



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 14, 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 Rick Frillman, Grace Duchaj, Scott McBride, Bill Rossetti, and Chairwoman Christine Klein

Absent: Commissioner Sharon Egger and Ron Ross

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from February 10, 2025**

Motion: Commissioner Frillman

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

Mr. Raymond Emery, 134 W. Oak Knoll Dr., spoke and objected to the proposed variances being requested for 135 W. Oak Knoll Dr. He stated his concerns regarding the brightness of the sign.

6. New Business

a. **Case#: PZC-25-06 - Public Meeting**

Address: 1012-1022 Turin Dr.; 1024-1034 Turin Dr.; 1036-1046 Turin Dr.; 1060-1070 Turin Dr.; 1214-1234 DaVinci Dr.

PIN: 01-26-125-001; 01-26-125-002; 01-26-125-003; 01-26-182-005

Petitioner & Owner: Elston Townhomes, LLC

Request: Final Plat of Subdivision Approval

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the request is to condominiumizing the rental townhomes into individual lots. Mr. Khan stated that the Plats of Subdivisions have been reviewed by the Village Engineer and are in general conformance of requirements, however, there are a few comments that still need to be addressed but will not impact the layout or other zoning requirements for a subdivision plat.

The Commission held a discussion regarding the request and information gathered during the public meeting.

No Public Comments were provided prior to or during the meeting.

Chairwoman Klein requested a motion to recommend approval of Case# PZC 25-06.

Motion: Commissioner Duchaj

Second: Commissioner Rossetti

Aye: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved.

b. **Case#: PZC-25-07**

Address: 135 W. Oak Knoll Dr.

PIN: 01-28-429-011

Petitioner: Karen Dodge

Owner: Resource Bank NA

Requests:

- i. Variance to Sec. 6-12-4-C-1-b of the Hampshire Zoning Ordinance to permit a sign setback of two feet (2'), whereas the minimum required setback is fifteen feet (15').**

- ii. Variance to Sec. 6-12-4-C-3 of the Hampshire Zoning Ordinance to permit a sign height of twelve feet (12'), whereas the maximum allowed height is five and one-half feet (5.5').**

Action: Motion to make a recommendation regarding Case# PZC-25-07

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the Petitioner's sign was removed when IDOT were completing work on Oak Knoll Drive. The work IDOT completed resulted in a loss of land for the Petitioner along the Oak Knoll Drive frontage resulting in the base of the sign being closer to the property line than was previously. The variance requests are being made so the sign can be visible from Oak Knoll Drive. Mr. Khan reviewed the Findings of Fact for a variance and stated Village staff believes the Findings of Fact have been met.

In response to Mr. Emery's comments during the Public Comment section of the meeting, the Petitioner stated that sign will comply with any lighting/brightness requirements.

No other public comments were provided prior to or during the hearing.

The Commission held a discussion regarding the request and information gathered during the public hearing.

Chairwoman Klein requested a motion to recommend approval for Case# PZC-25-07.

Motion: Chairwoman Klein

Second: Commissioner Duchaj

Aye: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nays: None

Abstain: None

Motion Approved.

7. Old Business

None.

8. Announcements

Mr. Khan stated that there will be no meeting on August 11, 2025. Mr. Khan stated that at the August 25, 2025 meeting the Commission will discuss proposed zoning text amendments.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Frillman

Second: Commissioner Rossetti

Aye: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved.

Adjourned at 7:20 P.M.

Submitted: August 21, 2025

Approved: August 25, 2025