

**MINUTES OF THE PLAN COMMISSION  
VILLAGE OF WAYNE  
VILLAGE HALL  
5N430 RAILROAD STREET  
WAYNE, ILLINOIS  
August 11, 2025  
REGULAR MEETING  
7:00 p.m.**

**Link to Join Webinar**

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

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

The August 11, 2025, Meeting of the Village of Wayne Plan Commission was called to order by Chairperson, Carol Dimitroff at 7:06 pm.

Commissioners present were as follows:

Chairperson, Carol Dimitroff

Commissioners:

Fred Iozzo

Bob Handley

Bill Kohl

Greg Richard

Miguel Santana

Kathy Tranchida (via Zoom per Motion of Commissioner

Richard and seconded by Commissioner Iozzo – carried unanimously)

Also present:

Village Attorney, Steven B. Adams

Building Inspector, Mike Gricus

Members of the public who signed in:

None

**II. PUBLIC COMMENT**

**None.**

**III. APPROVAL OF MINUTES - July 14, 2025**

A Motion to approve the Minutes of July 14, 2025, meeting was made by Commissioner Richard and seconded by Commissioner Kohl; and after discussion, the first Motion was withdrawn and a second Motion to approve with a modification was made by Commission Richard and seconded by Commissioner Santana. The second Motion provided that the Minutes be approved with the deletion of the following (from Section V Paragraph 2 of the Minutes):

“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.”

The Motion carried and the Minutes, as amended, were approved unanimously.

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

This matter was deferred for further discussion.

#### **V. PLAN COMMISSION DISCUSSION AND POSSIBLE ACTION ON 10-3-5B 1. ACCESSORY BUILDINGS, STRUCTURES AND USES, AND 10-13-3D NON-CONFORMING USE OF BUILDINGS OR STRUCTURES.**

There was a lengthy discussion on the following language proposed to amend Section 10-13-3 D:

Notwithstanding any language to the contrary in this Zoning Ordinance, whenever a residential structure that: (a) is used for residential purposes in a residential zoning district; (b) is legally non-conforming as to applicable setback requirements; and (c) is destroyed or damaged by fire or other casualty or act of God, regardless of the level of damage, said residential structure may be restored, ~~modified~~, or reconstructed to the actual distance the residence was from the lot lines at the time of the loss or to the setback distance in the applicable zoning district in effect at the time of the loss, whichever is least restrictive to the homeowner; provided, that the reconstruction: (a) must comply with all other use and bulk requirements for the zoning district in which the residence is located; and (b) must commence within 18 months of the loss.

No consensus could be reached on the issue of whether the restoration would be limited to the pre-destruction footprint vs. whether the re-build would be allowed to exceed the pre-destruction footprint, in order to re-build to the same square footage under existing codes.

Consensus was reached on striking the word “modified” from the foregoing proposed amendment (see above). Consensus was also reached on asking the Village Board whether they would consider waiving fees to seek a variance under the circumstances contemplated in the proposed amendment.

No discussion was had on the amendments to Section 10-3-5b1.

## **VI. OTHER BUSINESS**

It was decided that the September meeting would be canceled due to the fact that Chair would be out of town, and there would not likely be enough members for a quorum.

Chair asked that all members be prepared to discuss amendments to 10-3-5b1 at the October meeting.

## **VII. ADJOURNMENT**

Upon Motion of Commissioner Santana and seconded by Commissioner Richard to adjourn, the meeting was adjourned at 8:45 p.m. The motion carried unanimously.

*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.*

Respectfully submitted:

*/s/Robert Handley*

Acting Secretary, Wayne Plan Commission