

**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**  
**July 22, 2020**

**6:15 pm**

Meeting via (Zoom ID - 646 111 3200 pw planzone1)

**I. Call to Order**

**II. Roll Call**

**III. Establishment of Quorum**

**IV. Reading and Approval of the Minutes**

Approval of the June 10, 2020 Meeting Minutes.

**V. Public Hearing(s)**

Application for three variances to rebuild a 24x24 garage in a floodplain at 114 W 5<sup>th</sup> St, Coal Valley, IL Floodplain reference Title IV, Chapter 8, Section 6.9e, Section 6.9c and Section 7.F8

**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 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 statutes 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 than 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

Incorporated 1876  
"A Progressive Community  
with a proud past"

Village of Coal Valley  
900 1<sup>st</sup> Street  
P.O. Box 105  
Coal Valley, Illinois 61240  
Phone 309-799-3604 Fax 309-799-3651  
www.coalvalleyil.org

Michael Bartels  
Village President

Date: July 13, 2020  
Re: 114 W. 5<sup>th</sup> St.  
Coal Valley, IL. 61240

Planning and Zoning Commission,

Please find below, the items of the Village of Coal Valley Floodplain Ordinance as they pertain to the above referenced address.

Proposed Variance #1.

Title IV Building Codes, Chapter 8 Development in Special Flood Hazard Areas, Section 6 e. *No construction shall be undertaken in, or within fifty (50) feet of the bank of the stream channel.*

Proposed Variance #2.

Title IV Building Codes, Chapter 8 Development in Special Flood Hazard Areas, Section 6 c. *The accessory structure or addition must not exceed five hundred (500) square feet in size and must not deflect floodwaters onto another property.*

Proposed Variance #3.

Title IV Building Codes, Chapter 8 Development in Special Flood Hazard Areas, Section 7 Protecting Buildings F. *Garages, sheds or other minor accessory structures constructed ancillary to an existing residential use may be permitted provided the following conditions are met: 8. The garage may exceed 500 square feet, but must be less than \$10,000.00 in market value or replacement cost, whichever is greater.*

The previous detached garage caught fire and burned down on January 25<sup>th</sup>, 2020. I have been in contact with Paul Osmond of the State of Illinois DNR/OWR and his suggestion was for Mr. and Mrs. Burnett to get Variance from the Village of Coal Valley. I believe rebuilding the garage in the same place would not be a burden on the Village of Coal Valley. My recommendation would be to pass all 3 Variances.

Sincerely,

Jamie Just  
Zoning Officer/  
Floodplain Administrator

Annette Ernst  
Village Administrator

Penny Mullen  
Assistant Administrator  
Director of Finance

Deanna Hulliger  
Village Clerk

Jack E. Chick  
Police Chief

Ryan Hamerlinck  
Streets & Parks  
Sewer & Water

Jamie Just  
Building Inspector

## NOTICE OF PUBLIC HEARING

The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, July 22, 2020 at 6:15 p.m. in the Village Hall Meeting room at 900 1<sup>st</sup> Street Coal Valley, IL 61240.

Application for three variances to rebuild a 24x24 garage in a flood plain at 114 W 5<sup>th</sup> St, Coal Valley, IL Floodplain Ordinance reference Title IV, Chapter 8, Section 6.9e, Section 6.9c and Section 7.F8

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

PLANNING & ZONING

SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Applicant: Richard + Teresa Burnett

Address: 114 west 5th st

Phone: 309-230-8278

Owner: Same

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Property Description:

Street Address: 114 West 5th st. Tax parcel/1723103004

Legal: \_\_\_\_\_

Physical Description:

Dimension: 24x24 garage

Area: \_\_\_\_\_

Present Zoning & Use: \_\_\_\_\_

Proposed Zoning & Use: \_\_\_\_\_

Proposed Special Use: \_\_\_\_\_

Proposed Variance: (Cite specific Ordinance section)

Rebuild 24x24 Garage in same location as last garage that was destroyed by a fire in January  
TITLE IV, CH. 89, SECTION 6.9E

Applicant Signature: Richard Burnett Date: 6-30-2020

Owner Signature: Teresa A. Burnett Date: 6-30-2020

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

meeting 6:15 pm July

Doug Streeter

SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Applicant: Richard + Teresa Burnett

Address: 114 west 5th st

Phone: 309-230-8278

Owner: Same

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Property Description:

Street Address: 114 west 5th st. Tax Parcel/1723103004

Legal: \_\_\_\_\_

Physical Description:

Dimension: 24x24 garage

Area: \_\_\_\_\_

Present Zoning & Use: \_\_\_\_\_

Proposed Zoning & Use: \_\_\_\_\_

Proposed Special Use: \_\_\_\_\_

Proposed Variance: (Cite specific Ordinance section)

Rebuild 24x24 Garage in same location as last garage that was destroyed by a fire in January  
TITLE IV, CH 8, SECTION 6.9c

Applicant Signature: Richard Burnett Date: 6-30-2020

Owner Signature: Teresa A. Burnett Date: 6-30-2020

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



SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Applicant: Richard + Teresa Burnett

Address: 114 west 5th st

Phone: 309-230-8278

Owner: Same

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Property Description:

Street Address: 114 west 5th st. Tax Parcel/1723103004

Legal: \_\_\_\_\_

Physical Description:

Dimension: 24x24 Garage

Area: \_\_\_\_\_

Present Zoning & Use: \_\_\_\_\_

Proposed Zoning & Use: \_\_\_\_\_

Proposed Special Use: \_\_\_\_\_

Proposed Variance: (Cite specific Ordinance section)

