

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 (the "Village") will conduct a public hearing under Case No. 25-SU-PUD-1 at 7:00 p.m. on August 5, 2025, in the Cottonwood Room of the Hilton Garden Inn Hotel, 26225 N. Riverwoods Boulevard, Mettawa, Illinois, regarding the application of W.W. Grainger, Inc. (the "Applicant") who seeks approval of an amendment of the Special Use-Planned Unit Development granted pursuant to the Mettawa Zoning Code, to allow freestanding solar panel accessory structures to be constructed as part of the parking facilities located upon the Subject Property. The Applicant is the holder of 100% of the Beneficial Interest in the Subject Property, which lies within the H - Office Hotel District. The Subject Property is legally described as:

LOT 1 OF GRAINGER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, AND OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, AS SHOWN ON THE PLAT THEREOF RECORDED JUNE 7, 2023 AS DOCUMENT 7977188, AS CORRECTED BY INSTRUMENT RECORDED JANUARY 19, 2024 AS DOCUMENT 8015369, FALLING WITHIN THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE NORTHEAST, SOUTHEAST AND NORTHWEST QUARTERS OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 200.00 FEET TO A POINT ON A LINE BEING 200.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 76.37 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TOWNLINE ROAD (ILLINOIS ROUTE 60) PER TRUSTEE DEED RECORDED MAY 21, 1998 AS DOCUMENT NUMBER 4136781, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 1482.53 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 190.00 FEET TO A POINT ON A LINE BEING 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1123.49 FEET TO A POINT ON A LINE

BEING 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 49 MINUTES 11 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1320.86 FEET TO A POINT ON A LINE BEING 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 95.01 FEET TO A POINT ON A LINE BEING 85.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 49 MINUTES 11 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1166.00 FEET TO A POINT ON A LINE BEING 145.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 53 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 85.19 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST, ALONG A LINE BEING 145.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 664.82 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 11 SECONDS WEST, A DISTANCE OF 135.02 FEET TO A POINT ON A LINE BEING 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 271.60 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 72.04 FEET TO A POINT ON A LINE BEING 62.03 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1629.01 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF TOWNLINE ROAD; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2519.96 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 100 GRAINGER PARKWAY, METTAWA, IL.
PIN No: 15-02-201-001

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an objector or supporter with the right to present evidence and/or cross-examine witnesses at the hearing must file an appearance with the Village at the hearing or before the date of the hearing c/o the Village Clerk, Village of Mettawa, 26225 N. Riverwoods Boulevard, Box M, Mettawa, Illinois. The application is on file with the Village Clerk and may be reviewed by writing to the Village Clerk at the address above.

Dated at Mettawa, Illinois, this 9th day of July, 2025.
Sandy Gallo
Village Clerk
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