



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 22, 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 Chairman Mroch at 7:01 P.M.

2. **Roll Call**

Present: Commissioners Grace Duchaj, Rick Frillman, Scott McBride, Bill Rossetti, Sharon Egger, Lawrence Rapach and Chairman Bryan Mroch.

3. **Pledge of Allegiance**

Chairman Mroch led the Pledge of Allegiance.

4. **A Motion to Approve the Meeting Minutes from June 24, 2024**

Motion: Commissioner Rossetti.

Second: Commissioner McBride.

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

Nays: None.

Abstain: Commissioner Frillman.

Motion Approved.

5. **Public Comments**

No 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.

Mr. Khan presented the request and provided background information on the project stating that the greenhouse has already been built and these requests are to bring the property into compliance with the zoning ordinance.

The Petitioner provided additional background information on the request and stating the intended use of the property.

The Plan Commission discussed the requests and were generally in favor of the requests.

A motion to approve Request for Map Amendment (Rezoning) from M-1, Restricted Industrial, District to R-2, Single-Family Residence, District was made by S. McBride, seconded by G. Duchaj, with a vote of 6 aye, 0 nay. Motion carried.

A motion to approve the Request for Text Amendment to Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit Greenhouse as a Special Use in the R2 Zoning District was made by G. Duchaj, seconded by S. McBride, with a vote of 5 aye, 1 nay. Motion carried.

A motion to approve the Request for Special Use per Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit a Greenhouse was made by L. Rapach, seconded by G. Duchaj, with a vote of 5 aye, 1 nay. Motion carried.

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.

Mr. Khan presented the request and asked for the Commission to table/continue the request to next meeting date while Village staff gathers

more information on the request, specifically what utilities are in the easement on the subject property.

A motion to table until August 26th, 2024 was made by S. McBride, seconded by B. Rossetti, with a vote of 6 aye, 0 nay. Motion carried.

7. **Old Business**

None.

8. **Announcements**

None.

9. **Adjournment**

Motion: Commissioner McBride.

Second: Commissioner Duchaj.

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

Nayes: None.

Abstain: None.

Adjourned at: 7:34 P.M.

Submitted August 26th, 2024.

Richard Frillman, Secretary

APPROVED: