

# Our Mettawa History

The Village of Mettawa is a unique Lake County community of open land surrounded by commercial, office, and residential uses. Mettawa covers six square miles of woodlands, wetlands, and open space. It is best known for its large properties and undeveloped surrounding areas. The Village's low density contributes to the open land charm of the community. Subdivisions, within the village also contain natural areas. In Deerpath Farm it contains 90 acres of open space of conservation easement and Hamilton Estates also has conservation easement along Riverwoods Boulevard and Bradley Road. Many other acres of wetlands, floodplain, and natural habitats of wildlife can be located on private property too.

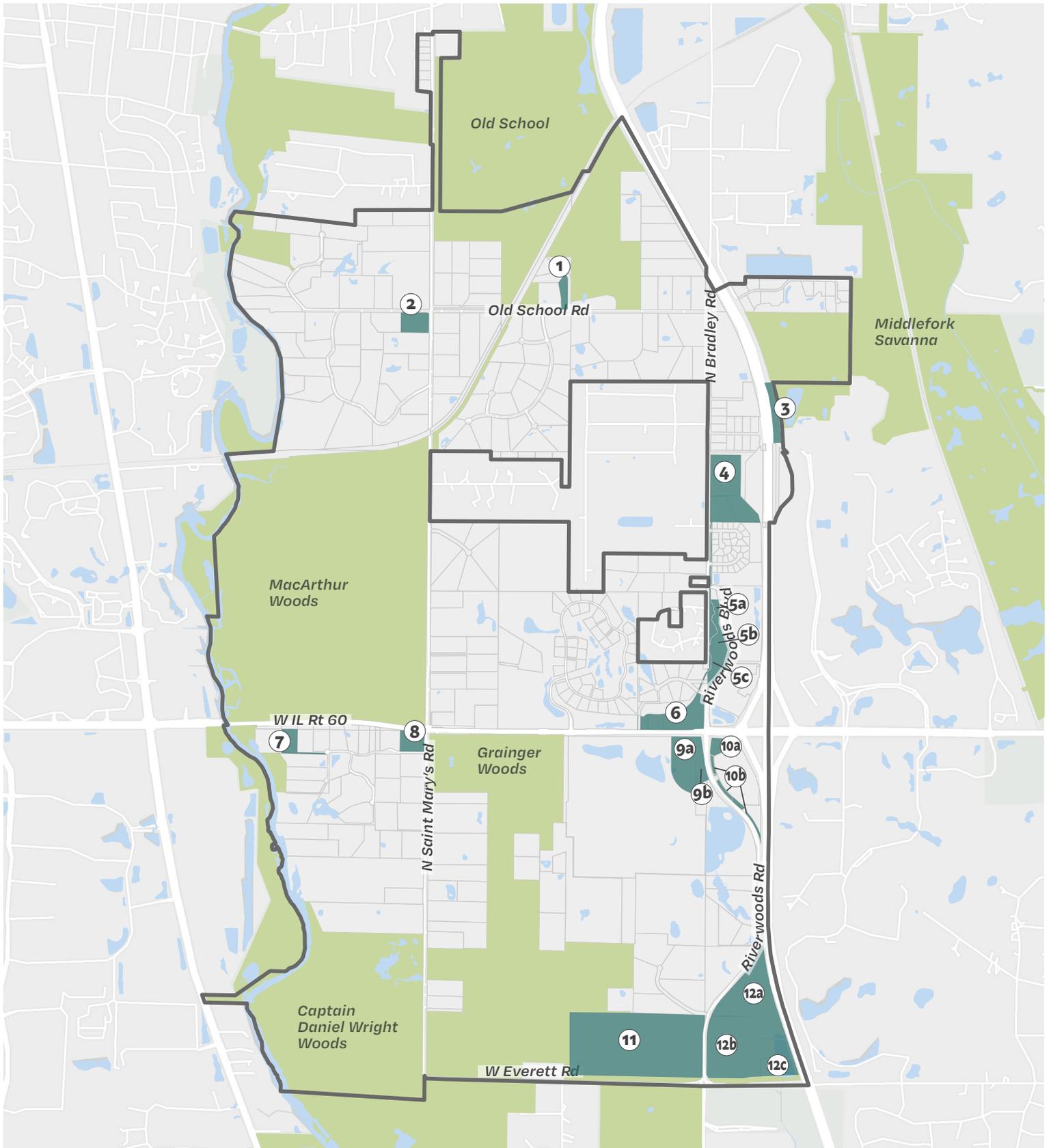
In addition, to the residential open land, the village is surrounded with forest preserves and natural resources of Lake County Forest Preserve District. There is an excess of 1,135 acres of Forest Preserve property located within the corporate limits of Mettawa. The Village contains the 10-acre Carpenter's Woods natural area at the west end of Old School Road near the Des Plaines River.

To maintain the character of the Village here is a description of the Village owned parcels with accomplishments and recommendations of the owned properties.

# Village Owned Parcels

The Village is surrounded more than 1,174 acres of Lake County Forest Preserve properties located within the corporate limits of Mettawa. The acreage is indicative of the priority that Lake County residents have given to the preservation of the magnificent natural resources.

The current land holdings of the Village add to the sizeable existing open land acreage of the forest preserve, and include from open land parcels, to trails, to right-of-way. Parcel sizes range from just below one acre to just over 69 acres. One of the Mettawa's commercial businesses, W.W. Grainger adds to the natural sanctuary and character of the village. With over 1,300 acres of open land, Mettawa has an exceptionally high amount of open land per capita.



## Village of Mettawa

### Village-Owned Land

- Village-Owned Land
- Forest Preserves



### Village-Owned Land

- 1. Oak Hill Lane
- 2. W. Old School Road
- 3. East Side Oasis Service Strip
- 4. MacLean Preserve at Oasis Park
- 5a-5c. Riverwoods Boulevard
- 6. Whippoorwill Park & Farm
- 7. Alexandra Drive
- 8. Riverside
- 9a-9b. Riverwoods Road Berm
- 10a-10b. Riverwoods Road
- 11. Mettawa Savanna
- 12a-12c. Everett Pond

# Village-Owned Properties

Name	Address	Acreage
1. Oak Hill Lane	27570 Oak Hill Lane	2.91
2. W. Old School Road	15085 W Old School Rd	4.5
3. East Side Oasis Service Strip	27013 N Bradley Rd	1.23
4. MacLean Preserve at Oasis Park	0 and 26931 N. Bradley Rd	20.89
5a. Riverwoods Boulevard	26526 N Riverwoods Blvd	0.92
5b. Riverwoods Boulevard	26362 N Riverwoods Blvd (Conservation Easement)	8.54
5c. Riverwoods Boulevard	26230 N Riverwoods Blvd	2.41
6. Whippoorwil Park & Farm	14140 and 14184 W Il Rte 60	11.18
7. Alexandra Drive	16 Alexandra Dr	3.91
8. Riverside	25960 N. St. Mary's Rd	3.95
9a-9b. Riverwoods Road Berm	300 N Riverwoods Rd	9.57   4.13
10a. Riverwoods Road	SE Corner of Rte 60 & Riverwoods Rd	2.8
10b. Riverwoods Road	Riverwoods Rd - ROW	2.19
11. Mettawa Savanna	24880 Riverwoods Rd	72.19
12a. Everett Pond	701 Riverwoods Rd/EverettPond North	24.01
12b. Everett Pond	24881 N Riverwoods Rd	32.02
12c. Everett Pond	13700 W Everett Rd	5.23



The Oak Hill Lane parcel abuts Old School Road to the south, private home-owners to the north and west, and Old School Forest Preserve to the east. It is also fronted by a bike path to the south.

The parcel is 3.04 acres in size and is considered a R-1, Residential parcel.

This lot has the largest amount of Oak Trees in the Village. The large Oak Trees are indicative of a savanna landscape once prevalent across Lake County.

**Parcel 1: 27570 Oak Hill Lane  
Acres: 3.04**

#### Property Accomplishments

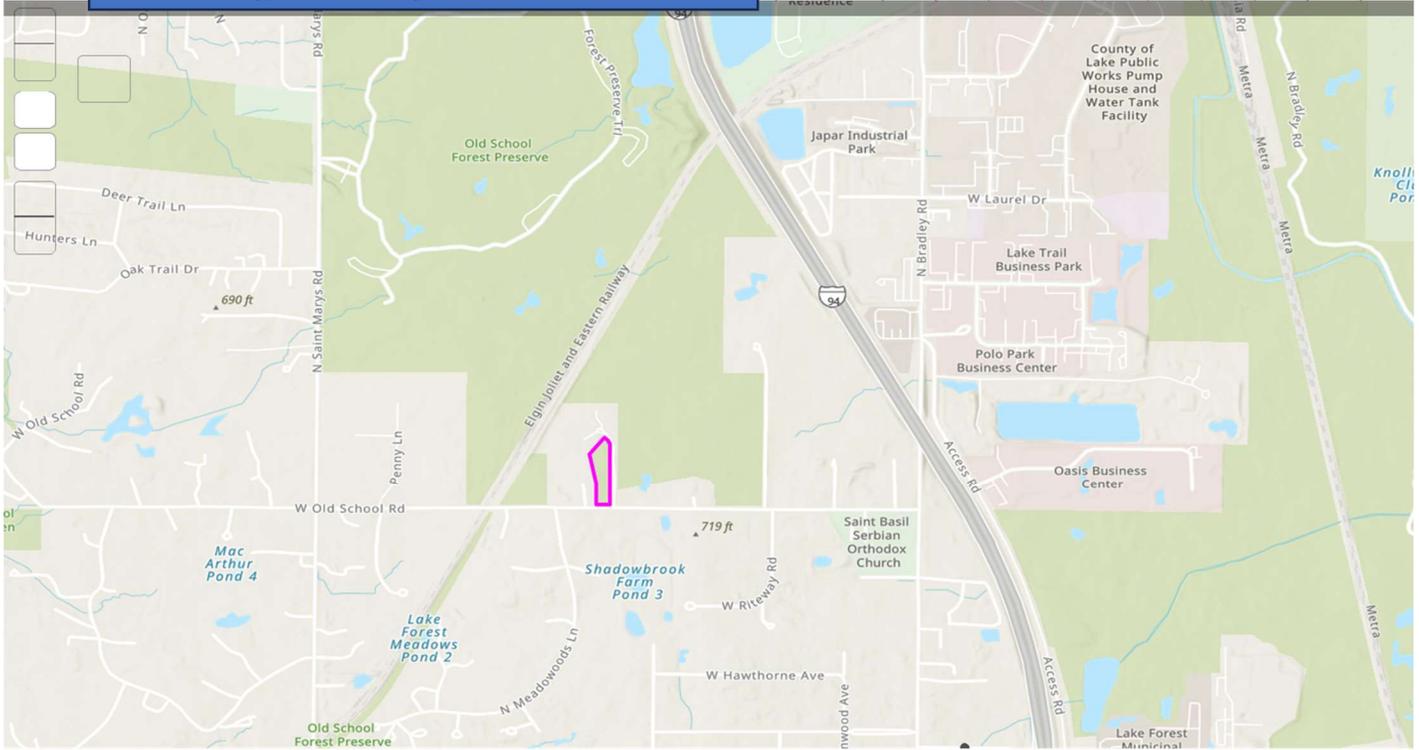
- Buckthorn cleared in 2023 and 2024
- Tree inventory was completed in 2023
- Planted 17 trees
- Removed dead trees and stumps 2025
- Treat the Oak Trees on an annual basis
- Cleared the property floor of invasive plantings

#### Recommendations

- Additional clearing of the property floor
- Seed with Savanna Species
- Monitor the success of native plants
- Additional middle layer plantings



# Lake County, Illinois Maps





This village lot is at the southwest corner of Old School Road and St. Mary Road. It abuts private homes at each side.

The property is 4.50 acres in size and is zoned as an OS, Open Space parcel.

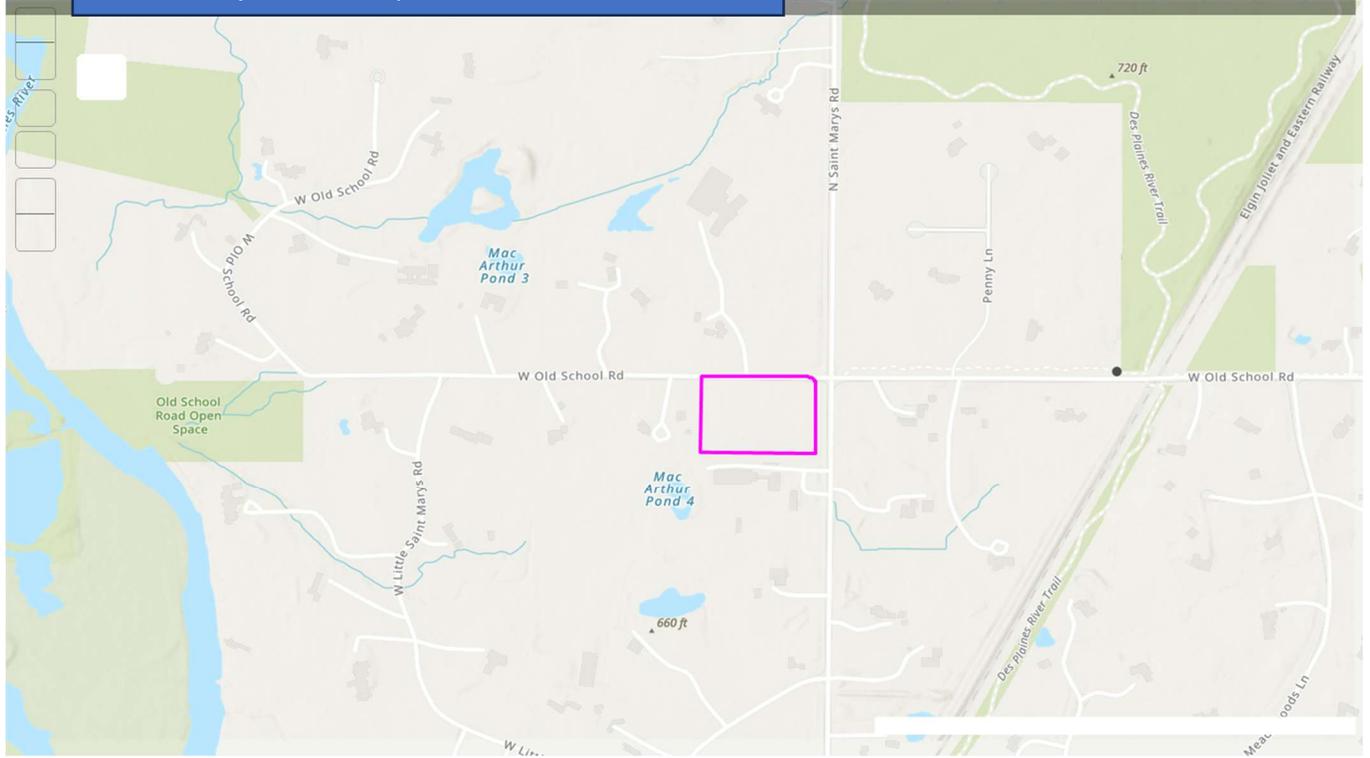
**Parcel 2: 15085 W Old School Road  
Acres: 4.50**

