



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 27, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Approve the Meeting Minutes from June 8, 2026
5. Public Comments
6. New Business

a. Case# PZC-26-07 - Public Meeting

Address: Southeast Quadrant of US Highway 20 and Big Timber Road

PIN: 01-13-400-008; 01-13-400-009; 01-13-400-006; 02-18-300-002; 02-19-100-003; 02-19-100-004

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

Request: The following requests are being made:

1. Final Plat of Subdivision Approval for Oakstead Neighborhood K
2. Final Plat of Subdivision Approval for Oakstead Neighborhood R
3. Final Plat of Subdivision Approval for Oakstead Neighborhood S
4. Final Plat of Subdivision Approval for Oakstead Neighborhood H
5. Final Plat of Subdivision Approval for Oakstead Neighborhood I
6. Final Plat of Subdivision Approval for Oakstead Neighborhood J

Action: Motion to make a recommendation regarding Case# PZC-26-07

b. Case# PZC-26-10 - Public Meeting

Address: 1221 Fox Hedge Trail & Outlot 11 Prairie Ridge North

PIN: 01-15-178-015; -016

Petitioner & Owner: Anthony & Emily Canelakes and Hampshire West, LLC (dba Crown Community Development)

Request: Final Plat of Resubdivision Approval for 1221 Fox Hedge Trail and Outlot 11 Prairie Ridge North

Action: Motion to make a recommendation regarding Case# PZC-26-10

c. Case# PZC-26-08 – Public Hearing

Address: No Address

PIN: 01-11-200-012

Petitioner & Owner: David Huang

Request: The following requests are being made:

1. Variance from Sec. 6-12-4-C-2 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign size area of 128 sq. ft., whereas the maximum size area allowed is 60 sq. ft.
2. Variance from Sec. 6-12-4-C-3 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign height of 11 ft., whereas the maximum height allowed is 5.5 ft.

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-08

d. Case# PZC-26-09 – Public Hearing

Address: 203 Loves Crossing/205 Metrix Dr.

PIN: 01-03-251-001; -002

Petitioner & Owner: Chris Helle

Request: The following requests are being made:

1. Variance from Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a temporary gravel parking lot, whereas a paved surface is required.

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-09

7. Old Business

8. Announcements

9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by video conference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.