



MINUTES
CITY OF ROCHELLE
PLANNING & ZONING COMMISSION

Monday, March 02, 2026 at 6:00 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m.
- II. **ROLL CALL:** Present were Commissioners Colwill, Hickey, Myers, Bowerman, Charnock and Wolter. Absent: McKibben. Non-voting Commissioners present were: Barber and Tenggren. Also present were Michelle Knight, Michelle Pease and City Attorney Dominic Lanzito.
- III. **APPROVE/ACCEPT MINUTES:** Hickey moved, seconded by Bowerman, **"I move the minutes of the December 1, 2025 Planning and Zoning Commission meeting as presented be approved."** Ayes: Colwill, Hickey, Myers, Bowerman, Charnock and Wolter. Naves: None. Motion carried 6-0.
- IV. **PUBLIC COMMENTARY:** None
- V. **COMMISSIONER COMMENTS:** None
- VI. **BUSINESS ITEMS: PZC-01-26 Petition of Eugene Judge for a proposed Special Use for a car wash in a PUD zoning district for the property located at 25-18-378-002.** Pease stated that a notice was published in the paper and property owners were notified. Motion made by Bowerman, seconded by Charnock, **"I move the Planning and Zoning Commission open the Public Hearing regarding the proposed special use for a car wash in a PUD for the property located at parcel 25-18-378-002."** Ayes: Colwill, Hickey, Myers, Bowerman, Charnock and Wolter. Naves: None. Motion carried 6-0. Chairman Wolter requested public testimony be sworn for those who were speaking. 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.
 Staff is presenting the special use for a car wash in a PUD located at parcel 25-18-378-002. Motion made by Bowerman, seconded by Hickey, **"I move the Planning and Zoning Commission close the Public Hearing."** Ayes: Colwill, Hickey, Myers, Bowerman, Charnock and Wolter. Naves: None. Motion carried 6-0.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?
 Yes: 6 No: _____
2. Is the proposed use detrimental or dangerous to public health?
 Yes: _____ No: 6
3. Will the proposed use impair property value in the neighborhood?
 Yes: _____ No: 6
4. Will the proposed use impede the normal development of the surrounding properties?
 Yes: _____ No: 6
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: 6

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council 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. Motion made by Charnock, seconded by Bowerman, **“I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed special use for a car wash in a PUD for the property located at parcel 25-18-378-002, based on the report of findings.”** Ayes: Colwill, Hickey, Myers, Bowerman, Charnock and Wolter. Nays: None. Motion carried 6-0.

VII. DISCUSSION ITEMS: None

VIII. ADJOURNMENT: Motion made by Colwill, seconded by Charnock, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 2, 2026.”** Motion carried by voice vote 6-0. The Planning and Zoning Commission adjourned at 6:13 p.m.

Michelle Knight
Community Development Specialist