Village of Hampshire
Planning & Zoning Commission Meeting
Monday, January 26, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

   The Village of Hampshire Planning & Zoning Commission was called to order by Chairwoman Klein at 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

   Present: Commissioners Grace Duchaj, Scott McBride, Sharon Egger, and Bill Rossetti and Chairwoman Christine Klein

   Absent: Commissioner Richard Frillman

   Others Present: Mary Jo Seehausen, Village Manager and Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from November 24, 2025**

   Motion: Commissioner Rossetti
   Second: Commissioner Egger
   Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Ross
   Nayes: None
   Abstain: None

   Motion Approved

5. **Public Comments**

   None

6. **New Business**

a. **Case# PZC-25-04 – Public Hearing**

**Address: 44W452 US Route 20 Hampshire, IL 60140**
**PIN: 01-24-400-042; 01-24-400-001**
**Petitioner & Owner: Hampshire Land, LLC**
**Request: The following zoning entitlement requests are being made:**

1. **Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-3, Industrial District**
2. **Request for Variance to Sec. 6-9-4-A-2-c of the Hampshire Zoning Ordinance to permit outdoor storage without a screening wall or fence, whereas a screening wall or fence is required**
3. **Request for Special Use per Sec. 6-9-4-C of the Hampshire Zoning Ordinance to permit outdoor storage**

**Action: Motion to make a recommendation regarding Case# PZC-25-04**

Mr. Khan presented the requests being made by the Petitioner. Mr. Khan provided a background on the subject properties and the use of the general area nearby. Mr. Khan reviewed the proposed conditions of approval and stated that the special use and variance, if recommended for approval, would be tied to the current business.

The Petitioner stated that the business and use has been operating since 2002.

No public comments were provided prior to or during the hearing.

Chairwoman Kelin requested a motion to recommend approval of the requests pursuant to the three conditions of approval.

Motion: Commissioner Egger

Second: Commissioner Ross

Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Ross

Nayes: None

Motion Approved

7. **Old Business**

Mr. Khan stated he is working on the research requested by the Planning & Zoning Commission regarding Accessory Dwelling Units (ADUs).

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner McBride
Second: Commissioner Egger
Aye: Commissioners Duchaj, McBride, Rossetti, Egger, and Ross
Nayes: None
Abstain: None

Motion Approved.

Adjourned at 7:09 P.M.

Submitted: March 9, 2026
Approved: March 9, 2026