

**NOTICE OF REGULAR MEETING
PLAN COMMISSION
VILLAGE OF WAYNE
WAYNE VILLAGE HALL
5N430 RAILROAD STREET
WAYNE, ILLINOIS
April 14, 2025
7:00 p.m.**

**Link to Join Webinar
<https://us06web.zoom.us/j/85036473381>**

- I. CALL TO ORDER/ROLL CALL
- II. APPROVAL OF PROCEEDINGS AND MINUTES – March 10, 2025
- III. PUBLIC COMMENT – (please limit your comments to three minutes)
The Public Comment section is intended to give the public an opportunity to present a comment or opinion to the Plan Commission. It is not intended to be a time for questions and answers or debate on political issues. Discussion between speakers and other members of the audience will not be permitted. Public Comment should be limited to this portion of the agenda and the public should not interrupt the Commission during the remainder of the meeting. Should a member of the public become disruptive or interrupt another speaker they will be warned once, and if the disruption continues, removed from the meeting.
- IV. PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION ON THE VILLAGE OF WAYNE COMPREHENSIVE PLAN.
- V. PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION ON SETBACK REQUIREMENTS FOR SMALL SHEDS ON SMALL LOTS AND GRANDFATHERING OF SETBACKS FOR NONCONFORMING SMALL LOTS.
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

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.

4/10/2025

SMALL SHEDS ON SMALL LOTS

COMMENTARY: The current zoning setbacks require accessory buildings to be located in the rear yard and set back from the property line. On small parcels, this requirement only allows most typical storage sheds to be located in the middle of the back yard. Most homeowners find this objectionable and end up putting the shed along one or more property lines regardless of existing ordinances. I think the village ought to recognize this zoning incongruity and modify our ordinance to reflect this reality.

10-3-5: ACCESSORY BUILDINGS, STRUCTURES AND USES:

B. Location Of Accessory Buildings And Structures: No detached accessory building or structure shall be erected, altered, or moved to any location less than ten feet (10') from the nearest wall of the principal building, or within the minimum required front or side yard for the zoning district in which the lot is located, unless such accessory building or structure conforms to the requirements for accessory buildings or structures for special uses in such district. In Residence Districts, accessory buildings and structures shall be located only in the rear yard, between the minimum required side yards, and shall be a minimum distance from the rear lot line that is equal to the minimum required side yard for the district in which it is located, except as otherwise specified by the regulations of the particular district in which the subject property is located. The provisions of this subsection shall apply to guesthouses and private stables except to the extent subsections E and F of this section permit or require otherwise.

- a. However, on lots of 2 acres or less, an accessory storage building no larger than 160 sq.ft. may be placed in the rear yard, within the existing setback area, but no closer than X feet from the property line and no closer than 10 feet from any existing structure.

ZONING SETBACKS FOR EXISTING RESIDENTIAL BUILDINGS

COMMENTARY:

In our part of town, the historic district, and other areas of the Village, many of the existing residences do not fit within with current setbacks for their individual zoning districts. So, in effect, if there was some damaging event, the homeowner would need a variance just to start to pull their life back together.

This situation would create an additional financial burden and stress inducing uncertainty for the homeowner, who just lost her home to some tragic event, and now had to apply for a costly and time-consuming variance just to get back to "square one"

To that end, it would be good policy to "grandfather" those nonconforming residences.

Existing text:

10-13-3 D. Restoration Of Damaged NON-RESIDENTIAL Nonconforming Building: A building or structure, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, and which is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration to the condition in which it was before the occurrence will exceed fifty percent (50%) of the cost of restoration of the entire building or structure new, shall not be restored unless said building or structure, and the use thereof, shall conform to all regulations of the district in which it is located. In the event that such damage or destruction is less than fifty percent (50%) of the cost of restoration of the entire building or structure new, no repairs or reconstruction shall be made unless such restoration is started within one year from the date of the partial destruction and is diligently prosecuted to completion.

PROPOSED ADDITIONAL TEXT

10-13-3 D 1 RESTORATION OF A NONCONFORMING RESIDENCE IN A RESIDENTIAL DISTRICT: A residential structure which does not conform to existing setbacks, which is destroyed or damaged by fire or other casualty or act of God, regardless of the level of damage, may be restored, modified, or reconstructed to the actual distance the residence was from the property line at the time of loss or to the existing zoning district setbacks, whichever is less. Provided that the construction commences within 18 months of the loss. Reasonable extensions may be granted if the homeowner can demonstrate that delays have been caused by others.