

**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**  
**October 28, 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 September 23, 2020 Meeting Minutes.

**V. Public Hearing(s)**

Application to Rezone property PIN 17-26-100-008 (19.9 acres) & 17-26-300-001 (9.2 acres) in the Village of Coal Valley from R-1 (family residential) to A-1 (Agricultural) to 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 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

## NOTICE OF PUBLIC HEARING

The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, October 28, 2020 at 6:15 p.m. Via Zoom remote access meeting (meeting ID 646 111 3200 password – planzone1)

Application to Rezone property PIN 17-26-100-008 (19.9 acres) & 17-26-300-001 (9.2 acres) in the Village of Coal Valley from R-1 (family residential) to A-1 (Agricultural) to the Village of Coal Valley.

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

PLANNING & ZONING

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision N/A Other \_\_\_\_\_

Applicant: Todd Reed

Address: 514 W 15th Ave Coal Valley, IL 61240

Phone: 309-558-7234

Owner: Todd Reed

Address: 514 W 15th Ave Coal Valley, IL 61240

Phone: 309-558-7234

Property Description: PIN # 17-26-100-008

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

Legal: SUPVR ASST MAP LOT 104 SHEET 13

Physical Description: \_\_\_\_\_

Dimension: \_\_\_\_\_

Area: 19.9 acres (846,024 sq ft)

Present Zoning & Use: R-1

Proposed Zoning & Use: A-1 TO Farm

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

Proposed Variance: (Cite specific Ordinance section)

\_\_\_\_\_

Applicant Signature: [Signature] Date: \_\_\_\_\_

Owner Signature: [Signature] Date: \_\_\_\_\_

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

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision N/A Other \_\_\_\_\_

Applicant: Todd Reed

Address: 514 W 15<sup>th</sup> Ave Coal Valley, IL 61240

Phone: 309-558-7234

Owner: Todd Reed

Address: 514 W 15<sup>th</sup> Ave Coal Valley, IL 61240

Phone: 309-558-7234

Property Description: PIN # 17-26-300-001

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

Legal: SUPV ASST MAP LOT 301 SHEET 15

Physical Description:

Dimension: Approximately 660' x 650'

Area: 19.2 acres (401,461 sq ft)


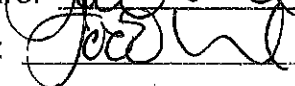
Present Zoning & Use: R-1

Proposed Zoning & Use: A-1

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

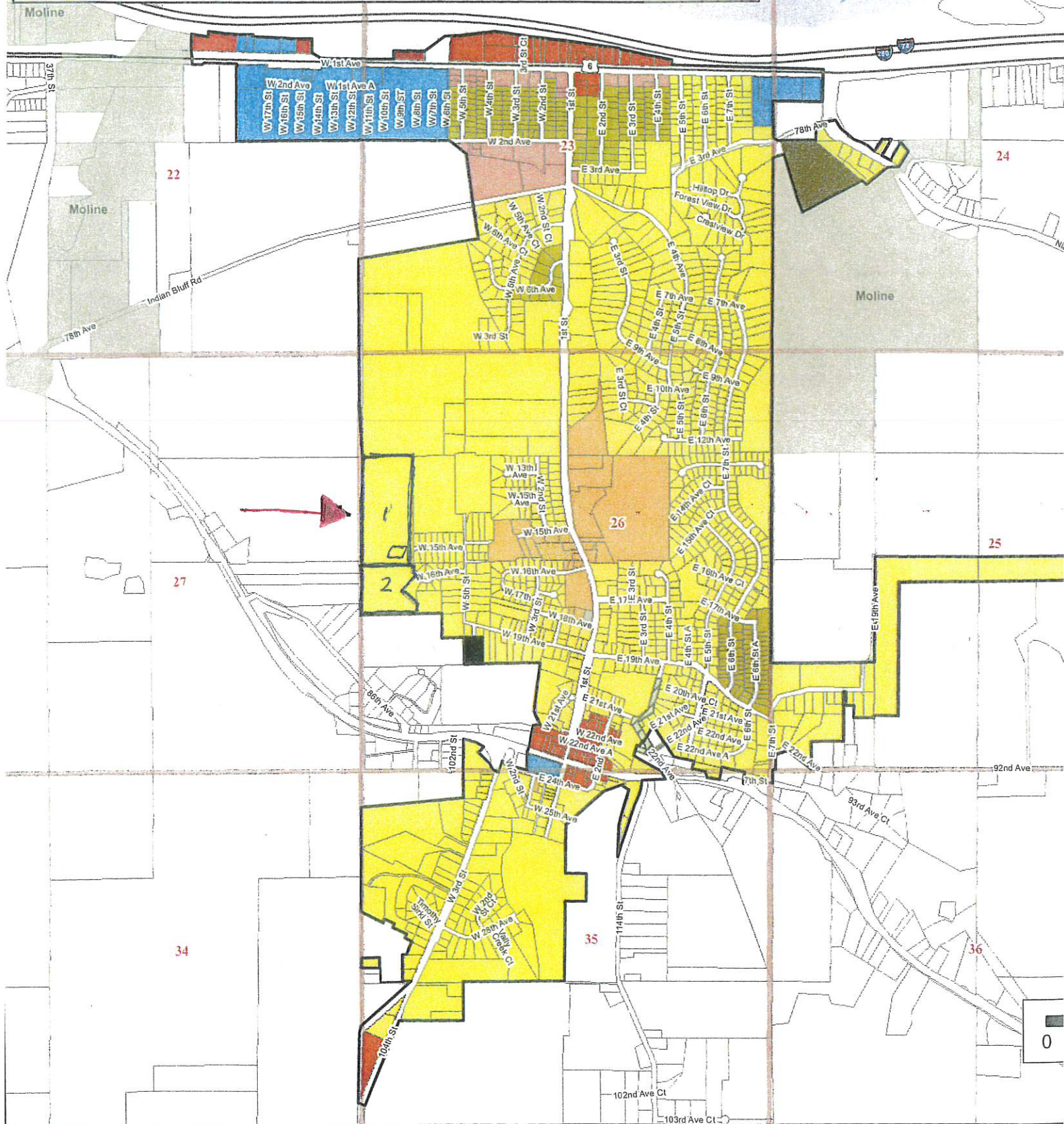
Proposed Variance: (Cite specific Ordinance section)

\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature:  Date: \_\_\_\_\_  
Owner Signature:  Date: \_\_\_\_\_

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

# Village of Coal Valley, Illinois Zoning Map



PIN 17-26-100-008 W 15<sup>th</sup> Ave



PIN 17-26-300-001 W 16<sup>th</sup> Ave

