

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

**Held September 23, 2020 at 6:15 pm, (Via Zoom ID 646 111 3200 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, Rose, Bealer, Ganahl

Absent: Farmer

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were: Amber Dennis; Secretary, Clint Whitney; Police Chief, Annette Ernst; Administrator.

IV. Reading and Approval of Minutes

A Motion was made by Head to approve the minutes of the July 22, 2020 meeting, Ganahl seconded, all ayes motion carried.

V. Public Hearing(s)

Application for annexation to the Village of Coal Valley. Donald R Bealer Family Limited Partnership and Bryan Bealer would like to annex the address of PIN 1724100011 (tract 1,2,3) Niabi Zoo Road, Coal Valley, IL into the village limits as it is contiguous to the corporate limits.

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

Mathias asked if anyone in the audience would like to speak on behalf of the property. Bryan Bealer started that he would like to annex the property into the Village of Coal Valley. Mr. Bealer stated that he intends on constructing a 200 unit storage unit, three four-plex condos and a shop for his business. Peter Ortiz who lives on the East side of the property asked about the location of the condos to his residence. Mr. Bealer stated that he would leave the tree line that separates the two properties.

Mathias asked for comments from the public three times. No comments made.

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

Head made a motion to approve the annexation of PIN 1724100011 (tract 1,2,3) Niabi Zoo Road, Coal Valley, IL into the village limits as it is contiguous to the corporate limits. Rose seconded, 3 ayes, 0 nays, 1 abstain, motion passed.

VI. Unfinished Business

No unfinished business.

VII. Discussion

Annette Ernst stated that a new building inspector was hired. His name is Bryan Mitchell and plans to start Friday September 25, 2020.

VIII. New Business

No new business.

IX. Public Comment

No public comment.

X. Other Business

No other business.

XI. Adjournment

Ganahl made a motion to adjourn the meeting, Head seconded, all ayes, the meeting was adjourned at 6:33 pm.

Amber Dennis
Secretary