



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

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

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)

- 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 Investments, LLC (Matthew Yaunke)

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals

Wednesday, August 12, 2026
5:30 PM

CALL TO ORDER

Chairman Butera called the meeting to order at 5:32 pm.

ROLL CALL

PRESENT

Chairman Richard Butera
Member Carla Jorgenson
Member Brooke Schlichting
Member Teresa Skridla
Member Melissa Smith
Member Daniel Spinazzola

Zoning Consultant Hillary Rottmann

Village Clerk Kimberly Garza

Village Attorney Tom Green

Fire Chief Jay Alms

Village Administrator Scott Wrighton

ABSENT

Member Laura Baluch

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **July 8, 2026**.

Chairman Butera asked for a motion for the approval of the Minutes.

Motion was made by ZBA Member Skridla, second by ZBA Member Spinnazola. Voting yes:
ZBA Members Schlichting, Smith, Skridla, Spinnazola, Jorgenson, Butera 6-0-0.

NEW BUSINESS

2. **ZBA 2026-012: Public Hearing and Recommendation for approval of a **Planned Unit Development (PUD) General Development Plan (GDP) and Specific Implementation Plan (SIP)** for the property commonly known as **13750 Metric Road (PIN: 04-16-326-003)****

Applicant Wayne Lensing

The board held a public hearing regarding Wayne Lensing's proposed Plan Unit Development (PUD) at 13750 Metric Drive/Roscoe Road. Zoning Consultant Hillary Rottmann read the proposal involves constructing an additional building to house a firetruck museum exhibit as an extension of the existing Historic Auto Attractions museum complex. She explained that the building's design, lighting, and dimensions had previously been approved, while the current PUD focuses primarily on the overall site plan, parking, and bringing the property's multiple uses into zoning compliance. The applicant requested two zoning deviations: reducing the required parking from 39 spaces to 38 and allowing the parking lot to omit certain interior landscaping islands. Hillary stated the proposal is also subject to several conditions, including obtaining all required permits, providing a thickened concrete sidewalk along the parking area in place of wheel stops, complying with parking and signage requirements, maintaining adequate fire and emergency access, and addressing outstanding engineering comments related to stormwater, utilities, and cul-de-sac construction.

The applicant, Wayne Lensing, and his representative, Matt Adas of Arc Design Resources, provided an overview of the project. Mr. Adas explained that the proposed building will house a fire museum that was gifted to Mr. Lensing and will serve as an extension of the Historic Auto Attractions museum complex. He stated that the building itself meets the applicable zoning requirements and that the purpose of the PUD is to allow the current development, as well as future improvements, to come into greater conformance with the property's overall development plan. He noted that the property includes a mixture of uses, including storage, light industrial activities, and the museum complex. Arc Design Resources was hired to prepare the site plans and worked to meet the Village's requirements, with the requested deviations primarily involving parking and related site design. Mr. Adas also explained that the county had already issued a building permit for the new building, allowing construction of the building itself to begin, while the PUD approval primarily addresses the site work and overall development. Revised site plans had also been submitted for engineering review, with additional comments expected regarding the site and related improvements. All members of the ZBA reviewed the Findings of Fact and agreed with the Findings of Fact as presented.

ZBA Member Skridla made a motion for the approval and move to the Board, second by ZBA Member Smith. Voting yes: ZBA Members Jorgenson, Smith, Butera, Schlichting, Skridla, Spinnazola 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 Jorgenson, second by ZBA Member Smith. Voting yes: Spinnazola, Smith, Jorgenson, Skridla, Schlichting, Butera 6-0-0.

Meeting Adjourned at 5:45 pm.

Zoning Board of Appeals Meeting of September 9, 2026

Application No. ZBA 2026-013

Applicant: Sam Moore of Continental Energy Solution for DeLong Car Wash LLC

Location: 11629 Main Street (04-28-377-010)

Requested Action: Approval of Design Review for An Accessory Structure

Existing Use: Carwash

Proposed Use: Carwash

Existing Zoning: CG, General Commercial District

Adjacent Zoning: North: CG, General Commercial District

East: CG, General Commercial District

South: CG, General Commercial District

West: CG, General Commercial District

Request: The applicant is requesting Design Review and approval for the installation of a Tesla Megapack Battery Energy Storage System at 11629 Main Street.

Description: The subject property contains a 2,028-square-foot, four-bay car wash, existing solar panels, and two access points from Ross Lane. The proposed improvements include a Tesla Megapack Battery Energy Storage System to store electricity generated by the existing on-site solar panels.

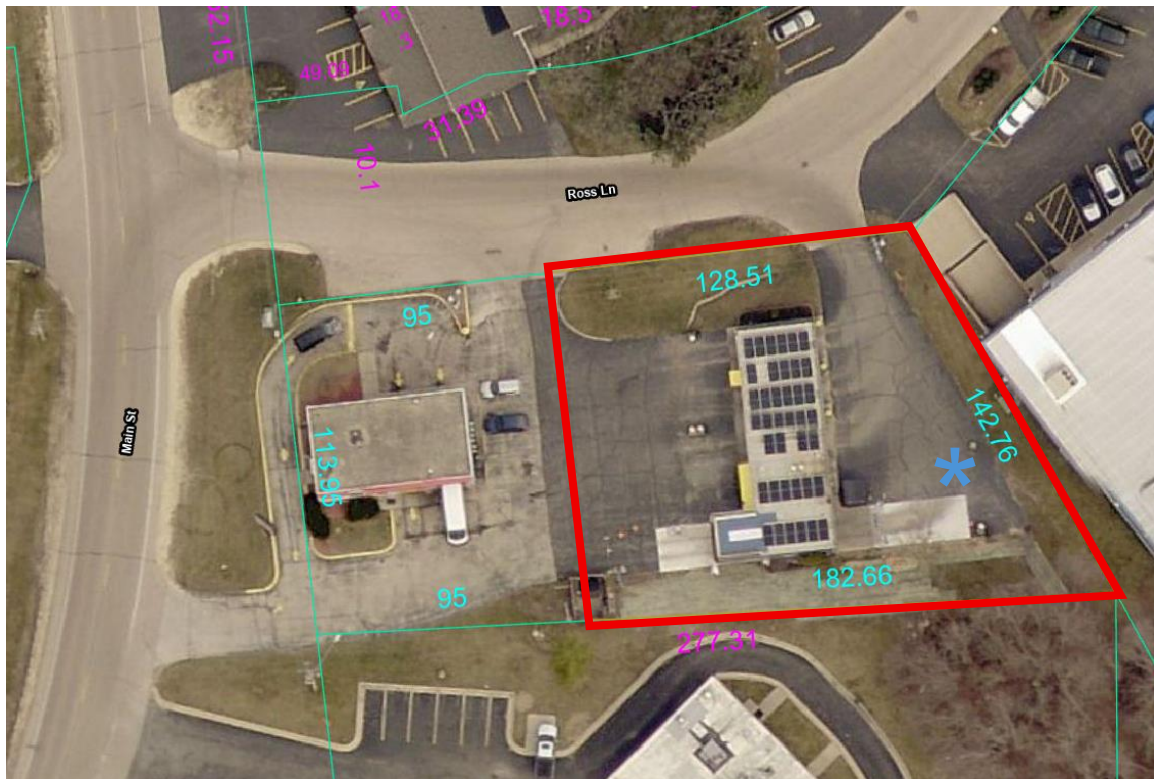
The primary battery unit measures approximately 29 feet by 5.5 feet. The installation also includes a new concrete pad, transformer, associated electrical upgrades, and removable bollards around the battery unit for protection.

The proposed equipment is located in the southeast portion of the property. The proposed side-yard setback is approximately +/- 6 feet 11 3/4 inches, which does not meet the required 10-foot minimum setback. The equipment will need to be adjusted to comply with the applicable setback requirement. The proposed installation meets the required 20-foot front and rear yard setbacks.

Standards	CG, General Commercial	Proposed
Accessory Building Height	25 feet	9 feet 2 inches
Accessory Building Side Yard Setback	10 feet	+/- 6 feet 11 3/4 inches
Accessory Building Rear Yard Setback	10 feet	+/- 38 feet

The proposed development includes a mechanical accessory structure and is subject to Section 15-661 of the Code. Section 15-661(a) requires visually intrusive site elements to be screened from off-site view on all sides, except where access requires an opening (which must use a removable or operable screen if visible from a public street). Section 15-661(b) requires ground-mounted mechanical units, including AC condensers, heat pumps, and similar equipment, to be screened from public view where visible from an adjacent thoroughfare, with no more than 20 percent visibility through the screen.

As the proposed structure is ground-mounted and expected to be visible from an adjacent public thoroughfare, it must meet the 20 percent visibility standard under Section 15-661(b).



Location of Structure



Looking South from Ross Lane



Site Layout



Example of Structure being installed

Engineering Comments: The Village Engineer was provided with a copy of the proposed development and has the following comments:

- **Side Yard Setback:** The required side yard setback is 10 feet; however, the plans currently show a setback of 6 feet, 11¾ inches. Please revise the proposed design to comply with the setback requirements established in Section 15-516 of the Village of Roscoe Code of Ordinances.
- **Utility Coordination:** Please coordinate the proposed installation with the serving electric utility. Written documentation of the utility's interconnection approval, or confirmation that interconnection approval is not required, shall be provided to the Village before issuance of a building permit.

Design Review Procedure: Design Review evaluates and approves the design of proposed buildings or development projects to ensure they comply with established design standards and zoning requirements. Under Section 15-776 of the Zoning Ordinance, all land development and construction of nonresidential projects are required to undergo design review approval. The Zoning Board of Appeals (ZBA) is responsible for either approving, disapproving, or requesting revisions to the proposed development. A concurring vote of at least four ZBA members is necessary to grant or deny the application.

Staff Recommendation: Staff recommends **approval** of the Design Review for an accessory structure to the subject property located within the CG, General Commercial Zoning District at 11629 Main Street, PIN: 04-28-377-010, subject to the following conditions:

1. The applicant shall install the materials that have been reviewed and approved by the Zoning Board of Appeals.
2. The side yard setback requirements established in Sections 15-616 of the Village of Roscoe Code of Ordinances shall be met by the proposed development

3. The applicant shall screen the proposed development in accordance with Section 15-661(b) of the Code. Screening details shall be reviewed and approved by staff prior to issuance of a building permit.
4. Written documentation of the utility's interconnection approval, or confirmation that interconnection approval is not required, shall be provided to Village staff before issuance of a building permit.
5. The Applicant and/or its contractor shall obtain all required permits before the commencement of construction activities.



10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: permits@roscoeil.gov

DESIGN REVIEW

What Requires Design Review Approval?

Design Review approval from the Zoning Board of Appeals (ZBA) is required before a permit may be issued for:

- All nonresidential developments requiring a village permit.
- New buildings with four or more dwelling units.
- Any exterior alteration, enlargement, or major remodeling of structures in Commercial or Industrial districts.
- All projects subject to site plan, elevation, landscape, lighting, or signage review.

Design Review Submission and Approval Requirements

- To be placed on a Zoning Board of Appeals agenda, Design Review submittals must be received at least one month in advance of the meeting.
- Applicants should anticipate design review to take at least 5 weeks.
- No zoning or building permit will be issued without prior ZBA approval.

Design Review Process

Schedule a pre-application conference with the Zoning Administrator.

Contact: 815-623-2829.



Submit a complete Design Review Application, including all required documents, to the Village by the application deadline.



The Zoning Administrator reviews submitted application and prepares a staff report for the ZBA meeting.



The application is reviewed at the next scheduled ZBA meeting.



ZBA File # _____

Item # 2.