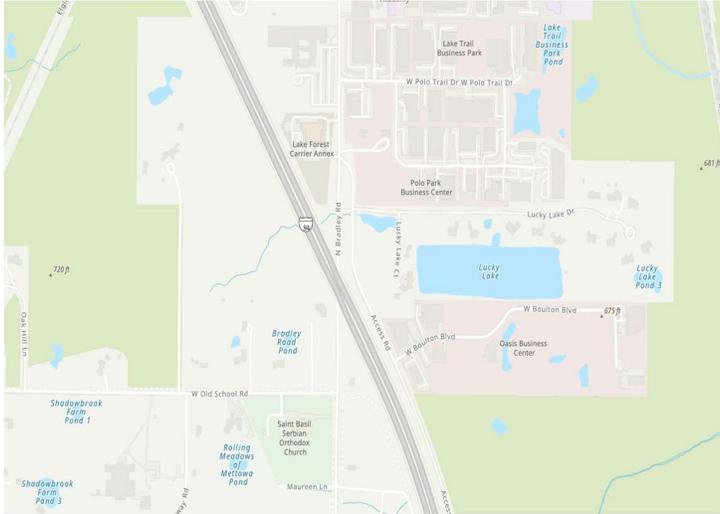
#### Property Accomplishments

- Removed buckthorn and cleared the lot in 2024
- Seeded portions of the lot 2024
- Planted 18 Spruce Trees in 2024
- Planted 25 Additional Trees through a National Arbor Foundation Grant in 2025

#### Recommendations

- Removed buckthorn
- Maintain culvert that impacts the surrounding properties





**Parcel 3: East Side Oasis Service Strip Lane**  
**Acres: 1.23**

This village lot runs parallel and east of the Oasis Service Road with Middle Fork Savanna to the north.

Approximately half of the property abuts open space while the southern half is adjacent to lawn maintained by the industrial tenant. Abuts the Forest Preserve property, feels like a part of the land.

This parcel is 1.23 acres in size and is considered Village right-of-way.

Observations

- Parcel is a right-of-way infested with buckthorn
- Right-of-way serves as a significant overland route and drainage of water
- Abuts Forest Preserve property, feels like a part of the property.

Recommendations

- Remove debris and material from blocking culverts directing water to upstream properties
- Remove buckthorn when water project is complete





The MacLean Preserve at Oasis Park is bounded by Bradley Road on the east, Oasis Service Road on the north, residential properties to the south, and the Interstate to the east.

This property is 20.89 acres in size and is zoned as an OS, Open Space parcel.

The newly planted trees along the trail are a nice amenity to offer walkers some shade.

Additionally, a bench has been installed in tribute to Barry MacLean, former Village President.

**Parcel 4:** 26931 N. Bradley Road and 0 Bradley Road  
**Acres:** 20.89  
**Name:** MacLean Preserve at Oasis Park

#### Property Accomplishments

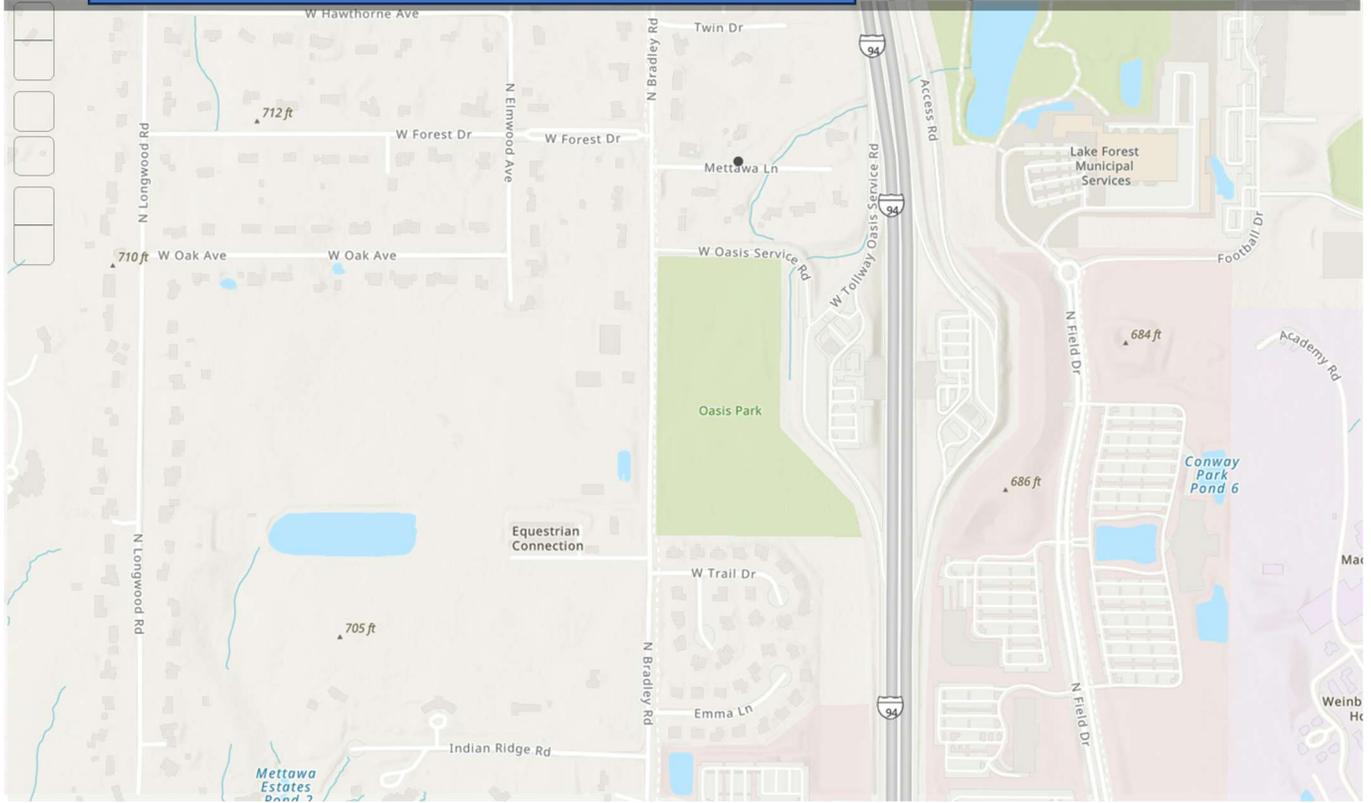
- Installed bench in tribute to Barry MacLean
- Planted 58 trees and bushes from 2019-2021
- Completed Tree Inventory in 2022
- Captured in the Stewardship with Pizzo & Associates, Inc
- Planted additional six trees around the bench in 2024