Rebuild 24x24 Garage in same location as last garage that was destroyed by a fire in January  
TITLE IV, CH 8, SECTION 7, F1B

Applicant Signature: Richard Burnett Date: 6-30-2020

Owner Signature: Teresa A. Burnett Date: 6-30-2020

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

# Customer Ad Proof

60000837 COAL VALLEY POLICE DEPARTMENT

Order Nbr 43435

Publication	Dispatch Argus		
Contact	COAL VALLEY POLICE DEPARTMENT	PO Number	
Address 1	PO BOX 121	Rate	Legal - Email
Address 2		Order Price	27.02
City St Zip	COAL VALLEY IL 61201	Amount Paid	0.00
Phone	3097995416	Amount Due	27.02
Fax			
Section	Legals	Start/End Dates	07/08/2020 - 07/08/2020
SubSection		Insertions	1
Category	2633 Zoning Notices	Size	20
Ad Key	43435-1	Salesperson(s)	Shane Brown 244
Keywords	114 W 4th St. Variance	Taken By	Shane Brown
Notes			

## Ad Proof

NOTICE  
NOTICE OF PUBLIC HEARING  
The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, July 22, 2020 at 6:15 p.m. in the Village Hall Meeting room at 900 1st Street Coal Valley, IL 61240.  
Application for three variances to rebuild a 24x24 garage in a flood plain at 114 W 5th St, Coal Valley, IL. Floodplain Ordinance reference Title IV, Chapter 8, Section 6.9e, Section 6.9c and Section 7.F8  
A copy of the proposed applications are on file at the Village Hall and may be reviewed during business hours.  
PLANNING & ZONING

# ELEVATION CERTIFICATE

OAS No. 1960-0008

Expiration Date: November 30, 2022

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.  
 Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
 114 W. 5th St.  
 City: Coral Valley State: Illinois ZIP Code: 61240  
 Company NAIC Number:

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A33, A2, A4, A (with BFE), VE, V1-V20, V (with BFE), AR, AR/A, AR/AE, AR/A1-A33, AR/AH, AR/NO.  
 Complete items C2-e-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: M00066 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NAVD 1929  NAVD 1988  Other-Source

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used

- a) Top of bottom floor (including basement, crevasse, or end-use floor) 571.1 feet  meters
- b) Top of the next higher floor feet  meters
- c) Bottom of the lowest horizontal structural member (V-Zones only) feet  meters
- d) Attached garage (top of slab) feet  meters
- e) Lowest elevation of machinery or equipment serving the building (Describe type of equipment and location in Comments) 570.1 feet  meters
- f) Lowest adjacent (finished) grade next to building (LAD) 571.0 feet  meters
- g) Highest adjacent (finished) grade next to building (HAD) feet  meters
- h) Lowest adjacent grade at lowest elevation of dock or stairs, including structural support feet  meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to procure the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name  
Joseph Franks

License Number  
035-3568

Title  
Project Land Surveyor

Company Name  
Franks Land Surveying Solutions, Inc.

Address  
114 N. 3rd St.

City  
Boca State  
61241 ZIP Code

Date  
02-23-2020 Telephone  
(309) 714-1525

Est.

Signature  
*Joseph Franks*

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agency/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
 NAVD 88 Elevation 570.4 = Top of slab of base standing garage destroyed by fire.



# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-8.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/insurer, and (3) building owner.

**SECTION A - PROPERTY INFORMATION**

A1. Building Owner's Name: Richard D and Teresa Burnett

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 114 W 5th St

Company Name: \_\_\_\_\_  
Company NAIC Number: \_\_\_\_\_

City: Coal Valley State: Illinois ZIP Code: 61240

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.):  
Lot 21 Meadow View Addition, Tax Parcel No. 1723103004

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/longitude: Lat. N 41° 27' 06.1485" Long. W 90° 27' 58.4490" Horizontal Datum:  NAD 1983  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):  
a) Square footage of crawlspace or enclosure(s): N/A sq ft

b) Number of permanent food openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: N/A

c) Total net area of food openings in A8.b: N/A sq ft

d) Engineered food openings?  Yes  No

A9. For a building with an attached garage:  
a) Square footage of attached garage: N/A sq ft

b) Number of permanent food openings in the attached garage within 1.0 foot above adjacent grade: N/A

c) Total net area of food openings in A9.b: N/A sq ft

d) Engineered food openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFP Community Name & Community Number: Coal Valley, Village of B2. County Name: Rock Island B3. State: Illinois

B4. Map/Panel Number: <u>17181C/0329</u>	B5. Suffix: <u>F</u>	B6. FIRM Issue Date: <u>10-15-2003</u>	B7. FIRM Panel Effective/Revised Date: <u>04-05-2010</u>	B8. Flood Zone(s): <u>AE</u>	B9. Flood Elevation(s) (Zone AE, use Base Flood Depth): <u>972.0</u>
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B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date: \_\_\_\_\_  CBRS  OPA

REAR FENCE

X X GARDEN AREA X X X X X X X X

SEMI PERMANENT STRUCTURE

2' 4"

24'

Gravel FLOOR

24'

14'

3'

Main Door

16'

2' 5"

2' 5"

2'

GRAVEL DRIVEWAY

HOUSE

OKULANO  
DRAINAGE  
DITCH

SIDE FENCE

STAIRS

