

VILLAGE OF ROSCOE

AGENDA ITEM - STAFF REPORT



Agenda Item: Introduction to Special Use Permit Amendment for Rodgers Ready Mix at 14165 2nd Street

Date: January 20, 2026

Meeting: Committee of the Whole

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Department: Zoning

Overview/Background Information

Rodgers Ready Mix, located at **14165 2nd Street**, was annexed into the Village of Roscoe in 1996. As part of the annexation, a pre-annexation agreement granted a **Special Use Permit** within the **General Industrial District** for Tract 4. This special use allows for the extraction of sand and gravel, and the construction and operation of a concrete ready-mix batch plant and related facilities.

The Special Use Permit includes conditions prohibiting blasting, dynamiting, or the use of explosives for material extraction. The owner is also required to develop the property in accordance with the approved site plan.

The Special Use Permit for the property was approved to remain in effect through the year **2045**, at which time (or sooner) quarry operations were to cease. The property was to be reclaimed and developed as a lake with surrounding single-family residential development to the north and east.

In **mid-2025**, the site was acquired by the applicants, **VCNA Prairie, LLC**.

Key Issues

- Mining operations conducted by previous owners extended north toward the property line into areas originally designated in the reclamation plan for future residential development. These areas have already been excavated. Based on existing site conditions, backfilling the excavated areas to support residential development is neither practical nor feasible.
- A review of the elevations and layout in the existing reclamation plan indicates that it no longer reflects current site conditions and requires updating.
- The current applicant is requesting an amendment to the reclamation plan to allow for recreational use in lieu of single-family residential development.
- The applicant is also seeking to revise the Special Use Permit conditions to more accurately reflect the areas that have been mined, current operations, and anticipated future mining activity.
- The applicant anticipates that mining operations may continue beyond the currently approved 2045 termination date for approximately an additional **75 years**, and is requesting an extension of the Special Use Permit.

Action Required/Recommendation

This project is being introduced to the Committee of the Whole for informational purposes only. No action is required at this time. Upon submission of a formal application and review by the Zoning Board of Appeals, the request will return for a vote prior to consideration by the Village Board.

This introduction provides an opportunity for the Board to ask questions or identify any specific information it would like to see included in the applicant's submittal.

Attachments

Current Conditions Exhibit
Future Mining Sequence Exhibit
Reclamation Plan