#### Recommendations

- Remove buckthorn
- Maintain culvert that impacts the surrounding properties
- Develop a water distribution system to protect the surrounding properties
- Develop a long-term stewardship



# Lake County, Illinois Map





In 2009, the subdivision Hamilton Estates village owns three parcels off Riverwoods Boulevard.

The first lot, is bounded to the south. It is located west on Bradley Road, and Riverwoods Boulevard on the north and east.

This parcel is 0.92 acres in size and has been zoned as Open Space.

**Parcel 5a: 26526 Riverwoods  
Boulevard  
Acres: .92**

#### Property Accomplishments

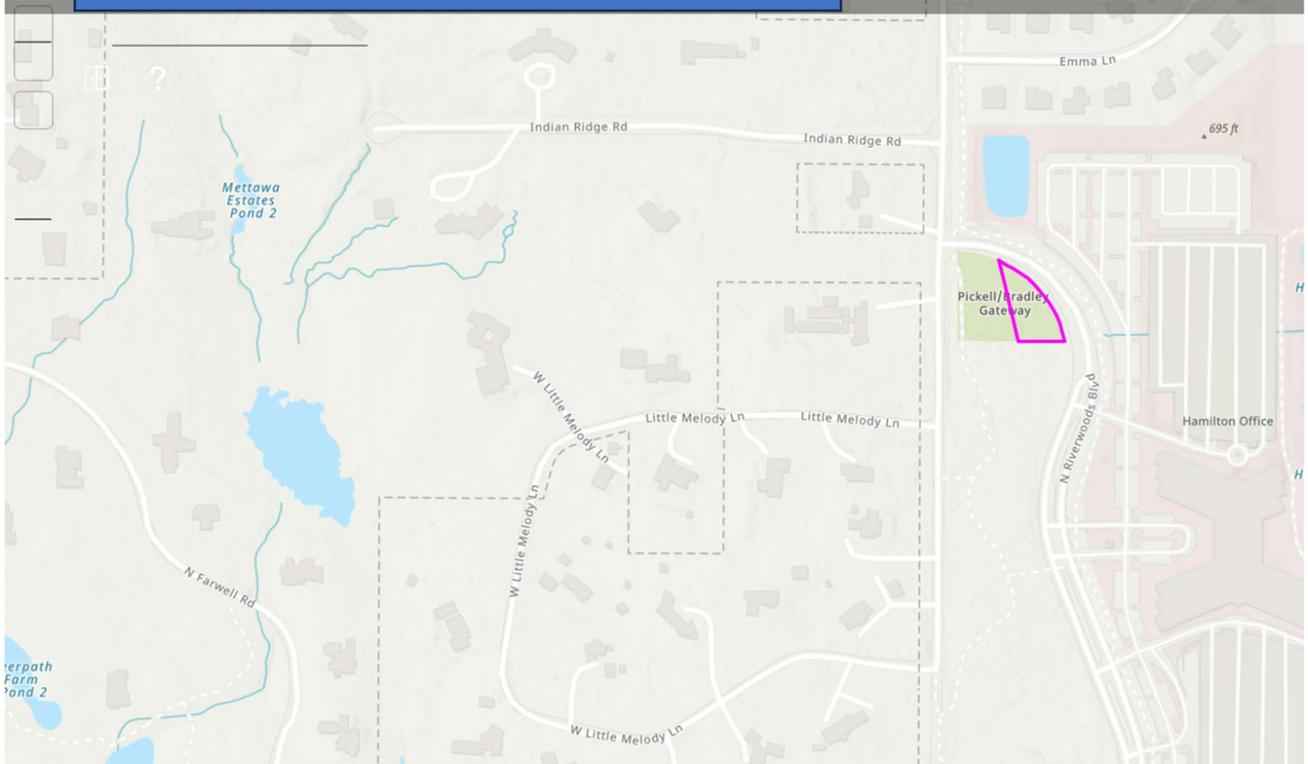
- Maintain the split fence
- Captured in the Pizzo & Associates, Inc Stewardship

#### Recommendations

- Clear buckthorn
- Implement long-term stewardship plan



# Lake County, Illinois Map





This parcel is bounded to the north, Bradley Road on the west, Riverwoods Boulevard on the east. This parcel is considered Village Park/Open Space.

This parcel currently has a Conservation Easement, held through Hamilton Estates Homeowner's Association.

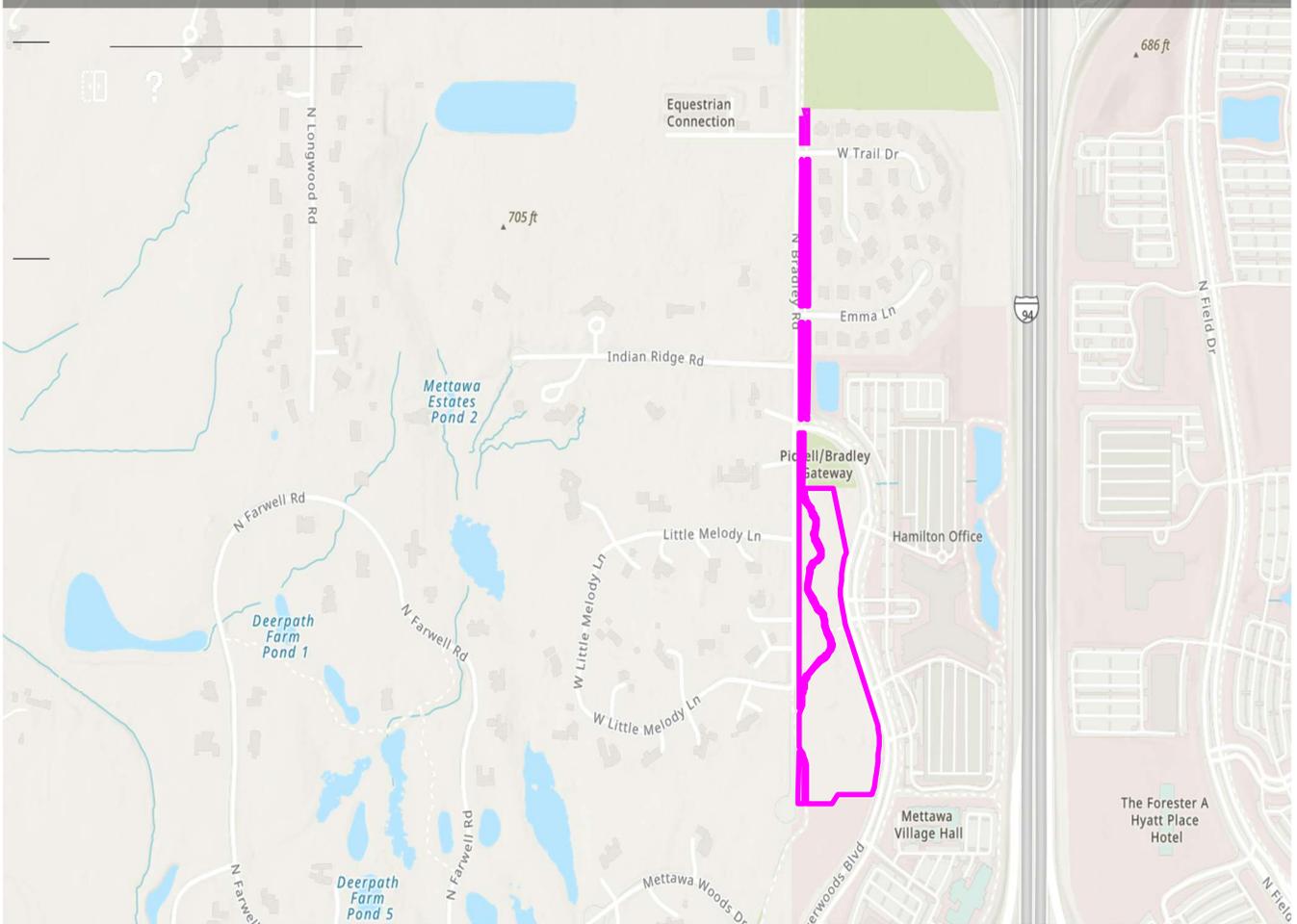
**Parcel 5b: 26362 N. Riverwoods  
Boulevard  
Acres: 9.04**

#### Property Accomplishments

- Incredible oaks on site
- Existing trail winds nicely through site
- Nice connection to business across street
- Property provides nice separation to homes to the west
- Existing fence on west creates "barrier"

#### Recommendations

- Clear all buckthorn from site
- Overseed area with savanna species
- Remove existing metal fence on west edge of property
- Research Hamilton Estates Homeowner's Association's Conservation Easement, review to ensure holder meets appropriate requirements
- Implement long-term stewardship plan





This village lot is bounded by Parcel 5b to the north, a bike trail and private property on the west, Riverwoods Boulevard on the east, and a Mettawa Woods Road on the south.

The parcel is 2.41 acres in size and considered Village Commercial property. Another important recommendation is to protect the trail that crosses the northwest corner of the property.

This parcel is open and has been cleared of teasel by the Village. It does not have an ecological landscape, which makes it a great candidate for development. This parcel currently has a Conservation Easement on the trail crossing only, held through Hamilton Estates Homeowner's Association.

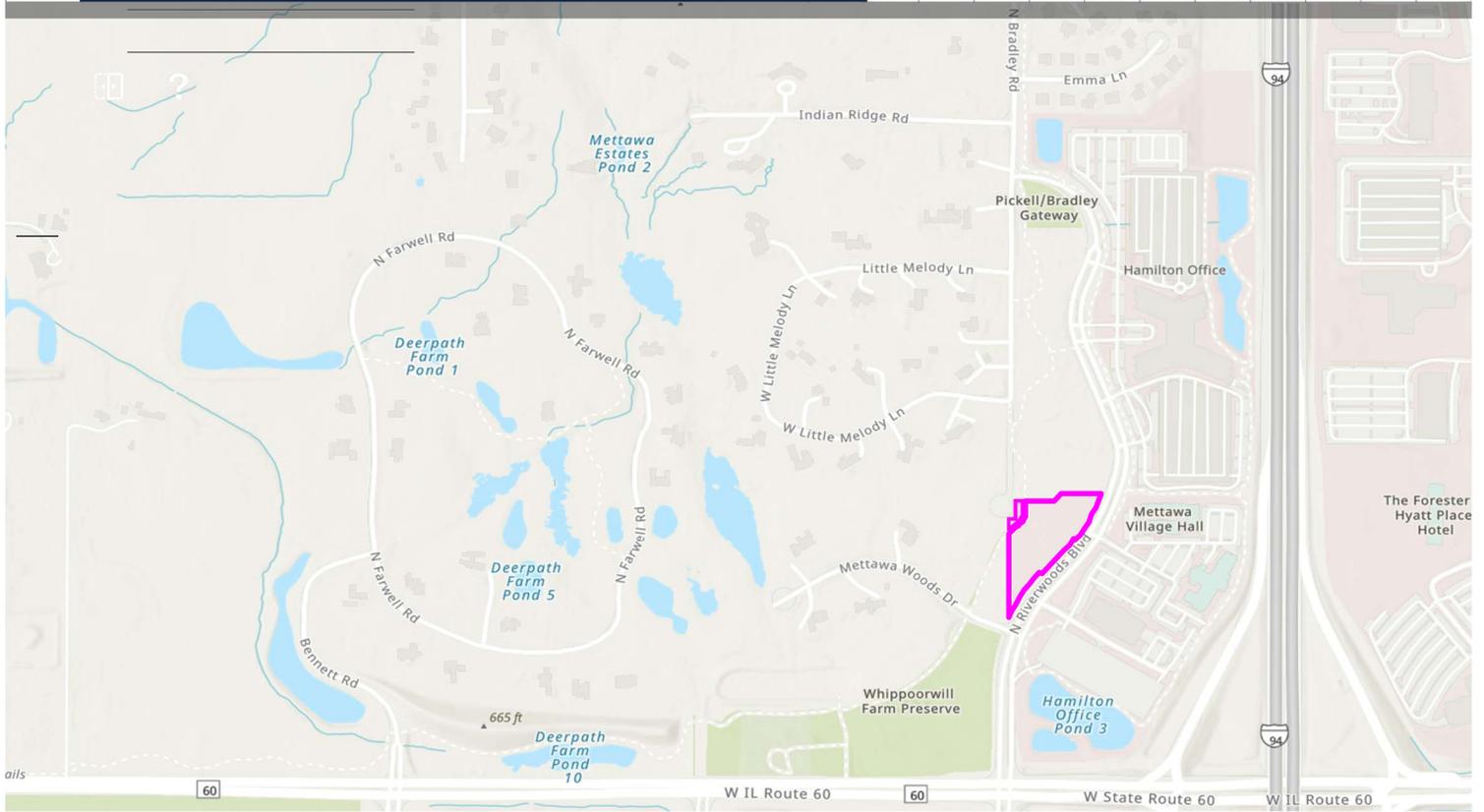
**Parcel 5c: 26230 N. Riverwoods  
Boulevard  
Acres: 2.41**