**APPLICATION FOR DEVELOPMENT APPROVAL:
DESIGN REVIEW AND APPROVAL**

This form is to be used for all Design Review applications to be heard by the Village of Roscoe. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: DeLong Car Wash LLC
2. Project Location: 11629 Main St Roscoe, IL 61073
3. Brief Project Description:
Installation of a 530.4kW Tesla Megapack Battery Energy Storage System. This is being installed on an existing site with existing structures/facilities remaining unchanged.
4. Project Property Legal Description:
PIN: 04-28-377-010, Zoning Type: General Commercial Facility type: Commercial Car Wash
5. Project Property Size in Acres and Square Feet: 32659.71 Sq Ft. or 0.75 Acres

B. Owner Information

1. Signature: _____
2. Name: _____
3. Address: _____
4. Phone Number: _____ Fax: _____ Email: _____

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature:  _____
2. Name: Sam Moore
3. Address: 815 Commerce Dr
4. Phone Number: 224-519-9054 Fax: _____ Email: SMoore@cesnrg.com

Official Use Only

ZBA Pre-App Date _____	ZBA Date(s) _____	Zoning District _____
App Date _____	CA Date(s) _____	Com Date(s) _____
Comp Plan _____		
ZBA Approved _____	Approved with conditions _____	Denied _____
CA Approved _____	Approved with conditions _____	Denied _____

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Design Review are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. A pre-application conference with Village staff is required. At the meeting, the ZBA may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
2.	Project Narrative	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
5.	Proof of Ownership	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
8.	General Location Map	X					
9.	Survey / Legal Description (To include: easements, covenants, and any other restrictions on property)	X					
10.	Site Plan (To include: landscape plan, parking plan, common spaces, etc.)	X					
11.	Building Elevations	X					
12.	Floor Plans	X					
13.	Roof Plan	X					
14.	Color Rendering	X					
15.	Photographs of Existing Property and Area	X					
16.	Village Utility Impact Calculations and Report*	*					
17.	Preliminary Utility Improvement Plans*	*					
18.	Utility Letters*	*					
19.	Traffic Study*	*					
20.	IDOT Permit for Work*	*					
21.	Professional economic analysis*	*					

*= if Village staff deems necessary for analysis and approval.

Submit all of the above electronically to: permits@villageofroscoe.com.

If you have any questions, please contact the Village Hall at 815-623-2829.

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

	<u>Existing</u>	<u>Proposed</u>
<u>Lot Size</u>	32659.71 Sq Ft.	32659.71 Sq Ft.
<u>Lot Coverage</u> (List as both a square footage and a percentage) This includes all buildings and structures located on a lot.	2028 Sq Ft. or 6.2% of total lot coverage	2185 Sq FT. or 6.7% of total lot coverage
<u>Front Yard Setback</u>	24'-0"+	ESS to be 25'-0"+ away
<u>Side Yard Setbacks</u>	60'-0"+	ESS to be 7'-0" away
<u>Rear Yard Setback</u>	+20'-0"	ESS to be 25'-0"+ away
<u>Height of Tallest Structure</u>	12' (existing building)	12' (existing building) (BESS system is 9'-2")
<u>Number of Dwelling (for residential projects)</u>	0	0
<u>Total Building Area by Floor (for non-residential projects)</u>	2028	2185

<u>Total Number of Parking Spaces Enclosed and Surface</u>	N/A	N/A
<u>Number of Parking Spaces per Unit (for residential projects)</u>	N/A	N/A
<u>Number of Parking Spaces per 1,000 sq. ft. of Building Area (for non-residential projects)</u>	N/A	N/A

PART IV. JUSTIFICATION OF THE PROPOSED DESIGN REVIEW

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. **Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.**

1. How are the plans, designs, and/or proposals for the proposed Design Review in harmony with the purposes, goals, objectives, policies and standards of the Village of Roscoe Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

The proposal is designed to comply with applicable Village zoning and setback requirements. The ESS equipment is located at the edge of the property while maintaining the required 5-foot setback from the property lines and is arranged to minimize impacts to surrounding properties. The installation supports efficient energy infrastructure while maintaining compatibility with the existing site development.

Design adheres to all applicable codes.

-
2. How does the proposed Design Review provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site?

The ESS equipment is located at the property edge and is positioned to minimize visual and auditory impacts to nearby residences. The proposed equipment will operate within manufacturer specifications and applicable noise requirements. Existing site conditions and bollards will further reduce visibility from adjacent properties

-
3. How are fences, walls, barriers and/or landscaping arranged in the proposed Design Review to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants?

The ESS will be protected by appropriate barriers in accordance with applicable safety requirements. this will help minimize visibility while the 5' setback will provide separation from adjacent occupants while maintaining required access for operation and emergency response.

-
4. How is the proposed Design Review designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property?

The ESS is strategically located along the edge of the property while maintaining the required 5-foot building setback, minimizing impacts to the primary use and enjoyment of adjoining properties.

5. How are all of the elements of the proposed Design Review designed and arranged so that they exist harmoniously with nearby existing and anticipated development? Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors.

The proposed ESS is arranged to integrate with the existing site development while maintaining the required 5-foot building setback. The equipment does not generate significant dust or odors, and the design maintains necessary access, safety clearances, and compatibility with existing and anticipated development.

this project will be a clean and workmanlike final product, and that the final installation is an augmentation to the existing structures, infrastructure, and amenities

-
6. How are noxious emissions or conditions not typical of land uses in the underlying zoning district associated with the proposed Design Review effectively confined so as not to be injurious or detrimental to nearby properties?

The proposed ESS is designed and operated in accordance with applicable safety, environmental, and fire protection requirements. The Tesla Megapack is a contained electrical energy storage system and is not expected to generate noxious emissions, odors, dust, or other conditions that would be injurious or detrimental to nearby properties. Any potential hazards are addressed through the system's integrated safety controls and required emergency access and protection measures. All of the equipment will be locked and inaccessible to unauthorized personnel

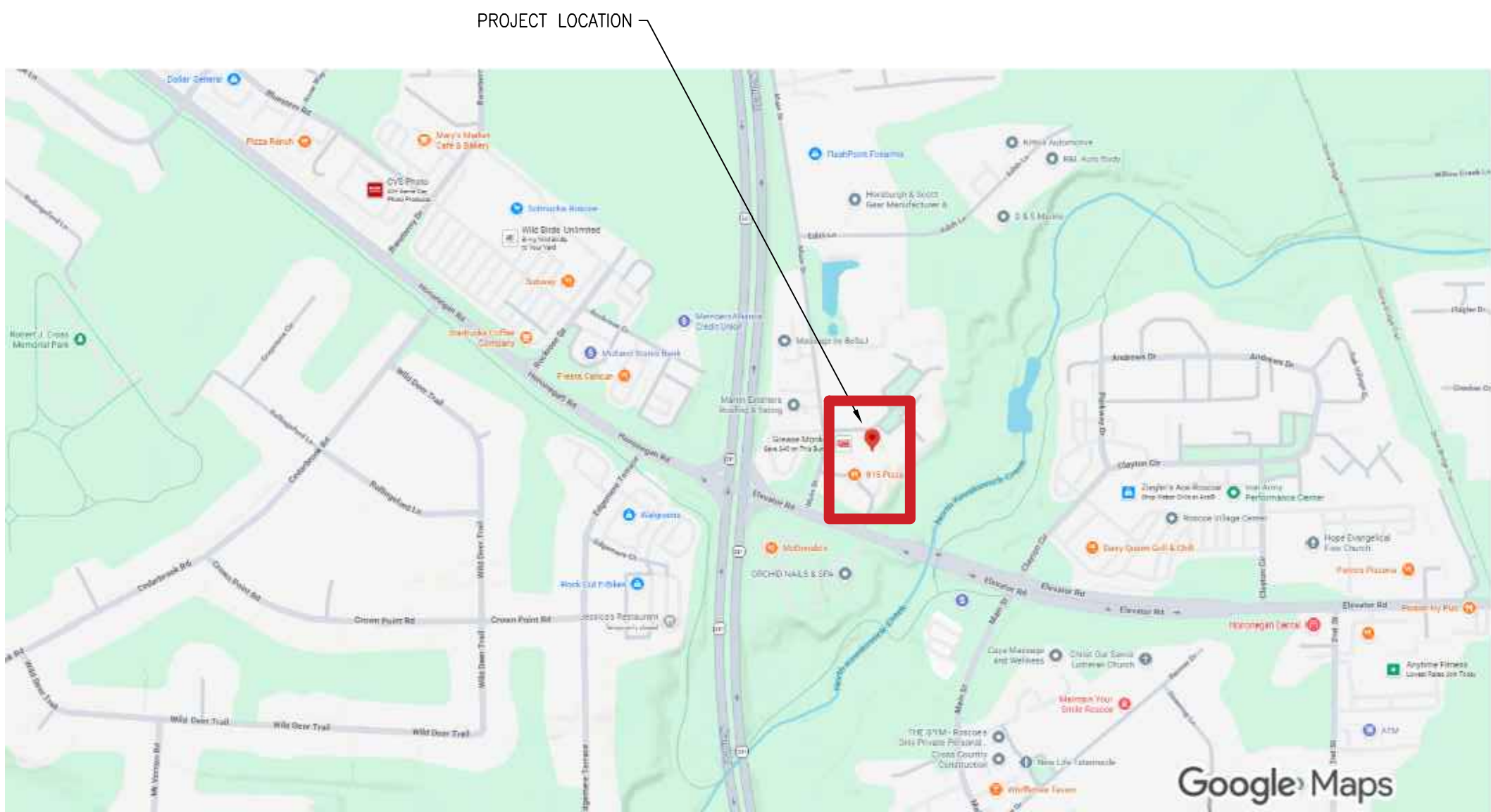
-
7. Are there any uses that need to be permitted by exception? Are they necessary or desirable and appropriate with respect to the primary purpose of the development and not of such a nature, or so located, as to exercise a detrimental influence on the surrounding neighborhood? Explain.

No uses requiring a special exception are proposed as part of this Design Review. The proposed ESS is an accessory energy infrastructure installation serving the property and is located at the edge of the site to minimize impacts on the surrounding neighborhood. The BESS will support immediate/local energy infrastructure improving grid health.

DELONG ROSCOE CAR WASH ESS



DEVELOPED BY



1 VICINITY MAP
NTS



2 OVERALL AERIAL MAP
NTS

SHEET INDEX		
●	NEW DRAWING	E0.0 - COVER PAGE E0.1 - ELECTRICAL NOTES E1.0 - SITE PLAN - OVERALL E1.0B - ENLARGED ESS & EQUIPMENT LAYOUT E1.0C - ESS FEEDER PLAN E1.0D - ESS DETAILS E2.1 - SINGLE LINE DIAGRAM E3.1 - SAFETY PLACARDS E4.1 - EQUIPMENT SPECIFICATIONS
Δ	REVISED DRAWING	
○	NO CHANGES	
-	DRAWING REMOVED	
+	REMOVED DRAWING RETURNED TO SET	
DATE	ISSUANCE	
8/19/2026	ISSUED FOR PERMIT	

3 SHEET INDEX

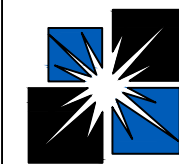
LOCATION INFORMATION		Item # 2.
LAT/LONG:	(42.429615, -89.014115)	
GOVERNING CODES:		
BUILDING	(2015) IBC (INTL. BUILDING CODE)	
FIRE	(2015) IFC (INTL. FIRE CODE)	
ELECTRICAL	(2014) NEC ELECTRICAL CODE	
AHU	Village of Roscoe	
SITE SPECIFICATIONS		
RISK CATEGORY	II	
DESIGN WIND SPEED	115	
EXPOSURE CATEGORY	C	
GROUND SNOW LOAD	25	
SEISMIC IMPORTANCE FACTOR	1	
SEISMIC RESPONSE COEFFICIENT	TBD	
SEISMIC DESIGN CATEGORY	B	
CLOSEST ASHRAE STATION:	ROCK COUNTY AP, WI, USA (WMO: 726415)	
ASHRAE - EXTREME ANNUAL MEAN MINIMUM DESIGN DRY BULB TEMPERATURE	-24.4°C	
ASHRAE - EXTREME ANNUAL MEAN MAXIMUM DESIGN DRY BULB TEMPERATURE	35.2°C	
SYSTEM SIZE INFORMATION		
AC RATING (kW)	530.4kW	
ESS INFORMATION		
MANUFACTURER	TESLA	
MODEL	MEGAPACK 2XL	
SYSTEM SPECIFICATIONS	530.4kW/2121.6kWh/650KVA	



4	08-19-26	ISSUED FOR PERMIT	ODR
3	07-24-26	RE-ISSUED FOR INTERCONNECTION	ODR
2	02-20-24	RE-ISSUED FOR INTERCONNECTION	MFV
1	09-07-23	ISSUED FOR INTERCONNECTION	ODR
NO.	DATE	REVISION	BY

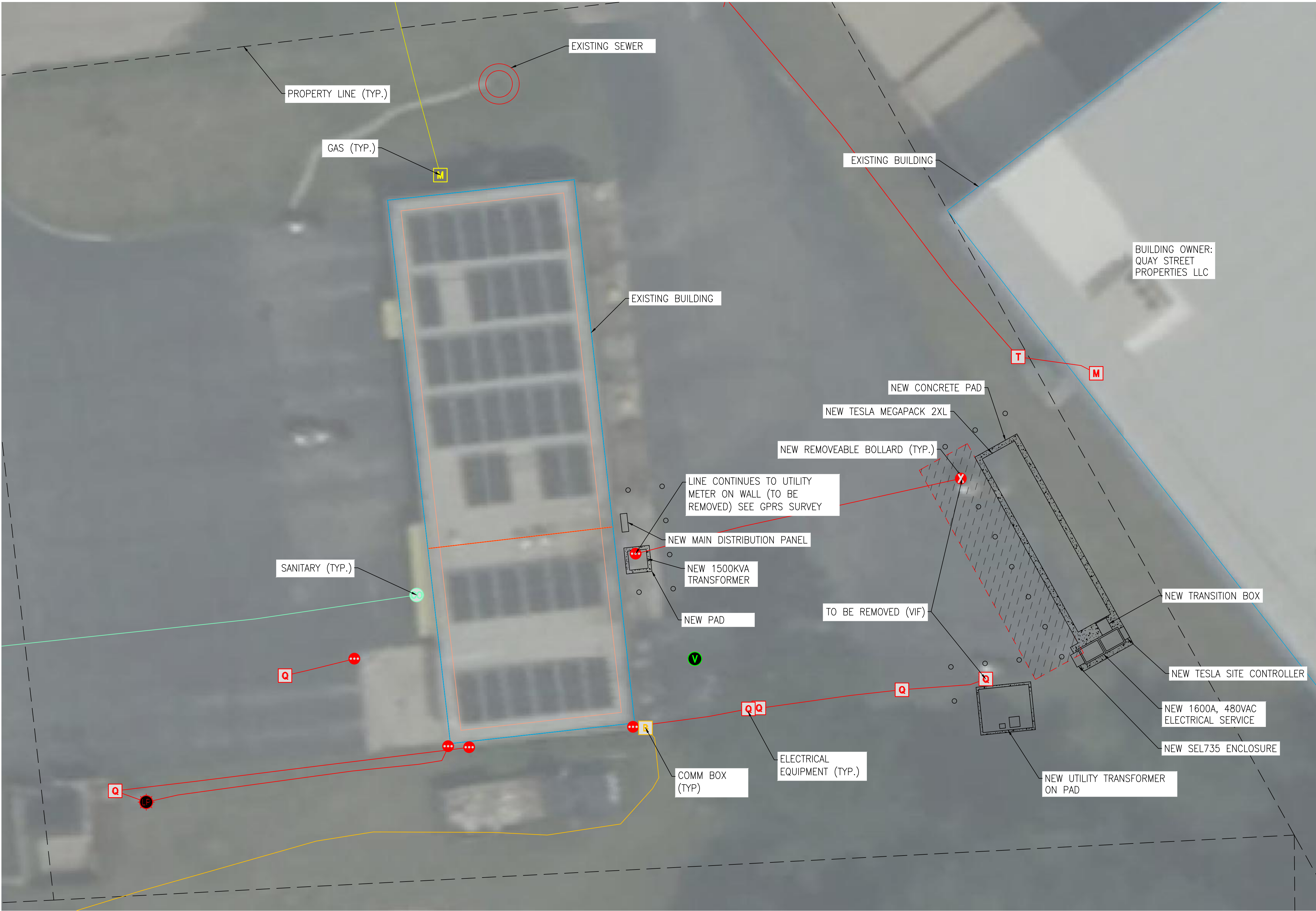
WIZ O' WASH
11629 MAIN ST
ROSCOE IL 61073

SHEET NAME:		COVER PAGE
REVIEWED AND APPROVED BY:	CL	PROJECT NUMBER 4260003
DESIGN BY:	CL	SHEET NUMBER E0.0
CONTRACT DRAWING REFERENCE		



CONTINENTAL
ENERGY SOLUTIONS

815 COMMERCE DRIVE
SUITE 280
OAK BROOK, ILLINOIS 60523
WWW.CESNRG.COM



1 OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NO NEW INTERIOR OR EXTERIOR LIGHTING PROPOSED AS PART OF THIS PROJECT.
2. NO GRADING OF EXISTING SOIL PROPOSED AS PART OF THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH APPLICABLE RULES, REGULATIONS, AND STANDARDS OF THE AUTHORITY HOLDING JURISDICTION (AHJ).
4. EXISTING FEATURES, INCLUDING TREES AND UTILITIES, ARE TO REMAIN PROTECTED DURING CONSTRUCTION.
5. DISPOSE OF ALL CONSTRUCTION DEBRIS AND SPOILS OFF SITE, IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
6. UTILITIES SHALL BE PRE-LOCATED AND MARKED ABOVE GROUND PRIOR TO CONSTRUCTION. RACKING POSTS SHALL BRIDGE PRE-LOCATED UTILITIES.
7. FOR DETAILS RELATED TO EROSION PREVENTION, PLEASE REFER TO THE PROVIDED, SITE-SPECIFIC SWPPP & LANDSCAPING PLAN.
8. FOR DETAILS RELATED TO SITE STABILIZATION & MAINTENANCE, PLEASE REFER TO PROVIDED, SITE-SPECIFIC LANDSCAPING PLAN.
9. ARC-FLASH HAZARD WARNING MARKINGS WILL BE PROVIDED ON ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION,ADJUSTMENT,SERVICING, OR MAINTENANCE WHILE ENERGIZED TO WARN QUALIFIED PERSONS.
10. WHEREVER CIRCUIT CONDUCTORS ARE SPLICED IN A BOX, ALL EQUIPMENT GROUNDING CONDUCTORS ASSOCIATED WITH THESE CIRCUITS SHALL BE BONDED ("PIGTAILED") TO THE BOX.
11. 3' MINIMUM CLEARANCE WILL BE PROVIDED AROUND ALL FUNCTIONING ELECTRICAL EQUIPMENT.
12. INSTALLATION TO BE IN COMPLIANCE WITH NFPA 855. A PROEJCT SPECIFIC HAZARD MITIGATION ANALYSIS (HMA) MUST BE PREPARED, AND INSTALLATION SHOULD BE IN COMPLIANCE WITH THE PROJECT SPECIFIC HMA.

LEGEND:



4	08-19-26	ISSUED FOR PERMIT	ODR
3	07-24-26	RE-ISSUED FOR INTERCONNECTION	ODR
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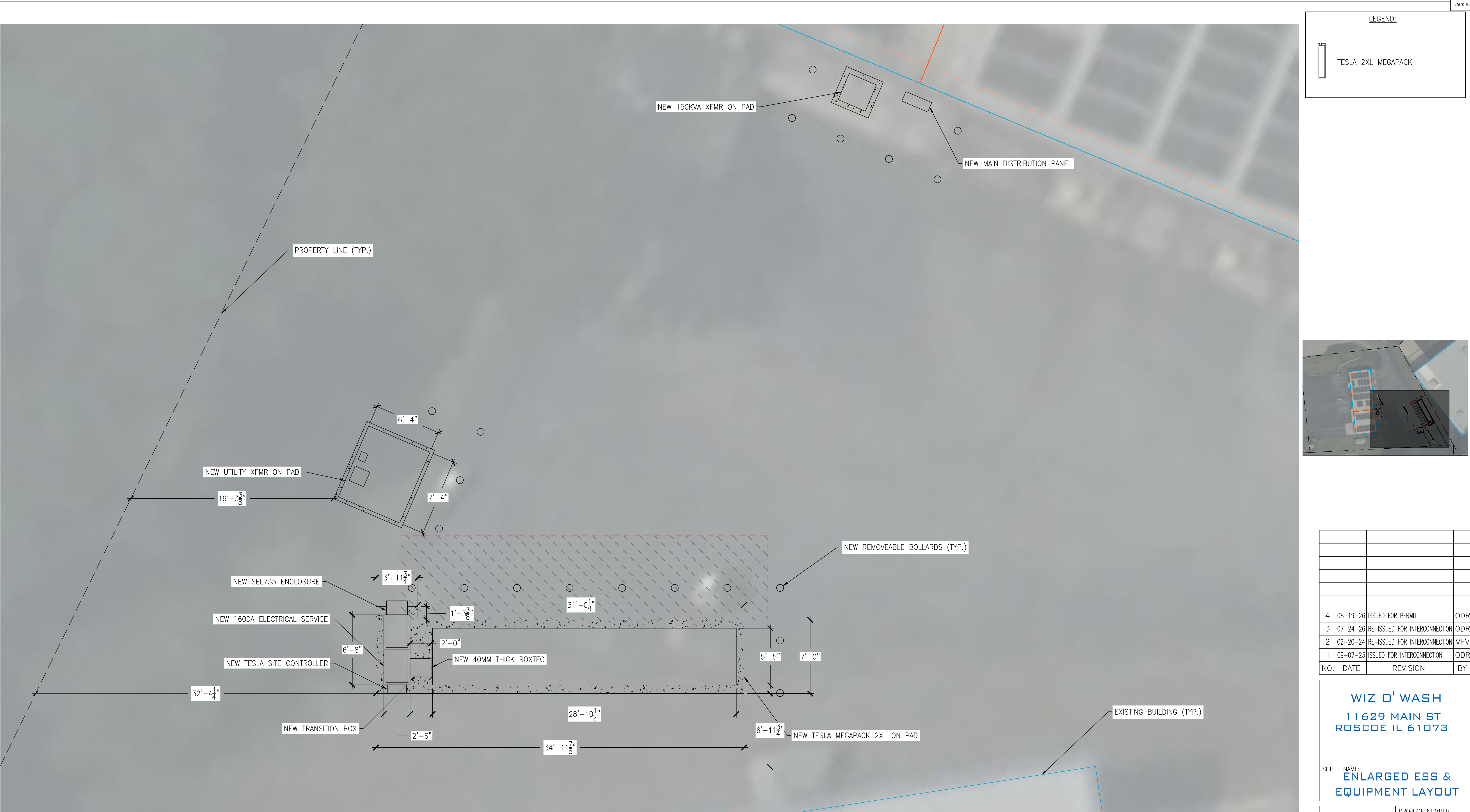
WIZ O' WASH
11629 MAIN ST
ROSCOE IL 61073

SHEET NAME:
OVERALL SITE PLAN

REVIEWED AND APPROVED BY:	CL	PROJECT NUMBER	4260003
DESIGN BY:	CL	SHEET NUMBER	E 1 . 0

CONTRACT DRAWING REFERENCE





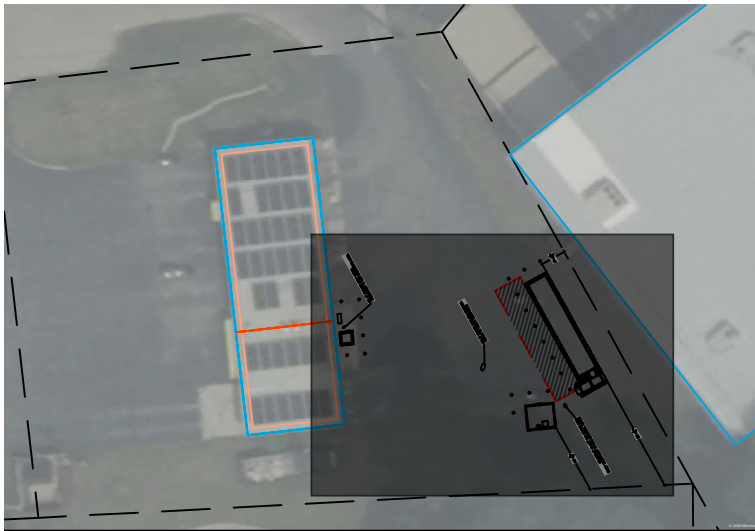
1 ENLARGED ESS & EQUIPMENT LAYOUT
SCALE: 1/4" = 1'-0"

NOTES:

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE REQUIREMENTS OF THE LOCAL AUTHORITY HOLDING JURISDICTION (AHJ).
- ALL EQUIPMENT IS LISTED AND LABELED PER RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING.
- ALL OUTDOOR EQUIPMENT SHALL BE MINIMUM NEMA 3R.
- VERIFY ALL EQUIPMENT AND DIMENSIONS WITH APPROVED EQUIPMENT RECORD DRAWINGS PRIOR TO BEGINNING WORK.
- EQUIPMENT AND INSTALLATION DETAILS SHALL BE COORDINATED WITH FINAL EQUIPMENT CUT SHEETS.
- CONDUIT SHOWN IS DIAGRAMMATIC AND DOES NOT REFLECT ANY/ALL OBSTRUCTIONS.
- CONTRACTOR TO DETERMINE EXACT ROUTE OF CONDUIT BASED ON EXISTING CONDITIONS.
- CONTRACTOR TO COORDINATE PLANNED CONDUITS ROUTES WITH CONTINENTAL ENERGY SOLUTIONS.
- CONDUIT MUST BE IDENTIFIED AT BOTH ENDS.
- PROVIDE A PULL STRING AND SEAL WITH AN APPROVED SEALANT AT BOTH ENDS.
- ALL WIRE SHALL BE COPPER UNLESS NOTED OTHERWISE (U.N.O.).

