



ZBA File # _____

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

This form is to be used for all special use Planned Development 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: Wayne Lensing
2. Project Location: 13750 Metric Rd - Roscoe, IL 61073
3. Brief Project Description:

We request that the existing site (buildings, drives and parking), as well as the proposed cul-de-sac, parking lot improvements, a proposed museum expansion (72' x 166') and a future museum expansion (72'x166') of the same size and appearance be approved as part of the PUD plan.

4. Project Property Legal Description:
See attached

5. Project Property Size in Acres and Square Feet: 63.76 AC (2,777,380 SF)

B. Owner Information

1. Signature: [Redacted]
2. Name: Wayne Lensing
3. Address: 13750 Metric Rd. - Roscoe, IL 61073
4. Phone Number: [Redacted] Fax: _____ Email: wayne@leithanderchassis.com

C. Agent Information (Agent is optional, but Agent's signature and contact information is optional.)

1. Signature: [Redacted]
2. Name: Arc Design Resources (Lauren Downing)
3. Address: 5291 Zenith Parkway, Loves Park, IL 61111
4. Phone Number: [Redacted] Fax: _____ Email: ldowning@arcdesign.com

Official Use Only

ZBA Pre-App Date: _____	ZBA Date(s): _____	Zoning District: _____
App Date: _____	CA 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 Planned Development 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.

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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@roscoeil.gov.

PART III. SITE DATA TABLE

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

Total Development Size	63.76 AC
Minimum Lot Size(s)	63.76 AC
Minimum Front Yard Setback(s)	108' (Nearest Existing Structure) 132' (New Museum)
Minimum Side Yard Setbacks	12' (Existing Structure)
Minimum Rear Yard Setback(s)	34' (Existing Structure)
Minimum Impervious Surface Percentage	N/A
Maximum Height of Buildings	26.5'
Maximum Number of Dwelling Units (for residential projects)	N/A
Average Unit Square Footage	N/A
<u>Total Building Area by Floor for Each Building (for non-residential projects)</u>	423,461 SF
Minimum Lot Coverage Percentage This is calculated by adding the total footprint of all buildings and structures on a lot and dividing by the total lot area.	15.2%
Minimum Number of Underground/Covered Parking Spaces	N/A
Minimum Number of Surface/Uncovered Parking Spaces	39 (2 ADA)

PART IV. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

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 Planned Development 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 plans and design proposals for the proposed Planned Development are in harmony with the purposes, goals, objectives, and standards of the Village of Roscoe Comprehensive Plan and Zoning Ordinance. The project represents the expansion of the Historic Auto Attractions Museum through the addition of a new Fire Truck Museum (and future expansion). This use is consistent with the site's longstanding identity and consistent with the annexation agreement. The architectural design of the proposed building has been intentionally developed to complement the existing museum structures. The materials, scale, and overall aesthetic are consistent with the current campus, ensuring a cohesive and harmonious visual experience for visitors. By maintaining continuity in architectural character, the expansion supports the Village's objective of promoting attractive, well-coordinated development that enhances community identity and visitor appeal. This property is unique in that it was annexed into the Village of Roscoe, it featured multiple uses on a single property. The project has been designed to meet all zoning, site development, and design requirements, reflecting the applicant's commitment to compliance and collaboration. Furthermore, the proposed Fire Truck Museum is expected to strengthen the economic and cultural contribution the Historic Auto Attractions Museum already provides to the community. By expanding its offerings, the development supports the attracting tourism, encouraging business growth, and providing unique amenities that benefit residents and visitors alike. Overall, the proposed development is consistent with the Village's adopted plans and regulations and represents a positive, community-oriented project that aligns with Roscoe's vision for thoughtful, high-quality development.

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

The proposed development is part of an already developed lot. The adjacent zonings are:

- Light Industrial (Winnebago County) to the south
- IL-251/ Heavy Industrial (Winnebago County)/General Industrial (Roscoe) to the west
- Urban Transitional (Roscoe) to the north
- Light Industrial (Roscoe) to the east

Therefore, there are no residences within close vicinity. Additionally, the development is not anticipated to result in any visual or auditory nuances and will function similarly to other buildings in the General Industrial zoning.

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

Additional plantings are proposed along the west end of the parking lot, and the north and west ends of the proposed building.

Additional plantings are proposed along the south end of the proposed parking lot.

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

The proposed Planned Development are designed and arranged to ensure no negative impact on the use and enjoyment of adjoining properties. The expansion (and future addition)—establishing the new Fire Truck Museum as part of the existing Historic Auto Attractions campus—represents a continuation of the current land use and operational conditions that neighboring parcels have long been accustomed to. Because the development maintains the same general orientation, visitor patterns, and site functions already present on the property, it does not introduce new or incompatible activities that could disrupt adjacent lots. The building placement, circulation layout, and overall site design do not alter traffic flows on neighboring properties, and do not increase noise, lighting, or intensity beyond what currently exists. The project enhances the museum's offerings without changing the established character of the site. Additionally, the architectural design and site improvements have been arranged to align with Village standards, ensuring that the expansion remains visually appropriate. Because the development is an extension of an existing and compatible use, the adjacent lots will continue to enjoy the same conditions they do today, with no anticipated negative impacts on their use or enjoyment.

5. How are all of the elements of the proposed Planned Development 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.

All elements of the proposed Planned Development have been designed and arranged to exist harmoniously with nearby existing and anticipated development. The proposed building (and future addition) has been sited to comply with all Village-required setbacks, ensuring appropriate separation from property lines and maintaining compatibility with adjacent uses. The architectural style, building materials, and scale are consistent with the existing structures on the site, promoting a unified visual appearance that blends into the current development character. Site lighting has been engineered to meet the Village's lighting requirements, ensuring that illumination is directed downward and contained within the site. This approach prevents glare or light spillover onto adjoining properties, maintaining nighttime comfort and safety for visitors and neighbors alike. Paving and building coverage remain within allowable zoning limits, and the overall site layout provides logical and efficient circulation. Landscaping enhancements will soften the parking lot provide visual interest, and maintain a welcoming environment consistent with Village design expectations. Because the museum campus is already established and the expansion is a continuation of its existing function, there will be no additional dust, noise, odors, or operational impacts that would affect nearby properties. Signage will remain consistent with current practices and Village standards, contributing to an orderly and harmonious aesthetic.

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

N/A - the museum building does not produce noxious emissions or conditions

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.

The proposed use of museum campus expansion is consistent with the allowed use in the Annexation agreement.

8. Planned Developments are intended to allow for greater design flexibility than is permitted by the standard district regulations for tracts of land where the planned development would better utilize the topographic and natural character of the site and would produce a more economical and stable development. Planned Developments are intended to be consistent with the spirit of the zoning ordinance and conform with the general character of the Village or the immediate neighborhoods.

In the table below, provide all of the proposed modifications to the standards in the underlying zoning district for the proposed Planned Development. Additionally, provide the justification, based on the intent for planned developments as described in the Village of Roscoe Zoning Ordinance Section 15-721, for these proposed changes. If no modification is proposed, simply respond N/A.

Code Standard	Proposed Modifications	Justification
Uses	N/A	
Total Lot Area/ Dimensions	N/A	
Lot Area per Unit/Density	N/A	
Floor Area	N/A	
Front Setback	N/A	

Side Setback	N/A	
Rear Setback	N/A	
Building Height	N/A	
Open Space/ Lot Coverage See lot coverage calculation in above data table	N/A	
Accessory Structures	N/A	
Landscaping	No Interior landscape islands to be required	To be consistent with the existing parking lots throughout the proposed PUD, the proposed improvements should not require interior landscape islands.
Parking	A reduction from 96 required parking stalls to 39 proposed parking stalls for the proposed Fire Truck Museum (with future addition).	Although not over parked by code, the current and anticipated volume of patrons does not demand such a large number of parking spaces.