



PLANNING & ZONING COMMISSION REPORT OF FINDINGS

Date: July 6, 2026

Case No.: PZC-03-26

Applicant: Eugene Judge Jr.

Address: Parcel # 25-18-378-002

Narrative:

The petitioner is seeking approval of site plan, building elevations, signage plan and landscaping plan for a previously approved special use permit for the development of a car wash within a Planned Unit Development (PUD) Zoning District. The subject property is located at parcel #25-18-378-002. The parcel is a vacant lot, is .91 acres and is located next to 450 Coronado Drive.

The petitioner is now seeking approval of the final development plans prior to issuance of building permits and commencement of construction. The Planning and Zoning Commission and City Council previously reviewed and approved a Special Use Permit allowing a car wash facility within the PUD District. The approval recognized the compatibility of the proposed use with the surrounding commercial development and established the framework for future site development.

The petitioner has now submitted detailed development plans including:

- Site Plan
- Building Elevations
- Signage Plan
- Landscaping Plan
- Stormwater and engineering information as required

The purpose of the current review is to determine whether the submitted plans are consistent with the approved Special Use Permit, the intent of the PUD District, and applicable provisions of the Rochelle Municipal Code.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on July 6, 2026.

Staff recommends:

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

Findings:

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



**PLANNING & ZONING COMMISSION
REPORT OF FINDINGS**

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.

2. Is the proposed development detrimental or dangerous to public health?

Yes: _____

No: _____

Explanation: _____

3. Will the proposed development impair property value in the neighborhood?

Yes: _____

No: _____

Explanation: _____

4. Will the proposed development impede the normal development of the surrounding properties?

Yes: _____

No: _____

Explanation: _____

5. Will the proposed development:

(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 development 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 development at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:



PLANNING & ZONING COMMISSION
REPORT OF FINDINGS

1. Subject to final City staff review and comments on all plans submitted according to Rochelle Municipal Code requirements. Additional information may be requested by City staff.

2. ARTICLE VII. - PLANNED UNIT DEVELOPMENTS

Per Sec. 110-250. - Purpose.

(a) The development and execution of zoning regulations is based upon the division of the city into districts in which the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform.

_____ That the Petitioner be denied a special use permit for the proposed development 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: _____