



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, February 11, 2026
5:30 PM

CALL TO ORDER

ZBA Member Laura Baluch called the meeting to order at 5:30 pm. Chairman Richard Butera entered the meeting at 5:40 pm.

ROLL CALL

PRESENT

Chairman Richard Butera
Member Laura Baluch
Member Melissa Smith
Member Teresa Skridla
Member Daniel Spinazzola
Member Carla Jorgenson

Josef Kurlinkus Village Administrator

Tom Green Village Attorney

Hillary Rottmann Zoning Consultant Vandewalle

Jay Alms Chief of Fire Department

Kimberly Garza Village Clerk

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **November 12, 2025.**

ZBA member Baluch asked for a motion for the approval of the minutes.

Motion was made by ZBA member Spinazzola, second by ZBA member Skridla. Voting yes: ZBA members Jorgenson, Baluch, Skridla, Spinazzola, Smith. Butera was not present at this vote 5-0-0.

NEW BUSINESS

2. 2026-001 Public Hearing and Recommendation for Approval for a **Map Amendment from the UT: Urban Transitional District to the IG: General Industrial District** for a portion of a property commonly known as **14165 North 2nd Street (PIN: 04-09-300-001)**. Applicant VCNA Prairie LLC (Rogers Ready Mix)

Hillary Rottman Zoning Consultant Vandewalle begins by explaining that BCNA Prairie LLC, is requesting both a zoning map amendment and a special use amendment. She explains that the property was annexed in 1997 with conditions allowing approval for extraction and concrete ready-mix operations. She notes that new ownership has taken over and is requesting changes to what was originally approved.

Hillary outlines that the larger parcel is split-zoned, with most of it already IG (General Industrial) and an L-shaped portion still zoned UT (Urban Transitional). Because the applicant wants to expand mining into the UT area, a map amendment is required. She clarifies that no new structures are proposed-only fencing, berming, and future mining. Hillary also details the applicant's request to revise the reclamation plan: removing the single-family residential end-use, converting the entire site to recreational/open space, expanding the mining area, and extending the special use from 2045 to 2095 due to remaining reserves. She notes that engineering has no concerns regarding utilities or stormwater and that the operation has been a good neighbor with no complaints.

ZBA Member Baluch swears in Timothy Kenny.

Timothy Kenny introduces himself as the General Manager of Prairie Aggregates and identifies the team with him: Mililden environmental/land manager, Jeff Ranks 32- year Rogers employee, and Nicholas consultant who prepared the site plans. He explains that after acquiring Rogers Ready Mix in May of 2025, they reviewed the site and determined the originally approved end-use single-family homes was no longer feasible because the previous owner excavated too far north. He emphasizes that the proposed change to the recreational/open space reclamation plan is more realistic and beneficial. He also notes that the operation will not change: no blasting, dusting is controlled with water, the entrance stays the same, and the mining footprint simply extends into areas already disturbed. Kenny explains that the 2045 end date would leave over half the remaining reserves unmined, wasting valuable material need for local construction. Their drilling analysis shows roughly 75 years of material remain, justifying the request to extend the special use to 2095.

Chairman Butera asked why is extended from 2045 to 2095.

Tim Kenny explains that there's so many more reserves there that will get left if we're not granted more time.

Chairman Butera asked Joe Kurlinkus Village Administrator how does this benefit the village from a revenue standpoint to allow a great number of years to continue on with this?

Joe Kurlinkus states that the village does receive revenue from sales tax. Joe also states that the village has never received any complaints for the site.

ZBA Member Spinazzola asked has anyone from the surrounding properties come forward with any issues?

Kenny states no, there would have been a public notice.

Hillary Rottman states that there was a notice on the property and was a public notice in the newspaper and the residents are non-Roscoe residence.

ZBA Member Spinazzola asked with the other properties that you've done the recreational grounds afterwards, who eats that cost?

Kenny states they do.

Kurlinkus states that VCNA Prairie LLC, owns the property to the south directly across the street.

Kenny explains again to the board through the future layout: a lake with 4:1 slopes, landscaped berms, heavy tree planting, walking paths at both water level and ground level, and potential amenities like a pavilion or beach-features Prairie Aggregates has built at other reclaimed sites. Tim highlights the economic benefits: local sales-tax revenue, local employment, and reduced freight costs for construction projects. He notes that the company pays for all reclamation work, is bonded through DNR, and cannot have the land released until slopes, vegetation, and topsoil meet state standards.

ZBA Member Skridla asks if that includes the maintenance over the years as well.

