

**REGULAR MEETING
OF THE PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF WAYNE
5N430 Railroad Street, Wayne, IL 60184**

**April 7, 2026
7:30pm**

I. PLEDGE OF ALLEGIANCE

President Phipps asked all to rise and recite the Pledge of Allegiance.

II. CALL TO ORDER

President Phipps called the meeting to order at 7:30pm.

Roll Call:

Present in Village Hall: President Phipps, Trustees Guy Bevente, Pete Connolly,
Mike Dimitroff, Ed Hull, Karen Kaluzsa, Emily Miller – Seven (7)

Absent: None

Present via Webinar: Treasurer Howard Levine

Also Present in Village Hall: Police Chief Tim Roberts
Village Clerk Patricia Engstrom
Village Attorney David Freeman
Resident Mike Rakow, Brewster Creek Circle
Residents Curtis & Cheryl Marschinke, Pratt Road
Resident Miguel Santana, Dunham Circle
Resident Carol Dimitroff, Honey Hill Circle
Resident Steven Beaman, White Thorne Road
Resident Anna Cunanan, Army Trail Road
Resident Mike Abbott, White Thorne Road

Public Present via Webinar: Elaine Bevente, Sue Abbott
Michelle & Peter Mourousias (listed twice)

III. PUBLIC COMMENT - (please limit your comments to three minutes)

Speakers may submit written comments in lieu of verbal comments by emailing them to the Clerk not later than noon the day preceding the day of the meeting. The Clerk shall deliver written comments to the Board President and Trustees. The President may acknowledge receipt of them during open meetings without reading them verbatim. Though not required by OMA, anyone wishing to make public comments without attending the meeting in person may do so through the Village's zoom platform by clicking the raise hand icon during the Public Comment section of the meeting.

The Public Comment section is intended to give the public an opportunity to present a comment or opinion to the Board of Trustees. It is not intended to be a time for questions and answers or debate on political issues. Discussion between speakers and other members of the audience will not be permitted. For questions, please email members of the Board directly and a Board member or staff will respond directly. Public Comment is limited to this portion of the agenda and the public should not interrupt the Board during the remainder of the meeting. Should a member of the public become disruptive or interrupt another speaker they will be warned once, and if the disruption continues, removed from the meeting.

Resident Mike Rakow provided a handout prior to the meeting and commented on short-term rentals.

Resident Miguel Santana commented on short-term rentals from a policeman's point of view.

Resident Curtis Marschinke commented on televising sewers on a regular schedule.

Resident Anna Cunanan commented on changes to code.

***** Curtis & Cheryl Marschinke left meeting at 7:40pm *****

IV. APPROVAL OF REMOTE PARTICIPATION AND VOTING BY TRUSTEE

None.

V. REPORTS OF BOARDS, COMMISSIONS AND STAFF

A. PLAN COMMISSION

Attorney Freeman said the May 11 Plan Commission meeting will include two Public Hearings.

B. ZONING BOARD OF APPEALS

No report.

C. ENGINEERING

No report.

D. PARK COMMISSION

No report.

VI. CONSENT AGENDA

A. Minutes March 24, 2026 – Open & Closed Sessions

B. Metropolitan Mayors Caucus 2025-2026 Dues, Inv. #2025-259 - \$130.00

C. Purchase weBoost Metal 100 Cell Signal Booster - Not to Exceed \$2,000.00

VII. ITEMS REMOVED FROM CONSENT AGENDA

Trustee Connolly asked to remove the March 24, 2026 Open Minutes from the Consent Agenda.

Trustee Bevente made the motion to establish the Consent Agenda, after removing the March 24, 2026 Open Minutes. Seconded by Trustee Miller and passed by unanimous Voice Vote.

Trustee Dimitroff made the motion to approve the Consent Agenda after removing the March 24, 2026 Open Minutes. Seconded by Trustee Hull.

Roll Call:

Ayes: Trustee Bevente, , Connolly, Dimitroff, Hull, Kaluzsa, Miller – Six (6)

Nays: None

Absent: None

Motion passed 6-0.

Trustee Connolly asked that the Minutes under Item IX. C. saying “Board discussion ensued with the determination of 14-day minimum rental” be changed to “the definition of short-term rental being all or any portion of a Dwelling Unit for a period of less than 14 consecutive days” to match language in the proposed Ordinance.

Trustee Connolly made the motion to approve the Minutes with the above amendment. Seconded By Trustee Dimitroff.

Roll Call:

Ayes: Trustee Bevente, Connolly, Dimitroff, Hull, Kaluzsa, Miller – Six (6)

Nays: None

Absent: None

Motion passed 6-0.

VIII. ORDINANCES AND RESOLUTIONS

None.

IX. REPORTS OF OFFICERS AND ACTION ITEMS

A. Clerk’s Report – Patti Engstrom

No report.

B. Treasurer’s Report – Howard Levine

1. Financial Statements as of February 28, 2026 and for the Ten Months Then Ended

Treasurer Levine gave a brief report on the above, saying revenue is ahead of prior years due to sales tax and income tax. Expenses are ahead of prior years due to police costs.

Trustee Connolly made the motion to approve Financial Statements as of February 28, 2026 and For the Ten Months Then Ended. Seconded by Trustee Hull and passed by unanimous Voice Vote. Trustee Bevente abstained.

