

NOTICE OF HEARING  
BEFORE THE  
ZONING, PLANNING, AND APPEALS COMMISSION  
VILLAGE OF METTAWA, ILLINOIS

Notice is given hereby that the Zoning, Planning, and Appeals Commission of the Village of Mettawa will conduct a public hearing under Case Nos. 25-V-2 at 7:00 p.m. on June 3, 2025, in the Cottonwood Room of the Hilton Garden Inn Hotel, 26225 N. Riverwoods Boulevard, Mettawa, Illinois, regarding the application of John Novak (the "Applicant"). The Applicant seeks a variation from Section 15.802 (A)(2)(a) of the Village of Mettawa Zoning Ordinance, which requires the total floor area of all detached accessory structures to be less than three per cent (3%) of the total lot area, to allow the floor area of all detached accessory structures not to exceed 3.99% of the total lot area of the property located at 15141 and 15055 W. Little Saint. Mary's Road, Mettawa, Illinois (the "Subject Property"). The variation will permit an additional 1,728 square foot maintenance and equipment barn to be constructed upon the Subject Property. The Applicant is a titleholder of record and has an ownership interest in the Subject Property which is zoned and lies within the R-1 Single Family Residence District. The Subject Property is legally described as:

Parcel 1:

Lot 6A in Alfred MacArthur's Subdivision, being a subdivision of part of Section 27 and 34, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 1956 as Document 899730 in Book 33 of Plats, Page 74, in Lake County, Illinois.

Property Address: 15055 W. Little Saint Mary's Road, Mettawa, Illinois 60048

Parcel 2:

Lot 1 in Novak's Resubdivision of Part of the Southeast 1.4 of Section 27, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat of Novak's Resubdivision recorded February 16, 2005 as Document 5738874, in Lake County, Illinois.

Property Address: 15141 W. Little Saint Mary's Road, Mettawa, Illinois 60048

Permanent Real Estate Index No. 11-27-401-048 for both parcels

Parcel 1 and Parcel 2 will be consolidated into one lot of record.

All persons attending the public hearing will have the opportunity to be heard. Any person who wishes appear as an objector with the right to present evidence and/or cross-examine witnesses at the hearing must file an appearance with the Village Clerk's Office, 26225 N. Riverwoods Blvd., Box M, Mettawa, IL 60045, or to the Village Clerk by email at [clerk@mettawa.org](mailto:clerk@mettawa.org), prior to the date of the hearing. The application is on file with the Village Clerk and may be reviewed on the Village's website, [www.mettawa.org](http://www.mettawa.org) or by writing to the Village Clerk at the address listed above.

Written comments may also be sent prior to the hearing to the Zoning, Planning, and Appeals Commission, Village of Mettawa, 26225 N. Riverwoods Blvd., Box M, Mettawa, IL 60045, or to the Village Clerk by email at [clerk@mettawa.org](mailto:clerk@mettawa.org).

Dated at Mettawa, Illinois, this 4<sup>th</sup> day of May, 2025.

Sandy Gallo, Village Clerk

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