

**VILLAGE OF ROSCOE
RESOLUTION NO. 2026-11**

**APPROVING SPECIAL USE PERMIT AMENDMENT FOR EXTRACTION
OPERATIONS AND A CONCRETE BATCH PLANT AT 14165 N. 2ND STREET**

WHEREAS, the application of VCNA Prairie LLC, for a Special Use Permit Amendment to allow Extraction Operation and a Concrete Batch Plant for the property located at 14165 N. 2nd Street having been considered by the Zoning Board of Appeals of the Village of Roscoe, Illinois (“Village”) at a public hearing held for that purpose and due notice of said hearing having been given; and

WHEREAS, the Zoning Board Appeals of the Village has made a recommendation of approval for the Special Use Permit Amendment to allow Extraction Operations and a Concrete Batch Plant for the property located at 14165 N. 2nd Street in the Village, for the property legally described on the attached Exhibit A; and

WHEREAS, The Zoning Board of Appeals of the Village of Roscoe determines that the application meets the required criteria deemed pertinent to the application for Special Use Permit Amendment as set forth in Section 15-780(c)(2) of the Zoning Ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS,
AS FOLLOWS:**

1. The foregoing recitals are incorporated herein and made a part hereof,
2. The Village hereby approves the Special Use Permit Amendment for Extraction Operation and Concrete Batch Plant at 14165 N. 2nd Street, Roscoe, Illinois, legally described on the attached Exhibit A.
3. As a condition of granting the Special Use Permit Amendment, the Village Board does hereby stipulate the following conditions and restrictions upon the Special Use Permit, which are hereby deemed necessary for the public interest:
 - (a) The property owner shall maintain compliance with all applicable local, state, and federal regulations governing mining operations, including all required permits and approvals.
 - (b) Mining operations shall be conducted in a manner that minimizes noise, vibration, dust, and other off-site impacts.
 - (c) Mining activities shall be limited to the areas shown on the approved site plan and phased mining plans.
 - (d) Any expansion beyond the approved mining limits shall require prior review and approval by the Village.

- (e) The existing fencing along the property lines shall be maintained, and when it reaches the end of its useful life, it shall be replaced with code-compliant fencing material.
- (f) The existing berm and associated landscaping along property lines shall be maintained to ensure adequate buffering and screening between the mining operation and adjacent properties as shown on the updated plans.
- (g) Reclamation shall occur in accordance with the approved reclamation plan and applicable regulations at the cessation of mining activities or upon expiration of the Special Use Permit whichever comes first.
- (h) The Special Use Permit shall be extended through the year 2095, subject to continued compliance with all conditions of approval.

4. The Village Clerk of Roscoe shall attest the same after the signature of the Village President.

2026-R11				
1st Read:				
PASSED BY ROLL CALL VOTE ON:				
NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee William Babcock				
Trustee John Broda				
Trustee Molly Butz				
Trustee Dayne Mead				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED MARCH 3, 2026:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

**EXHIBIT A
LEGAL DESCRIPTION
FOR SPECIAL USE PERMIT FOR EXTRACTION OPERATION
AND CONCRETE BATCH PLANT**

THE SOUTHWEST QUARTER (1/4) OF SECTION 9, IN TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER (1/4) SECTION; THENCE EAST ALONG SOUTH LINE THEREOF 955 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 396 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE 955 FEET TO THE WEST LINE OF SAID QUARTER (1/4) SECTION; THENCE SOUTH ALONG THE WEST LINE THEREOF 396 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF AFORESAID SECTION 9; THENCE WEST ALONG THE SOUTH LINE OF SECTION 9, 220 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4), 396 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SECTION 9, 220 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (1/4); THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER (1/4), 396 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: THAT PART THEREOF TAKEN BY THE DEPARTMENT OF WORKS AND BUILDING OF THE STATE OF ILLINOIS IN CASE NO. 13669 IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, COUNTY OF WINNEBAGO; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

Commonly Known as: 14165 North 2nd Street, Roscoe, IL 61073
PIN: 04-09-300-001; AND 04-09-300-006