Village of Hampshire
Planning & Zoning Commission Meeting
Monday, October 12, 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 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**
   Present: Commissioners Grace Duchaj, Scott McBride, Bill Rossetti, Ron Ross and Chairwoman Christine Klein
   Absent: Commissioner Sharon Egger
   Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from July 27, 2026**
   Motion: Commissioner McBride
   Second: Commissioner Duchaj
   Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross
   Nayes: None
   Abstain: None

   Motion Approved

5. **Public Comments**
   None

6. **Appointment of Commissioner Grace Duchaj as Planning & Zoning Commission Secretary**
   Due to resignation of Commissioner Richard Frillman who acted as the Secretary of the Planning & Zoning Commission, Chairwoman Klein appointed Commissioner Grace Duchaj as Secretary.

   Chairwoman Klein if there were any objections by the Commissioners to appoint Commissioner Duchaj as Secretary. No objections were made.

7. **New Business**
    a. **Case# PZC-26-12 – Public Meeting**
    Address: Watercrest Isle
    PIN: Part of 01-16-100-005; Part of 01-16-200-022
    Petitioner & Owner: Hampshire West, LLC dba Crown Community Development
    Request: Final Plat of Subdivision Approval for Prairie Ridge North Neighborhood G1
    Action: Motion to make a recommendation regarding Case# PZC-26-12
    Mr. Khan presented the request, stating that a Final Plat of Subdivision for Prairie Ridge North G1 was approved in 2025 for side-loaded townhomes. Since then, the model type changed to front-loaded townhomes decreasing the density.

    No public comments were provided before or during the meeting.

    Chairwoman Klein requested a motion to recommend approval of Case# PZC-26-12.

    Motion: Commissioner McBride
    Second: Commissioner Ross
    Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross
    Nayes: None
    Abstain: None

    Motion Approved

8. **Old Business**
    None.

9. **Announcements**
    None.

10. **Adjournment**
    Motion to Adjourn

    Motion: Commissioner McBride
    Second: Commissioner Ross
    Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross
    Nayes: None
    Abstain: None

Motion Approved.

Adjourned at 7:05 P.M.

Submitted: October 26, 2026
Approved: October 26, 2026