



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 22, 2024 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. A Motion to Approve the Meeting Minutes from June 24, 2024
5. Public Comments
6. New Business

a. Case#: PZC-24-02 - Public Hearing

Address: Lot 20 Washington Ave. / PIN# 01-22-351-019

Petitioner & Owner: Samantha Schneeberger

Request: The following requests are being made:

- (1) Request for Map Amendment (Rezoning) from M-1, Restricted Industrial, District to R-2, Single-Family Residence, District.
- (2) Request for Text Amendment to Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit Greenhouse as a Special Use in the R-2 Zoning District.
- (3) Request for Special Use per Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit a Greenhouse.

Action: Motion to make a recommendation regarding Case# PZC-24-02.

b. Case#: PZC-24-03 - Public Hearing

Address: 411 Campion Dr.

Petitioner & Owner: Gerald Cuartero

Request: Variance to Sec. 7-5-9-A of the Hampshire Subdivision Ordinance to permit a shed in an easement, whereas structures are not permitted in easements.

Action: Motion to make a recommendation regarding Case# PZC-24-03.

7. Old Business
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



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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 Chairman Mroch at 7:01 P.M.

2. **Pledge of Allegiance**

Chairman Mroch led the Pledge of Allegiance.

3. **Roll Call**

Present: Commissioners Grace Duchaj, Scott McBride (Arrived at 7:02 P.M.), Bill Rossetti, Sharon Egger, Lawrence Rapach and Chairman Bryan Mroch.

Absent: Commissioner Rick Frillman.

4. **A Motion to Approve the Meeting Minutes from February 26, 2024**

Motion: Commissioner Rossetti.

Second: Commissioner Rapach.

Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Rapach and Chairman Mroch.

Nays: None.

Abstain: None.

Motion Approved.

5. **Case#: PZC-24-01 - Public Hearing**

Address: 165 Arrowhead Dr.

Petitioner & Owner: EMAAR Real Estate, LLC

Request: Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be a paved surface.

Chairman Mroch opened the Public Hearing.

Mr. Khan provided an overview of the request being made by the Petitioner. Mr. Khan stated that Staff did not find a hardship for the Petitioner. However, it should be noted that the Planning & Zoning Commission did recently recommend approval for a similar variance request and that should be taken into consideration for

discussion and vote.

Mr. Khan introduced Mr. Mascote, representative for the Petitioner & Owner. Mr. Mascote stated that the initial business plan for a truck wash for the property was abandoned due to Love's having a truck wash. Mr. Mascote additionally stated that the owner is considering new business plans and is unsure where the new building will be located so that is the reason for this request.

Chairman Mroch asked for Public Comments; no public comments were provided.

Chairman Mroch closed the Public Hearing at 7:15 P.M.

Commission Egger asked a question regarding the access off of Deitrich Rd. Mr. Mascote stated no access will be made off of Deitrich Rd.

Commissioner McBride made a comment regarding the cul-de-sac/turnaround at the end of Arrowhead Dr. that is on the subject property. Mr. Mascote stated that discussion has been had with the Fire District regarding this and either the cul-de-sac/turnaround will be kept or alternative access will be provided for fire apparatus to turnaround at the end of Arrowhead Dr.

Commissioner Duchaj stated she did not find a hardship for the variance request.

Chairman Mroch entertained a motion to recommend approval with staff's recommended condition of approval:

Motion: Commissioner McBride.

Second: Commissioner Egger.

Ayes: Commissioners Rossetti, Egger, McBride, and Chairman Mroch.

Nays: Commissioners Duchaj and Rapach.

Motion Approved.

6. **New Business**

None.

7. **Old Business**

a. **Discussion Regarding Proposed Text Amendments to Zoning Ordinance**

Mr. Khan stated that based on feedback and internal discussion by staff, when the text amendments come to the Planning & Zoning Commission for consideration the Farming Zoning District will remain as-is.

8. **Public Comments**

No Public Comments were made.

9. **Announcements**

Mr. Khan stated that there will not be a meeting on July 8, 2024. Mr. Khan also stated that there will be a meeting on July 22, 2024.

10. **Adjournment**

Motion: Commissioner Rossetti.

Second: Commissioner Duchaj.

Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Rapach.

Nays: None.

Abstain: None.

Adjourned at: 7:29 P.M.

Submitted July 22nd, 2024.

Mo Khan, Assistant Village Manager for Development

APPROVED: