

March 06, 2026

Village of Roscoe  
10631 Main Street  
Roscoe, IL 61073

Dear Mr. Kurlinkus,

The following is submitted together with the plans for Village VBA consideration for the Application for Development Approval at 13825 Metric Road, Roscoe, IL 61073.

Introduction:

We formally submit the following proposed development located at 13825 Metric Road, Roscoe, IL 61073 (Parcel ID: 04-16-326-003). This site, approximately 63.76 acres in size, is currently occupied by several uses including the Lensing Historic Auto Museum, storage facility, and Lefthander Performance.

We are proposing to develop approximately 1.45 AC of the existing property for the construction of a new Fire Truck Museum. The development would involve clearing existing vegetation and a small gravel parking lot for the construction of a new building, paved parking lot, and construction of a new cul-de-sac (to bring the site into compliance with the annexation agreement).

Concurrent to this process, the Owner is pursuing land dedication to comply with the previously executed annexation agreement.

The current property owner is Wayne Lensing - Trustee with our point of contact as follows:

Wayne Lensing  
13750 Metric Road  
Roscoe, IL 61073  
(815) 389-7917  
[wayne@lefthanderchassis.com](mailto:wayne@lefthanderchassis.com)

Project Description:

The existing lot is zoned IG, General Industrial within the Village of Roscoe. The museum use on portions of the property were previously approved by the annexation agreement the proposed improvements are consistent with the annexation agreement.

The proposed Fire Truck Museum development would utilize approximately 1.45 acres and include the following improvements:

1. Existing Site:



2. Access Improvements
  - a. A cul-de-sac is proposed. The cul-de-sac features a radius of 45' with a 3' gravel shoulder. This is to comply with the previous annexation agreement.
3. Off-Street Parking
  - a. The proposed parking lot includes 48 parking spaces (2 ADA).
    - i. Required spaces = 1 per 250 SF of building
    - ii. Provided spaces = Proposed Building SF = 11,952 SF  
 $11,952 / 250 = 47.808$  Spaces  
= 48 Spaces
4. Building Design
  - a. A new building of approximately 11,952 square feet features Max-Rib II steel siding (light stone color) with a 3' steel wainscot trim (tudor brown color). The colors, siding, and wainscot trim will match the existing Historic Auto Museum that sits north of the proposed building.
5. Lighting
  - a. The lights that are proposed are the same as utilized on the existing museum property. They have been discontinued. The modeling is shown based on coordination with the electrical contractor and e-conolight modeling.
6. Landscaping
  - a. The site features proposed landscape enhancements that comply with Village requirements.
7. Stormwater Management
  - a. The proposed stormwater management report addressed this site's unique features. Additional volume within the existing basin which both infiltrates and releases to the east is proposed.

Variances:

There are no variances anticipated with this development

Preliminary Schedule:

- Permitting and ZBA Process: through April 2026
- Start Construction: April 2026
- End Construction/Opening: August 2026

We believe this development will bring an overall positive experience to the community, improve site functionality, and contribute positively to the local economy. We look forward to working collaboratively with the Village of Roscoe throughout the permitting process.

The development team for this project includes Wayne Lensing as the Owner, Arc Design Resources serving as the civil engineer, landscape architect, and surveyor, and Borkholder

Buildings as the architect / building supplier. This experienced team has successfully developed multiple projects within the property limits and bring a wealth of expertise and proven results to this development effort.

We appreciate your consideration and look forward to the ZBA meeting.

Sincerely,

Lauren Downing  
Project Manager / Arc Design Resources

Enclosed (electronically)

Application for Development Approval: Design Review and Approval  
Site Development Permit Application  
Application for Erosion and Sediment Control Plan Approval  
Basic Application Fee  
Agreement for Reimbursement of Professional Consulting Fees  
Proof of Ownership  
Property Owners within 250 Feet  
General Location Map – Within Civil Plans  
Survey / Legal Description  
Site Plan – Within Civil Plans  
Building Elevations – Borkholder Plans  
Floor Plans – Borkholder Plans  
Roof Plans – Borkholder Plans  
Color Rendering  
Photographs of Existing Property and Area