

Zoning Board of Appeals Meeting of April 8, 2026**Application No. ZBA 2026-007**

Applicant:	Wayne Lensing
Location:	13750 Metric Road (04-16-326-003)
Requested Action:	Design Review for the construction of an 11,952 square foot building
Existing Use:	Self-Storage, Museum, and Retail Sales
Proposed Use:	Self-Storage, Museum, and Retail Sales
Existing Zoning:	IG (General Industrial)
Adjacent Zoning:	North: UT (Urban Transitional) East: IL (Light Industrial) South: IL (Light Industrial Winnebago County) West: Access ramps to and from Route 251

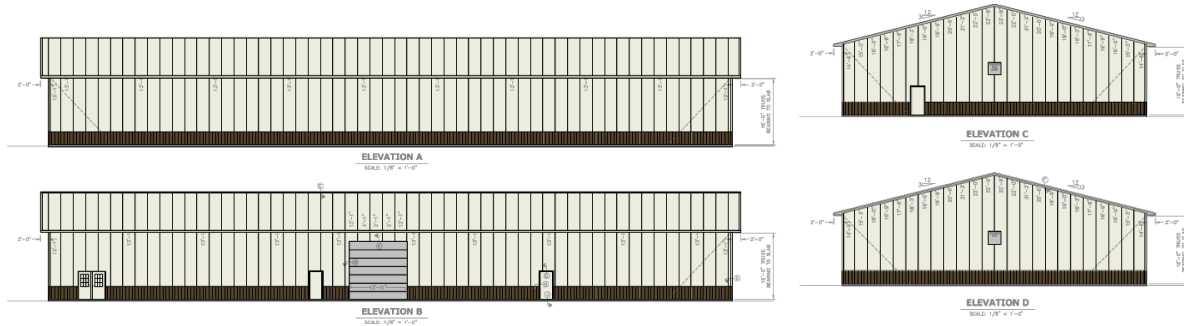
Background: In 2021, the property located at 13750 Metric Road was annexed into the Village of Roscoe. The annexation agreement provides the framework for the property's development, outlining standards, assigning responsibility for required infrastructure, and setting conditions for its ongoing use and any future expansion.

As part of the annexation process, the property required a zoning designation. A map amendment was approved to zone the property IG, General Industrial, along with a Special Use Permit to allow for the continuation and expansion of the existing self-storage and auto museum uses. Additionally, a variance was granted from the requirement to install curb and gutter as part of the parking lot design standards. The agreement also required the dedication of right-of-way and the construction of a cul-de-sac at the end of Metric Drive. The applicant has submitted a plat of roadway dedication for review and is coordinating with the Village Engineer and Roscoe Township to implement the required improvements.

