

City of South Beloit
Zoning Board of Appeals/Planning Commission
Meeting Agenda
Wednesday, September 20, 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 August 16, 2023 minutes

UNFINISHED BUSINESS:

- 1). File # SUP 08-04-23
To consider a Special Use Permit in the Commercial Retail (CR) Zoning District to allow for veterinary and adoption services use for the property located at S. Moore St., South Beloit, Illinois, Winnebago County, with PIN No. 04-06-177-001. Filed by OOPS III LLC. with Ileana Paullos & Jason Price

NEW BUSINESS:

- 1). File # Pre-Annexation 03-01-23 (To Be Laid Over)
To consider a request for an amendment to Pre-Annexation Agreement for the property commonly known as 8877 State Line Road, South Beloit, IL 61080, with PIN No 04-01-200-005. Filed by Wirth Group LLC.
- 2). File # ZMA 03-01-23 (To Be Laid Over)
To consider a Zoning Map Amendment from the (R1), Single-family Residential Zoning District to the (UT), Urban Transitional Zoning District for the property located at 8877 State Line Road, with PIN No. 04-01-200-005.
- 3). File # PUD/SUP 03-01-23 (To Be Laid Over)
To consider a Special Use Permit in the (UT) Urban Transitional Zoning District to allow a Planned Unit Development for Winery, which includes vineyards and facilities for the manufacture, storage, sale (to-go in the original unbroken package and/or for consumption on the premise) of wine, for

the property located at 8877 State Line Road, South Beloit, Illinois 61080, Winnebago County, with PIN No. 04-01-200-005. From petitioner Wirth Group LLC. Testimony in favor of or in opposition to the request will be heard.

- 4). File # VAR 10-3-22 (2)
To consider a Variation in the required five feet (5') setback down to zero feet (0') in the (RM) Residential Multi-family Zoning District for the property located at 15528 Lucena Ct, South Beloit, Illinois 61080, Winnebago County, with PIN No. 04-04-377-011. From the petitioner Bill Barr. Testimony in favor of or in opposition to the request will be heard.
- 5). File # Re-Plat 05-01-23
To approve the Re-Plat Plat for the property located at 15528 Lucena Ct., with PIN No. 04-04-377-011.
Filed by Bill Barr.

ADJOURN: