

**City of South Beloit**  
**Planning Commission Meeting Agenda**  
**Wednesday, January 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 December 17, 2025, minutes

**OLD BUSINESS:**

**1. TA # 08 -11 -25**

To consider a Text Amendment amending Section 10, Base District Intent, Regulations & Uses, of Chapter 118, Zoning Regarding Mixed Uses Development in various Commercial Districts. Filed by City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

**NEW BUSINESS:**

**1. PUD/SUP # 01-12-25**

To consider an amendment to the Planned Unit Development Agreement for a Special Use Permit in the Commercial General (CG) and Urban Transitional (UT) Zoning Districts for an automobile sales lot for the property commonly known as Pearl Lake located at 1214 Dearborn and 1220 Dearborn Ave. with PIN Nos 04-08-276-011, 04-08-276-012, 04-08-226-001, 04-08-251-004, 04-08-204-003, 04-08-251-003, 04-08-426-001 & 04-08-476-002. Filed by petitioner Pearl Lake Beach, LLC. Testimony in favor of or in opposition to the request will be heard.

**2. TA # 09-12-25**

To consider a Text Amendment to Chapter 118-10 Base district intent, regulations and uses of the City of South Beloit Zoning Code of Ordinances for the rear yard setback requirements of the One-Family Residential (R1a) and Two-Family Residential (R2a) Zoning Districts. Filed by the City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

**ADJOURN:**