

**ZONING BOARD OF APPEALS  
VILLAGE OF ROSCOE**

**Zoning Board of Appeals Meeting of February 11, 2026  
Application No. ZBA 2026-002: 14165 N. 2<sup>nd</sup> Street**

Special Use Findings per Section 15-780(c)(2) of the Zoning Ordinance.

- 1. The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;**

The proposed Special Use Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to nearby properties. Mining and ready-mix operations have existed on the site for several decades with no issues. The proposed site plan changes correct areas mined under prior ownership and allow for continued operation under updated and clearly defined conditions.

- 2. The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district;**

The amendment and continuation of the Special Use will not impede the normal or orderly development of surrounding properties. The property has long functioned as an industrial quarry and ready-mix facility, and surrounding development patterns have evolved with this use in place. The site plan has been revised to align with existing site conditions and to support a logical and orderly long-term land use, while avoiding negative impacts on nearby properties.

- 3. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;**

Adequate utilities, access roads, drainage, and necessary facilities have been provided and will continue to be maintained to support the proposed use. The site has existing access, infrastructure, and operational facilities that have supported mining and concrete production activities for many years. Any infrastructure that may be required at the site for any continued or proposed future uses remains the responsibility of the property owner.

- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion; and**

Adequate measures have been implemented and will continue to be maintained to ensure safe ingress and egress to the site while minimizing traffic congestion. The amendment is not expected to substantially change traffic patterns.

- 5. The proposed Special Use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located.**

The proposed Special Use Amendment will otherwise comply with all applicable provisions and regulations of the district. Blasting and the use of explosives remain prohibited, and all operations will continue to be subject to applicable local, state, and federal regulations, ensuring the ongoing protection of surrounding properties and the public.

*The Zoning Board of Appeals recommends approval of a Special Use Permit Amendment to modify the previously approved Special Use Permit for extraction operations and a ready-mix concrete batch plant, for the property located at 14165 2nd PIN: 04-09-300-001 and 04-09-300-006, based on the above Findings of Fact and subject to the following conditions of approval:*

1. The property owner shall maintain compliance with all applicable local, state, and federal regulations governing mining operations, including all required permits and approvals.
2. Mining operations shall be conducted in a manner that minimizes noise, vibration, dust, and other off-site impacts.
3. Mining activities shall be limited to the areas shown on the approved site plan and phased mining plans.
4. Any expansion beyond the approved mining limits shall require prior review and approval by the Village.
5. 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.
6. 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.
7. 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.
8. The Special Use Permit shall be extended through the year 2095, subject to continued compliance with all conditions of approval.