LEGEND:

TESLA 2XL MEGAPACK



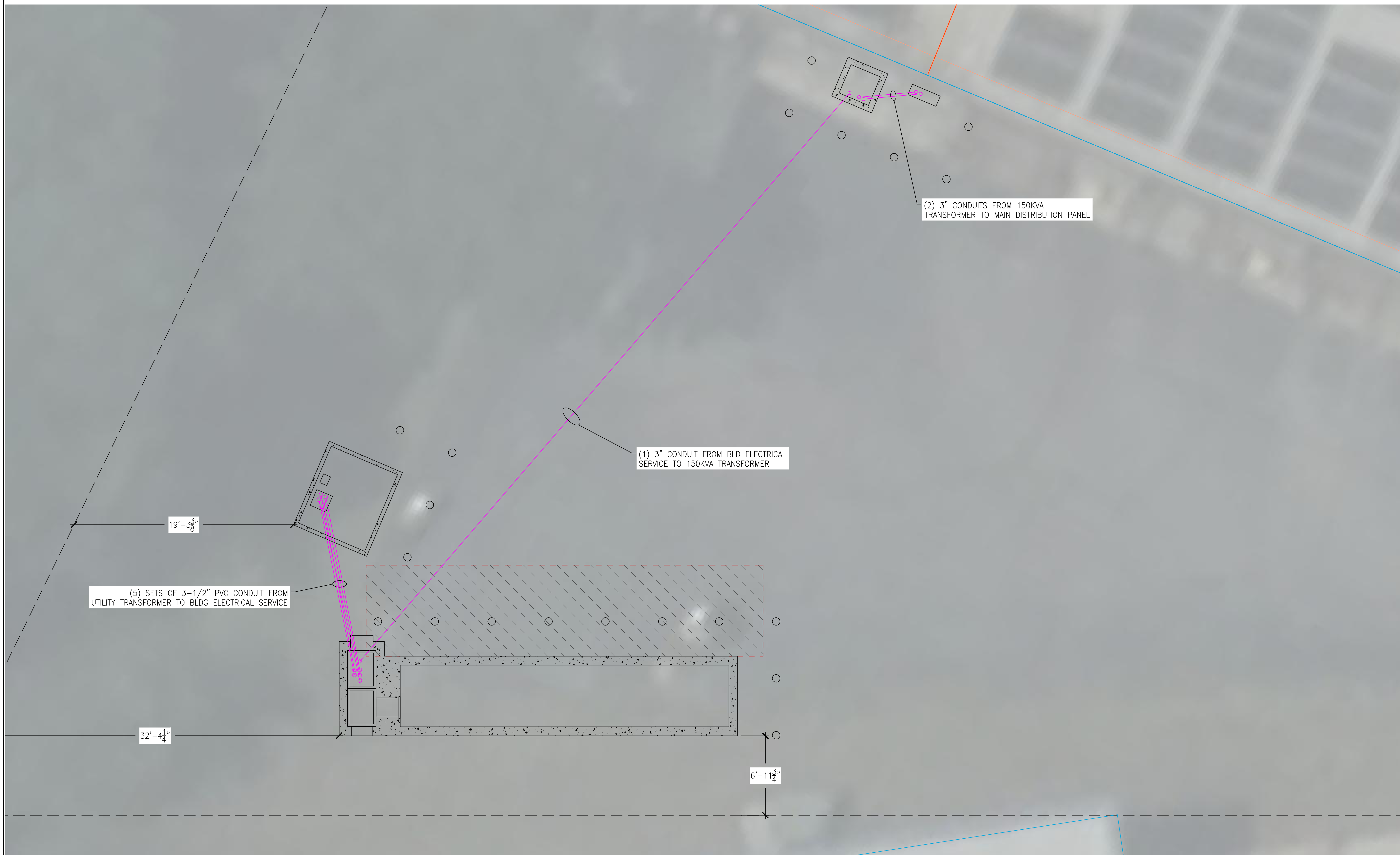
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NO.	DATE	REVISION	BY

WIZ O' WASH
11629 MAIN ST
ROSCOE IL 61073

SHEET NAME:
ENLARGED ESS & EQUIPMENT LAYOUT

REVIEWED AND APPROVED BY:	CL	PROJECT NUMBER	4260003
DESIGN BY:	CL	SHEET NUMBER	E1.0B
CONTRACT DRAWING REFERENCE			

CONTINENTAL ENERGY SOLUTIONS
815 COMMERCE DRIVE
SUITE 280
OAK BROOK, ILLINOIS 60523
WWW.CESNRG.COM



1 ESS FEEDER PLAN

NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE REQUIREMENTS OF THE LOCAL AUTHORITY HOLDING JURISDICTION (AHJ).
2. ALL EQUIPMENT IS LISTED AND LABELED PER RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING.
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6. CONDUIT SHOWN IS DIAGRAMMATIC AND DOES NOT REFLECT ANY/ALL OBSTRUCTIONS.
7. CONTRACTOR TO DETERMINE EXACT ROUTE OF CONDUIT BASED ON EXISTING CONDITIONS.
8. CONTRACTOR TO COORDINATE PLANNED CONDUITS ROUTES WITH CONTINENTAL ENERGY SOLUTIONS.
9. CONDUIT MUST BE IDENTIFIED AT BOTH ENDS.
10. PROVIDE A PULL STRING AND SEAL WITH AN APPROVED SEALANT AT BOTH ENDS.
11. ALL WIRE SHALL BE COPPER UNLESS NOTED OTHERWISE (U.N.O.).

LEGEND:



TESLA 2XL MEGAPACK



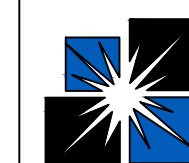
4	08-19-26	ISSUED FOR PERMIT	ODP
3	07-24-26	RE-ISSUED FOR INTERCONNECTION	ODP
2	02-20-24	RE-ISSUED FOR INTERCONNECTION	MFV
1	09-07-23	ISSUED FOR INTERCONNECTION	ODP
NO.	DATE	REVISION	BY

WIZ O' WASH
11629 MAIN ST
ROSCOE IL 61073

SHEET NAME: ESS FEEDER
PLAN

REVIEWED AND APPROVED BY:	CL	PROJECT NUMBER 4260003
DESIGN BY:	CL	SHEET NUMBER E1.00

CONTRACT DRAWING REFERENCE

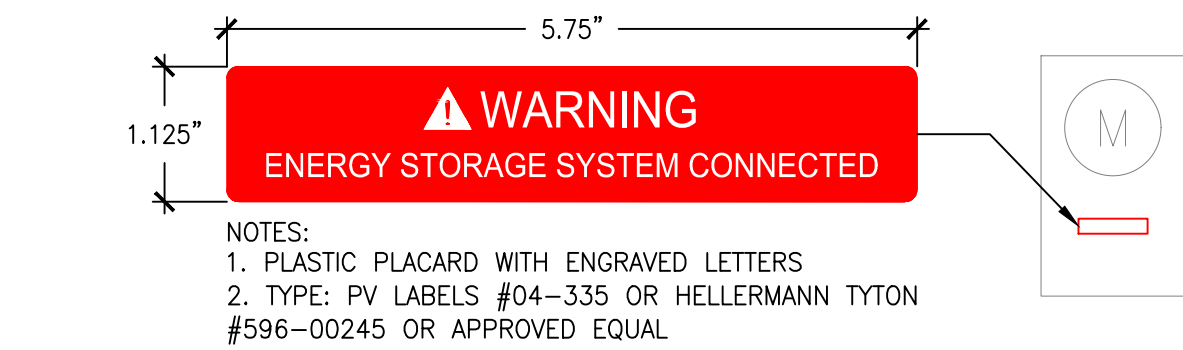


CONTINENTAL
ENERGY SOLUTIONS

815 COMMERCE DRIVE
SUITE 280
OAK BROOK, ILLINOIS 60523
WWW.CESNRG.COM

LABELING NOTES:

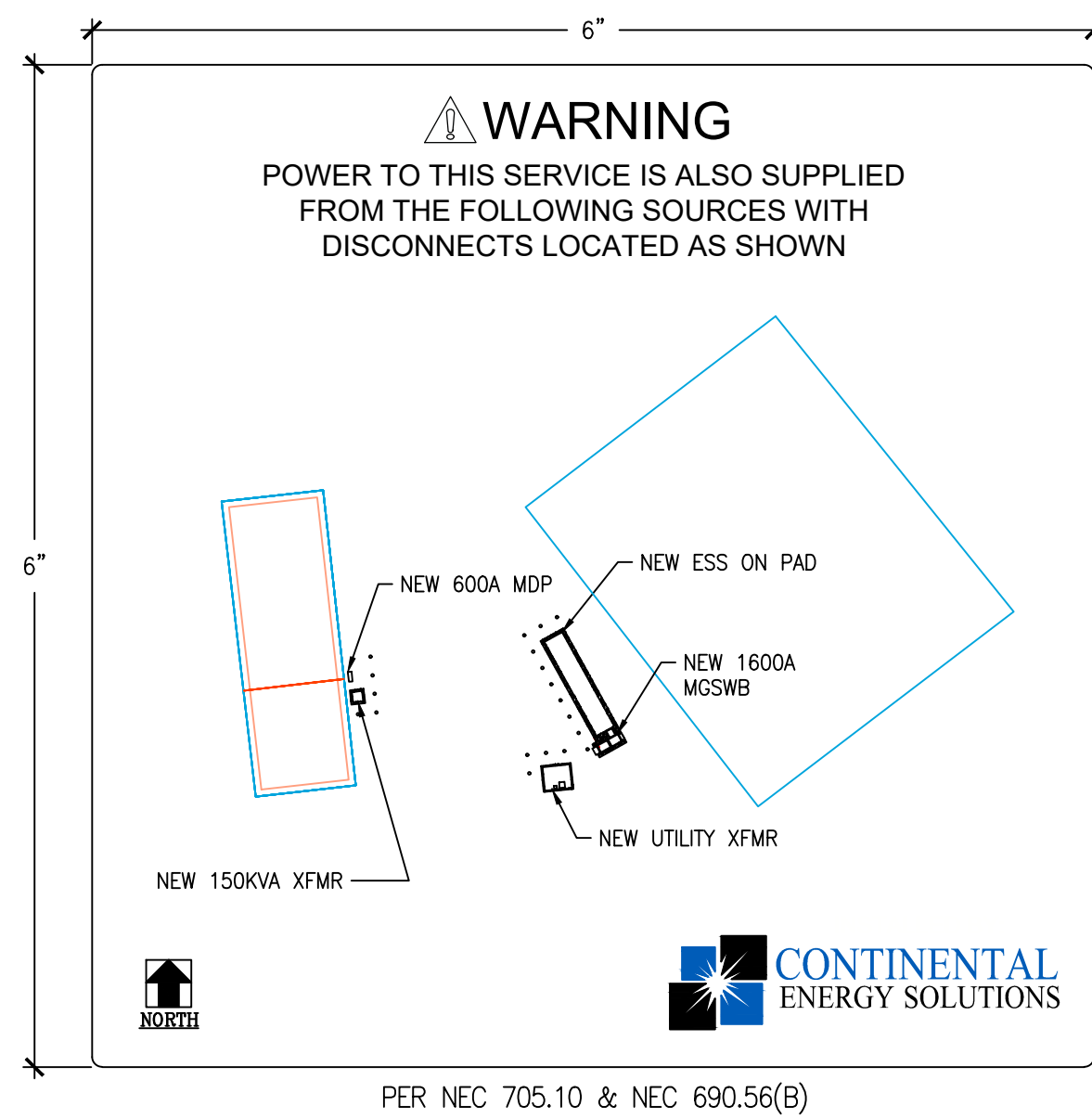
- ALL NECESSARY SIGNAGE MUST MEET REQUIREMENTS OF ART. 110, 690 AND 705 AS OUTLINED IN THIS SIGNAGE SCHEDULE.
- ALL SIGNAGE SHALL MEET THE REQUIREMENTS BELOW:
 - BE LABEL TYPE (LAMINATED STICKER WITH POLYESTER FILM) OR PLACARD TYPE (MIN. 1/16" PLASTIC PLACARD WITH ENGRAVED LETTERS)
 - APPLICATION BY ADHESIVE BACK, WITH ADHESIVE SUITABLE FOR LIFE OF PV SYSTEM
 - LISTED TO UL 969
 - REFLECTIVE AND SUITABLE FOR THEIR ENVIRONMENT. SIGNAGE LOCATED OUTSIDE SHALL BE SUITABLE FOR DIRECT SUNLIGHT, RAIN, SNOW, ICE, FOG, AND SALT AIR WITH A MINIMUM TEMPERATURE RATING OF -40 TO 176 DEG FAHRENHEIT.
 - RED BACKGROUND, WHITE LETTERING
 - LETTERING SHALL BE ALL CAPITAL LETTERS WITH ARIAL OR SIMILAR FONT, NON-BOLD
- ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO PROCUREMENT TO ENSURE ADEQUATE SPACE FOR APPLICATION OF SIGNAGE
- NO FIELD MODIFICATION OF SIGNAGE INCLUDING HAND-WRITING LABELS SHALL BE PERMITTED
- SIGNAGE IN THIS SCHEDULE REPRESENT THE MINIMUM REQUIREMENTS FOR SIGNAGE, CONTRACTOR TO PROVIDE ANY ADDITIONAL SIGNAGE REQUIRED TO FACILITATE A SUFFICIENTLY LABELED SYSTEM



