

**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**  
**September 23, 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 July 22, 2020 Meeting Minutes.

**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.

**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 July 22, 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.

**IV. Reading and Approval of Minutes**

A Motion was made by Head to approve the minutes of the June 10, 2020 meeting, Ganahl seconded, all ayes motion carried.

**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

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

Mathias stated that three variances were brought to the Planning Commission to rebuild a garage that had burned down earlier in the year in a floodplain. Mathias stated that the Building Inspector sent a letter of recommendation to pass the variance as he saw no burden on the Village of Coal Valley with building the garage where it had been in the past.

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

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

Head made a motion to approve all three variances to rebuild the 24x24 garage in a floodplain at 114 W 5<sup>th</sup> St, Coal Valley, IL. Bealer seconded, all ayes motion passed.

**VI. Unfinished Business**  
No unfinished business.

**VII. Discussion**

Mathias stated that Jamie Just, Building Inspector, resigned this last week. The position is listed on the website with the requirements to fill the position.

**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, Rose seconded, all ayes, the meeting was adjourned at 6:30 pm.

Amber Dennis  
Secretary

## NOTICE OF PUBLIC HEARING

The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, September 23, 2020 at 6:15 p.m. Via Zoom remote access meeting (meeting ID 646 111 3200 password – planzone1)

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.

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

PLANNING & ZONING

PETITION FOR ANNEXATION

TO THE VILLAGE OF COAL VALLEY

TO THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS:

WE, THE UNDERSIGNED, HEREBY REPRESENT THAT WE ARE THE OWNERS OF RECORD AND ALL ELECTORS RESIDING UPON THE PREMISES DESCRIBED ON THE ATTACHED PAPER -EXHIBIT A- (legal description) WHICH IS HEREBY MADE A PART OF THIS PETITION BY REFERENCE; THAT SAID PREMISES DO NOT LIE WITHIN THE CORPORATE LIMITS OF ANY MUNICIPALITY, BUT ARE CONTIGUOUS TO THE CORPORATE LIMITS OF THE VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS.

WE, THE UNDERSIGNED THEREFORE PETITION THAT THE PREMISES DESCRIBED ON THE ATTACHED -EXHIBIT A- BE ANNEXED TO THE CORPORATE LIMITS OF THE VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS, AND ZONED AS \_\_\_ PROPERTY.

NAME

ADDRESS

Donald R Bealer Family Limited Partnership

See Plat attached

Bryan Bealer/General Partner

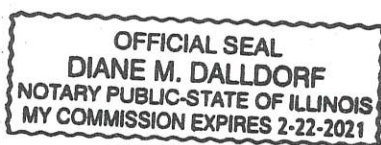


STATE OF ILLINOIS     )  
  ) SS  
ROCK ISLAND COUNTY )

Bryan L. Bealer being first duly sworn on oath depose and say; that the signature on the above and foregoing Petition were all signed in our presence, or the presence of each of us, and are the genuine signatures of the persons so signing the same; that the foregoing named persons who have executed this petition constitute all of the owners of record and all of the electors residing on the premises hereinbefore described; and that the territory described in said petition is not within the corporate limits of any municipality but is contiguous to the corporate limits of the Village of Coal Valley, Rock Island County,  
Illinois.