2. February 2026 Disbursements

Trustee Miller made the motion to approve Disbursements for February 2026. Seconded by Trustee Hull and passed by unanimous Voice Vote. Trustee Bevente abstained.

C. President’s Report – Eileen Phipps

1. Review Rental Property Regulations

President Phipps opened discussion on Rental Property Regulations, adding to Trustee Connolly’s clarification regarding the definition of a short-term rental. She recounted an incident that took place in a short-term rental in Texas last month where a multimillion-dollar property was rented for a weekend. Teens sent out notice of a party at the residence over social media resulting in 500-800 party goers who broke granite countertops, created excessive damage, gunshots, and blood and assault in the home. She reiterated the need for regulations including a license fee and registration. Trustee Connolly reiterated the need that the property be owned by a primary resident not a rental property firm. The property owner should be the renter not a lessee/lessor. Trustee Bevente confirmed properties are not grandfathered in; Attorney Freeman affirmed rentals would be subject to the terms of the ordinance at the effective dates. Trustee Miller asked if residents would be able to register online; Chief Roberts said he would assist in drafting the application and registration form which would then be available online. She confirmed the need for Village oversight and asked that everyone think about what could take place if the Castle were available for short term rent. Attorney Freeman will draft an ordinance for the next meeting.

D. Village Attorney's Report – David Freeman

1. Review Affordable Housing

Attorney Freeman said the Board approved Affordable Housing Res. 25-R-04 last year but the Village did not meet three requirements. Attorney Freeman will provide a revised draft and request that the State informally review the plan. The revised draft will include Trustee Bevente's input regarding data on Median Age Comparison, Senior Population, Low Turnover, Inventory, and Median Home Prices. This data, coupled with larger lot sizes, no rental housing, and limited expansion, confirms Wayne lacks the market mechanisms that normally create affordability. Trustee Connolly asked that the history of the town, its equestrian heritage, the Castle Covenants (upheld twice by the Illinois Supreme Court,) open space containing Conservation Agreements, and the town on well and septic be included in the draft to the State.

Attorney Freeman discussed the property at 5N377 Dunham Road for information purposes. He, Mike Gricus, the property owners' attorney met this week. The owners are proposing to subdivide a four-acre property, remove .75 acre used by Royal Fox Golf Course, de-annex that portion, leaving a 3.25 acre lot with a petition to rezone it from W-4 (four-acre property) to W-2 (two-acre property.) The property owner asked if he could submit an application for a Special Use. Both he and Mike told him while that was possible, there is no hardship, and suggested rezoning may be better than Special Use. Trustee Dimitroff expressed concern opening the door to rezoning changes in town. Attorney Freeman asked the Board to think about it and assess the possibilities.

X. APPOINTMENTS – VILLAGE COMMISSIONS AND COMMITTEES

None.

XI. REPORTS OF TRUSTEES AND ACTION ITEMS

A. Public Safety – Pete Connolly

Chief Roberts reported the following: 1) Community Clean Up takes place this Saturday. Gather at 8:45am in the Village Hall parking lot. Safety vests, pickers, and bags will be provided. 2) Lamplight Equestrian Center begins the 2026 season May 1. 3) The speed trailer is currently on Dunham Road. 4) Chief Roberts is working on the Police Dept. budget.

B. Public Works – Mike Dimitroff

Trustee Dimitroff reiterated Community Clean Up this Saturday.

C. Finance – Pete Connolly

No report.

D. Administration – Karen Kaluzsa

No report.

E. Development/Historic and Rural Preservation – Ed Hull

No report.

F. Building & Zoning – Ed Hull

Trustee Hull met with Mike Gricus to discuss his contract and TPI. The contract will detail that Mike will oversee complex permits and be Administrator over the Department. Mike’s current contract expires April 30; Trustee Hull hopes to have the Resolution on the April 21 agenda.

G. Parks – Emily Miller

Trustee Miller reported the Park Commission will pass out seedlings at the Post Office on Arbor Day, April 24, as well as give a presentation to the Wayne Elementary School.

H. Technology – Guy Bevente

Trustee Bevente will start the process to purchase and install the booster for Public Works, as approved on the Consent Agenda. On a separate matter, Trustee Bevente was contacted by a resident who said AT&T damaged their fence on private property while working on its fiber build out on Army Trail Road. He has asked for contact information the Village can provide its residents in the event of other damage by AT&T. Photos were also taken of an installation of a box within the equestrian easement. He has asked the AT&T engineer to advise the weight limit on the box; it must be able to withstand the weight of a horse and rider.

As Village Administrator, Tim Roberts is working on the following: 1) Updating the Administrative Organizational Chart; 2) Replacing signs at Army Trail Road & Munger, Munger & Smith, and the orange dividers that create the Quiet Zone over the railroad tracks on the Smith Road concrete abatement, which were demolished in a recent car accident.

XII. OLD BUSINESS

None.

XIII. CLOSED SESSION

None.

XIV. APPROVE ITEMS DISCUSSED IN CLOSED SESSION

None.

XIV. NEW BUSINESS

None.

XVI. ADJOURNMENT

Trustee Dimitroff made the motion to adjourn. Seconded by Trustee Connolly and passed by unanimous Voice Vote. Meeting adjourned at 8:50 pm.

Respectfully submitted,

Patricia Engstrom, Village Clerk

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