- NOTES:
1. PLASTIC PLACARD WITH ENGRAVED LETTERS
 2. TYPE: PV LABELS #04-335 OR HELLERMANN TYTON #596-00245 OR APPROVED EQUAL

1 UTILITY/ METER LABELING DETAIL

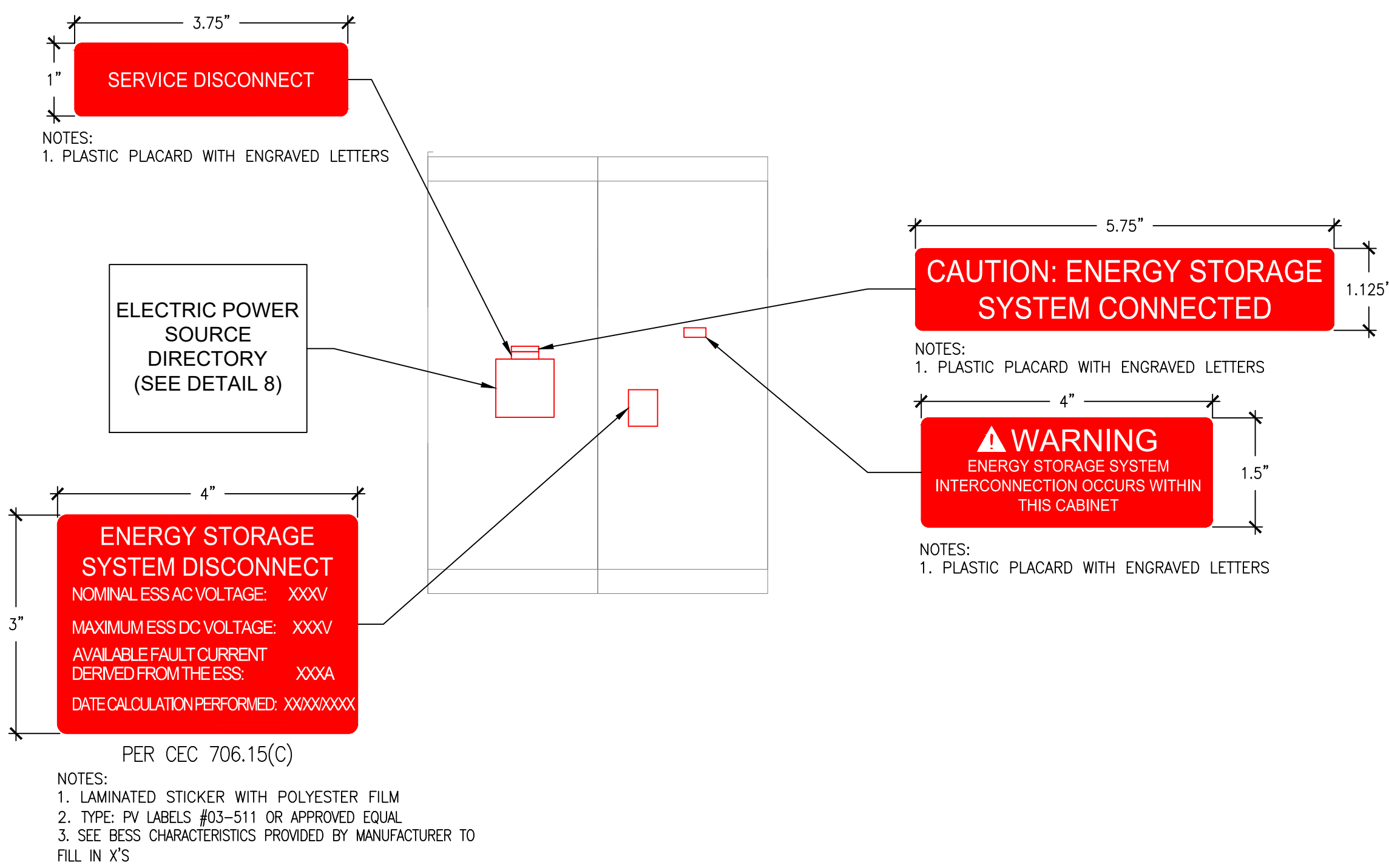
NTS



PER NEC 705.10 & NEC 690.56(B)

2 BUILDING/STRUCTURE LABELING DETAIL

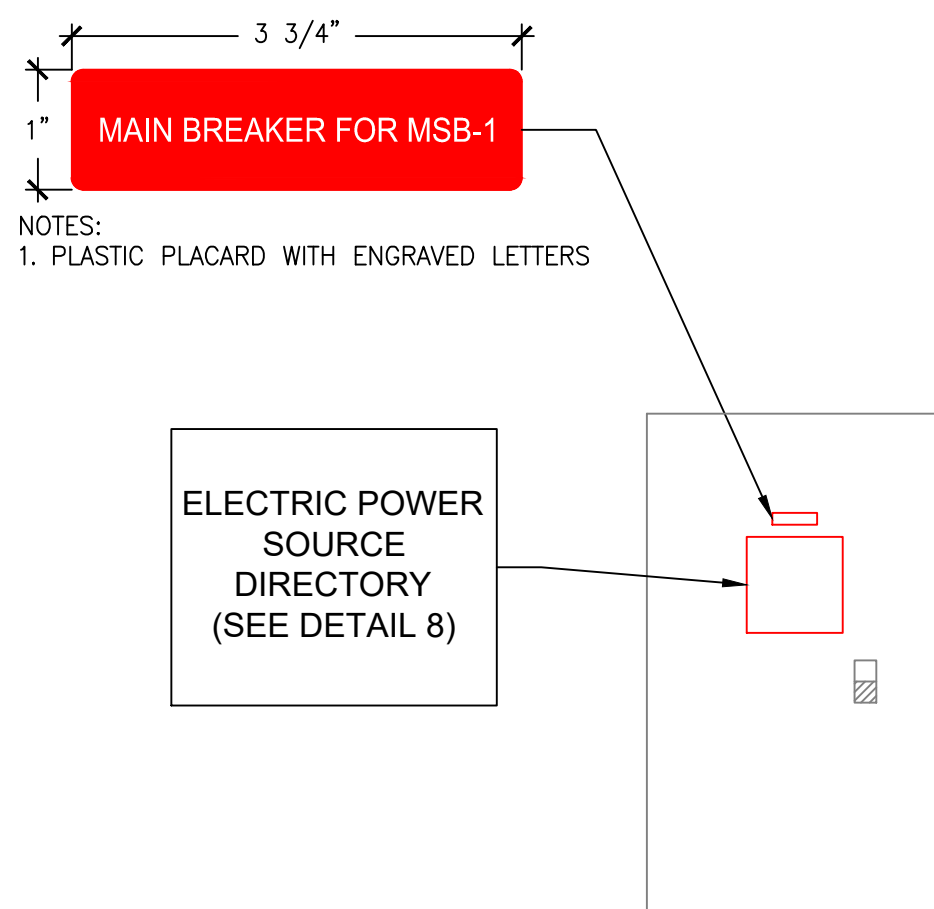
NTS



- NOTES:
1. LAMINATED STICKER WITH POLYESTER FILM
 2. TYPE: PV LABELS #03-511 OR APPROVED EQUAL
 3. SEE BESS CHARACTERISTICS PROVIDED BY MANUFACTURER TO FILL IN X'S

4 MICROGRID SWITCHBOARD LABELING DETAIL

NTS



4 AC ENCLOSED C/B LABELING DETAIL

NTS



4	08-19-26	ISSUED FOR PERMIT	ODR
3	07-24-26	RE-ISSUED FOR INTERCONNECTION	ODR
2	02-20-24	RE-ISSUED FOR INTERCONNECTION	MFV
1	09-07-23	ISSUED FOR INTERCONNECTION	ODR
NO.	DATE	REVISION	BY

WIZ O' WASH
11629 MAIN ST
ROSCOE IL 61073

SHEET NAME:
**SAFETY
PLACARDS**

REVIEWED AND APPROVED BY:	CL	PROJECT NUMBER	4260003
DESIGN BY:	CL	SHEET NUMBER	E3.1

CONTRACT DRAWING REFERENCE

**CONTINENTAL
ENERGY SOLUTIONS**
815 COMMERCE DRIVE
SUITE 280
OAK BROOK, ILLINOIS 60523
WWW.CESNRG.COM

MEGAPACK 2 XL DATASHEET

TESLA.COM/MEGAPACK

Grid transformation for the world's largest energy projects

- Best-in-class energy density and round-trip efficiency
- Industry-leading power electronics and thermal system performance
- Rapid and cost-effective deployment with factory-assembled and pre-tested solution

Scaled and rigorously tested product safety and reliability

- Comprehensive in-house reliability testing by the leading experts in the industry
- Engineered for safety and performance at every level
- Continuous improvement based on large-scale operational experience

Designed with flexibility and configurability in mind

- Modular architecture that allows for a range of configurations across multiple applications
- Industry experts available to identify site-specific needs
- Integrated solution that allows for battery augmentation over time



POWER AND ENERGY

Megapack duration is configurable. Standard configurations are 2-Hour and 4-Hour durations. Nominal energy is specified at 25°C (77°F).

