

**MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF METTAWA, LAKE COUNTY, ILLINOIS,
HELD AT THE HOUR OF 7:00 P.M. ON MONDAY APRIL 6, 2009
IN THE COMMUNITY CENTER OF THE ST. BASIL SERBIAN ORTHODOX
CHURCH, LOCATED AT THE CORNER OF
OLD SCHOOL ROAD AND BRADLEY ROAD,
METTAWA, ILLINOIS**

I. CALL TO ORDER

The Chairman called the meeting to order at 7:10 P.M.

II. ROLL CALL

Upon a call of the roll, the following persons were:

Present: Commissioners Butterfield, Lane, Leonard, Matsunaga, and Pytlarz; and
Chairman Adler.

Absent: Commissioners Clark, Klein, and McCole.

The Chairman declared a quorum present.

Also present: Plan Commission Secretary, and the Village Attorney

III. APPROVAL OF MINUTES

The Chairman entertained a motion to approve all of the following Plan Commission meeting Minutes which had been circulated prior to the meeting: Minutes of the Regular Meeting of January 5, 2009; and the Minutes of the Regular Meeting of February of February 2, 2009.

Whereupon, it was moved by Commissioner Lane, seconded by Commissioner Butterfield, to approve the minutes as presented.

Upon a call of the roll, the following voted:

Aye: Commissioners Butterfield, Lane, Leonard, Matsunaga, and Pytlarz; and
Chairman Adler.

Nay: None.

Chairman Adler declared the motion carried.

IV. PUBLIC HEARING: CASE NO. 09-SU-S-1 – Nektosha Hof (Lys)

At 7:15 p.m., Chairman Adler called to order the Public Hearing and upon call of the roll, the following persons were:

Present: Commissioners Butterfield, Lane, Leonard, Matsunaga, and Pytlarz; and Chairman Adler.

Absent: Commissioners Clark, Klein, and McCole.

The Chairman declared a quorum present.

The Chairman opened the Public Hearing under Case No. 09-SU-S-1, regarding the application filed by Thomas Lys and Franziska Lys seeking approval of a special use permit in the nature of a Planned Unit Development for a maximum of 8 single-family homes on 37 acres, more or less, of land commonly known as 850 Riverwoods Road in Mettawa.

The Hearing was being transcribed by an official shorthand court reporter. Notice of this hearing was published in the Waukegan News-Sun on March 20, 2009, as required by statute, and the Clerk has on file the confirmation that publication would be made.

At this point, the Chairman requested that witnesses for the Applicant and/or any member of the public wishing to make a statement for the record, be sworn in. The Chairman then acknowledged Mr. Charles Byrum, the applicant's attorney.

Mr. Byrum testified that all required notices of this hearing had been sent by him and he submitted the Certified Mail receipts to the court reporter.

Mr. Thomas Lys gave a brief overview of the type of Planned Unit Development that he is seeking. His attorney, Charles Byrum, and his engineering consultant, Keith Laehy, assisted with the presentation.

Upon completion of the presentation, the Chairman asked if there were any comments from the Public at Large. Mr. Dennis Bohm of 600 Riverwoods Road, Mettawa, asked that the 5 acres minimum lot requirement be maintained. Commissioner Lane explained that the zoning code uses a 40,000 sq. foot builder's acres not actual 43,560 sq. foot acres. Commissioner Pytlarz verified that the average of the proposed subdivision is 5 builder's acres (PUD).

There being no further questions or comments from the Public or the Commission, Chairman Adler closed the Public Hearing portion of the meeting at 7:58 p.m.

V. DELIBERATION AND RECOMMENDATION: CASE NO. 09-SU-S-1

After a few final comments, it was moved by Commissioner Lane, seconded by

Commissioner Leonard that the Plan Commission recommend that the President and Board of Trustees grant the Special Use Permit requested.

Upon a call of the roll, the following voted:

Aye: Commissioners Butterfield, Lane, Leonard, Matsunaga, and Pytlarz; and
Chairman Adler

Nay: None.

The Chairman declared the motion carried.

VI. COMMUNICATIONS

None.

VII. REVIEW OF REPORTS OF COMMISSION COMMITTEES

None.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

None.

X. ADJOURNMENT

With no further business to conduct, it was moved by Commissioner Lane, seconded by Commissioner Pytlarz, that the meeting be adjourned.

Upon a call of roll, the following voted:

Aye: Commissioners Butterfield, Lane, Leonard, Matsunaga, and Pytlarz; and
Chairman Adler.

Nay: None.

Chairman Adler declared the motion carried and the meeting adjourned at 8:09 p.m.