

**City of South Beloit**  
**Planning and Zoning Commission Meeting Agenda**  
**Wednesday, September 16, 2026, at 6:00 p.m.**  
**Council Chambers, City Hall,**  
**519 Blackhawk Blvd., South Beloit**

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:** Approval of August 19, 2026, minutes.

**OLD BUSINESS:**

**1. VAR # 02-07-26**

To consider a request for a variation of a side yard setback from the required 5' down to 0' in the One-Family (R1a) Zoning District for the property located at 314 Liston Ave., South Beloit, Illinois 61080, Winnebago County, with PIN No 04-07-210-005. Filed by SBIL Holdings, LLC. Testimony in favor of or in opposition to the request will be heard.

**NEW BUSINESS:**

**1. VAR # 03-08-26**

To consider a request for a variation of the front yard setback from the required 10' down to 0' in the Multi-Family (RM) Zoning District for the property located at 1912 Blackhawk Blvd., South Beloit, Illinois 61080, Winnebago County, with PIN No 04-07-306-019. Filed by Emerald Investment Group, LLC. Testimony in favor of or in opposition to the request will be heard.

**2. Amendment SUP # 03-08-26**

To consider an amendment to the existing Special Use Permit (SUP) in the Commercial Traffic (CT) Zoning District to allow for the sale and distribution of Medical Cannabis licensing under the Compassionate Use of Medical Cannabis Act, for the property located at 7000 First Ranger Dr. PIN No 04-03-300-019 and 04-03-300-023. From petitioner MedMar Rockford, LLC DBA Sunnyside South Beloit. Testimony in favor of or in opposition to the request will be heard.

**3. Reconsider PUD # 01-04-26**

To reconsider a request from the June 17, 2026, PZC meeting for a Planned Unit Development in the Multi Family Residential (RM) Zoning District for the properties located at 14400 Willowbrook Rd. and 5908 Prairie Commons Ln. in South Beloit, Illinois, Winnebago County, 61080 with PINs # 04-16-225-003 and 04-16-226-001. Filed by Ambassador Homes, LLC. Testimony in favor of or in opposition to the request will be heard.

**ADJOURN:**