City of South Beloit
Planning and Zoning Commission Meeting Agenda
Wednesday, October 21, 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 September 16, 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.

2. **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. **VAR # 04-09-26**
   To consider a request for a Zoning Variation in the Commercial Traffic (CT) Zoning District of the maximum sign height requirement from the 20' to allow a 31' free standing sign for the property commonly known as 15766 Manchester Rd., South Beloit, Winnebago County, Illinois, with PIN No. 04-03-403-003. Filed by petitioner 15766 Manchester Road, LLC. Testimony in favor of or in opposition to the request will be heard.

2. **MAP # 06-09-26**
   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 918 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-011. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

3. **VAR # 05-09-26**
   To consider a request for Zoning Variations in the One-Family Residential (R1a) Zoning district of the required front yard setback of 15' down to 11', the width at setback line from 50' down to 48' and 15' (5' per side) of the side yard setback down to 9 ft. total (3' at least per side) for the property commonly known as 918 Blackhawk Blvd., South Beloit, Winnebago County, Illinois, with PIN No. 04-07-234-011. Filed by petitioner City of South Beloit. Testimony in favor of or in opposition of the request will be heard.

ADJOURN: