



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, April 08, 2026
5:30 PM

CALL TO ORDER

ROLL CALL

PRESENT

Member Melissa Smith
Member Teresa Skridla
Member Daniel Spinazzola
Member Carla Jorgenson

Village Administrator Josef Kurlinkus

Village Attorney Tom Green

Zoning Consultant Vandewalle Hillary Rottmann

Jay Alms Chief of Fire

Village Clerk Kimberly Garza

ABSENT

Chairman Richard Butera
Member Laura Baluch

Tom Green stated that a motion needed to be made to point someone to the Chair.

ZBA Member Spinazzola made a motion to appoint ZBA Member Jorgenson to the Chair, second by ZBA Member Jorgenson. Voting yes: ZBA Members Skridla, Smith, Jorgenson, Spinazzola 4-0-0.

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **March 11, 2026.**

ZBA Member Jorgenson asked for a motion for the approval of the Minutes.

Motion was made by ZBA Member Smith, second by ZBA Member Jorgenson. Voting yes: ZBA Members Smith, Jorgenson, Spinazzola, Skridla 4-0-0.

NEW BUSINESS

2. ZBA 2026-007 Design Review for **Construction of a 11,952 SF Museum Building located at 13825 Metric Drive** (PIN: 04-16-326-003).

Applicant Wayne Lensing (Arc Design Resources)

Hillary Rottmann Zoning Consultant began by outlining the site's regulatory history: the property was annexed in 2021, zoned IG-General Industrial, and granted a special use to continue expanding both the museum and self-storage operations. the annexation agreement also required roadway dedication and construction of a cul-de-sac at the end of Metric Road, improvements that the applicant is currently coordinating with the village engineer and Roscoe Township. Hillary explained that the proposed building is a steel-panel structure designed to match the existing museum in color and architectural style. the site plan includes compliant parking layout, drive aisles, landscaping, stormwater management, and lighting. All design elements were reviewed under section 15-7-7-6 of the zoning ordinance, which requires design review for non-residential development. Staff recommended approval with several conditions: installation of all reviewed materials, full parking-lot striping, addressing engineering comments and adding wheel stops along the front parking row.

Village Attorney Tom Green Swore in Wayne Lensing Applicant 13750 Metric Drive, Roscoe, IL 61073. & Lauren Downing from Arc Design 5291 Zenith Parkway, Loves Park, IL 61111.

Lauren Downing Arc Design requested a modification to the wheel-stop requirement. because the sidewalk along the building's front facade had been redesigned as a 6-inch raised sidewalk, Lauren stated that traditional parking blocks were no longer necessary.

Joe Kurlinkus Village Administrator stated he spoke with the village engineer and he agreed that the raised sidewalk provides the same functional protection by preventing vehicle overhang into the pedestrian walkway. Lauren Downing stated the only adjustment needed would be modifications to the ADA ramps, since the grade change affects accessibility. Hillary Rottmann confirmed that the intent of the code is fully met with this alternative.

ZBA Member Jorgenson asked clarifying questions about the dual addresses (13750 vs. 13825). Lauren Downing Arc Design explained that although multiple building numbers appear, the entire site is one parcel with different address assignments for individual structures. She also confirmed that the site has one point of access, terminating in the cul-de-sac.

Wayne Lensing owner of the museum explained that he was donated an entire collection of historic fire trucks after the Northern Illinois Fire Truck Museum closed during COVID and was unable to reopen due to a lack of volunteers. After researching the collection, he realized there were significant public interest in antique fire apparatus which motivated him to create a dedicated fire truck exhibit at Historic Auto Attractions. his plans include Showcasing multiple historic fire trucks, including on used in the 1871 Chicago Fire. Building stories and educational displays around the history of these vehicles. Featuring a rare horse-powered water-pumping apparatus, demonstrating how early firefighters generated water pressure before motorized engines existed. Creating an exhibit that highlights the difficult, labor-intensive work

of 19th century firefighting and the evolution of fire equipment. Wayne emphasized that the collection offers unique historical value and will give another reason to come.

Motion was made by ZBA Member Skridla to move to the board for approval, second by ZBA Member Spinazzola. Voting yes: ZBA Members Jorgenson, Skridla, Smith, Spinazzola 4-0-0.

3. ZBA 2026-008 Design Review for **Building Improvements located at 10774 Main Street** (PIN: 04-33-332-007).

Applicant Foraged Holdings LLC (Greg & Deanna Osborn)

Hillary Rottmann Zoning Consultant explained that the property- formally the Lucky Lock building. Had just been rezoned the previous evening from CR (Commercial Retail) to MSC (Main Street Core) to better align with the village's vision for a walkable, cohesive Main Street corridor. She outlined that applicants Deanna Osborne and Greg Osborn of Forged Holdings LLC were seeking approval for Phase 1 of their project, which focuses solely on exterior architectural improvements to prepare the building for their new retail business. Hillary describes the proposed changes in detail: the existing garage door on the east elevation would be removed and replaced with windows designed to match the front facade, creating a unified storefront appearance; two black awnings would be installed over the entrances to enhance pedestrian-scale design; a black individual-letter wall sign would be added, subject to the MSC district's 10% wall-area limit; and new downward-facing, full cutoff wall-mounted light fixtures would be installed to prevent light spillover and comply with Main Street lighting standards. She emphasized that all materials and design elements met applicable code requirements and that Phase 2- covering site and sidewalk improvements-would be submitted later for separate review.

Village Attorney Tom Green Swore in Deanna and Greg Osborn 11245 Darby Lane Machesney Park, IL

Greg Osborn explained that Phase 1 of their Forge Home Project was limited to a few straightforward exterior updates: replacing the old garage door with windows, installing the new light fixtures, and adding the two black awnings and wall sign. He said that work was pretty self-explanatory and confirmed that everything Hillary presented was accurate. He also mentioned that he had originally hoped to get approval for all improvements inside the property line, including adding grass and cleaning up the site, but understood that the village was requiring a separate Phase 2 for site and sidewalk work.

Motion was made to move to the board for approval by ZBA Member Spinazzola, second by ZBA Member Jorgenson. Voting yes: Spinazzola, Jorgenson, Smith, Skridla 4-0-0.

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

ZBA Member asked for a motion to adjourn the meeting.

Motion was made ZBA Member Skridla, second by ZBA Member Spinazzola. Voting yes: Skridla, Smith, Spinazzola, Jorgenson 4-0-0.

Meeting adjourned at 5:47 pm.