

**City of South Beloit**  
**Zoning Board of Appeals/Planning Commission**  
**Meeting Agenda**  
**Wednesday, January 18, 2023 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 the November 16, 2022 minutes

**OLD BUSINESS:**

1). File # Z 10-01-22

To consider a text amendment rewriting the City of South Beloit Zoning Code. Filed by the City of South Beloit.

Testimony in favor of or in opposition to the request will be heard.

2). File # MAP 10-01-22

To consider map amendments to the City of South Beloit's Official Zoning Map as a part of the City's rewrite of the South Beloit Zoning Code. Filed by the City of South Beloit.

Testimony in favor of or in opposition to the request will be heard.

**NEW BUSINESS:**

1). File # SUP 11-05-22

To consider an Amendment to the phased pavement timeline conditions of the Special Use Permit granted by the City of South Beloit pursuant to Ordinance number 2382 which allows for automobile repairing, overhauling, rebuilding, and painting for used car prep including mechanical and cosmetic repairs for Clancy's Auto Sales in the Industrial Light (IL) Zoning District for the property located at 1020 Gardner Street, Building B, South Beloit, Illinois, Winnebago County, for part of PIN No. 04-05-420-105. From petitioner Gardner Street Co., Inc.

Testimony in favor of or in opposition to the request will be heard.

2). File # SUP 11-06-22

To consider an Amendment to the phased pavement timeline conditions of the Special Use Permit granted by the City of South Beloit pursuant to Ordinance 2383 which allows for auto uses (towing company, office, and towed vehicle storage) with accessory outdoor storage of items and materials accessory to primary use limited to no more than 25 percent of the total lot area, to be located within the rear yard, and subject to screening from view of adjacent properties by a combination of landscaping and fencing for Flying AJ's Towing in the Industrial Light (IL) Zoning District for the property located at 1020 Gardner Street, Building A, South Beloit, Illinois, Winnebago County, for part of PIN No. 04-05-420-015. From petitioner Gardner Street Co., Inc. Testimony in favor of or in opposition to the request will be heard.

**ADJOURN:**