Dale Keppy, property owner, stated that he would like to put a backlit sign at the beginning of the Ridges Estates. Mr. Keppy’s sign representative, Doug, stated that the light effects would be more of a halo glow effect rather that a bright light. Doug also stated that the sign would delineate the existing neighborhood from the new neighborhood. Mathias asked that the sign not be located in an area for traffic visibility to be affected. Dave Tertipes, resident next to Ridges Estates, stated that he thinks it’s a great addition and will slow traffic in that area as well. Discussion held.

Head made a motion to close the public hearing. Bealer seconded, public hearing closed.

Head made a motion to approve the special use to add a lighted sign to the entrance of the Ridges Estates subdivision. Bealer seconded, all ayes, motion approved.

**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, Ganahl seconded, all ayes, the meeting was adjourned at 7:33 pm.

Amber Dennis  
Secretary