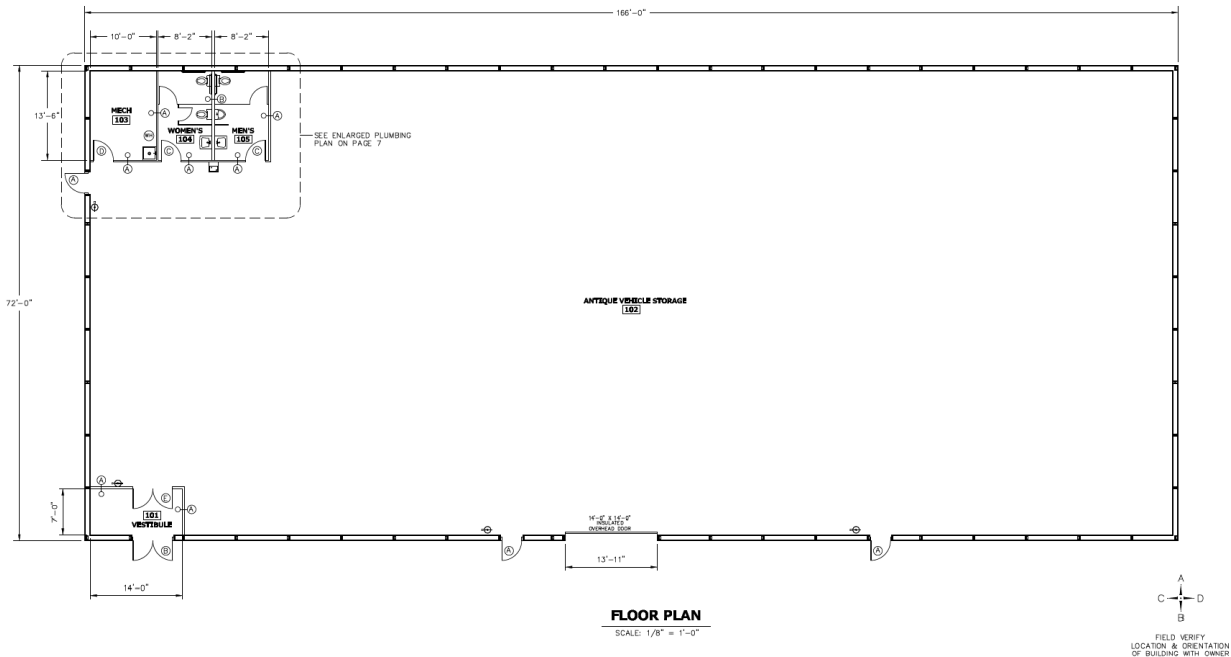
Description: The applicant is requesting Design Review and approval for the construction of an 11,952-square-foot building to house a fire truck exhibit, along with associated surface parking for visitors, located at 13750 Metric Road. The proposed development would expand the Historic Auto Attraction Museum.

Building Design: The proposed elevations indicate that the exterior will feature Max-Rib II steel panel siding in a light stone color, accented by a 3-foot steel wainscot trim in Tudor Brown, and will be constructed on a concrete slab. The color palette is designed to complement and align

with the existing museum's aesthetic. The building's location meets the IG zoning setback requirements and complies with height regulations, as the proposed height of 26.5 feet is well below the maximum allowed.



