

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

**Held October 28, 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, Annette Ernst; Administrator.

**IV. Reading and Approval of Minutes**

A Motion was made by Head to approve the minutes of the September 23, 2020 meeting, Ganahl seconded, all ayes motion carried.

**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

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

Mathias asked if anyone in the audience would like to speak on behalf of the property. Todd Reed, the property owner, stated that he will be using the property to build a house on a 3 acre parcel and the rest would be a hay field farmed by the farmer who has been renting the ground for the last 17 years. Reed stated that there is also a wooded space that would stay wooded as well. Mathias reminded the Reeds that if any buildings were to be constructed on the property than it must be 300 feet from an R-1 property. Reeds stated he understood. Head asked if the neighbors were notified. Amber Dennis, Secretary stated that letters went out to all the neighbors on W 15<sup>th</sup> Street and W 16<sup>th</sup> Street and nobody has come forward with any complaints.

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 application to rezone property PIN 17-26-100-008 (19.9 acres) W 15<sup>th</sup> Street & 17-26-300-001 (9.2 acres) W 16<sup>th</sup> Street in the Village of Coal Valley from R-1 (family residential) to A-1 (Agricultural). Rose seconded, 4 ayes, 0 nays, motion passed.

**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 6:30 pm.

Amber Dennis  
Secretary