

**MINUTES OF THE PLAN COMMISSION
VILLAGE OF WAYNE
VILLAGE HALL
5N430 RAILROAD STREET
WAYNE, ILLINOIS
JUNE 8, 2026
REGULAR MEETING
7:00 p.m.**

Link to Join Webinar

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

I. CALL TO ORDER

The June 8, 2026, Meeting of the Village of Wayne Plan Commission was called to order by Chairperson, Carol Dimitroff at 7:05 pm.

II. ROLL CALL

Commissioners present were as follows:

Chairperson, Carol Dimitroff

Commissioners:

Fred Iozzo

Bob Handley

Bill Kohl

Miguel Santana

Jeff Gutowsky

Mike Rakow, via Zoom

Members absent:

None

Also present:

Village Attorney, David Freeman

Members of the public who signed in:

None

III. APPROVAL OF MINUTES – May 11, 2026

A Motion to approve the Minutes of May 11, 2026, meeting was made by Commissioner Santana and seconded by Commissioner Kohl.

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. Specific Sections for discussion:

- **Assignments**
- **Consultants**
- **Affordable Housing**
- **Inventory open border properties**
- **Cell Towers**
- **RFP Draft**
- **Next Steps**
- **NOTE: Route 25 Corridor discussion now scheduled for August meeting**

Commissioner Rakow discussed the handouts he prepared entitled “Affordable Housing in Wayne, Illinois” and “Affordable Housing Element for the Wayne Comprehensive Plan.” The two four (4) page documents set out a comprehensive plan to comply with the Illinois requirements, local options that preserve rural character, implications of the BUILD initiative, and a plan for implementation of framework for 2026-2036, with details of requirements, and goals. After a lengthy discussion, no consensus was reached as to whether affordable housing would be addressed in the Comprehensive Plan at this time.

Commissioner Iozzo reported on his tour of the Route 25 Corridor with Commissioner Santana and identified each parcel with frontage on the east side of Route 25, their current uses, and whether they are within the Village boundary. The uses are residential, equestrian, commercial, forest preserve, and commercial equestrian.

There was also a discussion of the parcels on the east side of Route 25, and how the area was addressed in 2008 in Resolution No. 08-R-23, Intergovernmental Agreement with DuPage and Kane Counties Resource Management Plan Under the Local land Resource Management Planning Act. Exhibit 2: Potential Annexation Area-Village of Wayne was distributed and reviewed by the Commission. This Exhibit is a map of the area west of Route 25, delineated for possible annexation by the Village of Wayne. This will be further explored at the August meeting.

Commissioner Kohl reported on the location of cell towers in Wayne based on his review of the website: *celltowermaps.com*, the dead areas within the Village, the technology currently being used to mitigate dead areas, and reported that he would provide additional information.

Finally, Commissioner Gutowsky reported on the procedure for the Request for Proposal for bids for outside companies for the preparation of an updated Comprehensive Plan. In that regard, Chairperson Dimitroff reported on the meeting she and Commissioner Handley had with Michael Blue of Teska. Chairperson Dimitroff and Commissioner Handley are scheduled to meet with Mim Evans, a representative of the NIU Center for Governmental Studies who worked with Egret & Ox, LLC, the preparers of the Comprehensive Plan for the Village of Bannockburn, Illinois. The meeting is scheduled for June 10, 2026.

Chairperson Dimitroff announced that Village Trustee Ed Hull will attend the August 10, 2026, meeting to update the Commission on the status of the Boundary Agreements and other matters pertinent to the updating of the comprehensive plan.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. OTHER BUSINESS

None

IX. MEETING ANOUNCEMENTS

July meeting cancelled. Next meeting is August 10, 2026.

X. ADJOURNMENT

Upon Motion of Commissioner Iozzo and seconded by Commissioner Santana to adjourn, the meeting was adjourned at 8:23 p.m. The motion carried unanimously.

Respectfully submitted:

/s/Robert Handley

Acting Secretary, Wayne Plan Commission