

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

**Held May 26, 2021 at 6:30 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 called to order at 6:30 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 Brian Mitchell; Building Inspector, Amber Dennis; Secretary, Annette Ernst; Administrator.

**IV. Reading and Approval of Minutes**

A Motion made by Ganahl to approve the minutes of the March 24, 2021 meeting, Bealer seconded all ayes motion carried.

**V. Public Hearing(s)**

Application for a re-plat and rezone for a new R-1 parcel from sections of parcels 06-20-200-002, 06-20-200-012, 06-20-151-009 located on Glenwood Road, Coal Valley, Illinois.

Bealer 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. The proposed buyer or the property, Brian Barber, spoke and stated that their main purpose to purchase the property was to be next to his mother in-law to help care for her. The plan is to combine sections of three parcels to make one plat, to build a residential home. Chairman Mathias discovered after a short conversation, that an easement was established and is considered a minor plat. Ms. Ernst stated that since it is considered a minor plat the plans will not need to go to the Village Board. Chairman Mathias asked if any of the P&Z members had any concerns, no concerns were made. Chairman Mathias asked Mr. Barber to send home build plans to the Village Inspector as another P&Z meeting may be needed depending on the type of home construction.

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

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

Bealer made a motion to approve the application for re-plat and rezone for a new R-1 parcel from sections of parcels 06-20-200-002, 06-20-200-012, and 06-20-151-009 located on Glenwood Road, Coal Valley, Illinois. Head 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 adjourned at 7:00 pm.

Amber Dennis  
Secretary