



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, September 9, 2024 - 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 Village Attorney Mr. Vasselli at 7:01 P.M.

### 2. **Roll Call**

Present: Commissioners Richard Frillman, Grace Duchaj, Bill Rossetti, Sharon Egger, and Lawrance Rapach

Absent: Chairman Bryan Mroch and Commissioner Scott McBride

### 3. **Motion to Appoint Commissioner Frillman as Chair Pro-Tem**

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nays: None.

Motion Approved.

### 4. **Motion to Appoint Commissioner Duchaj as Acting Secretary**

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nays: None.

Motion Approved.

### 5. **Pledge of Allegiance**

Commissioner Frillman led the Pledge of Allegiance

### 6. **A Motion to Approve the Meeting Minutes from August 26, 2024**

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nayes: None.  
Motion Approved.

## 7. **Public Comment**

No Public Comments. Individuals that signed-up deferred comments to Public Hearing.

## 8. **New Business**

### a. **Case#: PZC-24-05 - Public Hearing**

**Address: Outlot 23 Kelley Rd. Park / PIN# 01-15-305-001**

**Petitioner & Owner: Hampshire West LLC (Crown Development)**

**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 paved.**

**Action: Motion to make a recommendation regarding Case# PZC-24-05**

Motion to Open Public Hearing at 7:05

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nayes: None.

Motion Approved.

Mr. Khan presented the request being made by the Petitioner.

Mr. Olsem, the Petitioner's Representative, provided additional information on the request and answered questions from the Commission.

Public Comments:

1. Ms. Kim Krug, 46W775 Kelley Rd., provided comments stating concerns regarding the proposed variance.
2. Doug Bergdahl, 46W871 Kelley Rd., provided comments stating concerns regarding the proposed variance.

The Planning & Zoning Commission discussed the request. Generally, the Planning & Zoning Commission stated that request was premature, asked the need for a gravel parking lot, and concerns with compliance with the American Disabilities Act.

It was noted by the Commission that representatives from the Park District were not present at the meeting.

Motion to Close Public Hearing

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nayes: None.

Motion Approved.

Motion to Recommend Approval of Case# PZC-24-05  
Motion: Commissioner Frillman  
Second: Commissioner Rapach  
Ayes: Commissioner Rapach  
Nayes: Commissioners Egger, Rossetti, Frillman, and Duchaj  
Motion Failed.

Motion to Recommend Denial of Case # PZC-24-05  
Second: Commissioner Rapach  
Ayes: Commissioners Egger, Rossetti, Frillman, and Duchaj  
Nayes: Commissioner Rapach  
Motion Approved.

9. **Old Business**

None.

10. **Announcements**

Mr. Khan provided an update on recent decisions made by the Village Board on cases heard by the Planning & Zoning Commission.

11. **Adjournment**

Motion: Commissioner Rapach  
Second: Commissioner Rossetti  
Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj  
Nayes: None.  
Motion Approved.

Meeting adjourned at 7:46 P.M.

Minutes Approved 9/23/2024