



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, August 25, 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 Mr. Khan at 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioner, Grace Duchaj, Scott McBride, Bill Rossetti, Sharon Egger, and Ron Ross and Chairwoman Christine Klein (arrived at 7:04 P.M.)

Absent: Commissioner Richard Frillman

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from July 14, 2025**

Motion: Commissioner Duchaj

Second: Commissioner Rossetti

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

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None.

6. **New Business**

a. **Case#: PZC-25-08 - Public Meeting**

PIN: 01-15-126-004; 01-15-100-012; 01-10-300-011; 01-10-400-008

Petitioner & Owner: Hampshire West, LLC dba Crown Community Development

Request: Final Plat of Subdivision Approval for Prairie Ridge North Neighborhoods W, X, & Y

Action: Motion to make a recommendation regarding Case# PZC-25-08

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the Preliminary Plat was approved and when the Petitioner is ready to develop/construct the neighborhood they come forward with the Final Plat of Subdivision for review and approval. Mr. Khan stated that the proposed Final Plats of Subdivision are in general conformance with the Preliminary Plat of Subdivision.

Mr. Olsem, Petitioner, provided a summary of the minor changes to Neighborhood Y. Mr. Olsem stated that the changes with Neighborhood Y removes the proposed building footprint out of the wetlands.

There were no public comments provided prior to or during the meeting.

Motion: Commissioner Rossetti

Second: Commissioner Egger

Aye: Commissioners Duchaj, McBride, Rossetti, Egger and Ross

Nayes: None

Abstain: None

Motion Approved.

b. Review of Proposed Zoning Districts

The proposed zoning districts were reviewed by the Commission. It was generally agreed that the Office-Research (O-R) District should be eliminated from the list of proposed zoning districts as there is only one lot currently zoned O-R and that the land uses listed for the

proposed O-R district could be rolled into the proposed M-1 & M-2 districts.

c. **Review of Proposed Land Uses**

The proposed land uses were reviewed by the Commission. The Commission provided a few suggestions to the land use table. The Commission agreed they would review the proposed land use table and bring back for further discussion at a future meeting.

7. **Old Business**

None.

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Ross

Aye: Commissioners Duchaj, McBride, Rossetti, Egger and Ross

Nayes: None

Abstain: None

Motion Approved.

Adjourned at 7:57 P.M.

Submitted: October 13, 2025

Approved: October 13, 2025