**MINUTES OF THE PLAN COMMISSION**

**REGULAR MEETING**

**VILLAGE OF WAYNE**

**VILLAGE HALL**

**5N430 RAILROAD STREET**

**WAYNE, ILLINOIS**

**July 14, 2025**

**7:00 p.m.**

**Link to Join Webinar**

[**https://us06web.zoom.us/j/85036473381**](https://us06web.zoom.us/j/85036473381)

1. **CALL TO ORDER/ROLL CALL**

The July 14, 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 Present:

Fred Iozzo

Bill Kohl

Greg Richard

Miguel Santana

Commissioners Absent:

Kathy Tranchida

Bob Handley

Also present:

Village Attorney, Steven B. Adams

Members of the public who signed in:

None

1. **PUBLIC COMMENT**

None.

1. **APPROVAL OF MINUTES** – **June 9, 2025**

A motion to approve the Minutes of the June 9, 2025 Plan Commission meeting was made by Commissioner Santana and seconded by Commissioner Kohl. The Motion was approved by unanimous voice vote.

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

Discussion concerning the comprehensive plan was deferred until after agenda item V.

1. **PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION ON SETBACK REQUIREMENTS FOR SMALL SHEDS ON SMALL LOTS AND GRANDFATHERING OF SETBACKS FOR NONCONFORMING SMALL LOTS.**

The commissioners discussed the proposed amendment to Section 10-13-3D. Attorney Adams summarized the various code provisions that define and address non-conforming uses and structures. He explained the draft zoning ordinance text amendment. The Board discussed the timing for a hearing on the text amendment. Commissioner Richard proposed that the amendment be applicable to all residential lots, regardless of size. He stated that houses built in earlier days have studs, cellars and other elements that do not comply with code. Rebuilding such homes to current setback requirements would reduce living space. There are 60-foot setbacks on some larger lots. The amendment would help victims of fire damage by cutting red tape. There was consensus that the relief should apply to setback lines only and that there would be no relief from non-conformance with other bulk requirements or if the building’s *use* is non-conforming. The commissioners discussed whether, if the residence was damaged by less than 50% and reconstruction began within one year, the owner would not have to comply with the new setback regulations. A revised version of the draft text amendment will be presented and discussed at the August meeting.

The commissioners discussed the proposed amendment to Section 10-3-5. There was consensus that (1) the setback relief for small sheds should be applied to all residential lots regardless of size, (2) for lots one acre or less, the maximum shed size shall be 160 square feet, (3) the minimum rear yard setback for sheds in all residential lots shall be five feet, (4) for lots greater than one acre, the maximum shed size shall be 10% of the square footage of the home (provided that if the house is less than 1600 square feet the maximum shed size is 160 square feet). A revised version of the draft text amendment will be presented and discussed at the August meeting.

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

Additional discussion concerning revision of the Comprehensive Plan was had. There was consensus that the primary goal of the comprehensive plan is to preserve the community’s existing character. Commissioner Kohl stated that the current plan would benefit from editing but is essentially consistent with appropriate community goals. Commissioner Richard summarized his notes on the comprehensive plan and the commissioners discussed preserving the existing character of the Village, prohibiting road/lane widening, turn lanes, more traffic lights, or other projects involving IDOT engineering, strengthening and expanding the HARP easement program, opposing enlargement of the DuPage Airport, maintaining a close working relationship with the Forest Preserve District and neighboring towns, allowing non-commercial “hobby agriculture,” addressing local traffic issues, and minimizing cut-through traffic. The Commissioners discussed the police department’s concerns with traffic, and pressure for commercial, multi-family and commercial agricultural development. There was discussion concerning ways to redirect traffic. The Commissioners briefly discussed the pros and cons of engaging an outside firm to draft or assist in drafting the plan update. Chairperson Dimitroff proposed having Mike Grikus attend the August Plan Commission meeting to discuss accessory structures.

1. **OTHER BUSINESS**

No other business was brought to the Plan Commission.

1. **ADJOURNMENT**

Commissioner Richard moved to adjourn, seconded by Commissioner Kohl. The motion was approved unanimously, and the meeting was adjourned at 8:23 p.m.

Respectfully submitted:

Steven B. Adams

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Attorney, Village of Wayne