

**MINUTES OF THE PLAN COMMISSION
VILLAGE OF WAYNE
VILLAGE HALL
5N430 RAILROAD STREET
WAYNE, ILLINOIS
October 13, 2025
REGULAR MEETING
7:00 p.m.**

Link to Join Webinar

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

I. CALL TO ORDER/ROLL CALL

The October 13, 2025, 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

Bob Handley

Bill Kohl

Greg Richard

Miguel Santana

Kathy Tranchida

Also present:

Village Attorney, Steven B. Adams

Members of the public who signed in:

None

II. PUBLIC COMMENT

None.

III. APPROVAL OF MINUTES -August 11, 2025

A Motion to approve the Minutes of August 11, 2025, meeting was made by Commissioner Santana and seconded by Commissioner Richard with the correction that the Minutes be approved with the re-insertion of section 3, highlighted as follows:

“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 corrected, 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 ACCESSORY BUILDINGS, STRUCTURES AND USES, AND 10-13-3D NON-CONFORMING USE OF BUILDINGS OR STRUCTURES.

10-13-3D NON-CONFORMING USE OF BUILDINGS OR STRUCTURES.

There was a lengthy discussion on the language proposed to amend Section 10-13-3 D and Commissioner Richard’s email on Grandfathering Setbacks for Damaged Residences. Consensus was 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. Attorney Adams will re-work the following language to simplify and clarify the section to allow for the re-building on the pre-destruction footprint; and to provide for a combined hearing, if necessary, before the Zoning Board of Appeals and the Historic Sites Commission if necessary to allow for a variance for pre-destruction square footage outside the pre-destruction footprint in order to return the residence to the same usable pre-destruction square footage. The language to be re-worked is as follows:

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.

The word “modified” from the foregoing proposed amendment would remain deleted under the re-worked wording (see above).

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

There was a preliminary discussion on amendments to Section 10-3-5B, as they relate to the size and location of accessory buildings and structures. The concern is that on smaller lots, under the existing section, after observing required setbacks, an accessory building would have to be located mid-rear yard; and with smaller residences would be too small to be of use. There was further discussion on whether changes should be made for larger lots as well; and whether the categorization for size and location should be by lot size or zoning classification. These issues will be discussed further at the next meeting.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

Upon Motion of Commissioner Santana and seconded by Commissioner Iozzo to adjourn, the meeting was adjourned at 8:34 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