

**MINUTES OF THE PLAN COMMISSION
VILLAGE OF WAYNE
VILLAGE HALL
5N430 RAILROAD STREET
WAYNE, ILLINOIS
JANUARY 12, 2025
REGULAR MEETING
7:00 p.m.**

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

I. CALL TO ORDER/ROLL CALL

The January 12, 2026, Meeting of the Village of Wayne Plan Commission was called to order by Chairperson, Carol Dimitroff at 7:07 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

Members of the public who were on Zoom:

Michelle and Peter Mourousias

II. PUBLIC COMMENT

None.

III. APPROVAL OF MINUTES – December 8, 2025

A Motion to approve the Minutes of December 8, 2025, meeting was made by Commissioner Iozzo and seconded by Commissioner Kohl

The Motion carried and the Minutes were approved unanimously.

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

The current Comprehensive Plan was converted to Word format by Commissioner Richard in order to more easily re-work and update it. Commissioners were instructed to prepare to discuss Chapter 2 of the Comprehensive Plan - "A Vision for Wayne" at the next scheduled meeting.

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.

The previously reviewed amendments to 10-13-3D were confirmed and the matter will be scheduled for public hearing at a later date.

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

The matter was discussed, tabled, and will not be discussed further at future meetings.

VI. OTHER BUSINESS

Chairperson Dimitroff spoke to an email she received related to the Affordable Housing Act and its applicability to the Village of Wayne. Attorney Adams reported on his review of the applicable law and why the exemption for the Village was denied. After a lengthy discussion of the Illinois Housing Development Authority (IHDA), the application of the law to Wayne, the current status of the discussions, the rejection of the Village's request for exemption, and the recent letter received by the IHDA, it was decided that the Plan Commission would take no further action at this time.

Commissioner Richard reported that he is resigning from the Plan Commission. However, he will remain a member until a successor is appointed. The opening for the seat has been posted.

VII. ADJOURNMENT

Upon Motion of Commissioner Richard and seconded by Commissioner Kohl to adjourn, the meeting was adjourned at 8:08 p.m. The motion carried unanimously.

Respectfully submitted:

/s/Robert Handley

Acting Secretary, Wayne Plan Commission