



V I L L A G E *of* ROSCOE

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 Yauke

Name of Applicant

Name of Owner

Matthew Yauke

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