#### Property Accomplishments

- Maintained open site
- No large trees to preserve
- Site lends itself to development verse restoration

#### Recommendations

- Research Hamilton Estates Homeowner's Association's Conservation Easement on the trail, review to ensure holder meets appropriate requirements





Whippoorwill Park and Farm is bounded by Mettawa Woods Road and a pedestrian trail to the north and west, Riverwoods Boulevard on the east, and IL Route 60 (Townline Road) on the south.

This parcel is 11.18 acres in size and zoned as Open Space.

This parcel is at a major intersection leading into Mettawa and includes a large berm that screens the prairie restoration taking place on the property. Currently, the Whippoorwill site is within a Conservation Easement.

The Korhumel property was cleared of the demolished home. The Whippoorwill site contains an established prairie restoration along with a Butterfly Garden.

Whippoorwill Farm recently had a prescribe burn to restore the prairie and biodiversity of the site.

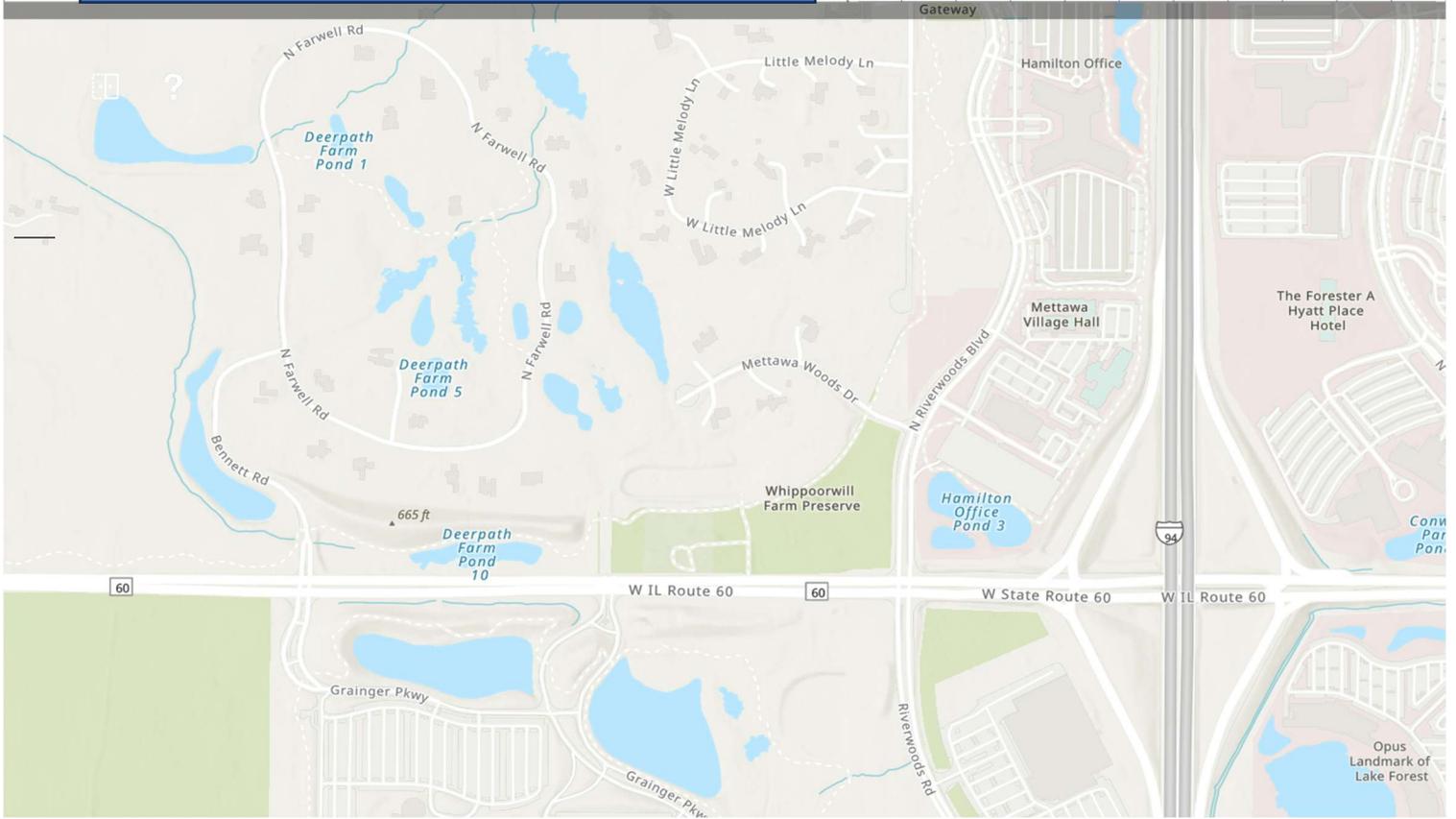
**Parcel 6: 14140 and 14184 W  
Illinois Rt 60  
Acres: 11.18  
Name: Whippoorwill Park and  
Farm Preservation**

#### Property Accomplishments

- Installed bench in tribute to Denis Bohm
- Removed Buckthorn
- Completed Tree Inventory in 2022
- Planted Evergreens and Elderberry bushes 2022
- Complete Oak Tree Treatments annually
- Prescribed burn on the berm was completed in 2024
- Captured in the Stewardship with Pizzo & Associates, Inc

#### Recommendations

- Reset stones and define footprints to tell story of Korhumel
- slowly incorporate native landscape below oaks on Korhumel property
- Continue Maintenance at Butterfly gardens





Alexandra Drive lot is bounded by IL Route 60 (Townline Road) to the north, and residential properties to the east, west and south.

The parcel is 3.91 acres in size and considered Village Residential Lot.

The parcel is a single-family residence on it and is mostly in the floodplain of the Des Plaines River. Currently, access to the site is via a narrow right-of-way from the cul-de-sac.

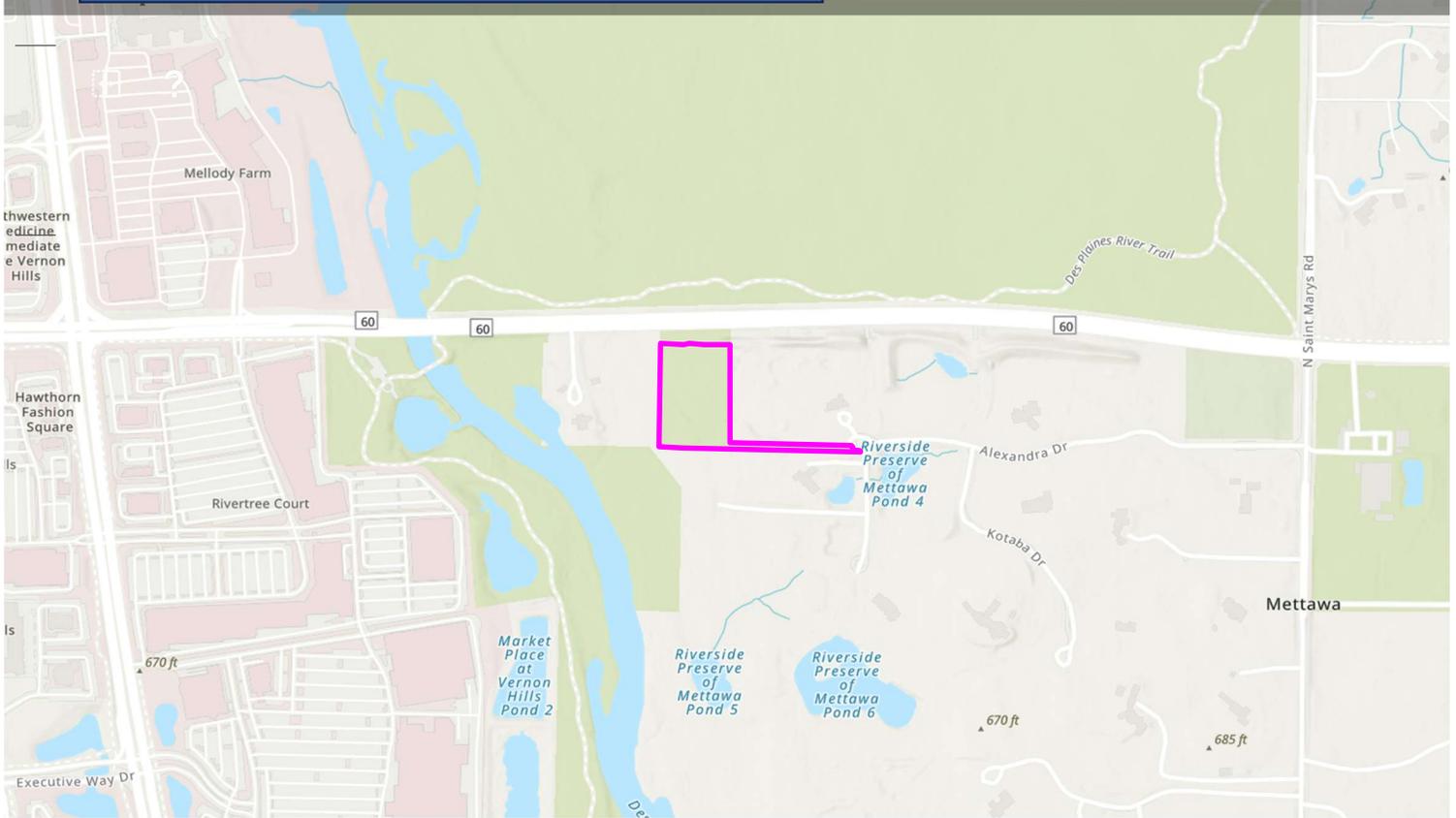
**Parcel 7: 16 Alexandra Drive  
Acres: 3.91**

#### Observation

- The site is very isolated: access is poor
- Sound barrier wall seems to amplify sound around it into site
- Few large quality trees
- Significant drainage swale bisects property

#### Recommendation

- The primary recommendation for this property is to stabilize the soil and be sure that further impacts from flooding are not compromising the site
- Remove invasive species
- Control erosion along overflow swale





Riverside is bounded by IL Route 60 (Townline Road) to the north, St. Mary's Road to the east, and residential properties to the west and south.

The parcel is 3.95 acres in size and considered Village Residential Lot.

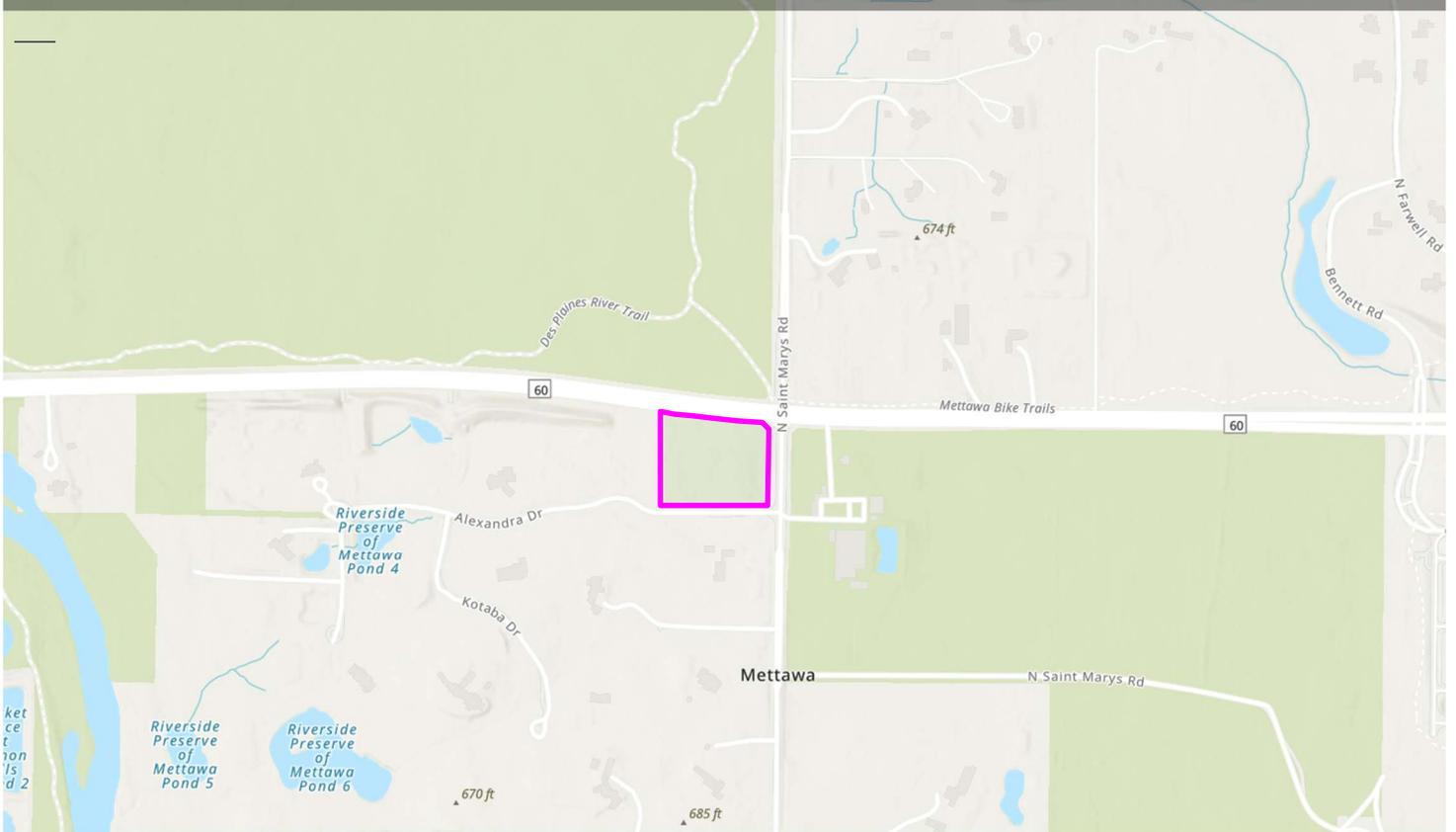
**Parcel 8:** 25960 St. Mary's  
Road  
**Acres:** 3.95  
**Name:** Riverside

