

**MINUTES OF THE PLAN COMMISSION  
VILLAGE OF WAYNE  
VILLAGE HALL  
5N430 RAILROAD STREET  
WAYNE, ILLINOIS  
NOVEMBER 10, 2025  
REGULAR MEETING  
7:00 p.m.**

**Link to Join Webinar**

**<https://us06web.zoom.us/j/85036473381>**

**I. CALL TO ORDER/ROLL CALL**

The October 13, 2025, Meeting of the Village of Wayne Plan Commission was called to order by Chairperson, Carol Dimitroff at 7:05 pm.

Commissioners present were as follows:

Chairperson, Carol Dimitroff

Commissioners:

Fred Iozzo

Bob Handley

Bill Kohl

Greg Richard

Members absent:

Miguel Santana

Kathy Tranchida

Also present:

Village Attorney, Steven B. Adams

Members of the public who signed in:

None

**II. PUBLIC COMMENT**

None.

**III. APPROVAL OF MINUTES -OCTOBER 13, 2025**

A Motion to approve the Minutes of October 13, 2025, meeting was made by Commissioner Richard and seconded by Commissioner Iozzo

The Motion carried and the Minutes were approved unanimously.

**IV. PLAN COMMISSION DISCUSSIONS AND POSSIBLE ACTION ON VILLAGE OF WAYNE COMPREHENSIVE PLAN**

This matter was deferred for further discussion.

**V. PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION ON 10-3-5B ACCESSORY BUILDINGS, STRUCTURES AND USES, AND 10-13-3D NON-CONFORMING USE OF BUILDINGS OR STRUCTURES.**

**10-13-3D NON-CONFORMING USE OF BUILDINGS OR STRUCTURES.**

Attorney Adams presented re-worked language on the proposed amendment to 10-13-3D to simplify and clarify the section to allow for re-building on the pre-destruction footprint. There was a lengthy discussion and the language presented by Attorney Adams was modified as follows:

Notwithstanding any language to the contrary in this Zoning Ordinance, whenever a residential structure that: (a) is used for residential purposes in a residential zoning district; (b) is legally non-conforming as to applicable setback requirements; and (c) is destroyed or damaged by fire or other casualty or act of God, regardless of the level of damage, said residential structure may be restored, or reconstructed to the same front, rear and side yard setback distances that existed at the time of the loss, provided that the restoration or reconstruction: (a) must comply with all other use and bulk requirements for the zoning district in which the residence is located; and (b) must commence within 18 months of the loss.

There was further discussion concerning adding language that if a variation is sought and the property is in the Historic District, that a joint hearing before the Historic Sites Commission and the Zoning Board of Appeals would be allowed in the interests of administrative economy.

There was also discussion about adding language to Section 10-4-6, Variations, to provide for special consideration for residents seeking variations for hardship due to casualties or acts of God.

By way of information, Commissioner Richard distributed a Zoning Table setting forth the Zoning requirements by Zoning Classification. Additionally, Commissioner Richard distributed print-outs of the existing sections of the Ordinance with conflicting garage requirements, which may need to be reviewed.

**10-3-5B ACCESSORY BUILDINGS, STRUCTURES AND USES**

There was no discussion or action on Section 10-3-5B, relating to the size and location of accessory buildings and structures. This will be discussed further at a future meeting.

**VI. OTHER BUSINESS**

None

## VII. ADJOURNMENT

Upon Motion of Commissioner Iozzo and seconded by Commissioner Richard to adjourn, the meeting was adjourned at 8:36 p.m. The motion carried unanimously.

*Note: Any person who has a disability requiring a reasonable accommodation to participate in this meeting should contact the Village ADA Compliance Officer Monday through Thursday 8:00 a.m. to 12:00 Noon, Village of Wayne, 5N430 Railroad Street, P.O. Box 532, Wayne, Illinois 60184, or call (630) 584-3090 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days' advance notice.*

Respectfully submitted:

*/s/Robert Handley*

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Acting Secretary, Wayne Plan Commission