



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Committee of the Whole Meeting
Tuesday, February 17, 2026

CALL TO ORDER

ROLL CALL

PRESENT

Trustee William Babcock
Trustee Dayne Mead
Trustee Michael Sima
Trustee Michael Wright
Village President Carol Gustafson

New Board of Trustee Member Molly Butz

ABSENT

Trustee John Broda

APPROVAL OF THE MINUTES

Approval of the Minutes for the meeting of the Committee of the Whole from **February 03, 2026**.

Trustee Wright asked for a motion for the approval of the minutes.

Motion was made by Trustee Mead, second by Trustee Sima. Voting yes: Trustees Mead, Sima, Wright, Babcock. Voting Abstain: Butz 4-0-1.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Allan Barmore discusses how Rogers Ready Mix zoning and mining expansion would bring excavation activity to within 200 feet of his backyard, removing the buffer that was originally promised when the mine was first approved. He explains that his home directly borders the east side of the site and that residents like him were not notified of the zoning request, unlike pasty county processes where mailed notices were standard. He emphasizes that the buffer was created to protect existing homes-homes that were there long before mining began- and that eliminating it goes against the intent of the original agreement.

He also raises concerns about the 16-foot berm behind his home, which he says is poorly maintained and significantly taller than berms on other sides of the property. He worries that new excavation will create additional overburden and could raise the berm even higher unless the company explains where the material will go. Barmore describes experiencing dust, sand drift, noise, and equipment activity on the

berm, and he urges trustees to consider silica exposure risks. While acknowledging Rogers Ready Mix had generally been a good neighbor, he asks the board to address berm height, dust control, and long-term health impacts before approving the request.

OLD BUSINESS

NEW BUSINESS

1. Discussion and Recommendation of a **Special Event Permit** for the **Roscoe Community Market** to be held at the Liberty Lot twice monthly from May through September from 11am – 3pm.

Stacy Moore with Stateline Events has done the Roscoe Community Market for a couple of years at Louie's Tap House. It has become to constrained due to volleyball leagues and limited parking, prompting her to work with village staff to find a better site. The Liberty Lot offers more space, better visibility, and room for growth, and Moore has already secured interest from small businesses, bakers, crafters, and two food trucks. She expects 15-20 vendors and roughly 40-50 attendees, and she highlights her strong social media reach and existing vendor base to support the event's success. Trustees note her effective community engagement and promotional work, and they discuss logistics such as signage food truck orientation, and encouraging foot traffic toward grassy area.

Operational details were reviewed in advance with police, fire, and public works, all of whom approved the plan. Parking will use nearby lots, food trucks will face inward toward the park for safety, and picnic benches may be added to support seating. Vendors generally do not required power, and generators would be used only of needed. President Gustafson confirms that all concerns-traffic flow, safety, parking, and event layout- were addressed through prior staff meetings. With no outstanding issues.

Trustee Sima makes a motion to send to the board, second by Trustee Wright. Voting yes: Trustees Babcock, Sima, Mead, Butz, Wright 5-0-0.

2. Discussion 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)**

ZBA Recommends approval voting 6-0-0 on February 11, 2026

Hillary Rottman from Vandewalle explains that mining and mineral extraction are not allowed in the UT district, so Rogers Ready Mix is requesting a rezoning to IG to legally expand their mining area. She outlines that the request is paired with a special use permit because the company wants to enlarge the approved mining zone, revised the reclamation plan, an extend the life of the mine from 2045 to 2095. Hillary notes that the previous owner over mined the northern portion of the property, making the originally planned residential development no longer feasible, The Zoning Board of Appeals already reviewed the request and recommended approval 6-0.

Tim Kenny General Manager from Rogers Ready Mix acknowledges they inherited several issues when they purchased the site in May of 2025. He explains that a reserve analysis showed

enough sand and gravel to justify 50 more years of mining, which is why they are seeking the extension to 2095. He clarifies that the previous owner mined to far north, making home construction impossible due to unstable soils and a 50-foot elevation difference between grade and water level. Tim outlines their revised reclamation plan, which would convert the site into a public recreational lake with walking paths, parking, and a pavilion in the distant future. He also addresses berm concerns, stating that the berm behind the homes was built before Rogers took over and needs to be graded, vegetated, and planted with trees, but will not be raised higher because overburden will be placed back into the pit. He commits to dust control using water trucks and emphasizes their desire to remain good neighbors.

Tim reinforces that Rogers wants to maintain a good reputation and avoid conflicts with neighbors. He notes that the company is inspected regularly by MSHA and will comply with new silica-dust regulations. He stresses that the processing plant will not move closer to the homes; only the excavation face will shift over time. He also explains that the company operates like a family business and takes complaints seriously, highlighting that long-term community relationships matter for future zoning and operations.

Trustee Sima acknowledge the communication gap between county, township, and village jurisdictions, which may explain why residents were not notified. He emphasizes the importance of good-neighbor relations and express appreciation that Rogers and the residents are willing to meet and discuss concerns.

Trustee Mead asked a question about berm height, dust control, long-term reclamation, and Trustee Wright asked about the timeline for mining near the residential boundary. Trustee Sima noted that the proposed recreational end-use could be a community benefit but stress the need for ongoing communication and mitigation of impacts on nearby homes.

Trustee Sima made a motion to move to the board, second by Trustee Wright. Voting yes: Trustees Sima, Babcock, Mead, Wright, Butz 5-0-0.

3. Discussion 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 Map Amendment item.

ZBA Recommends approval voting 6-0-0 on February 11, 2026

4. Discussion 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.

ZBA Recommends approval voting 6-0-0 on February 11, 2026

Hillary Rottman explains the text amendments revising the Village of Roscoe Code of Ordinances is a comprehensive cleanup and modernization of the zoning code. It removes outdated or conflicting language, replaces old terms like architectural review with the correct design review, and fixes inconsistencies such as mislabeled zoning districts. It also updates permitted and special use lists across several districts, so the code better reflects how the village actually regulates businesses today. Smaller corrections such as adjusting fence rules, clarifying food-truck language, updating sign regulations for the Main Street Districts, and fixing parking standards- ensure the code is clearer, more consistent, and easier for staff and applicants to use.

The most significant update is the creation of a new land-use category for data centers, which previously had no formal definition in the code. The amendment defines what a data center is, restricts it to the heavy industrial district as a special use, and requires applicants to provide detailed information on water demand, electrical load, drainage, lighting, and fiber infrastructure. This gives the village stronger control over high-utility demand facilities and prepare Roscoe for modern development pressures. The Zoning Board of Appeals reviewed the full amendment package and recommended approval.

Trustee Sima makes a motion to move to the board, second by Trustee Wright. Voting yes: Trustees Butz, Sima, Babcock, Mead, Wright 5-0-0.

- 5. Discussion and Recommendation of Allegiance flag supply** for the quoted amount of **\$6,455.00** for **55 sets of American Pole Flags** for Main Street.

Troy Taylor Public Works Supervisor explains that the request for 55 additional American flagpole sets is a continuation of the 34 sets purchased the previous fall, bringing the total to 89. He notes that this will allow Public Works to line all of Mian Street down to Elevator Road, as well as the Harrison Street Parade route around the cemetery. Troy emphasizes that the new sets replace the Village's old fiberglass poles, which are cracking and deteriorating, with wooden poles equipped with spinner mechanisms that prevent flags from tangling in the wind. He highlights that the new flags will present a clearer, more durable, and more uniform appearance-especially important with Memorial Day approaching.

Trustee Babcock made a motion to move to the board, second by Trustee Sima. Voting yes: Trustees Sima, Mead, Wright, Butz, Babcock 5-0-0.

PUBLIC COMMENT (limited to 3 minutes per speaker)

PRESENTATIONS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

Trustee Wright asked for a motion to Adjourn the meeting.

Motion was made by Trustee Babcock, second by Trustee Mead. Voting yes: Trustees Babcock, Wright, Butz, Sima, Mead 5-0-0.

Meeting Adjourned at 7:36 pm.