



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 27, 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 Richard Frillman, Scott McBride, Sharon Egger and Chairwoman Christine Klein

Absent: Commissioners Grace Duchaj, Bill Rossetti and Ron Ross

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from June 8, 2026**

Motion: Commissioner McBride

Second: Commissioner Frillman

Ayes: Commissioners Frillman, McBride, Egger and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved

5. **Public Comments**

None

6. **New Business**

a. **Case# PZC-26-07 - Public Meeting**

Address: Southeast Quadrant of US Highway 20 and Big Timber Road

**PIN: 01-13-400-008; 01-13-400-009; 01-13-400-006; 02-18-300-002;
02-19-100-003; 02-19-100-004**

**Petitioner & Owner: Hampshire East, LLC dba Crown Community
Development**

Request: The following requests are being made:

1. Final Plat of Subdivision Approval for Oakstead Neighborhood K

- 2. Final Plat of Subdivision Approval for Oakstead Neighborhood R**
 - 3. Final Plat of Subdivision Approval for Oakstead Neighborhood S**
 - 4. Final Plat of Subdivision Approval for Oakstead Neighborhood H**
 - 5. Final Plat of Subdivision Approval for Oakstead Neighborhood I**
 - 6. Final Plat of Subdivision Approval for Oakstead Neighborhood J**
- Action: Motion to make a recommendation regarding Case# PZC-26-07**

Mr. Dan Olsem, Petitioner/Owner, presented the request. Mr. Olsem stated that the proposed Final Plats are in conformance with the Preliminary Plat.

Mr. Khan stated that Village staff is recommending one condition of approval in that the remaining engineering comments be addressed prior to Village signature and recording of the plats.

Chairwoman Klein requested a motion to recommend approval of the final plats of subdivision pursuant to staff's recommended condition of approval:

Motion: Commissioner McBride
Second: Commissioner Egger
Ayes: Commissioners Frillman, McBride, Egger and Chairwoman Klein
Nayes: None
Abstain: None

Motion Approved

- b. **Case# PZC-26-10 - Public Meeting**
Address: 1221 Fox Hedge Trail & Outlot 11 Prairie Ridge North
PIN: 01-15-178-015; -016
Petitioner & Owner: Anthony & Emily Canelakes and Hampshire West, LLC (dba Crown Community Development)
Request: Final Plat of Resubdivision Approval for 1221 Fox Hedge Trail and Outlot 11 Prairie Ridge North
Action: Motion to make a recommendation regarding Case# PZC-26-10

Mr. Dan Olsem (Petitioner/Owner) presented the request stating that the owners of 1221 Fox Hedge Trail contacted Crown inquiring about purchasing a portion of Outlot 11 in Prairie Ridge North. Mr. Olsem stated that Crown agreed to deed a portion of Outlot 11 that is outside the gas easement to the owners of 1221 Fox Hedge Trail.

Chairwoman Klein requested a motion to recommend approval of the final plat of resubdivision:

Motion: Commissioner Egger

Second: Commissioner McBride

Ayes: Commissioners Frillman, McBride, Egger and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved

c. **Case# PZC-26-08 - Public Hearing**

Address: No Address

PIN: 01-11-200-012

Petitioner & Owner: David Huang

Request: The following requests are being made:

- 1. Variance from Sec. 6-12-4-C-2 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign size area of 128 sq. ft., whereas the maximum size area allowed is 60 sq. ft.**
- 2. Variance from Sec. 6-12-4-C-3 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign height of 11 ft., whereas the maximum height allowed is 5.5 ft.**

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-08

Mr. Khan presented the request stating that the Owner is seeking a larger sign along the Interstate 90 frontage. Mr. Khan stated that it is common to have larger signs along highways and interstates. Mr. Khan stated that Village staff is supportive of the request and the request meets the findings of fact.

Chairwoman Klein asked if there is a time limit for how long the sign can be up. Mr. Khan stated that Village staff is not recommending any time limit restriction.

Chairwoman Klein requested a motion to recommend approval of the variances:

Motion: Commissioner Egger

Second: Commissioner Frillman

Ayes: Commissioners Frillman, McBride, Egger and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved

d. **Case# PZC-26-09 - Public Hearing**

Address: 203 Loves Crossing/205 Metrix Dr.

PIN: 01-03-251-001; -002

Petitioner & Owner: Chris Helle

Request: The following request is being made:

- 1. Variance from Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a temporary gravel parking lot, whereas a paved surface is required.**

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-09

Mr. Chris Helle (Petitioner/Owner) presented the request stating that Truck Country is expanding its existing building at 205 Metrix Dr. and constructing an additional parking lot at 203 Loves Crossing. Mr. Helle stated that the plan is to have the new parking lot constructed prior to Winter 2026.

Mr. Khan stated staff is supportive of the request and that the findings of fact have been met. Mr. Khan stated that Village staff is recommending a condition of approval.

Chairwoman Klein requested a motion to recommend approval of the final variance pursuant to staff's recommended condition of approval.

Motion: Commissioner McBride

Second: Commissioner Egger

Ayes: Commissioners Frillman, McBride, Egger and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved

7. **Old Business**

None.

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner McBride

Second: Commissioner Egger

Ayes: Commissioners Frillman, McBride, Egger and Chairwoman Klein

Nays: None

Abstain: None

Motion Approved.

Adjourned at 7:18 P.M.

Submitted: October 12, 2026

Approved: October 12, 2026