Kenny stated that is something that they would have to work out because it depends on who will end up owning the property.

Chairman Butera asked for a motion for recommendation for approval and move to the board.

Motion was made by ZBA Member Baluch made a motion, second by ZBA Member Jorgenson. Voting yes: ZBA Members Spinazzola, Baluch, Smith, Jorgenson, Butera, Skridla 6-0-0.

3. 2026-002 Public Hearing and Recommendation for Approval for a **Special Use Permit Amendment** for the property commonly known as **14165 North 2nd Street & XXX Prairie Hill Road (PIN: 04-09-300-001 & 04-09-300-006)**. Applicant VCNA Prairie LLC (Rogers Ready Mix)

Staff report and additional applicable attachments can be found under item 2026-001.

Chairman Butera asked for a motion for the approval of the special use permit amendment.

Motion was made by ZBA Member Baluch subject to the following conditions that are outlined in the staff report, second by ZBA Member Spinazzola. Voting yes: Smith, Butera, Jorgenson, Spinazzola, Baluch, Skridla 6-0-0.

4. 2026-003 Public Hearing and Recommendation for Approval for **Text Amendments** revising the Village of Roscoe Code of Ordinances **Section 15-11, Architectural review of Chapter 150 and Sections 15-436, Commercial permitted uses, 15-460, Industrial permitted uses, 15-492, Special district bulk standards, 15-493, Special district permitted uses, 15-522, Fence regulations, 15-549, Food trucks, 15-553, Mobile home parks, 15-560, Data centers, 15-619, Off-street parking requirements, 15-690, Permitted sign types, 15-691, Standards**

for permanent signs, 15-692, Standards for temporary signs, and 15-752, Definitions of Chapter 155 of the Village Code of Ordinances.

Hillary Rottman Zoning Consultant from Vandewalle explains the text amendment package is essentially a guided walk through of every section of the zoning code that staff believes needs to be modernized, corrected, or aligned with how the Village of Roscoe actually functions today. She begins by telling the ZBA that staff conducted a full review of the zoning code and identified outdated tools, missing definitions, inconsistent use tables, and several areas where the code no longer reflects the Village's development patterns. She first addresses Chapter 150, removing the old "architectural review" language because it was replaced years ago by the design review process and now exists only as a leftover artifact. She then moves into the commercial districts, explaining that personal services should be added to limited office, hotels should be permitted in NCR, and auto repair/sales should shift from permitted uses to special uses so the Village can apply conditions when needed. She also recommends removing self-storage/mini warehouse uses from commercial districts entirely, arguing they are not the highest and best use for areas with utilities and commercial frontage. Food trucks would become allowed as accessory uses, reflecting how the Village already treats them in practice.

She continues with the industrial districts, adding auto services/sales and data centers as special uses, clarifying warehouse permissions, and again allowing food trucks as accessory uses, clarifying warehouse permissions, and again allowing food trucks as accessory uses. In the special districts, she removes bed and breakfast uses from public lands, corrects typos, and expands food-truck allowances in Main Street districts to support future tenants. She then outlines several fence regulation updates, including drainage clarification and standards for self-storage facilities. Hillary also introduces new definitions, including a more precise description of "light industrial," a definition for data centers, and cleanup of the "yard" definition. She explains that these changes help staff interpret the code consistently and give the Village clearer authority when reviewing applications.

Chairman Butera asked for a motion to move to the board.

Motion was made by ZBA Member Spinazzola, second by ZBA Member Skridla. Voting yes: ZBA Members Baluch, Skridla, Spinazzola, Jorgenson, Smith, Butera 6-0-0.

OLD BUSINESS

5. ZBA 2026-004: **Discussion and Approval** of the **2026 regular meeting dates** for the Zoning Board of Appeals.

Joe Kurlinkus Village Administrator presented the proposed dates, explaining that meetings would continue to be held on the second Wednesday of each month, consistent with past practice. He noted that most dates fall cleanly on Wednesdays, with the only exception being November which shifts because of Veterans Day.

Chairman Butera asked if the board was ok with the dates and made a motion to move to the board.

Motion was made by ZBA Member Baulch, second by ZBA Member Jorgenson. Voting yes: ZBA Members Butera, Skridla, Baluch, Spinazzola, Smith, Jorgenson 6-0-0.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT

Chairman Butera asked for a motion to Adjourn the meeting.

Motion was made by ZBA Member Smith, second by ZBA Member Spinazzola. Voting yes: Butera, Skridla, Smith, Jorgenson, Spinazzola, Baluch 6-0-0.

Meeting Adjourn at 6:08 pm.