	AC Power per Megapack	Energy per Megapack
2-Hour	1927 kW	3854 kWh
4-Hour	979 kW	3916 kWh

ELECTRICAL

Nominal AC Voltage	480 V AC 3-phase
Nominal Frequency	50 or 60 Hz
Inverter Power per Megapack ¹	2-Hour Max: 2400 kVA 4-Hour Max: 1320 kVA
Round-Trip Efficiency ²	2-Hour: 91.7% 4-Hour: 93.7%

¹ Scalable from 400 kVA minimum in increments of 50 kVA

² Full-depth cycle including all power conversion and thermal system losses, at 25°C (77°F)

WARRANTY

Coverage	All-inclusive, equipment and energy retention
Term	15 years standard, extendable to 20 years

PART NUMBER

1648844-XX-Y Where X is a number between 0-9 and Y is a letter

MECHANICAL AND MOUNTING

Ingress Ratings	IP66/NEMA 3R (Main Enclosure) IP20 (Thermal System)	
Enclosure Dimensions +/- 13 mm (½ in)	Width: 8800 mm (346 ½ in) Depth: 1650 mm (65 in) Height: 2785 mm (110 in)	
Maximum Weight	38,100 kg (84,000 lb)	
Operating Ambient Temperature	-30°C to 50°C (-22°F to 122°F)	

REGULATORY

System is compliant to grid codes and safety standards of all major markets.

System	NRTL listed to UL 1973, UL 9540, UL 9540A, UL 1741 SB, IEC 62619, IEEE 1547	
Cells	NRTL listed to UL 1642	

CONTROLS AND COMMUNICATIONS

Protocols	Modbus TCP / DNP3 / REST API	
Core Control Modes	Direct Real Power Direct Reactive Power Frequency Support Virtual Inertia	Ramp Rate Control Site Control Power Factor Control Voltage Control

MONITORING

Powerhub	Free-to-use cloud monitoring portal
----------	-------------------------------------

TESLA

MEGAPACK 2 XL DATASHEET - REV. 1.6 - April 21, 2023

1

ESS SPECIFICATIONS

4	08-19-26	ISSUED FOR PERMIT	ODR
3	07-24-26	RE-ISSUED FOR INTERCONNECTION	ODR
2	02-20-24	RE-ISSUED FOR INTERCONNECTION	MFV
1	09-07-23	ISSUED FOR INTERCONNECTION	ODR
NO.	DATE	REVISION	BY

WIZ O' WASH

11629 MAIN ST
ROSCOE IL 61073

SHEET NAME:

EQUIPMENT SPECIFICATIONS

REVIEWED AND APPROVED BY: CL

PROJECT NUMBER

4260003

DESIGN BY: CL

SHEET NUMBER

E4.1

CONTRACT DRAWING REFERENCE

CONTINENTAL
ENERGY SOLUTIONS

815 COMMERCE DRIVE
SUITE 280
OAK BROOK, ILLINOIS 60523
WWW.CESNRG.COM

File Location: C:\Users\ORamirez\OneDrive\Documents\CES - Delong Roscoe\Project Files\00 - Project Delivery\ESS Adder\E2.1 ONE LINE DIAGRAM.dwg Designer: ORamirez

26



DRAWING NOTES

2. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES. GPRS IS NOT A LICENSED LAND SURVEYOR. THIS PDF IS NOT A LAND SURVEY AND MAY NOT BE RELIED ON OR USED FOR ANY PURPOSES EXCEPT AS EXPRESSLY STATED HEREIN.

3. AERIAL IMAGERY IS SOMETIMES SHIFTED, OUTDATED, OR INACCURATE WHILE THE LINE AND POINT DATA REMAIN AS COLLECTED IN THE FIELD. AN EFFORT IS MADE TO BETTER ALIGN THE IMAGE WHEN CAD IS ORDERED, HOWEVER, THE IMAGERY PLACEMENT SHOULD BE CONSIDERED APPROXIMATE.

4. PRIVATE UTILITY LOCATING IS NEVER A REPLACEMENT FOR ONE CALL/811 SERVICES. STATE LAW REQUIRES 811 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.

	SCAN AREA
	COMMUNICATION
	ELECTRICAL
	ELEC MULTI-LINE
	GAS
	SANITARY
	COMM BOX
	COMM POLE
	ELEC EQUIPMENT
	ELEC METER
	POWERPOLE
	SITE LIGHT
	TRANSFORMER
	GAS METER
	SAN CLEANOUT
	SAN MANHOLE
	STRM VENT
	LINE CONTINUES
	END OF INFO
D=	DEPTH



PREPARED FOR:
FOURGEN HOLDINGS INC

LOCATION:
CAR WASH
11629 MAIN ST
ROSCOE, IL 61073

DRAWN BY: BRYCE STEER

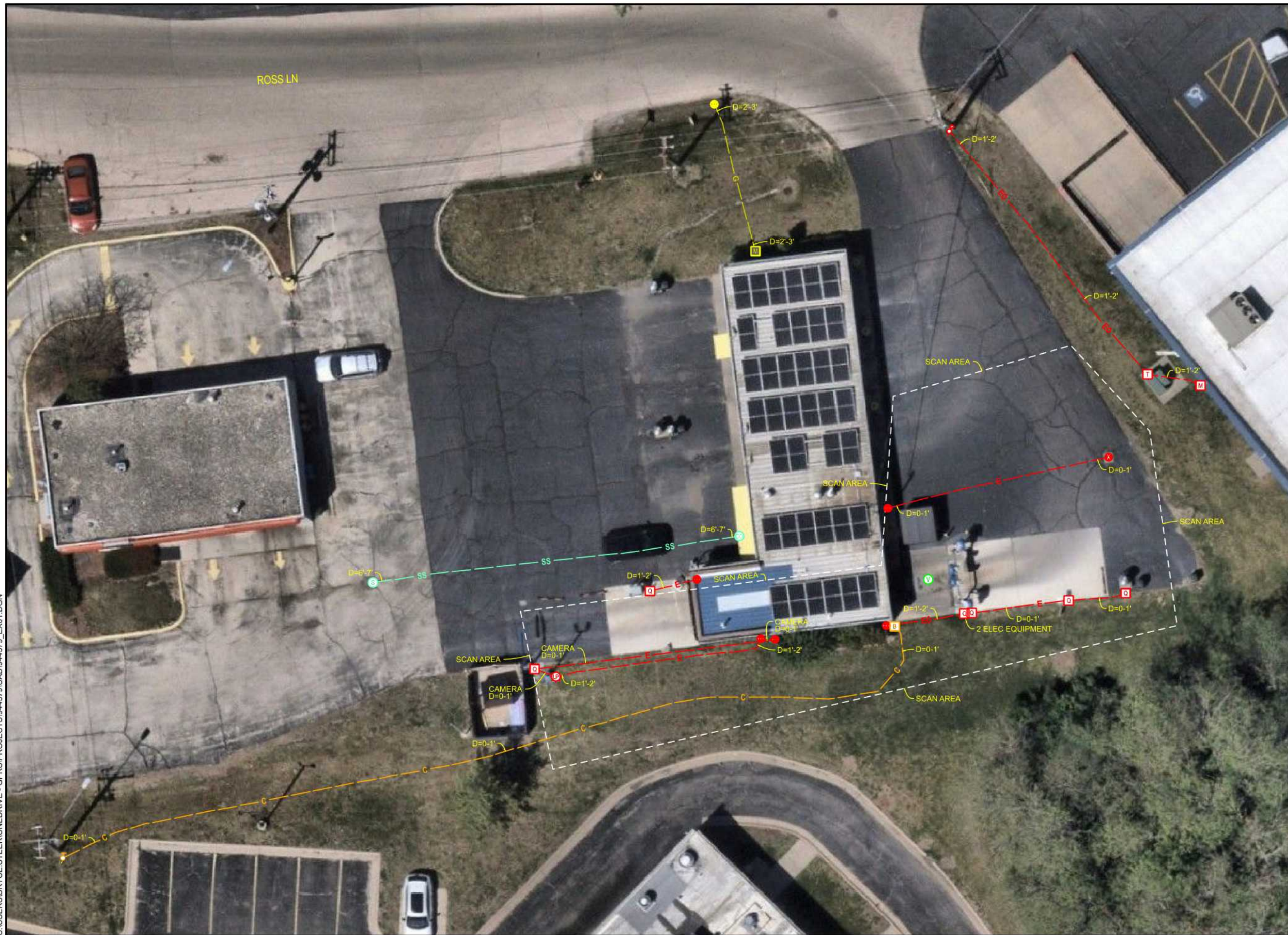
PROJECT MANAGER
DANIEL SANCHEZ
815.218.1122

DANIEL.SANCHEZ@GPRSINC.COM

DATE	8/11/2026
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DRAWING NO.	1	REV.
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C:\USERS\BRYCE\STEER\ONEDRIVE - GPRS\PROJECTS\944379\CAD\944379_EX01.DGN



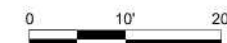
GPRS UTILITY FINDINGS MAP

DRAWING NOTES

1. THIS DRAWING IS A REPRESENTATION OF THE FINDINGS OF GPRS FROM THE SPECIFIC SCOPE OF WORK REQUESTED BY THE CLIENT. ALL FINDINGS ARE SUBJECT TO THE TERMS AND CONDITIONS THAT CAN BE VIEWED WITH THE LINK: <https://gpr-radar.com/terms-conditions>. FOR ADDITIONAL INFORMATION REGARDING FINDINGS AND EQUIPMENT USED, SEE THE "JOB SUMMARY REPORT" OR ANY OTHER FILES THAT MAY HAVE BEEN SUBMITTED FROM GPRS TO THE CLIENT AT THE COMPLETION OF THE FIELD WORK.
2. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES. GPRS IS NOT A LICENSED LAND SURVEYOR. THIS PDF IS NOT A LAND SURVEY AND MAY NOT BE RELIED ON OR USED FOR ANY PURPOSES EXCEPT AS EXPRESSLY STATED HEREIN.
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LEGEND

---	SCAN AREA
C	COMMUNICATION
E	ELECTRICAL
E	ELEC MULTI-LINE
G	GAS
SS	SANITARY
B	COMM BOX
P	COMM POLE
Q	ELEC EQUIPMENT
M	ELEC METER
P	POWERPOLE
L	SITE LIGHT
T	TRANSFORMER
U	GAS METER
S	SAN CLEANOUT
S	SAN MANHOLE
V	STRM VENT
...	LINE CONTINUES
X	END OF INFO
D=	DEPTH



FOR INFORMATION ONLY

PREPARED FOR:
FOURGEN HOLDINGS INC

LOCATION:
CAR WASH
11629 MAIN ST
ROSCOE, IL 61073

DRAWN BY: BRYCE STEER

PROJECT MANAGER:

