



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, November 24, 2025 - 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, Grace Duchaj, Sharon Egger, and Bill Rossetti and Chairwoman Christine Klein

Absent: Commissioners Scott McBride and Ron Ross

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from October 27, 2025**

Motion: Commissioner Egger

Second: Commissioner Rossetti

Ayes: Commissioners Frillman, Duchaj, Rossetti, and Egger

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None

6. **New Business**

- a. **Motion to Approve 2026 Planning & Zoning Commission Meeting Schedule**

Motion: Commissioner Egger
Second: Commissioner Rossetti
Ayes: Commissioners Frillman, Duchaj, Rossetti, and Egger
Nays: None
Abstain: None

Motion Approved

b. **Zoning District Bulk Standards & Requirements Discussion**

Mr. Khan presented the proposed zoning district bulk standards and requirements for the proposed zoning districts previously discussed. Mr. Khan stated that bulk standards and requirements control the development of buildings in each zoning district in respects to setbacks, lot/building coverages, height, density, etc.

The Planning & Zoning Commission were generally acceptable of the proposed zoning district bulk standards and requirements.

The Planning & Zoning Commission discussed the permissibility of Accessory Dwelling Units (ADUs) in residential zoning districts and generally recommended permitting by right ADUs in the Farming and Estate Districts and permitting by special use in the R-1, R-2, and R-3 Districts.

The Planning & Zoning Commission generally agreed that the fee-in-lieu for parking amount should be set time-to-time by the Village Board rather than codifying a specific amount in the code.

The Planning & Zoning Commission generally agreed that off-site parking in the downtown zoning district should be permitted within 400 ft. of the use.

7. **Old Business**

a. **Proposed Zoning Districts Discussion**

None

b. **Proposed Land Uses Discussion**

None

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Frillman

Aye: Commissioners Frillman, Duchaj, Rossetti, and Egger

Nays: None

Abstain: None

Motion Approved.

Adjourned at 7:43 P.M.

Submitted: January 26, 2026

Approved: January 26, 2026