VILLAGE of ROSCOE

Meeting Minutes

Location:
Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, September 16, 2026
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:30 pm

ROLL CALL

PRESENT
Chairman Richard Butera
Member Laura Baluch
Member Carla Jorgenson
Member Teresa Skridla
Member Melissa Smith joined the meeting at 5:31 pm.
Member Daniel Spinazzola joined the meeting at 5:35 pm.

ABSENT
Member Brooke Schlichting

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 12, 2026.**

   Chairman Butera asked for a motion to approve the minutes.

   Motion was made by ZBA Member Baluch, second by ZBA Member Jorgenson. All in favor Yea, no opposed.

NEW BUSINESS

2. ZBA-2026-013 Design Review for Approval of an Accessory Storage Structure located at 11629 Main Street (PIN: 04-28-377-010).

   (Sam Moore of Continental Energy Solution for DeLong Car Wash LLC)

   The Zoning Board of Appeals considered a design review application for DeLong Car Wash LLC to install a Tesla Megapack battery energy storage system at 11629 Main Street in the CG General Commercial District. The proposed battery system, measuring approximately 29 feet by 5.5 feet and located on a concrete pad, would store energy generated by the car wash's

existing rooftop solar panels for use on-site or potential delivery back to the electrical grid. Hillar noted that the proposed location did not currently meet the required side-yard setback and that the structure, as a mechanical accessory structure, would need to be screened from off-site views. Engineering also requested that the required setback be maintained and that written confirmation of utility interconnection approval, or confirmation that approval is not required, be provided before a building permit is issued. ZBA Member Jorgenson discussed maintaining adequate space around the car wash, vehicle protection through Ballards, and acceptable screening materials such as fencing or landscaping. The applicant's representative, Samuel Moore, explained that the battery system could also help reduce strain on the electrical grid and provide benefits during outages. Hillary recommended approval subject to compliance with the setback, screening, approved materials, utility documentation, and building permit requirements.

ZBA Member Spinnazola made a motion to approve design review application with the staff recommendations, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Skridla, Butera, Spinnazola, Smith. Voting no: ZBA Member Jorgenson 5-1-0. With the matter receiving final approval from the Board.

3. ZBA-2026-014 Discussion and Recommendation for Approval of a Lot Combination for the properties commonly known as 5714 Elevator Road (PIN: 04-28-453-005) and 5724 Elevator Road (04-28-453-022).

   Yaunke Ivestments, LLC (Matthew Yaunke)

   The Zoning Board of Appeals considered an application by Yankee Investments, LLC, represented by Matthew Yaunke, his Attorney Jeff Hardyman to combine two adjacent parcels located at 5714 and 5724 Elevator Road in Roscoe into a single lot. Hilary Rottmann, Zoning Consultant presented the staff report and explained that the request would combine the two existing lots, which are both located in the CG General Commercial zoning district. The eastern parcel contains a one-story commercial building and a sanitary sewer easement along the eastern property line, while the western parcel contains an existing storage building. She noted that the existing structures meet or exceed the applicable setback requirements. Rottmann reported that Village Engineering requested an update to the language in the signature block, which staff provided to the applicant, and recommended approval subject to several conditions. These conditions included holding the signatures until both properties are under the same ownership, including the updated Village Engineer signature block on the final plat, and recording the land combination with the Winnebago County Recorder's Office within one year of approval, with a copy provided to Village staff. The applicant's attorney explained that the acquisition was being finalized through financing and coordination with beneficiaries of a trust, with completion anticipated before the end of the year. After discussion, the Board voted unanimously to approve the lot combination subject to the stated conditions. The Village also indicated that the Village Board was expected to consider final approval at a special meeting on the following Tuesday September 22, allowing the applicant to proceed with planned asphalt work before the seasonal asphalt plants closed.

   ZBA Member Baluch made a motion to approve with Revisions, second by ZBA Member Skridla Voting yes: ZBA Members Smith, Skridla, Baluch, Spinnazola, Butera, Jorgenson 6-0-0.

OLD BUSINESS

None

PUBLIC COMMENT (Limited to 3 minutes per speaker)

No Public Comments.

ADJOURNMENT

Chairman Butera asked for a motion to adjourn the meeting.

Motion was made by ZBA Member Baluch, second by ZBA Member Jorgenson. All in favor Yea, no opposed.

Meeting Adjourned at 5:52 pm.