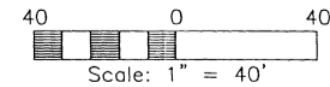
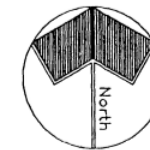
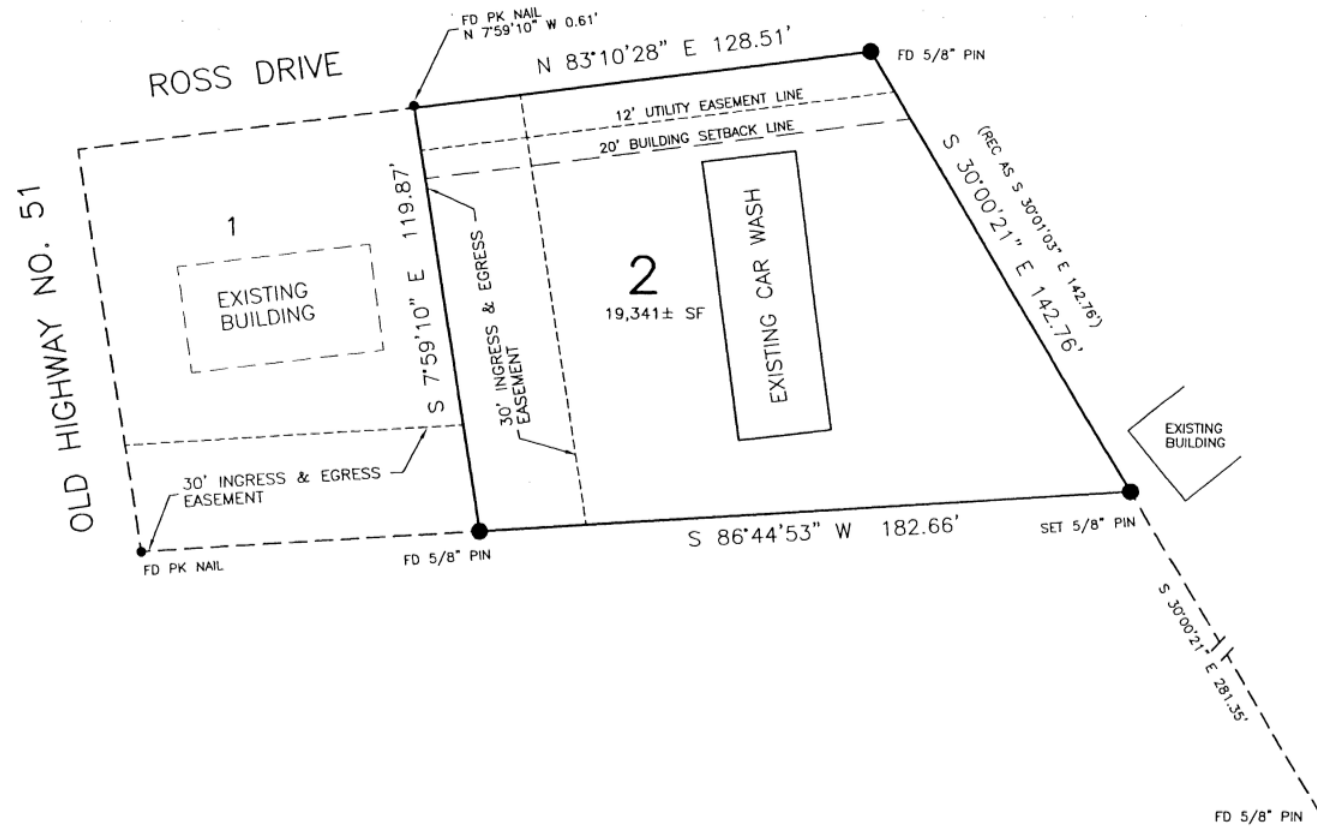
DANIEL SANCHEZ
815.218.1122
DANIEL.SANCHEZ@GPRSINC.COM

DATE 8/11/2026

DRAWING NO. 2 REV.

PLAT OF SURVEY OF

LOT 2 OF HAYNES SUBDIVISION BEING A PART OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 28, T. 46 N., R. 2 E. OF THE 3RD P.M.,
VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS.



BEARINGS REFERENCED BETWEEN THE PIN FOUND
AT THE NE CORNER OF LOT 2 AND THE PK NAIL
FOUND AT THE SW CORNER OF LOT 1 AS BEING
N 55°53'40" E

If the surveyor's signature is not
red in color, the plan is a copy
that should be assumed to contain
unauthorized alterations. The
certification contained on this
document shall not apply to any
copies.

State of Wisconsin }
County of Rock ss }

I hereby certify that I have supervised the survey of the property described
above and that the plat hereon drawn correctly represents said survey and its
location. Given under my hand and seal this 30th day of May, A.D. 2008
at Beloit, Wisconsin.

This professional service conforms to the current
Illinois minimum standards for a boundary survey.
Field work completed on May 30, 2008

R.H. BATTERMAN & CO. INC.
LAND SURVEYORS - ENGINEERS - PLANNERS
2857 BARTELLS DRIVE
BELOIT, WISCONSIN 53511
(608) 365-4464 FAX (608) 365-1850
E-MAIL: RHB@RHBATTERMAN.COM
ILLINOIS REGISTRATION #184-000927

ORDER NO. 30426

FOR ATTORNEY ROD KIMES

File Name: J:\30400-30449\30426\30426.DWG

Jason Houle, R.L.S.
Illinois Land Surveyor 35-3382
Expires 11-30-2008

Zoning Board of Appeals Meeting of September 9, 2026**Application No. ZBA 2026-014**

Applicant: Yaunke Investments, LLC

Location: 5714 and 5724 Elevator Road (04-28-453-005 & 04-28-453-022)

Requested Action: Approval of a Lot Combination

Existing Use: 5714 Elevator: Gravel lot with a storage building
5724 Elevator: Restaurant

Proposed Use: Restaurant use with a building and parking lot expansion

Existing Zoning: CG, General Commercial District

Proposed Zoning: CG, General Commercial District

Adjacent Zoning: North: UT, Urban Transitional District
East: CG, General Commercial District
South: CG, General Commercial District
West: UT, Urban Transitional District

Request: The applicant is requesting approval to combine two separate lots into one larger lot.

Background: The applicant purchased the lot adjacent to and west of the existing Perito's Pizzeria several years ago with the intent of expanding the restaurant and providing additional parking. An existing residence on the lot was demolished to accommodate these long-term development plans. As part of the anticipated expansion, the applicant proposes to extend the restaurant building across the existing property line separating the two lots. Consolidating the parcels is therefore a necessary step in advancing the applicant's long-term plans for the site.

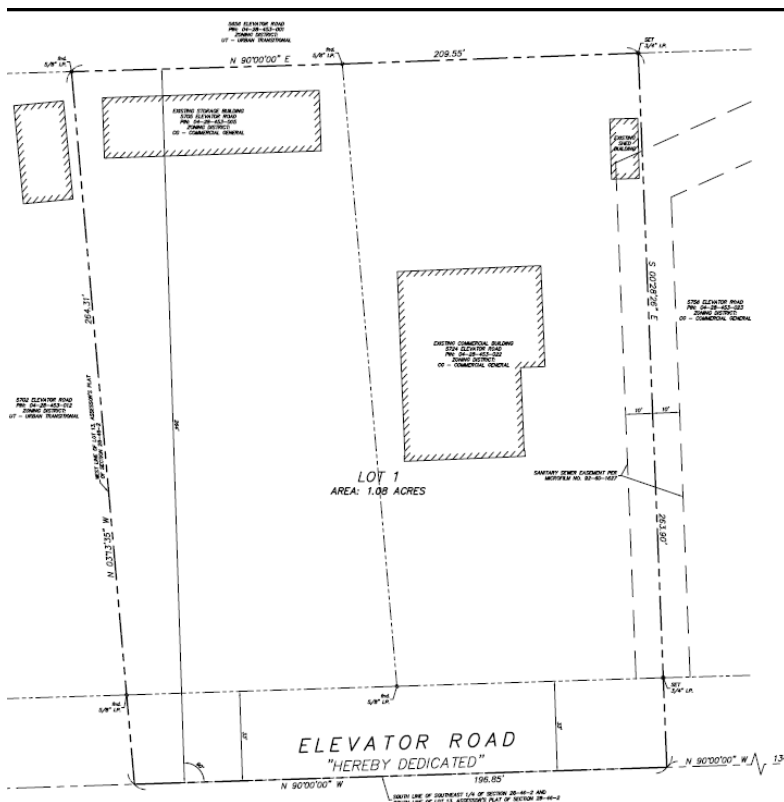
Review: Pursuant to Section 15-282 of the Subdivision Code, newly created lots are required to comply with all applicable requirements of the Subdivision Code. Section 15-513(d), Lot Combinations, further provides that two or more lots may be combined into a single lot only when the properties are located within the same zoning district and the resulting lot complies with all applicable bulk regulations of the zoning district in which the property is located.

The eastern parcel contains an existing one-story, 3,483-square-foot commercial building with access from Elevator Road and a 10-foot-wide sanitary sewer easement along the eastern property line. The western parcel contains an existing storage building. Both parcels are zoned CG, General Commercial, and the existing structures meet or exceed the required setbacks.

The proposed lot combination will create a single parcel that complies with the CG zoning district's minimum requirements for lot area, width, depth, and setbacks.



Location



Plat No. 1 of Pietro's

Engineering Comments: The Village Engineer was provided with a copy of the proposed lot combination and requested that the language in the Village Engineer's signature block be revised to:

"I hereby certify that I have reviewed the attached plat of _____ and find it in general conformance with the Village's Subdivision Requirements for the consolidation of two existing, previously unplatted parcels into one lot. No construction plans or public improvements are required for this consolidation.

Dated this ____ day of _____, 20__.

_____ Village Engineer"

Staff Recommendation: Staff recommends **approval** of the Lot combination for the properties located within the CG, General Commercial Zoning District at 5714 and 5724 Elevator Road, PINS: 04-28-453-005 and 04-28-453-022, subject to the following conditions:

1. Signatures will be held until both properties have been placed in the same ownership.
2. The Final plat shall include an updated Village Engineer signature block.
3. The Land combination shall be recorded with the Winnebago County Recorder's Office within one year of approval, and a copy shall be provided to the Village of Roscoe Staff.



10631 MAIN STREET, P.O. BOX 283, ROSCOE IL 61073
 PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@roscoeil.gov

ZONING BOARD of APPEALS APPLICATION

GENERAL INFORMATION

Applicant

Name: Yaunke Investments, LLC
 Address: 5724 Elevator Rd. Roscoe, IL 61073
 Phone: 815-494-6459 Email myaunke75@gmail.com
 Applicant's Interest in Subject Property: Please see attached cover letter

Owner (if different from Applicant)

Name: _____
 Address: _____
 Phone: _____ Email _____

SUBJECT PROPERTY

Address of Property: 5724 Elevator Rd. and 5716 Elevator Rd. Roscoe, IL 61073

Current Zoning Classification of Property: CG

UT R1 R2 RR MRD RM PUD CPD CR CG CH CO IL IG IH F C P

Other _____

If a Special Use Permit has been previously issued, describe here, including date of issuance:

Legal Description of Property (attach copy of deed) or legal.

Please see attached cover letter

Property Identification Number (PIN): 0428453022 & 0428453005

Township: Roscoe

Is title to the subject Property held in a land trust?

☐ Yes ☒ No Trust No. _____

If yes, full disclosure of all trustees and beneficiaries is required: (use separate sheet)

Requested Action (check as many as are applicable)

☐ Variation
☐ Special Use Permit
☐ Map Amendment
☐ Text Amendment
☐ Zoning Appeal
☒ Other (specify)

Describe and explain reason for requested action: (use separate sheet if necessary)

Parcel Consolidation/ Combining two parcels into one parcel.

Consultants

Please provide on a separate sheet the name, address, and phone number of each consultant or professional advising Applicant with respect to this Application (including without limitation, architects, engineers, surveyors, planners and attorneys)

Village Officials or Employees

Does any official or employee of the Village have an interest, either directly or indirectly, in the Subject Property? Yes ☐ No ☒

Repeat Application

Has any other zoning application for the Subject Property been submitted to the Village and denied in the past year? Yes ☐ No ☒

(If yes, attach a statement of the grounds justifying reconsideration.)

Required Submittals

Electronic submittals and data required under the relevant provisions of the Zoning Ordinance shall accompany this application. Must include detailed site plan.

Certifications

The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Subject Property and that the person signing this Application is fully authorized to do so.

The Applicant certifies that all information contained herein (including the accompanying submittals and data) is true and correct to the best of the Applicant's knowledge.

The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide the Village with such information may be grounds for denying the application.

The Applicant agrees that the Village its representatives have the right and are hereby granted permission and a license, to enter upon the Subject Property, and into any structure located thereon, for purpose of conducting any inspection that may be necessary in connection with the Village's consideration of this Applicant.

Matthew Yaunke

Name of Applicant

Name of Owner

Matthew Yaunke

Signature of Applicant

8-12-2026

Signature of Owner

Date

Date

FOR OFFICE USE ONLY

Fee _____

Date Filed _____

Legal Published _____

Receipt Number _____

Newspaper _____

Date Hearing Scheduled _____

Date Legal Posted _____

Staff Signature / Date

Re: Request for Parcel Consolidation – Yaunke Investments LLC

To Whom It May Concern:

Yaunke Investments LLC is requesting approval from the Village of Roscoe to consolidate two adjoining parcels associated with the properties located at 5716 Elevator Road and 5724 Elevator Road, identified by the following PINs and legal descriptions:

Subject properties:

5716 Elevator Rd. Roscoe, IL 61073

PIN# 0428453005

Legal Description: BEG SW COR LOT 13 ASRS PLAT TH N 264 FT TH E 100 FT TH S 264 FT TO S LN SAID LOT TH W TO POB PT LOT 13 SEC SEC: 28 TWP: 46 RANGE: 2 ACRES: 0.61

5724 Elevator Rd. Roscoe, IL 61073

PIN# 0428453022

Legal Description: BEG 1349.67 FT W SE COR SEC N 263.9 FT W 109.55 FT SE 264.29 FT TH E 96.85 FT TO POB PT LT 13 SUB OF SEC 28-46-2

Yaunke Investments LLC currently owns the property located at 5716 Elevator Road. The requested consolidation is being made in anticipation of Yaunke Investments LLC purchasing the adjoining property located at 5724 Elevator Road.

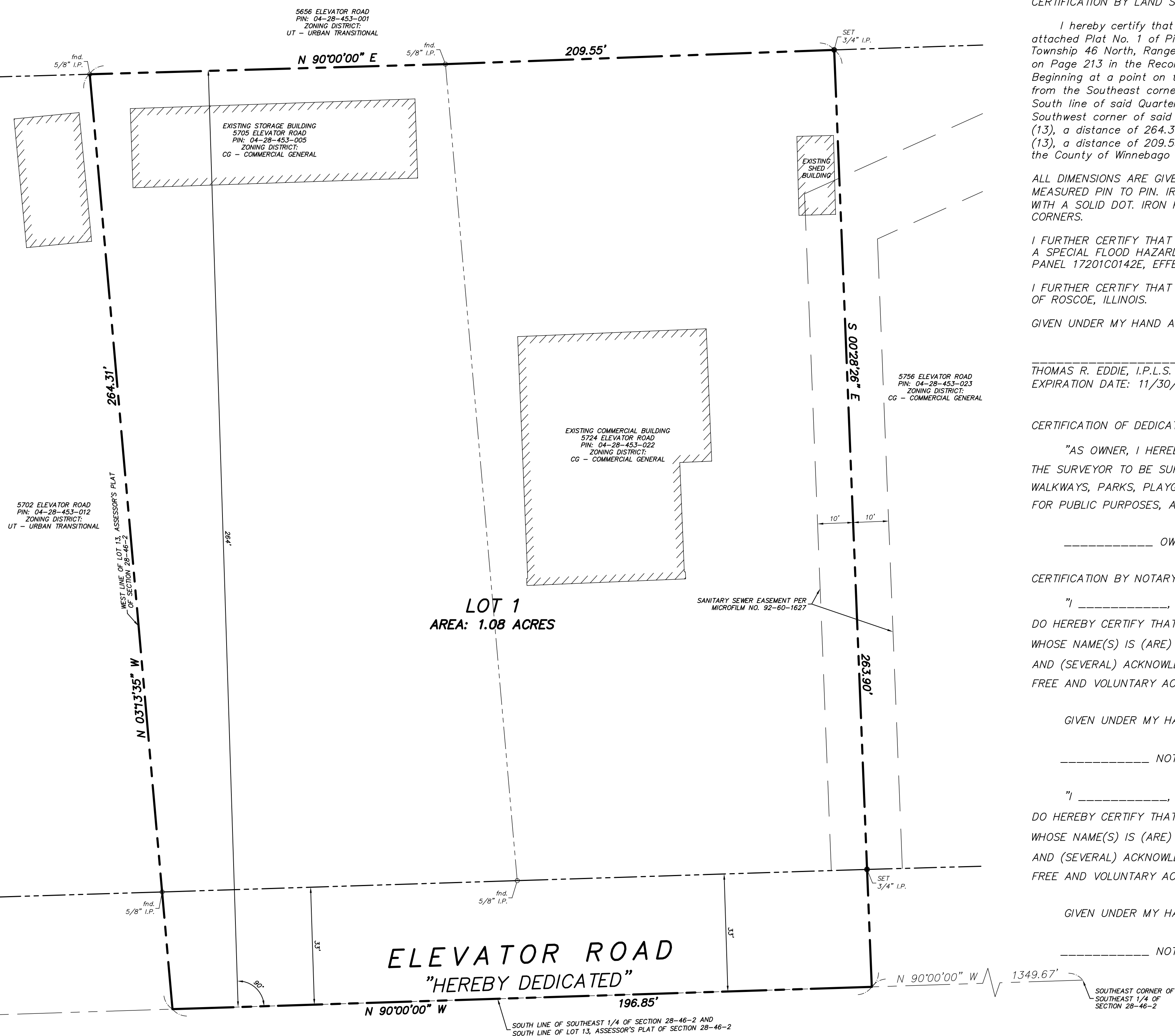
Yaunke Investments LLC does not currently own 5724 Elevator Road. Therefore, the proposed parcel consolidation is contingent upon the successful purchase and transfer of ownership of 5724 Elevator Road to Yaunke Investments LLC. The parcel consolidation would not be completed unless and until that acquisition has occurred.

The purpose of this request is to obtain the necessary Village approval in connection with the anticipated acquisition and subsequent consolidation of the two properties into a single parcel.

Please contact us if any additional information or documentation is required.

Sincerely,

Yaunke Investments, LLC
Matthew Yaunke/Authorized Representative
815-494-6459



CERTIFICATION BY LAND SURVEYOR.

I hereby certify that at the request of the owners I have re-surveyed and re-subdivided according to the attached Plat No. 1 of Pietros, a part of Lot Thirteen (13) as designated upon the Assessor's Plat of Section 28, Township 46 North, Range 2 East of the Third Principal Meridian, the plat of which is recorded in Book 2 of Plats on Page 213 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at a point on the South line of said Lot Thirteen (13) which bears South 90°-00'-00" West, 1349.67 feet from the Southeast corner of the Southeast Quarter of said Section 28; thence South 90°-00'-00" West, along the South line of said Quarter Section and the South line of said Lot Thirteen (13), a distance of 196.85 feet to the Southwest corner of said Lot Thirteen (13); thence North 03°-13'-35" West, along the West line of said Lot Thirteen (13), a distance of 264.31 feet; thence North 90°-00'-00" East, parallel with the South line of said Lot Thirteen (13), a distance of 209.55 feet; thence South 00°-28'-26" East, 263.90 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 1.23 Acres.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. DIMENSIONS ALONG CURVES ARE CHORD DIMENSIONS MEASURED PIN TO PIN. IRON PINS 3/4" IN DIAMETER 4'-0" LONG HAVE BEEN FOUND OR SET AT ALL POINTS MARKED WITH A SOLID DOT. IRON PINS 5/8" IN DIAMETER 3'-0" LONG HAVE BEEN FOUND OR SET AT ALL OTHER LOT CORNERS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT NO. 1 OF PIETROS IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17201C0142E, EFFECTIVE FEBRUARY 17, 2016.

I FURTHER CERTIFY THAT THE LAND ABOVE DESCRIBED IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROSCOE, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20____.

THOMAS R. EDDIE, I.P.L.S. 3635
EXPIRATION DATE: 11/30/2026

CERTIFICATION OF DEDICATION BY THE OWNER OF THE LAND.

"AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF THE SURVEYOR TO BE SURVEYED, DIVIDED, AND MAPPED AS PRESENTED ON THIS PLAT, ALL STREETS, ALLEYS, WALKWAYS, PARKS, PLAYGROUNDS, AND SCHOOL SITES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC PURPOSES, AND ALL EASEMENTS SHOWN ARE SUBJECT TO THE EASEMENT PROVISIONS HEREON.

OWNER" OWNER"

CERTIFICATION BY NOTARY PUBLIC.

"I _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND (SEVERAL) ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE INSTRUMENT AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____."

NOTARY PUBLIC"

"I _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND (SEVERAL) ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE INSTRUMENT AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____."

NOTARY PUBLIC"

Easement Provisions

(a) An easement is hereby reserved for and granted governmental bodies and other public utilities and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate and maintain storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors, and other equipment for the purpose of serving the subdivision and other property with telephone, electric, and other utility service, also is hereby granted the right to use the streets for that purpose, the right to overhead lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers, pipes, conduits, cables, poles, wires, braces, guys, anchors, and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the public utility equipment installed on the easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or the rights therein granted.

(b) If the grade of the subdivided property must be so altered, or if storm and sanitary sewer facilities require that the underground utility be moved or otherwise altered, the owners, their respective successors and assigns shall reimburse the utility company for the necessary expense involved.

Sanitary Sewer Easement is a perpetual easement with the Four Rivers Sanitation Authority as Grantee. Said easement is for the purpose of construction, inspection, repair, reconstruction and maintenance of sanitary sewer.

BLANKET EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to Commonwealth Edison Company and SBC Telephone Company, Grantees, their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Blanket Easement," "B.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surf ace and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over or under Grantees' facilities without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

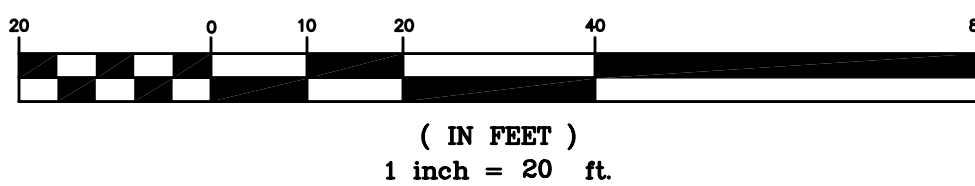
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PLAT NO. 1 OF
PIETROS

BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2
EAST OF THE THIRD PRINCIPAL MERIDIAN

VILLAGE OF ROSCOE
WINNEBAGO COUNTY, ILLINOIS
JULY 2026

GRAPHIC SCALE



CERTIFICATION BY THE VILLAGE ENGINEER.

"I HEREBY CERTIFY THAT I HAVE RECEIVED AN APPROVED DRAINAGE STUDY FOR THE PROPERTY EMBRACED WITHIN THE ATTACHED PLAT OF _____. CONSTRUCTION PLANS HAVE BEEN SUBMITTED AND APPROVED, AND ALL PUBLIC IMPROVEMENTS HAVE BEEN BUILT AS REQUIRED, OR SECURITY IN SUFFICIENT AMOUNT HAS BEEN PROVIDED FOR THIS CONSTRUCTION.

DATED THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER"

CERTIFICATION BY THE VILLAGE PLAT OFFICER.

"HAVING REVIEWED THE RECOMMENDATIONS OF THE PLANNING COMMISSION, AND FINDING SUBSTANTIAL CONFORMITY WITH ALL PERTINENT LAWS, RULES, AND REGULATIONS, INCLUDING THIS CHAPTER AND THE TENTATIVE PLAT OF THIS SUBDIVISION AS CONDITIONALLY APPROVED, THIS PLAT IS GIVEN FINAL APPROVAL THIS ____ DAY OF _____, 20____."

VILLAGE PLAT OFFICER"

CERTIFICATION BY THE PRESIDENT OF THE VILLAGE BOARD.

"THIS IS TO CERTIFY THAT THE VILLAGE HAS REVIEWED THE ATTACHED PLAT OF SUBDIVISION. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____, 20____.

PRESIDENT OF VILLAGE BOARD"

CERTIFICATION BY VILLAGE CLERK.

"THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE DID, AT ITS MEETING ON THE ____ DAY OF _____, A.D. 20____, APPROVE OF THE PLAT AND AUTHORIZE IT TO BE RECORDED.

IN WITNESS WHEREOF, I _____, VILLAGE CLERK OF THE VILLAGE, HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE VILLAGE, THIS ____ DAY OF _____, A.D. 20____.

VILLAGE CLERK"

CERTIFICATION BY THE COUNTY CLERK.

"I _____, COUNTY CLERK OF WINNEBAGO COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THE ANNEXED PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE COUNTY OF WINNEBAGO THIS ____ DAY OF _____, 20____."

COUNTY CLERK"

FORM FOR CERTIFICATION OF RECORDING OFFICIAL.

"FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT _____ O'CLOCK, [A.M./P.M.], RECORDED IN BOOK OF PLATS, PAGE AND EXAMINED.

COUNTY RECORDER

DOCUMENT NUMBER _____"

OWNERS:
PAULO & ROSALEA STELLA
5724 ELEVATOR ROAD
ROSCOE, ILLINOIS 61073
AND
YAUNKE INVESTMENTS LLC
5724 ELEVATOR ROAD
ROSCOE, ILLINOIS 61073

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 - www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
JULY 28, 2026 JOB NO. 18740