Building Elevations



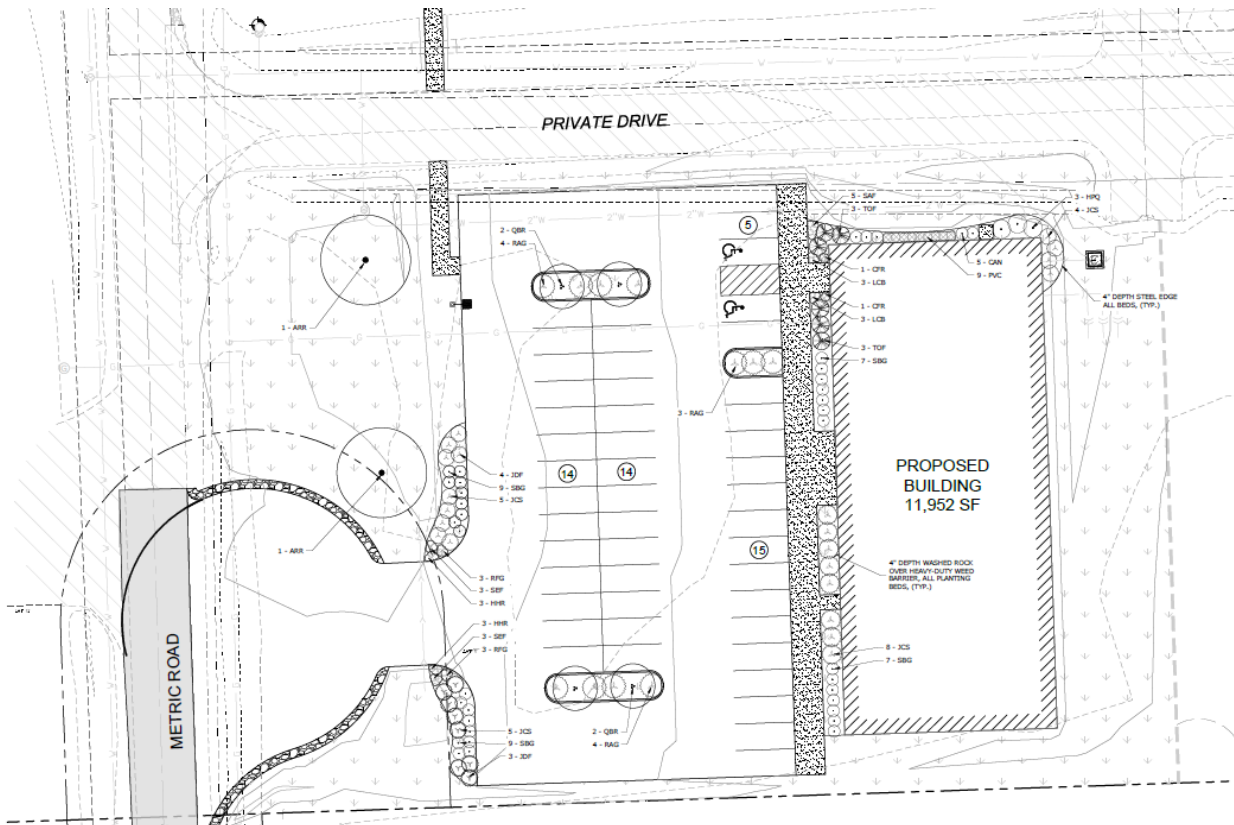
Floor Plan

Parking Lot Design and Layout: Access to the site will be provided from Metric Road and a new dedicated cul-de-sac, in compliance with the annexation agreement. Wheel guards are required for parking spaces adjacent to sidewalks, pedestrian circulation areas, or landscape areas so that no part of a parked vehicle will encroach but are not required for interior stalls. The applicant will need to include wheel stops along the parking stalls that front of the building, adjacent to the sidewalk that spans the front façade.

The parking lot surface is proposed to be asphalt, and the stalls and drive aisles meet code requirements. Pavement surface striping should define each parking space, and shall be a minimum of four inches in width from the length of each space. Striping for each parking space shall be painted yellow or white. Thermoplastic pavement markings are an acceptable

alternative. A 6-foot-wide concrete pedestrian access has been added from the existing Museum parking lot to the new proposed parking lot to improve on-site circulation.

Section 15-619 of the Zoning Code regulates off-street parking requirements. Museum land uses require one off-street parking stall per 250 square feet of building. Based on the size of the proposed building, 48 parking stalls are required, and the site plan provides all 48, including two ADA-compliant spaces.



Proposed Site Plan

Lighting: A photometric plan has been provided demonstrating that the proposed improvements meet the lighting standards for footcandle levels, mounting height, location, and color temperature of fixtures.

Landscaping: The applicant has provided 198 linear feet of landscaping along the building façade, covering 83% of its length and exceeding the 80% minimum requirement. The landscaping includes a mix of trees, shrubs, native grasses, and groundcover. Perimeter landscaping along the parking lot edge, which is required to be at least seven feet wide, is met by clustering shrubs and native grasses in landscaped beds next to the parking area, in line with code allowances. The proposed plan includes two interior islands, each 9' x 18', running continuously between double rows of parking, meeting the interior parking lot landscaping requirement.

Stormwater: A stormwater management report was submitted, concluding the runoff generated from the proposed development is controlled by the onsite detention facility and no adverse impacts are anticipated from the development. The Village Engineer will review the proposal and coordinate with the applicant to address any concerns or required amendments.

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 11,952-square-foot building for museum uses within the IG, General Industrial zoning district at 13750 Metric Road, 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 applicant shall include wheel stops on the proposed site plans along the parking along the front of the building adjacent to the sidewalk that spans the front façade.
3. The parking lot shall be striped in full compliance with all applicable code requirements.
4. The applicant shall obtain all necessary development permits.
5. The applicant shall address all Village Engineer comments regarding stormwater, utilities, and detailed site grading before issuance of an occupancy permit.