

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

SUBJECT: An Ordinance Approving a Special Use Permit for a car wash- PIN # 25-18-378-002

Staff Contact: Michelle Pease, Community Development Director

Summary: 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.

On Monday, March 2, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed Special Use 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 granting a special use permit for a car wash- PIN # 25-18-378-002.