

City of South Beloit
Planning Commission Meeting Agenda
Wednesday, December 17, 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 November 19, 2025, minutes

OLD BUSINESS:

NEW BUSINESS:

1. VAR #04-11-25

To consider a variance of the rear yard setback from the required 30' setback down to 20' rear yard setback for the property commonly known as 325 Oakland Ave., South Beloit, Illinois, Winnebago County, with a PIN No. 04-07-212-007. Filed by petitioner Donna Shipler. Testimony in favor of or in opposition to the request will be heard.

2. TA # 07-11-25

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

3. 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.

ADJOURN: