

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Discussion and Recommendation regarding the future use, development, or disposition of Village-owned property located at 10517 & 10531 Main Street

Date: June 17, 2025

Meeting: Committee of the Whole

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Department: Administration

Overview/Background Information

The Village is currently in the process of acquiring the properties located at 10517 and 10531 Main Street, collectively referred to as the “Liberty Lot.” This parcel, located at the northwest corner of Main Street and Bridge Street, is owned by Liberty Engineering. The Village of Roscoe is under contract to purchase the parcel for \$225,000 and is presently in the due diligence phase of the acquisition process.

The property serves as the informal gateway to downtown Roscoe and has historically been used as the location for the Village’s annual Hometown Holiday celebration, including placement of the Village Christmas tree. The site is currently unimproved and remains largely open, with limited use outside of seasonal events.

The Village is currently in the process of completing a Phase 2 Environmental Site Assessment (ESA) to evaluate the potential for any subsurface environmental contamination, a necessary due diligence step before any formal redevelopment can be initiated.

While no specific proposal has been submitted for consideration, this item provides an opportunity for the Board to begin exploring potential long-term goals for the site, including public use, development partnerships, or possible disposition to private parties for redevelopment consistent with the Village’s planning objectives for Main Street.

Key Issues

- Current and potential future public use of the site
- Timing and anticipated findings of the Phase 2 ESA
- Long-term planning for Main Street corridor revitalization
- Whether the Village should hold, develop, or resell the parcel after acquisition
- Opportunities or limitations related to redevelopment
- Long-term strategic value of Village retention vs. sale

Action Required/Recommendation

This item is presented for discussion only. Staff is seeking input and direction from the Village Board regarding priorities or planning considerations for the Liberty Lot, should the Village proceed with finalizing the acquisition. No formal action is requested at this time.

Attachments

Location Map