

**MINUTES OF THE PLAN COMMISSION  
VILLAGE OF WAYNE  
VILLAGE HALL  
5N430 RAILROAD STREET  
WAYNE, ILLINOIS  
MAY 11, 2026  
REGULAR MEETING  
7:00 p.m.**

**Link to Join Webinar**

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

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

The May 2026, Meeting of the Village of Wayne Plan Commission was called to order by Chairperson, Carol Dimitroff at 7:08 pm.

Commissioners present were as follows:

Chairperson, Carol Dimitroff

Commissioners:

Fred Iozzo

Bob Handley

Bill Kohl

Miguel Santana

Jeff Gutowsky

Mike Rakow

Members absent:

None

Also present:

Village Attorney, David Freeman

Village President, Eileen Phipps

Village Clerk, Patti Engstrom

Members of the public who signed in:

Attorney Pat Griffin

Camryn Spillar

Kyle Gallagher

The Zoom link was joined at 7:10 pm.

Members of the public who were on Zoom:

Michelle and Peter Mourousias

Trustee Guy Bevente

**II. Public Hearings**

The following public hearings came on pursuant to Notice duly published in compliance with all applicable State Statutes and Local Ordinances in the Daily Herald on April 15, 2026. The Public Hearings were transcribed by a Certified Shorthand Reporter.

- **Revision to Ordinance 10-13-3D Restoration of Damaged Nonconforming Building**

Call for Public Comment.

None

Upon motion duly made by Commissioner Santana and seconded by Commissioner Kohl, it was unanimously decided to recommend the approval of the Revision to Ordinance 10-13-3D Restoration of Damaged Nonconforming Building to the Village Board.

- **Revision to Ordinance 10-7-5A Hens, Coops and Pens as Permitted Accessory Uses**

Call for Public Comment

Attorney Pat Griffin spoke in favor of the revision

Resident Camryn Spillar spoke in favor of revision

Upon motion duly made by Commissioner Handley and seconded by Commissioner Santana, it was unanimously decided to recommend the approval of the Revision to Ordinance 10-7-5A Hens, Coops and Pens as Permitted Accessory Uses to the Village Board.

Chairperson Dimitroff noted for the record that the proposed changes to Ordinance 10-7-5A were intended to benefit the entire Village and not just those present and speaking in favor of the revisions.

Whereupon the Public Hearing portion of the meeting was closed upon motion of Commissioner Santana and seconded by Commissioner Kohl passing unanimously at 7:20 pm; and the transcription portion of the meeting ended.

### **III. APPROVAL OF MINUTES – April 13, 2026**

A Motion to approve the Minutes of April 13, 2026, meeting was made by Commissioner Kohl and seconded by Commissioner Santana.

The Motion carried and the Minutes were approved unanimously.

### **IV. PUBLIC COMMENT**

None.

### **V. PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION ON VILLAGE OF WAYNE COMPREHENSIVE PLAN**

Discussion continued on how to best approach the update of the Comprehensive Plan. Chairperson Dimitroff has set up a shared Google drive for input from the Commissioners and

will share the link with the Commissioners. She made the following assignments for follow up relating to the Comprehensive Plan:

Commissioner Rakow agreed to look into the possibility of designating a piece of property along Route 25, as the site for a Senior Living facility; and to investigate how it might cover Affordable Housing requirements, if that becomes an eventuality. Related thereto, Village President Phipps discussed the pending legislation and various iterations thereof; and how the proposals might affect the State and the Village, particularly.

Commissioners Iozzo and Santana will look into the issues relating to the properties that adjoin the Village along Route 64 and along Route 59 from Army Trail southbound

A copy of the comprehensive plan for the Village of Bannockburn, Illinois, was shared with the Commissioners. This northeastern Illinois Village is located east of Highland Park and North of Deerfield, Illinois; and has a comprehensive plan prepared by the NIU Center for Governmental Studies and the Egret & Ox, LLC.

Commissioner Handley will contact NIU Center for Governmental Studies and the Egret & Ox, LLC. to explain our situation and investigate costs and procedure to prepare a similar plan for the Village of Wayne.

Chairperson Dimitroff announced that Village Trustee Ed Hull will attend the June 8, 2026, meeting to update the Commission on the status of the Boundary Agreements or other matters pertinent to the updating of the comprehensive plan.

There was a discussion of the procedure to get a quote for a Comprehensive Plan pursuant to local ordinance Section 1-11-1 Bidding and Contract Procedures. This will have to be followed to obtain any quotes. Chairperson Dimitroff will work with Village Treasurer, Howard Levine on the process.

## **V. OTHER BUSINESS**

It was noted that Chairperson Carol Dimitroff was re-appointed for another term as Chair of the Plan Commission. It was also noted Kathy Tranchida completed her term and was not re-appointed. Jeff Gutowsky filled the open position.

It was again noted that there would be no July meeting and our next meeting will be June 8, 2026

## **VII. ADJOURNMENT**

Upon Motion of Commissioner Iozzo and seconded by Commissioner Santana to adjourn, the meeting was adjourned at 8:21 p.m. The motion carried unanimously.

Respectfully submitted:

/s/Robert Handley

Acting Secretary, Wayne Plan Commission