City of South Beloit
Planning and Zoning Commission Meeting Agenda
Wednesday, November 18, 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 October 21, 2026, minutes.

OLD BUSINESS:

1. **Reconsider PUD # 01-04-26**
   To reconsider a request from the June 17, 2026, PZC meeting for a Planned Unit Development (PUD) 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.

NEW BUSINESS:

1. **MAP# 07-10-26**
   To consider a request for a Zoning MAP Amendment in the Commercial Retail (CR) Zoning District to a One-Family Residential (R1a) Zoning District for the property located at 914 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-012. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

2. **VAR# 06-10-26**
   To consider a request for Zoning Variations in the One-Family Residential (R1a) Zoning District of the minimum site area from the required 5,000 square feet down to 4, 975.79 square feet, the width at setback line from the required 50’ down to 48’, front yard setback of 15’ down to 4.82’, side yard setback from the required 15’ (5’ per side) down to 12.04 ft. total (4.22’ per side), and the site area per dwelling unit of the required 5,000 square feet down to 4,975.79 square feet for the property commonly known as 914 Blackhawk Blvd., South Beloit, Winnebago County, Illinois, with PIN No. 04-07-234-012. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

3. **MAP# 08-10-26**
   To consider a request for a Zoning MAP Amendment in the Commercial Retail (CR) Zoning District to a one-Family Residential (R1a) Zoning District for the property located at 922 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-010. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

4. **VAR# 07-10-26**
   To consider a request for a Zoning Variation in the One-Family Residential (R1a) Zoning District of the minimum site area from the required 5,000 square feet down to 4,316.93

square feet, the width at setback line from the required 50' down to 47.87', side yard setback from the required 15' (5' per side) down to 12.44' (4.01' per side) and the site area per dwelling unit of the required 5,000 square feet down to 4,316.93 square feet for the commonly known as 922 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-010. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

5. **MAP # 09-10-26**
   To consider a request for a Zoning MAP Amendment in the Commercial Retail (CR) Zoning District to a one-Family Residential (R1a) Zoning District for the property located at 340 Glenwood Ave., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-009. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

6. **VAR# 08-10-26**
   To consider a request for Zoning Variations in the One-Family Residential (R1a) Zoning District of the minimum site area from the required 5,000 square feet down to 2,776.86 square feet, the width at setback line from the required 50' down to 34.28', front yard setback of 15' down to 8.22', side yard setback from the required 15' (5' per side) down to 10.25 ft. total (3.21' per side), and the site area per dwelling unit of the required 5,000 square feet down to 2,776.86 square feet for the property commonly known as 340 Glenwood Ave., South Beloit, Winnebago County, Illinois, with PIN No. 04-07-234-009. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

7. **TA# 06-10-26**

   To consider a Text Amendment to Section 10 of the City of South Beloit Zoning Code of Ordinances Chapter 118 making public service, facility and utility uses a Special Use Permit in the Public Lands and Institutional (PLI) Zoning District. Filed by City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

8. **APPEAL # 10-01-26**
   To consider an appeal of the Zoning Administrators decision denying the accessory use for the property commonly known as 1334 Gardner St., South Beloit, Illinois, Winnebago County, Illinois, with PIN No. 04-05-427-013. Filed by petitioner Lirje Sula. Testimony in favor or in opposition to the request will be heard.

9. **SUP REVOCATION # 11-01-26 (04-02-21)**
   To consider Revocation of a Special Use Permit allowing an antique store in the Commercial Retail (CR) Zoning District for the property commonly known as 1302 Gardner St., South Beloit, Winnebago County, Illinois, PIN Nos. 04-05-427-014 and 04-05-427-001. Filed by City of South Beloit. Testimony in favor of or in opposition will be heard.

ADJOURN: