

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

Tuesday, May 5, 2026 7:30pm

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

I. Pledge of Allegiance

II. Call to Order - Roll Call

III. Public Comment - (please limit your comments to three minutes)

Speakers may submit written comments in lieu of verbal comments by emailing them to clerk@villageofwayne.org not later than noon the day preceding the day of the meeting. The Clerk shall deliver written comments to the Board President and Trustee. 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.

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 should be 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.

IV. Approval of Remote Participation and Voting by Trustee

V. Reports of Boards, Commissions, Staff, and Action Items

- A. Plan Commission**
- B. Zoning Board of Appeals**
- C. Engineering**
 - 1. Storm Sewer Cleaning & Televising**
- D. Park Commission**

VI. Consent Agenda

- A. Minutes April 21, 2026 – Open & Closed Sessions**
- B. Sewer Tech Inv. 2611 - \$4,875**
- C. Village of Bartlett Inv. 4408 - \$145.36**

VII. Items Removed from Consent Agenda

VIII. Ordinances and Resolutions

- A. Ord. 26-04; Amend VOW Code, Add Section 10-3-14 regarding Short Term Rentals**
- B. Res. 26-R-03; Employment Agreement w/ Michael G. Gricus 05/01/2026-04/30/2027 (reference Closed Session)**

IX. Reports of Officers and Action Items

- A. Clerk's Report – Patti Engstrom**
- B. Treasurer's Report – Howard Levine**
- C. President's Report – Eileen Phipps**

- D. Village Attorney's Report – David Freeman
 - 1. Review Affordable Housing
 - E. Village Administrator – Tim Roberts

 - X. Appointments – Village Commissions and Committees – President Phipps

 - XI. Reports of Trustees and Action Items
 - A. Public Safety – Pete Connolly
 - B. Public Works – Mike Dimitroff
 - C. Finance – Pete Connolly
 - D. Administration – Karen Kaluzsa
 - E. Development/Historic and Rural Preservation – Ed Hull
 - F. Building & Zoning – Ed Hull
 - 1. Closed Session Item B; Appointment, Employment & Compensation of Village Employees – Open Meetings Act, 5 ILCS 120/2 (c)(1)
 - G. Parks – Emily Miller
 - H. Technology – Guy Bevente

 - XII. Old Business

 - XIII. Closed Session
 - A. Pending, Imminent or Probable Litigation – Open Meetings Act, 5 ILCS 120/2 (c) (11)
Open Meetings Act, 5 ILCS 120/2 (c) (1)B
 - B. Appointment, Employment and Compensation of Village Employees–Open Meetings Act, 5 ILCS 120/2 (c)(1)
 - C. Purchase or Lease of Real Property – Open Meetings Act, 5 ILCS 120/2 (c) (6)
 - D. The Setting of a Price for Sale or Lease of Village Property, 5 ILCS 120/2 (c) (6)
 - E. Security Procedures, Personnel, Equipment in Response to Threat of Potential Danger to Employees, Staff, Public or Public Property, 5 ILCS 120/2 (c) (8)
 - F. Discussion of Closed Minutes for Purposes of Approval or Semi-Annual Review, 5 ILCS 120/2 (c) (21)
 - G. The Selection of a Person to Fill Public Office, 5 ILCS 120/2 (c) (3)
- Viewing the meeting via the Zoom webinar is offered as a convenience to the public but is not legally required. Access may be interrupted due to technical difficulties and, in the event the Village is unable to block public viewing when the Board enters a Closed Session, viewers will be removed from the Zoom meeting.*
- XIV. Approval of Salary and Benefits as Discussed in Closed Session

 - XV. New Business

 - XVI. Adjournment

Note: Any person who has a disability requiring a reasonable accommodation to participate in this meeting should contact ADA Compliance Officer Mon-Thurs 8:00am–12:00pm Village of Wayne, 5N430 Railroad Street, P.O. Box 532, Wayne, IL 60184, or call (630) 584-3090. Requests for a qualified interpreter require five (5) working days' advance notice.

MEMORANDUM

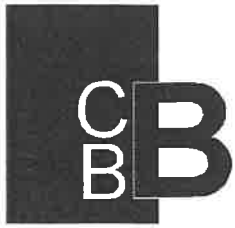
April 30, 2026

TO: Village Board

FROM: Daniel L. Lynch, PE

SUBJECT: Storm Sewers South of Army Trail Rd
(CBBEL Project No. 91-43)

As you know, storm sewer cleaning and televising was recently completed for the Village storm sewers on Pratt Road and Guild Lane. We recommend that the storm sewers south of Army Trail also be cleaned and televised. Although I do not have reason to believe there is any blockage, it has been over ten years since these sewers were last inspected. It is recommended that a budget of \$12,000 be set which would allow for two days of work with time for oversight and water from the Village of Bartlett. The primary storm sewer discharges into the forest preserve south of the depot, and extends east into the old Village including Cedar Lane, Will Way, Orchard Lane, Elm Street, and some sections on Keil and Army Trail. I would suggest we continue with SewerTech, the contractor who recently completed the Pratt and Guild work.



Vl. Br

CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

April 16, 2026

Village of Wayne
5N430 Railroad St
Wayne, IL 60184

Attention: Eileen Phipps

Subject: SewerTech Invoice
(CBBEL Project No. R910043.H259)

Dear Eileen:

We have received Invoice 2611 from SewerTech, Llc. dated April 6, in the amount of \$4875.00. The work included root clearing, cleaning, and televising of the Pratt/Guild storm sewer. Both the Public Works department and I are in possession of the video reports from the work, which was completed on March 27, 2026.

It is our recommendation that this invoice be paid in full.

If you have any questions, feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Lynch', written in a cursive style.

Daniel L. Lynch, PE, CFM
Vice President, Head Municipal Engineering Department

CC Mike Dimitroff – Village Trustee
Howard Levine – Village Treasurer
Tommy King – Public Works



Invoice

1730 Epping Place
Schaumburg, IL 60194
Phone 708.351.8641
847.848.4079

INVOICE 2611
DATE: APRIL 6, 2026

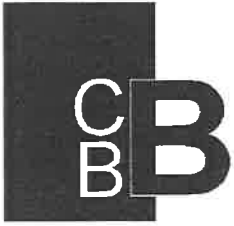
TO:

Village of Wayne
5N430 Railroad St.
Wayne, IL 60184

RE: Pratt Road Storm Sewer Inspection

DESCRIPTION	QTY	RATE	AMOUNT
Hydro Flushing/Root Removal & CCTV Inspection of Storm Sewers	7.5	650.00	4,875.00
		TOTAL	\$4,875.00

V.L.C.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

April 16, 2026

Village of Wayne
5N430 Railroad St
Wayne, IL 60184

Attention: Eileen Phipps

Subject: Village of Bartlett Invoice
(CBBEL Project No. R910043.H259)

Dear Eileen:

We have received Invoice 4408 from the Village of Bartlett dated April 9, in the amount of \$145.36. The Village of Bartlett provided water for the equipment used to clean and televise the Pratt/Guild storm sewer.

It is our recommendation that this invoice be paid in full.

If you have any questions, feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Lynch', written in a cursive style.

Daniel L. Lynch, PE, CFM
Vice President, Head Municipal Engineering Department

CC Mike Dimitroff – Village Trustee
Howard Levine – Village Treasurer
Tommy King – Public Works



Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

INVOICE
Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE		
Village of Wayne	04/09/2026	4408	\$0.00	04/09/2026	\$145.36		
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
WATER USAGE	1	\$145.36	EACH	\$145.36	\$0.00	\$0.00	\$145.36
WATER USAGE March Water Usage							
Invoice Total:						\$145.36	

PAYMENT DUE UPON RECEIPT OF INVOICE

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

Promptly Send Payment To:



Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

87562
Village of Wayne
Dan Lynch
5N430 Railroad St.
Wayne, IL 60104

INVOICE
Remit Portion

Invoice Date	04/09/2026
Invoice Number	4408
Customer Number	87562
Amount Paid	\$0.00
Due Date	04/09/2026
Invoice Total Due	\$145.36

Please put Invoice Number on your check.
Make Checks Payable to: Village of Bartlett

ORDINANCE NO. 26-04

AN ORDINANCE AMENDING TITLE 10, CHAPTER 3 OF THE VILLAGE OF WAYNE MUNICIPAL CODE TO ADD A NEW SECTION 10-3-14 WITH RESPECT TO SHORT-TERM RENTALS

WHEREAS, the Village recognizes the economic and tourism benefits of short-term rentals; and

