



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, June 8, 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, Sharon Egger and Chairwoman Christine Klein

Absent: Commissioner Bill Rossetti and Ron Ross

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from April 13, 2026**

Motion: Commissioner McBride

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, McBride and Egger

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None

6. **New Business**

a. **Case# PZC-26-06 - Public Hearing**

Address: 279 N. State St. Hampshire, IL 60140

PIN: 01-22-301-003

Petitioner & Owner: Scott Dalby

Request: Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-06

Mr. Khan presented the request being made by the petitioner and provided a background of the subject property. Mr. Khan reviewed the Findings of Fact.

The Petitioner provided additional information such as the house was built in 1956 and has always been used as residential.

The following public comment were provided during the public hearing:

1. Mr. Rutkowski, owner of the property north of the subject property, asked what would happen to the zoning of his property if the rezoning of 279 N. State St. was approved. Mr. Khan stated that the zoning of Mr. Rutkowski's property would remain unchanged.

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

Motion: Commissioner McBride

Second: Commissioner Egger

Ayes: Commissioners Frillman, Duchaj, McBride and Egger

Nayes: None

Abstain: None

Motion Approved

b. **Case# PZC-26-01 - Public Hearing/Meeting**

Address: No Address

PIN: 01-24-300-017; -009

Petitioner: Martam Construction, Inc.

Owner: Brier Hill Ventures, LLC

Request: The following zoning entitlement requests are being made:

1. **Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District**
2. **Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials**
3. **Final Plat of Subdivision**

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-01

Mr. Khan presented the request being made by the petitioner and provided a background on the project and of the subject properties. Mr. Khan reviewed the proposed conditions of approval for the special use request. Mr. Khan stated that the plat has been reviewed by the Village Engineer and found to be in conformance with requirements.

Mr. Richmond, the Petitioner's Attorney, and Mr. Kutrovatz, Petitioner, provided additional information on the Petitioner's request.

The following public comment were provided during the public hearing:

1. Mr. Dalby, whose mother owns the property to the south, asked how tall the material storage would be and if it would be visible from his mother's property. The Petitioner stated that there is a lot between the subject property and Mr. Dalby's mother's property that is tree-lined and is not owned by either the subject property owner or petitioner that would be kept and provide screening.

Chairwoman Klein requested a motion to recommend approval of the following requests:

1. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District
 2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials
 3. Request for Final Plat of Subdivision
- Pursuant to Village staff's recommended conditions of approval #1-3.

Motion: Commissioner Egger

Second: Commissioner McBride

Ayes: Commissioners Frillman, Duchaj, McBride and Egger

Nayes: None

Abstain: None

Motion Approved

7. Old Business

None.

8. Announcements

Mr. Khan stated that the legislation regarding the Accessory Dwelling Units (ADUs) has been assigned to the Rules Committee and because of this will bring back proposed text amendments for the Commission to consider.

9. Adjournment

Motion to Adjourn

Motion: Commissioner McBride

Second: Commissioner Egger

Aye: Commissioners Frillman, Duchaj, McBride and Egger

Nayes: None
Abstain: None

Motion Approved.

Adjourned at 7:25 P.M.

Submitted: July 27, 2026
Approved: July 27, 2026