



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

Date: March 2, 2026
Case No.: PZC-01-26
Applicant: Eugene Judge
Address: Parcel # 25-18-378-002

Narrative:

The petitioner is seeking a proposed special use permit for a car wash. The subject property is zoned PUD, Planned Unit Development and is located at parcel #25-18-378-002. This parcel is a vacant lot, is .91 acres and is located next to 450 Coronado Drive.

Article VII – Planned Unit Developments

Sec. 110-251 – Objectives. The PUD, as a subdivision of land, is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit (section 110-31, special uses) for a PUD in order to achieve the following objectives:

1. To stimulate creative approaches to residential, commercial and industrial development of land.
2. To provide for more efficient use of land.
3. To preserve or enhance natural features and provide open space areas.

Sec. 110-252. - Modification of district regulations.

Sec. 110-253. - General standards and criteria for PUDs.

Sec. 110-254. - Permitted uses and density.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on March 2, 2026.

Staff recommends:

Staff is presenting the special use for a car wash in a PUD located at parcel 25-18-378-002.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: _____ No: _____

Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.



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- 2. Is the proposed use detrimental or dangerous to public health?
Yes: _____ No: _____
Explanation: _____
3. Will the proposed use impair property value in the neighborhood?
Yes: _____ No: _____
Explanation: _____
4. Will the proposed use impede the normal development of the surrounding properties?
Yes: _____ No: _____
Explanation: _____
5. Will the proposed use:
(a) impair light and air to adjacent property;
(b) congest public streets;
(c) increase the risk of fire;
(d) substantially diminish property values within the vicinity; or
(e) endanger the public health?
Yes: _____ No: _____
Explanation: _____

Recommendation:

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

_____ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

_____ That the Petitioner be denied a special use permit for the proposed use at the Subject Property. If this is based on any reason other than a "Yes" response above, the Planning and Zoning Commission explains as follows:

Passed by the Planning & Zoning Commission: _____

Vote: Ayes: _____ Nays: _____ Abstain: _____