



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

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

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)
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.

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.

OLD BUSINESS

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

PUBLIC COMMENT (Limited to 3 minutes per speaker)

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ADJOURNMENT