WHEREAS, the unregulated proliferation of short-term rentals can pose potential threats to the public health, safety, and welfare, and may negatively impact the character, peace, and quiet of residential neighborhoods; and

WHEREAS, in the interest of the public health, safety and welfare, the Corporate Authorities of the Village have determined that it is appropriate to regulate short-term rentals and that the Village by virtue of its police powers has the authority to regulate land use and business activities to ensure the safety and well-being of its residents; and

WHEREAS, this ordinance is intended to establish reasonable and necessary regulations to balance the interests of property owners, guests, and the broader community, and to ensure that short-term rentals operate in a manner that is consistent with local laws and community standards; and

WHEREAS, the President and Board of Trustees find it desirable and necessary to amend Title 10 Chapter 3 of the Village Code to add a new Section 10-3-14 in order to authorize and regulate short-term rentals.

NOW, THEREFORE, be it ordained by the Corporate Authorities of the Village of Wayne as follows:

SECTION ONE: The foregoing recitals are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION TWO: Title 10, Chapter 3 of the Village of Wayne Code of Ordinances is hereby amended to add a new Section 10-3-14 which shall hereinafter be and read as follows:

10-3-14: Short-Term Rentals:

1. It shall be unlawful for any person, firm, corporation or entity to operate, use, offer for rent or use, or advertise for rent or use any property within the Village as a Short-Term Rental unless such person or entity obtains a Short-Term Rental License as set forth in this Section 10-3-14. No lessee may operate, use, offer for rent or use, or advertise for rent or use any property within the Village as a Short-Term Rental.

2. Short-Term Rental License Application. An application for a Short-Term Rental License shall be submitted on a form provided by the Village and shall include, but not be limited to:

- o The name, address, and contact information of the Host.
- o The address of the Dwelling Unit to be used as a Short-Term Rental.
- o ~~Proof of ownership, or a valid lease agreement with written authorization from the Host.~~
- o A sworn statement that the Dwelling Unit meets all applicable building, health, and fire codes.
- o Contact information for local representative who can be reached 24/7 to address issues related to the rental.
- o Proof of adequate liability insurance for the Short Term Rental activity.

3. License Fee. An annual license fee of ~~two hundred dollars~~ ~~\$(Amount 200.00)~~ shall be paid upon submission of the application and upon each renewal.

4. License Term. A Short-Term Rental License shall be valid for one (1) year from the date of issuance and must be renewed annually.

5. Sales Tax. The Host shall be responsible for collecting and remitting any applicable state and local sales taxes on rental income.

6. Right to Inspect. The Village reserves the right to inspect any Short-Term Rental property to ensure compliance with this Ordinance and other applicable laws. Reinspections shall be conducted on an as needed basis when an original inspection identifies violations or code deficiencies, including, but not limited to, those items required by Section Two, Paragraph 8 of this Ordinance. The fee for each reinspection shall be one hundred dollars (\$100.00).

7. Definitions.

SHORT-TERM RENTAL (STR): The rental of all or any portion of a Dwelling Unit for a period less than fourteen (14) consecutive days. ~~The rental of all or any portion of a Dwelling Unit for a period of less than fourteen (14) consecutive days.~~

HOST: The person who is the owner, lessee, firm, corporation, entity, or legal occupant of the Dwelling Unit and who offers it as a Short-Term Rental.

LICENSE: The official authorization issued by the Village that permits the operation of a Short-Term Rental in accordance with this Ordinance.

PRIMARY RESIDENCE: The dwelling where a person lives as their primary domicile and principal home, as demonstrated by objective criteria such as a valid driver's license, voter registration, or utility bills.

8. Operational Standards for Short-Term Rentals:

- A. **Occupancy Limits.** The maximum occupancy of a Short-Term Rental shall not exceed ~~[number]~~two (2) adults per bedroom, ~~with a total maximum of [number] adults per Dwelling Unit.~~ unless a special exception is granted. Children under the age of ~~[age]~~eighteen (18) shall not count toward the occupancy limit.
- B. **Health and Safety.** All Short-Term Rentals shall comply with all applicable building, health, and fire codes. This includes, but is not limited to:
 - a. The presence of working smoke detectors and carbon monoxide detectors on every level and in sleeping areas.
 - b. A clearly marked and accessible fire extinguisher.
 - c. A posted emergency exit plan and contact information for local emergency services.
- C. **Noise and Nuisance.** The Host shall be responsible for ensuring that guests do not create disturbances or nuisance behaviors that are disruptive to neighboring properties.
- D. **Parking.** The Host shall provide guests with a parking plan and shall be responsible for ensuring that all guests' vehicles are parked in a legal and safe manner, as to not obstruct public rights-of-way or encroach on neighboring property.
- E. **Advertising.** All advertisements for a Short-Term Rental shall prominently display the valid Short-Term Rental License number issued by the Village.
- F. **Guest Information.** The Host shall provide each guest with a copy of this ordinance or a summary of its key provisions, including rules related to noise, parking, and trash disposal.
- G. **Density Limits (Optional).** The Village may establish limits on the total number of Short-Term Rental Licenses issued, or on the number of licenses permitted within a specific geographic area or building.
- G.H. No Short-Term Rental Agreement may be entered into with any person less than 18 years of age.

SECTION THREE: Any person, firm, corporation or entity who violates or fails to comply with the requirements of this Section 10-3-14 shall be deemed guilty of a violation punishable by a fine of not less than one hundred dollars (\$100.00) or more than seven hundred and fifty dollars (\$750.00) for each offense, and each day on which a violation continues shall constitute a distinct and separate offense. In addition to the imposition of any fine, a Short-Term Rental License may be revoked pursuant to Title 3, Chapter 1 of the Village Code (Section 3-1-7).

SECTION FOUR: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this ordinance shall be and is hereby repealed to the extent of such conflict.

Formatted: Font: (Default) Times New Roman, 12 pt
Formatted: Left, Indent: Left: 0.5", No bullets or numbering
Formatted: Indent: Left: 0.5", Hanging: 0.31"

SECTION FIVE: This Ordinance shall take effect after its passage, approval and publication in the manner provided by law.

PASSED THIS ____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ day of _____, 2026.

Village President

ATTEST:

Village Clerk

PUBLISHED BY THE VILLAGE CLERK, IN PAMPHLET FORM, BY AUTHORITY OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF WAYNE ON _____, 2026.

[4914-9072-2452_v_24914-9072-2452-v-1](#)

VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS

RESOLUTION NO. 26-R-03

RESOLUTION AUTHORIZING EXECUTION OF AN AMENDED EMPLOYMENT
AGREEMENT WITH MICHAEL J. GRICUS

WHEREAS, the Village of Wayne, DuPage and Kane Counties, Illinois (the "Village") has previously entered into an Employment Agreement with Michael J. Gricus (the "Agreement"); and

WHEREAS, the Agreement has been extended and amended from time to time; and

WHEREAS, the President and Board of Trustees of the Village of Wayne deem it to be in the best interests of the Village to enter into an Amended Employment Agreement with Michael J. Gricus extending said Agreement for a period of one (1) year commencing May 1, 2026, and expiring April 30, 2027 in the form attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wayne, DuPage and Kane Counties, Illinois, as follows:

Section 1. The facts and statements contained in the preamble to this Resolution are hereby found by the President and Board of Trustees to be true and correct and are hereby adopted as part of this Resolution.

Section 2. The Amended Employment Agreement (2026-2027) with Michael J. Gricus in the form attached hereto as Exhibit "A" is hereby approved and the President of the Board of Trustees and the Village Clerk are hereby authorized and directed to execute said Amended Employment Agreement.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS ____ DAY OF APRIL, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

ATTEST: _____ Village President

Village Clerk

Village of Wayne

Revised Affordable Housing Plan

Adopted - _____, 20256

Wayne is a small, historic village with 2,286 residents as of 2020, known for its equestrian culture, large lots and rural feel despite being near Chicago. It was originally settled in 1834 and by the mid to late 19th century, thanks to the Dunham family, Wayne became an equestrian center with the largest Percheron draught horse breeding operation in the world. In 1937, the owners of approximately 700 acres west of Dunham Road, placed a covenant agreement on all the property, restricting development of the property to residential or farming with a minimum size of four acres for a principal residence. Wayne residents ran the community through a private association between 1945 and 1959 with the Village being incorporated in 1958. During this time, preservation of open space, zoning for large lots and maintaining Wayne's rural and equestrian heritage were always priorities. This resulted in two acres zoning adjacent to the four-acre property and then reducing to one acre closer to the Historic District and several new subdivisions on the East end of the village. In addition to maintaining Wayne's rural heritage, the larger lot sizes were felt necessary as all properties are dependent on drilling a well for water and installing a septic field for waste management. The Historic District contains primarily single-family structures built in the late 1800's to early 1900's and although new multi-family housing would not be allowed, the restrictions replacing a smaller structure which are more likely to fall into the "affordability" category, with typical larger "in fill" housing would also not be allowed, thus preserving the affordable housing supply. The majority of the "Open Space" that our residents enjoy is primarily Forest Preserve property or large parcels that residents have purchased and donated to the Village or the Wayne Conservancy, all of which are protected by Conservation Easements that prohibit any type of permanent structures. There are less than a dozen scattered lots remaining in the Village, most of which are located in subdivisions with minimum lot sizes. It should also be noted that Wayne receives less than 6% of real estate taxes paid by our residents, has no grocery or convenience stores and no commercial zoning. The Village only provides police protection with fire protection coming from county or surrounding municipalities. The Village maintains the major roads going through the Village, the downtown District and a few annexed residential subdivisions, but the majority of residential streets are Private and are maintained by the property owners. As noted above, it is also important to note that larger lot sizes are necessary as all properties are dependent on well and septic systems. Wayne is a unique community and as the information below supports, a community that people move to and stay in due to its rural large lot atmosphere. Further, the tremendous increase in land cost across the Chicago suburban area has adversely affected the cost of land and housing in this little community making affordability a challenge.

Formatted: Justified

Introduction and Statutory Requirements

In 2003, the Illinois General Assembly passed the Affordable Housing Planning and Appeal Act (310 ILCS 67) (the "Act") to address the lack of moderately-priced housing in many Illinois communities. According to the statute Act, "affordable housing" means "housing that has a value

Formatted: Indent: Hanging: 0.5"

or cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.”

As of the Illinois Housing Development Authority’s (the “IHDA”) most recent report in 2023, the Village of Wayne (the “Village”) has been identified as a “non-exempt local government” due to its current number of “affordable housing units” being below 10% of its total “year-round units.” As a result, the Village is required to submit an “Affordable Housing Plan” (the “Plan”) within eighteen (18) months of notice to the Village of its non-exempt status. This Plan must provide specific information, namely:

- A statement of the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act, as defined in Section 15 and Section 20 of the Act—and based on the numbers included in AHPAA Local Government Exemption Report published by IHDA.
- An identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing, including a consideration of affordable housing for both owner-occupied dwelling units and dwelling units for rent, lands and structures of developers who have expressed a commitment to provide affordable housing, and lands and structures that are publicly or semi-publicly owned.
- Incentives that the local government may provide for the purpose of attracting affordable housing to their jurisdiction.
- A description of any housing market conditions, infrastructure limitations, local government ordinances, including zoning and land use ordinances, local government policies or practices that do not affirmatively further fair housing as defined in the federal Fair Housing Act, and other factors that may constrain the local government’s ability to create and preserve affordable housing.
- A plan or potential strategies to eliminate or mitigate the constraints identified above.
- Selection of one of the following three goals for increasing local affordable housing stock:
 - Requiring a minimum of 15% of all new development or development within the local government that would be defined as affordable housing in this Act;
 - Requiring a minimum of a 3% percentage point increase in the overall percentage of affordable housing within its jurisdiction, as defined in Section 20 of this Act; or

- Requiring a minimum of 10% of affordable housing within its jurisdiction.
- Proposed timelines to commence, within the first twenty four (24) months after the date upon which the Plan was adopted, for actions to implement the components of the Plan.
- The Village, having previously been determined as a non-exempt municipality and having submitted an affordable housing plan, must also include a summary of actions taken to implement the previously submitted plan, as well as a summary of progress made toward achieving the goals of the plan.

The Village of Wayne intends to comply with the IHDA's directive that it prepare and adopt an affordable housing plan. The Village recognizes the importance of providing affordable housing throughout the State of Illinois and believes that affordable housing must be provided in a way that does not compromise the public health or safety or destroy the environment and character that defines a particular community.

The following information is provided for context and to better understand the character and environment of the Village of Wayne.

Median Age Comparison - Census Reporter

Wayne: ~49.3 years

IL: ~39 years

U.S.: ~38.9 years

Conclusion: Wayne is about 10 years older, 25%, than the median ages in IL and U.S.

Implication: According to ChatGPT, This often reflects a higher-income suburban/rural community with longer term residents.

Senior Population (65+)- Neilsberg

Wayne: ~20-22% of population

IL: ~16-18% of population

U.S.: ~16-17%

Conclusion: Wayne skews older than state and U.S. population.

Implication: According to ChatGPT, This often reflects long-time homeowners with low-turnover.

Low Turn-over - Census Reporter

Wayne: ~4.9% moved in past year

IL: ~11.1% moved in past year

U.S.: ~12.3% moved in past year

Conclusion: Wayne has a very low turn-over rate, about half of the state.

Implication: According to ChatGPT, This often means there is limited housing supply.

Inventory (normalized, per 1000 homes) - Derived using Realtor/Zillow/NAR/RedFin, U.S. Census Bureau

Wayne: ~3-6

IL: ~10-15

U.S.: ~ 5-8

Conclusion: Wayne is far below IL available housing inventory. This means that

Implication: According to ChatGPT, Wayne ishas one of the tightest inventory environments possible.

Median Home Prices: NAR, RedFin, Zillow

Wayne: ~\$750K-\$900K

IL: ~\$250K-\$300K

U.S.: ~\$400-\$420K

Conclusion: Wayne housing is 2.5-3X more expensive than IL. The Village of

Implication: According to ChatGPT, Wayne's low inventory and higher price point do not make it a typical IL market and doesn't follow a naturally occurring affordable housing.

Given the above data, coupled with the larger lot sizes, no known or identified rental housing, and limited expansion opportunities, yield the reality that the Village of Wayne lacks the market mechanisms that normally create housing affordability.

I. Total Number of Necessary Affordable Housing Units

According to the most recent report titled “Affordable Housing Planning and Appeal Act: 2023 Report of Non-Exempt Local Governments” published by the Illinois Housing Development Authority in 2018, the Village of Wayne must add an additional 42 affordable housing units to its existing 50 affordable housing units to achieve compliance under the Act.

II. Appropriate Lands and/or Existing Structures for Affordable Housing

The Village is largely constrained by neighboring municipalities. There are no parcels of significant size available for development within the Village of Wayne and opportunities to annex undeveloped land are extremely limited. The Village has designated the following as potential areas for affordable housing, with the recognition that when a specific proposal is presented, assuming other servicing requirements – including sanitary sewer service – the Village will be required to modify the zoning permitted:

1. Southernmost property on the west side of Powis Road has been identified as a potential site for new construction and/or modification to accommodate affordable housing,

although development in this area would require the cooperation of neighboring West Chicago to supply sewer and water service to such site.

2. Vacant parcels indicated in relevant map(s) depicting future land use as part of subsequent iterations of the Village's Comprehensive Plan.
3. Existing older single-family homes as renovation and turnover may occur.
4. Future zoning districts identified for the development of diverse housing types as recommended within subsequent iterations of the Village's Comprehensive Plan.

III. Incentives to Promote Affordable Housing Growth

Although the Village of Wayne is unable to provide direct financial subsidies to entities wishing to construct and/or renovate existing structures to accommodate affordable housing, its plan is to simplify and expedite the building permit process, approvals and hearings as they relate to the development of affordable housing. The Village plans to carry out this strategy while ensuring the safety and welfare of its citizens and while also staying mindful of the unique rural and architectural characteristics existing throughout the community.

IV. Housing Market Conditions, Infrastructure Limitations, Village Ordinances, Village Policies or Practices That Do Not Affirmatively Further Fair Housing and Other Factors That May Constrain the Village's Ability to Create and Preserve Affordable Housing

The Village faces a number of complications and limitations that constrain the Village's ability to create and preserve affordable housing. Housing prices and rents have risen across the nation and in the Village making both home ownership and rental less affordable. The Village has a unique and historic downtown that also affects the Village's ability to provide for affordable housing units. Moreover, there are other market condition constraints. For example, the Village has infrastructure limitations (all properties are served by well and septic) and the Village is a residential community of single family homes; the Village does not have any multi-family developments. In sum, due to its unique "rural" nature, the Village faces considerable difficulty, if not impossibility, in creating new affordable housing units.

