



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, October 27, 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 7:03 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 13, 2025**

Motion: Commissioner Egger

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, and Egger

Nays: None

Abstain: Commissioner Rossetti

Motion Approved

5. **Public Comments**

None.

6. **New Business**

a. **Case#: PZC-25-09 - Public Hearing**

Address: 45W353 US Route 20

PIN: 01-02-400-012; 01-02-300-008

Petitioner: Ian Stanciu

Owner: Light Properties, LLC

Request: Special Use per Sec. 6-9-5-D of the Hampshire Zoning Ordinance to permit a truck maintenance facility

Action: Motion to make a recommendation regarding Case# PZC-25-09

Mr. Khan presented the request being made by the Petitioner. Mr. Khan provided a background on the subject property and the annexation agreement that was approved between the property owner and the Village. Mr. Khan stated that the annexation agreement allows for outdoor parking of vehicles/trailers if screening is provided, which has to be approved by the Village Board and/or Village Engineer.

Mr. Khan stated that Village staff is recommending that the Planning & Zoning Commission recommend denial for the request primarily due to that the proposed use does not meet the intent of the Office-Restricted Manufacturing (O-M) zoning district and there is not a current route to access the area of the proposed use off of a public roadway.

The Petitioner stated the proposed use would fit well for the area as it will be only light maintenance of trucks and will all occur within an enclosed building. The Petitioner further stated that heavier maintenance occurs at another facility and would control what type of maintenance is done on the subject property by the type of employees that will be located at the subject property for the proposed use.

Mr. Khan reviewed Village staff's recommended conditions of approval if a positive recommendation is given by the Planning & Zoning Commission. The Commission agreed to add a sixth condition of approval, which is that the proposed use be limited to the area as shown in the Petitioner's site plan attached to their application.

The Commission had questions regarding the difference between light and heavy maintenance, distance between the proposed use and adjacent residential uses/structures, and screening of the proposed use.

Mr. Khan and the Petitioner provided responses/answers to those questions.

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

Chairwoman Klein requested a motion to recommend approval of the request pursuant to the six conditions of approval.

Motion: Commissioner Frillman

Second: Commissioner Duchaj

Aye: Commissioners Frillman, Rossetti, and Chairwoman Klein

Nayes: Commissioners Duchaj and Egger

Abstain: None

Motion Approved.

7. Old Business

a. Review of Proposed Zoning Districts

Mr. Khan confirmed that the Office-Research (O-R) zoning district has been eliminated from the list of proposed zoning districts and the uses previously listed for that district were rolled into the proposed M-1 and M-2 zoning districts.

The Commission also requested to clarify that the Estate District should be designated with just an "E" and the same for the Farming District with an "F."

b. Review of Proposed Land Uses

Mr. Khan and the Commission reviewed the revised land use table. The Commission agreed to separate concrete and asphalt plants and revise that concrete plants would be permitted and asphalt plants would be a special use in the respective zoning districts.

Mr. Khan stated that the next step is for Village staff to present the bulk standards and requirements for each zoning district at the next Planning & Zoning Commission meeting.

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Duchaj

Aye: Commissioners Frillman, Duchaj, Rossetti, and Egger

Nays: None

Abstain: None

Motion Approved.

Adjourned at 8:08 P.M.

Submitted: November 24, 2025

Approved: November 24, 2025