



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.