

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: An Ordinance approving a Car Wash as a part of a Planned Unit Development at PIN 25-18-378-002

Staff Contact: Michelle Pease, Community Development Director

Summary: 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.

On Monday, July 6, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed Special Use site plan, building elevations, signage plan and landscaping plan for the property located at parcel # 25-18-378-002, a vacant lot next to 450 Cornado Drive.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning

Recommendation: Approve an ordinance for a special use for a car wash site plan, building elevations, signage plan and landscaping plan located in a Planned Unit Development.