

**MINUTES OF THE PLAN COMMISSION
VILLAGE OF WAYNE
VILLAGE HALL
5N430 RAILROAD STREET
WAYNE, ILLINOIS
March 9, 2026
REGULAR MEETING
7:00 p.m.**

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

I. CALL TO ORDER/ROLL CALL

March 9, 2026, Meeting of the Village of Wayne Plan Commission was called to order by Chairperson, Carol Dimitroff at 7:04 pm.

Commissioners present were as follows:

Chairperson, Carol Dimitroff

Commissioners:

Fred Iozzo

Bill Kohl

Miguel Santana

Kathy Tranchida

Michael Rakow

Member(s) absent:

Bob Handley

Also present:

Village Attorney, David Freeman

Members of the public who signed in:

Kyle Gallagher for Camryn Spiller

Karen Kaluza

Patrick Griffin Sr

Patrick Griffin Jr

II. APPROVAL OF MINUTES – February 9, 2026

Motion to approve the Minutes of February 9, 2026, meeting was made by Commissioner Kohl and seconded by Commissioner Santana. The Motion carried and the Minutes were approved unanimously.

III. PUBLIC COMMENT

- III.** Mr. Kyle Gallagher Esq, representing Ms. Camryn Spiller, requested the Plan Commission consider the amended language specifically pertaining to and amending the nonconforming square footage of abutting lots 10-7-5 Section A of the Zoning Ordinance of the Village of Wayne pertaining to hens, coops and pens (copy attached).
- IV.** Ms. Karen Kaluza, Mr. Patrick Griffin Sr & Mr. Patrick Griffin Jr commented favorably on Mr. Kyle Gallagher's request. The Public Comment was subsequently closed.

IV. PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION: VILLAGE CODE ZONING REGULATION SECTION 10-7-5A HENS, COOPS AND PENS AS PERMITTED ACCESSORY USES

Specifically:

10-7-5: HENS, COOPS and PENS AS PERMITTED ACCESSORY USES

Regarding 10-7-5, after an approximate 1- hour open-ended discussion, including:

- Origin of the current ordinance regarding chicken coops
- Current requirement 8000sqft minimum lot size for the party requesting chicken coop
- 8000sqft minimum lot size for all abutting properties
- Existing code setback restrictions for accessory structures
- Issues with grandfathered non-conforming lot setbacks
- Availability of a process for requesting zoning variations
- Consideration of keeping the ordinance as written or amending

Commissioners concluded that the amendment, as proposed, required modification. Commission Attorney David Freeman will provide a modified draft for the April Plan Commission meeting. A Public Hearing also needs to be scheduled regarding any proposed changes.

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

In a lively discussion, Commissioners discussed the overall scope and focus of an update to the existing Comprehensive Plan dated September 2005. General agreement going forward was that an updated plan should:

- Present the unique rural equestrian history and heritage
- Should be concise rather than verbose
- Should focus on attainable goals
- Should address pertinent issues facing the village short and long term such as roads and traffic
- Should provide a roadmap for the desired interaction with the surrounding municipalities and counties in such areas as boundary agreements.

In addition to the above, Commission Chair Dimitroff provided the 2030 Land Resource Management Plan – Implementation Strategy (Tri-Cities Planning Partnership Area) for commissioners to read for future discussion.

Plan Commission Chair Dimitroff to provide a rough draft document for commission discussion at the April meeting.

VI OTHER BUSINESS

None.

VII ADJOURNMENT

Motion to adjourn proposed by Commissioner Iozzo, seconded by Commissioner Kohl, Approved by unanimous voice vote. Meeting adjourned at 8:32pm.

Respectfully Submitted:



William Kohl, Acting Secretary,
Village of Wayne Plan Commission