*Bryan L. Bealer*  
\_\_\_\_\_

Subscribed and sworn to before me this 12<sup>th</sup> day of August, 2020



*Diane M. Dalldorf*  
Notary Public

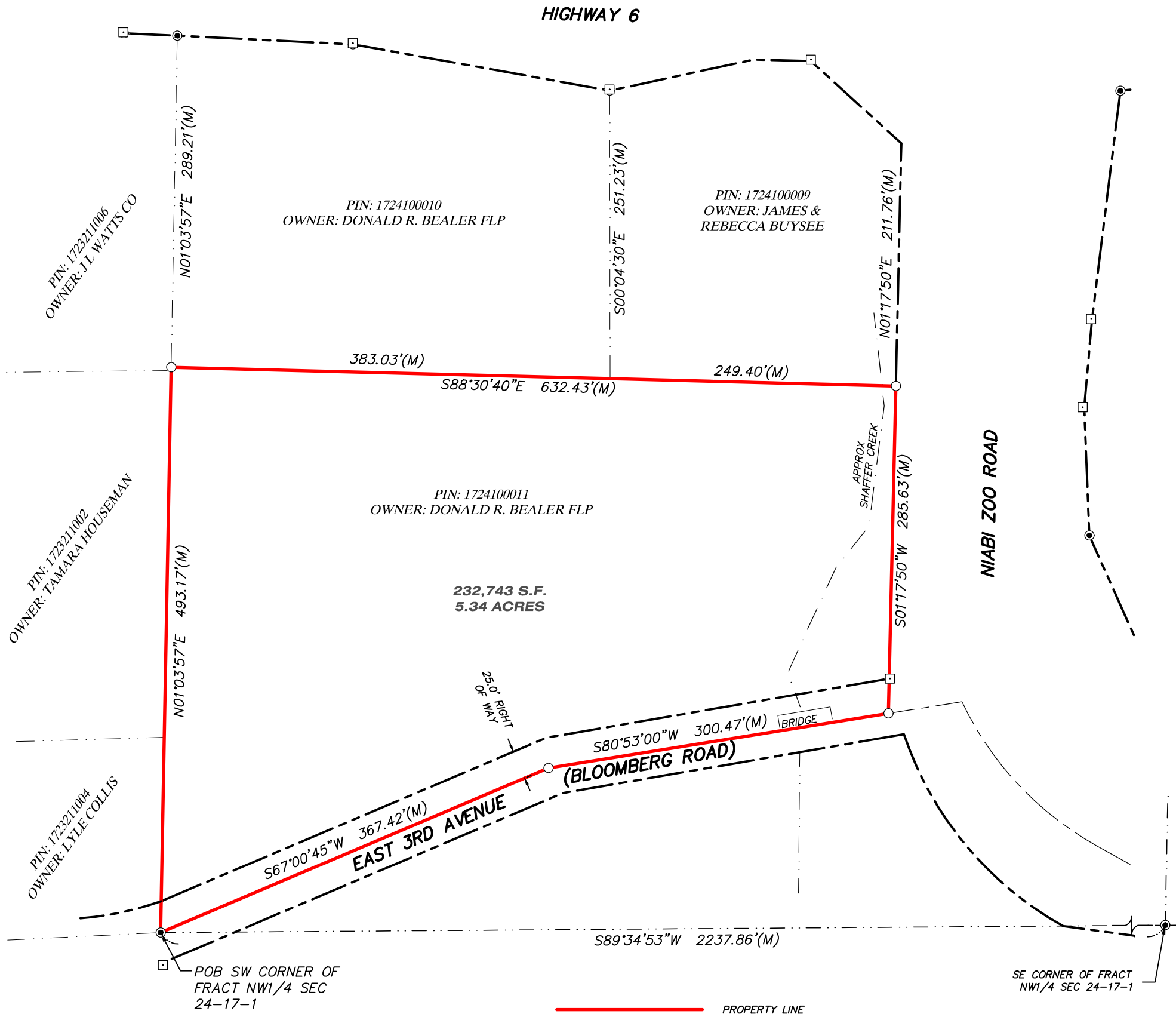




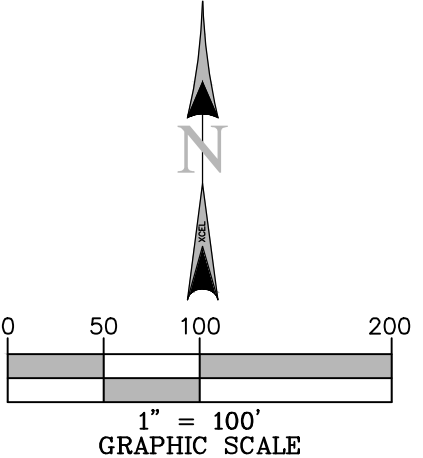


# PLAT OF SURVEY

A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M., ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF THE SAID NW1/4 OF SECTION 24; THENCE N01°03'57"E, ALONG THE WEST LINE OF THE SAID SW1/4 OF THE NW1/4, 493.17 FEET; THENCE S88°30'40"E, 632.43 FEET TO THE WEST ROW LINE OF NIABI ZOO ROAD; THENCE S01°17'50"W, ALONG THE SAID WEST ROW LINE OF NIABI ZOO ROAD, 285.63 FEET TO THE CENTERLINE OF BLOOMBERG ROAD; THENCE S80°53'00"W, ALONG THE SAID CENTERLINE OF BLOOMBERG ROAD, 300.47 FEET; THENCE S67°00'45"W, CONTINUING ALONG THE SAID CENTERLINE OF BLOOMBERG ROAD, 367.42 FEET TO THE POINT OF BEGINNING.

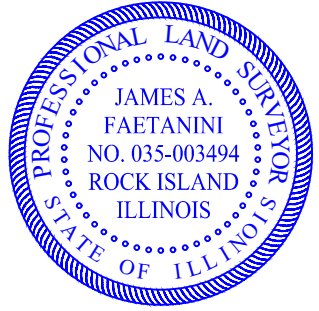


- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- CREEK LINE
- CENTERLINE
- FOUND IRON ROD
- RIGHT OF WAY MONUMENT
- SET 5/8" XCEL CAPPED IR



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

*James A. Faetanini* 9/3/2020  
 JAMES A. FAETANINI DATE  
 LICENSE NUMBER 035-003494  
 MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2020  
 SHEETS COVERED BY THIS SEAL 1 OF 1

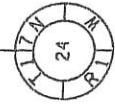


SUBJECT PROPERTY  
PARCEL PLAT OR BUILDING PLAN

Lands and Premises of  
MILDRED J. CARLSON  
REVOCABLE LIVING TRUST

Range 1 West of the 4th Principal Meridian

Township 17 North



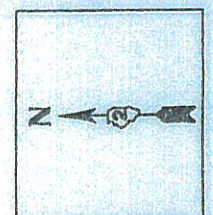
SCALE: 1" = 300 FT.

FAU RTE 5789 SECTION 40BR ROCK ISLAND COUNTY

ON PARTIAL TAKINGS COLOR OR CROSSHATCH PART TAKEN.  
SEE INSTRUCTIONS FOR OTHER DETAILS TO BE SHOWN ON SKETCH.

LEGEND OR REMARKS:

|                          |        |     |
|--------------------------|--------|-----|
| AREA OF WHOLE            | 44.030 | AC. |
| AREA OF TAKING           | 8.679  | AC. |
| AREA IN EXISTING ROADWAY | 6.612  | AC. |
| NET AREA TAKEN           | 2.067  | AC. |
| AREA OF REMAINDER        | 35.351 | AC. |



SHOW "N" ARROW

PARCEL NO. 001/15A PROJECT R-92-019-07

PAGE not numbered APPRAISER Marten Corey

TITLE REPORT NO. I2-2007RI-1673.0 & 1672.0

SEP 20 2012