V. Plan or Potential Strategies to Eliminate or Mitigate the Constraints Identified in Section IV

The Act requires the Village to adopt a plan that includes potential strategies that could eliminate or mitigate the constraints on the development of affordable housing. The Village is committed to evaluating and considering adopting and implementing actions to encourage the development and preservation of affordable housing in the Village. For example, the Village will evaluate and consider policies where developers who propose

Formatted: Font: (Default) Times New Roman, 12 pt, Underline

affordable housing units could request certain fee waivers to reduce costs associated with development; that certain zoning relief may be granted for affordable housing projects; and whether the Village could create a voluntary housing program which would offer zoning incentives to private developers to create affordable housing.

IV.VI. Goals for Increasing Local Affordable Housing Stock

In order to achieve compliance under the Act, the Village of Wayne will work to ensure that a minimum of 15% of all new development or development within the Village qualifies as affordable housing as defined in the Act. The act requires the Village to meet one of three goals specified in the Act:

(vi) one or more of the following goals: (1) a minimum of 15% of all new development or redevelopment within the local government that would be defined as affordable housing in this Act; (2) a minimum of a 5 percentage point increase in the overall percentage of affordable housing within its jurisdiction, as described in subsection (b) of Section 20 of this Act; (3) or a minimum of a total of 10% affordable housing within its jurisdiction as described in subsection (b) of Section 20 of this Act.

In order to achieve compliance under the Act, the Village of Wayne will work to ensure that a minimum of 15% of all new development or development within the Village qualifies as affordable housing as defined in the Act.

VII. Proposed Timeline to Commence and Implement the Components of the Affordable Housing Plan

The Act requires that proposed times lines be established to commence, within the first 24 months after the date upon which the affordable housing plan was adopted, actions to implement the components of the affordable housing plan. The Village's proposed ~~timeles~~ timeline is as follows:

- ~~March~~ —April – May 2026: Draft Plan, conduct public hearing, and adopt Affordable Housing Plan;
- ~~April~~ —May – June 2026: File Plan with IHDA;
- June 2026 – June 2027: Consider potential strategies and actions to implement Plan;
- June 2027 – May 2028: Continue implementation of Plan; and
- May – June 2028: End of two year period following Village's submission of Plan to IDHA and await updated IDHA report.

VIII. Summary of Actions Taken to Implement Previous Fair Housing Plan and Goals Identified in Previous Fair Housing Plan

The Village has previously been determined as a non-exempt municipality and is, therefore, required to include a summary of actions taken to implement a plan and a summary of progress made toward achieving the goals of such Plan. The Village's previously submitted Plan was found not to meet the minimum requirements of the Act. Since that time, the Village has not received any requests to develop affordable housing in the Village. As a result, the Village's actions since

Formatted: Font: (Default) Times New Roman, 12 pt, Bold

Formatted: List Paragraph, Justified

~~that time~~ have been informal in nature, such as continued discussion regarding ways in which to best meet the requirements of the Act while preserving the rural nature of the Village.

Senior Housing

It is the belief of the Village that older members of the community who can no longer live on their own due to physical or mental disabilities/limitations or who require professional assistance should have the opportunity to continue to live within the community. To this end, the Village encourages the development of affordable senior housing which will allow older members of the community to remain members and continue to live in close proximity to family and friends. In particular, the Village recognizes that the location referenced in Paragraph 1 of Section 23 above may be a suitable site for such development and will attempt to identify additional sites with similar potential in the future.

Closing

The Village strives to provide additional affordable housing units within the community, but ultimately cannot control market forces that affect the affordability of land and housing within Wayne, nor the income levels of households that serve as the benchmark for determining affordability. Due to these factors and despite the Village's goals, it is not and cannot practically be a goal of this plan to meet the target levels of affordable housing units stated above in any specific time frame. Rather, it is the objective of this plan that, by pursuing the goals set forth above, the Village will have created conditions amenable to ultimately achieving the stated affordable housing targets in Wayne in a manner that will not impact the health and safety capabilities of the Village and will protect and preserve the character and environment of the Wayne community.

~~Upon due notice and an opportunity for public hearing,~~ The Village Board of Trustees adopted this Revised Affordable Housing Plan, via the attached Resolution 2526-R-_____.

Formatted: Justified, Indent: Hanging: 0.5"

Formatted: Justified, Space After: 0 pt, Line spacing: Exactly 9 pt