

City of South Beloit
Planning and Zoning Commission
Minutes
Meeting January 15, 2025

Roll Call: With a quorum, Chairman Zachary Kentner called the meeting to order at 6:00 p.m. in the City Council Chambers.

<u>Present:</u>	<u>Absent:</u>
Patrick O’Gorman	Samantha Harrison
Glen Lineman	Joyce Blade
Angela Teeters	
Pam Clifton	
Zachary Kentner	

Others Present: Community Development Director Shawna Henthorn
City Attorney, Eric Miller
City Zoning Official, Ken Garrett
Jennifer Robinson recorded the minutes

Pledge of Allegiance: Led by Zachary Kentner and recited by all members present

Agenda: A motion to approve the night's agenda was proposed and seconded. AT/GL

Minutes: Motion to lay over the approval of the November 20th meeting minutes to the February 19th meeting was proposed and seconded.

Public Comment: A public comment was received by, Ella Dunn 618 Roscoe, regarding a letter about zoning issues for a property across the street from the speaker's house. The speaker expressed confusion about the contents of the letter. The property in question is at 621 Blackhawk Blvd., and the letter concerns a variance request for a wheelchair-accessible ramp. Zachary explained that and the speaker was satisfied with explanation.

Old Business:

1. File # SUP 10-10-24
To consider a request for a Special Use Permit for a Drive Through Window and Automotive Use (Gas Station) in the Commercial General (CG) Zoning District for 811 Prairie Hill Rd., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-352-011. Filed by Dixit Patel.

Shawna Henthorn, sworn in by Zachary Kentner, presents that a few items in question are the uses for each of the vendors and the sign package. States that there will be an EFIS covering that will be on the car wash and will match the building itself. Bathrooms

have been relocated in the building design. The restrooms will now be accessed via a shared vestibule that leads to a common hallway. This will provide access to both the bakery and the convenience store, ensuring that in one space is close, the hallway will be locked for security. Ryan Dirksen, contractor for 811 Prairie Hill, was sworn in by Zachary Kentner and states that they've submitted a revised business narrative and also points out the shared vestibule for the restrooms.

Ken Garret is sworn in by Zachary Kentner and states there are things unaddressed as far as vendors go and if the commission approves the special use that everyone will have to meet again for approval of the vendors.

Ryan states they cannot proceed until approval. Zachary Kentner states that the way the applicant has begun the process is out of order from what is typically submitted for these meetings. Complete applications should be submitted.

Sofia Soldana, sworn in by Zachary Kentner, part owner 811 Prairie Hill, states their plan is to get approval for entire building before they begin construction of interior of property and will have vendors upon approval as well.

Dixit Patel, sworn in by Zachary Kentner, part owner of 811 Prairie Hill, states all the possibilities of vendors for fuel and restaurants. Shawna questions if their plan is to open in phases and Dixit confirms that.

The board comes to an agreement that there is not enough to review and to continue to communicate with Shawna until all details are complete. Motion to layover this item to the next Planning and Zoning Commission meeting on February 19, 2025. ZK/AT Roll call vote, all ayes.

New Business:

1. File # TA 12-06-24

To consider a Text Amendment to Chapter 118 of the City of South Beloit Zoning Ordinance to amend various sections of Chapter 118, Zoning. Regarding prohibiting flags, commercial. Filed by the City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

Shawna explains that the City of South Beloit is facing challenges enforcing existing ordinances related to feather flags, also known as "wave flags." The ordinance allows businesses to have one flag placed on their property frontage but requires it to be brought in every night, which isn't being followed. The flags are often placed in public rights of way, causing visibility issues. Additionally, many flags are not properly permitted.

The difficulty of enforcement due to lack of proper placement space (i.e., all concrete or blacktop areas). Flags being left out overnight, violating the ordinance. Flags becoming tattered after a few months of use. The City explored options to amend or remove the ordinance but found the best solution to be prohibiting feather flags entirely.

A motion was made to adopt the text amendment by AT and seconded by PO. Roll call vote all ayes.

2. VAR 12-05-24

To consider a request for a Zoning Variance of the front yard setback from the required from the required 60' down to 4' in the Commercial Retail, (CR) Zoning District for the property located at 621, Blackhawk Blvd., South Beloit, IL Winnebago County, PIN No. 04-05-351-006. Filed by Salvador Galicia. Testimony in favor or in opposition to the request will be heard.

Shawna explains that a property owner diagnosed with a critical health issue requested a variance to reduce the required front yard setback from 60 feet to allow the installation of a wheelchair ramp. The property is zoned for commercial retail, but the building is used as a single-family home. The variance was needed because the 60-foot setback could not accommodate the necessary ramp. The ramp was installed before the ground froze, providing the homeowner with the required accessibility.

Glen makes motion to approve item. Pam seconds. Roll call vote all ayes.

Adjourn: Angela makes motion to adjourn, Pam seconds. Roll call vote, all ayes. The meeting was adjourned at 7:06 p.m.