

AGENDA
PLANNING COMMISSION
Regular Meeting
May 27, 2026 at 6:00 pm
Village Hall Board Room
900 1st Street, Coal Valley, IL

I. Call to Order

II. Roll Call

III. Establishment of Quorum

IV. Reading and Approval of the Minutes for the Regular Board Meeting Held on September 24, 2025.

V. Public Hearing(s)

- An application for a Variance addressing ARTICLE XIV, Section 5 Fencing, 5.002. Fences, or walls, not over six (6) feet above the average natural grade. The variance is to allow raising the current fence or adding privacy screening to the top of the current fence. PIN 17-26-406-007 106 W. 19th Ave. Coal Valley, IL.
- Application for a Variance addressing ARTICLE XVI, Additional Requirements, Exceptions and Modifications, Section 6 Signs, 6.001 General Provisions B. The variance is to allow a luminous, flashing monument sign. PIN 17-26-406-003 103 W. 18th Ave. Street Coal Valley, IL.

VI. Old Business

- None

VII. New Business

- None

VIII. Public Comment

IX. Adjournment

**VILLAGE OF COAL VALLEY, ILLINOIS
MINUTES OF THE PLANNING COMMISSION AND
ZONING BOARD OF APPEALS MEETING
WEDNESDAY, SEPTEMBER 24, 2025 AT 6:00 P.M.**

I. Call to Order

The Planning Commission and Zoning Board of Appeals meeting called to order at 6:00 pm by Chairman Mathias.

II. Roll Call

Presents: Mathias, Ganahl, Rose, Keppy, Arnold
Absent: Farmer, Penny Mullen, Village Administrator

III. Establishment of a Quorum

Quorum present.

Others attending the meeting were Elissa Bundy, Secretary.

IV. Reading and Approval of Minutes

A motion was made by Keppy to approve the minutes of the August 27, 2025. Rose offered a second to the motion. All ayes, motion carried

V. Public Hearing(s)

- An application for a Variance addressing ARTICLE XIV, Section 1, 1.004.8 NUMBER OF OFF-STREET PARKING SPACES REQUIRED. Six (6) parking spaces for each 1,000 ft. of gross floor area. A variance request from the required One Hundred and four (104) parking stalls to allow seventy-four (74) proposed stalls with the ability to expand to Eighty-Seven (87) total parking stalls in the future, if needed. PIN 17-23-202-002, 17-23-202-003, 17-23-203-001 and 17-23-203-006 1st Street Coal Valley, IL.

Rose made a motion to open the public hearing. A second was given by Ganahl to open the public hearing.

Josh Halberson engineering about grading and landscaping for 74 stalls and want the option to expand to 87 stalls. Alecia Pittman at 113 1st Street asking about the docking for trucks, room for pulling off highway and traffic control.

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

Chairman Mathias asked to make a motion for the public hearing to be closed.

Keppy made a motion to close the public hearing. A second was given by Rose to close the public hearing.

Open for vote Ganahl made a motion. A second was given by Arnold.
Everyone voted yes.

Ganahl made a motion to close the public hearing. A second was given by Rose to close the public hearing.

- Application for a Variance addressing ARTICLE XVI, Section 5, 5.002 FENCING. Fences, or walls, not over six (6) feet above the average natural grade. The variance is to allow a ten (10) foot for screening and noise reduction around the generator and refrigeration unit. PIN 17-23-202-002, 17-23-203-006 109 1st Street Coal Valley, IL.

Ganahl made a motion to open the public hearing. A second was given by Keppy to open the public hearing.

Josh Halberson stated the backup generator will have the chain link fence.
Eileen Green at 114 E 2nd Street questioned the noise from the generator, how loud.
Ganahl also made note of fact the eight-foot fence would be included in the variance would be on the East and South side of building. Arnold brought up about the slates in the cyclone fence. Cyclone fence is additional screening and noise reduction.
Keppy asked about the setback on Northwest corner of property on the concrete curb.

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

Chairman Mathias asked to make a motion for the public hearing to be closed.

Rose made a motion to close the public hearing. A second was given by Ganahl to close the public hearing.

Open for vote Ganahl made a motion. A second was given by Arnold.
Everyone voted yes.

VI. Unfinished Business

Discuss and approve accessory building plans for 522 E. 23rd Avenue, Coal Valley, IL.

Bart Jordan loft shed on the front of property.

Everyone voted and accepted the approval.

VII. New Business

- None

VIII. Public Comment

IX. Adjournment

Ganahl made a motion to adjourn the meeting; Arnold offered a second to the motion. All ayes, motion carried. The meeting adjourned at 6:32 P.M.

Respectfully submitted,

Elissa Bundy
Secretary
Coal Valley Planning/Zoning Commission

SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

PD Cash MK
50.00
7-10-26

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment Special Use Variance

Subdivision _____ Other Residential

Applicant: Sydney Blackman

Address: 106 West 19th Avenue, Coal Valley IL 61240

Phone: 309-558-8829

Owner: Sydney Blackman

Address: 106 West 19th Avenue Coal Valley IL 61240

Phone: 309-558-8829

Property Description:

Street Address: 106 West 19th Avenue Coal Valley IL 61240

Legal: _____

Physical Description:

Dimension: _____

Area: _____

Present Zoning & Use: _____

Proposed Zoning & Use: _____

Proposed Special Use: _____

Proposed Variance: (Cite specific Ordinance section)

To raise my fence or add a privacy screen where 5 windows were added to the Fire Dept. and the only view from those windows is my backyard and house.

Applicant Signature: [Signature] Date: 4-10-26

Owner Signature: [Signature] Date: 4-10-26

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

NOTICE OF PUBLIC HEARING

The Planning Commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, May 27, 2026, at 6:00 p.m. in the Village Hall meeting room, 900 1st Street, to consider the following application:

Application for a Variance addressing ARTICLE XIV, Section 5, 5.002 FENCING. Fences, or walls, not over six (6) feet above the average natural grade. The variance is to allow raising the current fence or adding privacy screening to the top of the current fence. PIN 17-26-406-007 106 W. 19th Ave. Street Coal Valley, IL.

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

PLANNING & ZONING





SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

*Fee Waived
per P42 Chairman*

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment Special Use Variance

Subdivision _____ Other Commercial

Applicant: Coal Valley Fire Protection District

Address: 103 West 18th Ave

Phone: 309-799-5534 x210

Owner: _____

Address: _____

Phone: _____

Property Description:

Street Address: Same

Legal: _____

Physical Description:

Dimension: _____

Area: _____

Present Zoning & Use: _____

Proposed Zoning & Use: _____

Proposed Special Use: _____

Proposed Variance: (Cite specific Ordinance section)

Article XVI, Additional Requirements, Exceptions
& Modifications, Sec. 6.5.1, 6.001 General Provisions B.

Applicant Signature: David E. D.D. Jr Date: 5-6-2026

Owner Signature: David E. D.D. Jr Date: 5-6-2026

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

NOTICE OF PUBLIC HEARING

The Planning Commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, May 27, 2026, at 6:00 p.m. in the Village Hall meeting room, 900 1st Street, to consider the following application:

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PLANNING & ZONING

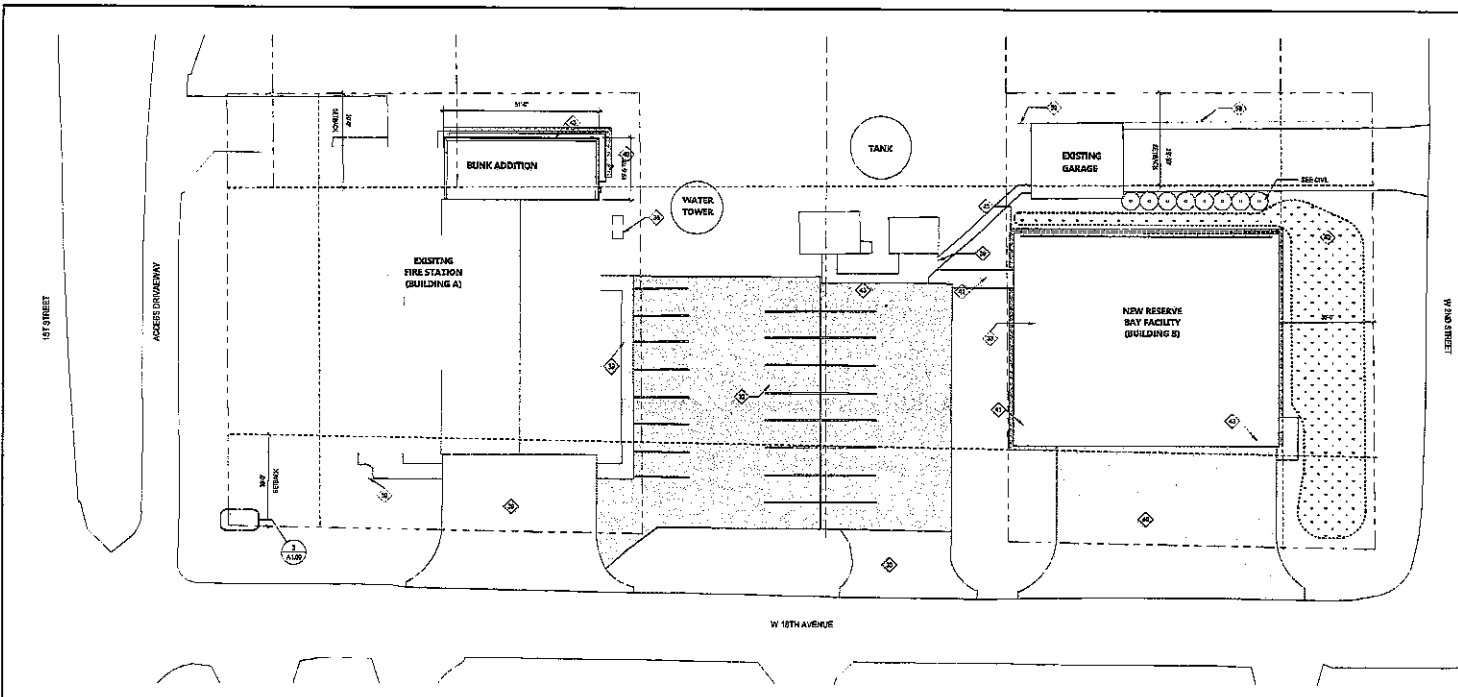


COAL VALLEY FIRE PROTECTION DISTRICT

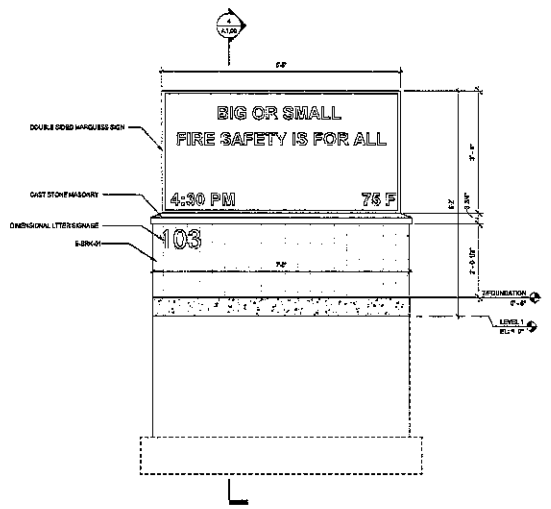


Wight & Company
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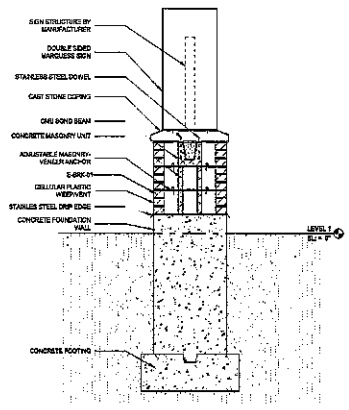
- GENERAL NOTES**
1. ALL EXISTING CURBS TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURBS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
 2. ALL EXISTING AND NEW CONCRETE IN THE RETENTION WALL SHALL BE REFERENCED TO EXISTING CONDITIONS. ALL FINISH SURFACES SHALL BE FINISHED TO MATCH EXISTING CONDITIONS. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ALL APPLICABLE SPECIFICATIONS AND CONTRACT DOCUMENTS. ALL CONCRETE SHALL BE PROTECTED UNLESS OTHERWISE SPECIFIED.
 3. ALL EXISTING CURBS TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURBS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
 4. ALL EXISTING CURBS TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURBS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
- NOTES**
1. ALTERNATE 1 RESERVE BAY STOPPING OF EXISTING APPLICABLE PARALLEL
 2. ALTERNATE 1 RESERVE BAY AUTOMATIC WATERING WAS CONSIDERED
 3. EXISTING CONCRETE AND PAINT TO REMAIN
 4. EXISTING CONCRETE REPAIRS AND FINISHES TO REMAIN. PROJECT DURING CONSTRUCTION REFER TO CIVIL
 40. NEW CONCRETE WORK REFER TO CIVIL
 41. NEW CONCRETE WORK REFER TO CIVIL
 42. NEW CONCRETE WORK REFER TO CIVIL
 43. STONE RETAIN WALL REFER TO CIVIL
 44. STONE RETAIN WALL REFER TO CIVIL
 45. NEW WALL SEE CIVIL



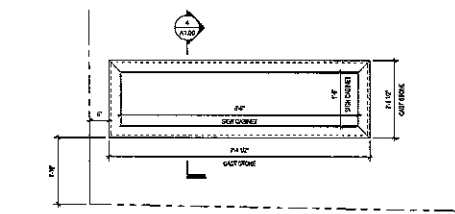
1 OVERALL SITE PLAN
SCALE 1/8" = 1'-0"



2 Monument Sign - Elevation
SCALE 3/8" = 1'-0"



4 Monument Sign - Section
SCALE 3/8" = 1'-0"



3 Monument Sign - Plan
SCALE 3/8" = 1'-0"

1/15/2023 12:50:41 PM
 Project: Coal Valley Fire Station Addition, Renovation & New Reserve Bay Facility
 Drawing: Overall Site Plan
 Scale: 1/8" = 1'-0"
 Author: Wight & Company
 Date: 1/15/2023

7 RESERVE BAY ISSUE FOR PERMIT 10/25/2022
 ISSUE FOR BID AND PERMIT 10/10/2022
 50% CONSTRUCTION DOCUMENTS 09/15/2022
 DISCUSSION 08/15/2022

**HQ Fire Station
 Addition, Renovation &
 New Reserve Bay
 Facility**

103 W 18TH AVE, COAL VALLEY, IL
 61240

OVERALL SITE PLAN

Project Number:
 20242
 Drawn By:
 GB
 Date:

A1.00