

City of South Beloit
Planning Commission Meeting Agenda
Wednesday, October 15, 2025, 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 17, 2025, minutes

OLD BUSINESS:

NEW BUSINESS:

1. TA # 05-09-25

To consider a Text Amendment to Chapter 118 – Zoning of the City of South Beloit Code of Ordinances to allow Auto Uses by Special Use Permit in the Urban Transitional (UT) Zoning District. Filed by the City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

2. Pre-Annexation Agreement # 02-09-25

To consider a Pre-Annexation Agreement for the property commonly known as 4829 Prairie Hill Rd. South Beloit, Illinois, Winnebago County, PIN 04-17-200-011 proposing retail and automotive uses. Filed by petitioner Lovejoy Properties, LLC. Testimony in favor of or in opposition to the request will be heard.

3. MAP # 03-09-25

To consider a request for a Zoning Map Amendment for the property located at 4829 Prairie Hill Rd., South Beloit, Illinois, Winnebago County, with PIN 04-17-200-011 proposing that said properties be zoned from the Single-Family (R1) Zoning District to the Urban Transitional (UT) Zoning District of the City upon pre-annexation. Filed by petitioner Lovejoy Properties, LLC. Testimony in favor of or in opposition to the request will be heard.

4. SUP # 02-09-25

To consider a Special Use Permit in the Urban Transitional (UT) Zoning District to allow an auto use with retail for an established business upon pre-annexation, for the property located at 4829 Prairie Hill Rd., South Beloit, Illinois, Winnebago County, with a PIN

04-17-200-011. Filed by petitioner Lovejoy Properties, LLC. Testimony in favor of or in opposition to the request will be heard.

5. VAR # 02-09-25

To consider a request for a Zoning Variation in the Multi-Family Residential (RM) Zoning District of the rear yard setback from the required 30' down to 23' (difference of 7'), and a variation of the front yard setback of the required $\frac{1}{2}$ the distance of the right of way (ROW) which is 33' down to 20' (difference of 13'), for lot 33 of the Manchester Trails subdivision Plat 2, with a property address commonly known as 15582 & 15586 Sienna Dr., South Beloit, Winnebago County, Illinois, with a PIN 04-04-478-015. Filed by petitioner NG Land Acquisition, LLC. Testimony in favor of or in opposition to the request will be heard.

6. VAR # 03-09-25

To consider a request for a bulk Zoning Variation in the Multi-Family Residential (RM) Zoning District for a front yard setback of the required $\frac{1}{2}$ the distance of the right of way (ROW) which is 33' down to 16' with a difference of 17' for lots 36, 37, 38, & 39 of the Manchester Trails Subdivision Plat 2, with common addresses of 15602, 15604, 15606 & 15608 Sienna Ct., 15612, 15614, 15616 & 15618 Sienna Ct., 15622, 15624, 15626 & 15628 Sienna Ct., and 15632, 15634, 15636, & 15638 Sienna Ct., South Beloit, Winnebago County, Illinois, with PINs 04-04-426-036, 04-04-426-035, 04-04-426-034, & 04-04-426-033. Filed by petitioner NG Land Acquisition, LLC. Testimony in favor of or in opposition to the request will be heard.

7. TA# 06-09-25

To consider a Text Amendment to Chapter 118 – Zoning of the City of South Beloit Code of Ordinances to provide Regulations regarding the use of containers as storage in various Zoning Districts. Filed by the City of South Beloit. Testimony in favor of or in opposition to the request will be heard.

ADJOURN: