



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, March 9, 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 7:01 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

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

Absent: Commissioner Ron Ross

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

4. **A Motion to Approve the Meeting Minutes from January 26, 2026**

Motion: Commissioner McBride

Second: Commissioner Egger

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

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None

6. **New Business**

a. **Case# PZC-26-02 - Public Hearing**

Address: 44W452 US Highway 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-2, General Industrial District**
- 2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to permit outdoor storage**
- 3. Request for Variance to Sec. 6-9-3-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**

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-02

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 McBride

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

Nayes: None

Motion Approved

7. Old Business

8. Announcements

Mr. Khan stated that there was legislation introduced in the Illinois Legislature regarding permitting accessory dwelling units (ADUs) and multi-family housing units in single-family zoning district. Mr. Khan further stated that this would impact the zoning text amendments that the Planning & Zoning Commission has been working on and that staff is taking a pause on any additional text amendments until the outcome of the legislation.

9. Adjournment

Motion to Adjourn

Motion: Commissioner McBride

Second: Commissioner Egger

Aye: Commissioners Frillman, Duchaj, McBride, Rossetti, Egger

Nayes: None

Abstain: None

Motion Approved.

Adjourned at 7:14 P.M.

Submitted: April 13, 2026

Approved: April 13, 2026