



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, April 13, 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 Richard Frillman, 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 March 9, 2026**

Motion: Commissioner McBride

Second: Commissioner Duchaj

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

Nays: None

Abstain: None

Motion Approved

### 5. **Public Comments**

None

### 6. **New Business**

#### a. **Case# PZC-26-04 - Public Hearing**

**Address: 201 Keyes Avenue, Hampshire, IL 60140**

**PIN: 01-22-302-009**

**Petitioner: KM Real Estate Partners, LLC**

**Owner: Fontana Holdings, LLC**

**Request: The following zoning entitlement requests are being made:**

- 1. Request for Rezoning (Map Amendment) from B-1, Central Business District to M-1, Restricted Industrial District**
- 2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to Operate a Recycling Center**

**Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-04**

Mr. Khan presented the requests being made by the Petitioner. Mr. Khan provided a background on the subject properties and the use of the general area nearby. Mr. Khan reviewed the proposed conditions of approval and stated that the special use, if recommended for approval, would be tied to the proposed business and use. Mr. Khan stated a public comment was submitted prior to the public hearing and is included in the Commissioner's packet.

The Petitioner and Petitioner's Attorney gave a presentation on the Petitioner's requests.

The following public comments were provided during the public hearing:

1. Mr. Schiltz stated concerns about the location of the business and its proximity to the Village's downtown.
2. Ms. Johnson stated concerns about the odor and noise created by the business.
3. Mr. Wilson stated concerns about the noise and light created by the business.
4. Mr. Brase asked about the previous use of the building.

Commissioner Duchaj requested that the motions for the recommendation of the rezoning and special use be separated and voted on individually.

Chairwoman Klein requested a motion to recommend approval of the rezoning (map amendment) request.

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Frillman

Nayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Motion Failed

Chairwoman Klein requested a motion to recommend denial of the rezoning (map amendment) request.

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Nayes: Commissioner Frillman

Motion Passed

Chairwoman Klein requested a motion to recommend approval of the special use request pursuant to staff's recommended conditions of approval.

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Frillman

Nayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Motion Failed

Chairwoman Klein requested a motion to recommend denial of the special use request

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Nayes: Commissioner Frillman

Motion Passed

7. **Old Business**

None.

8. **Announcements**

Mr. Khan stated that the legislation regarding the Accessory Dwelling Units (ADUs) is still going through the State Legislature.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Rossetti

Second: Commissioner Ross

Aye: Commissioners Frillman, Duchaj, McBride, Rossetti, Ross

Nayes: None  
Abstain: None

Motion Approved.

Adjourned at 7:43 P.M.

Submitted: June 8, 2026  
Approved: June 8, 2026