#### Property Accomplishments

- Cleared buckthorn
- Removed dead trees and stumps
- Added berm and seeded
- Removed unsightly metal fence
- Treated cattails
- Removed driveway and established parking pad in 2025
- Enhanced wetland

#### Recommendations

- Restore the ornamental gates
- Remove light fixtures on brick columns





This parcel is bounded by IL Route 60 (Townline Road) to the north, Riverwoods Road to the east, and commercial business to the west and south.

This parcel is 13.7 acres. It was recently acquired from W.W. Grainger in 2023. This parcel is considered an Open Space lot.

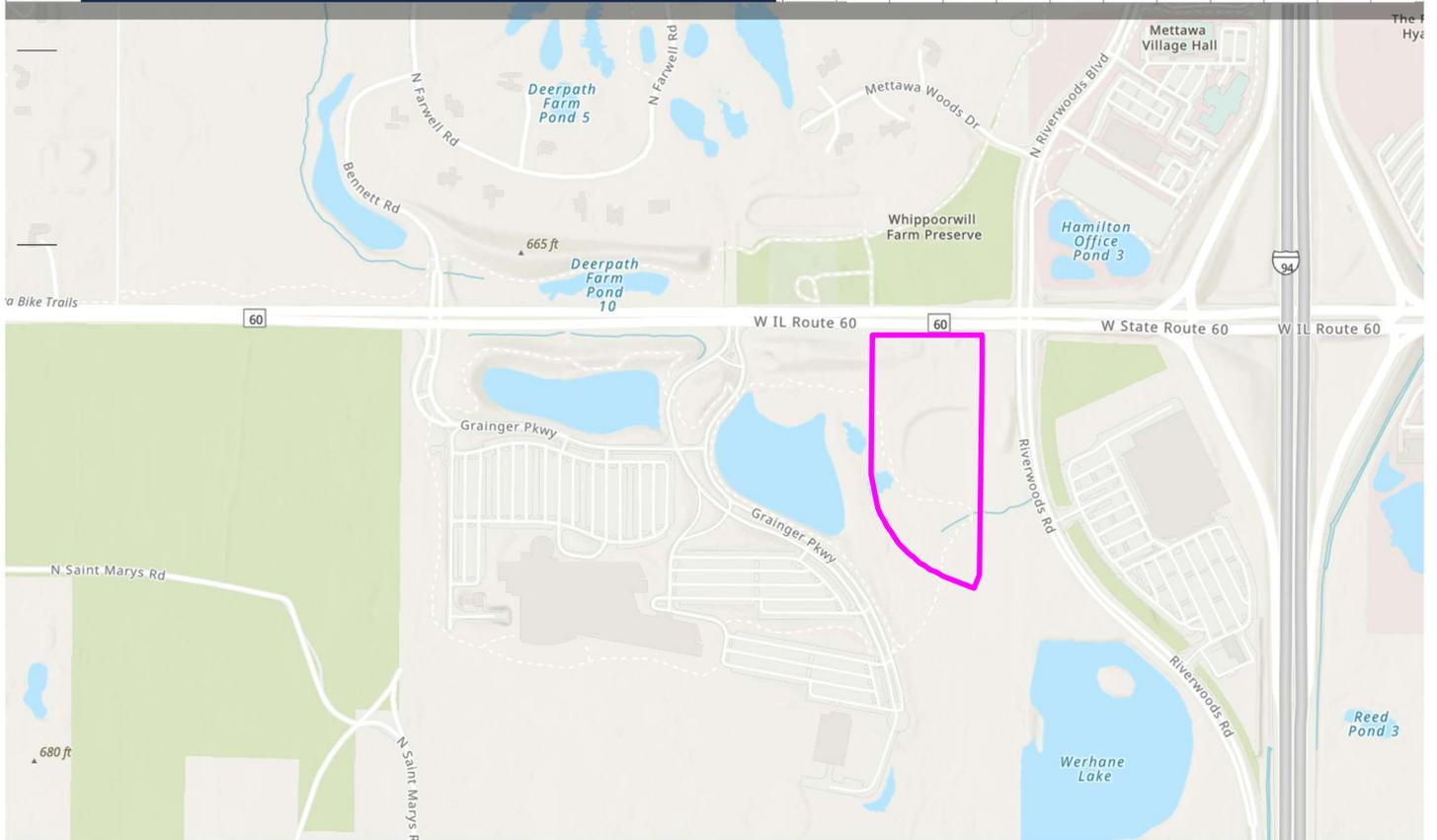
This parcel runs adjacent to Costco property on the east side of Riverwoods Boulevard. They are maintained by Costco and should be left as is.

**Parcel 9a-b: 300 Riverwoods  
Road Berm**

**Acres: 13.7**

#### Recommendations

- Clear the buckthorn and debris





This lot is bounded by IL Route 60 (Townline Road) to the north, Riverwoods Boulevard to the west, the Interstate ramp to the east and Costco to the south.

This parcel is located at the southeast corner of Route 60 and Riverwoods Road. It is part of the Village's right-of-way.

This parcel is 2.80 acres in size and considered Village Open Space. This lot is at a major intersection leading into Mettawa but is sunk down well below the ramp and road to the north, making it feel detached from the road to the north. From the south, it feels like it is part of Costco due to the location of their security fence.

The primary recommendation for this property is to explore the possibility of incorporating the adjacent Costco property with this parcel, creating a larger piece of open space.

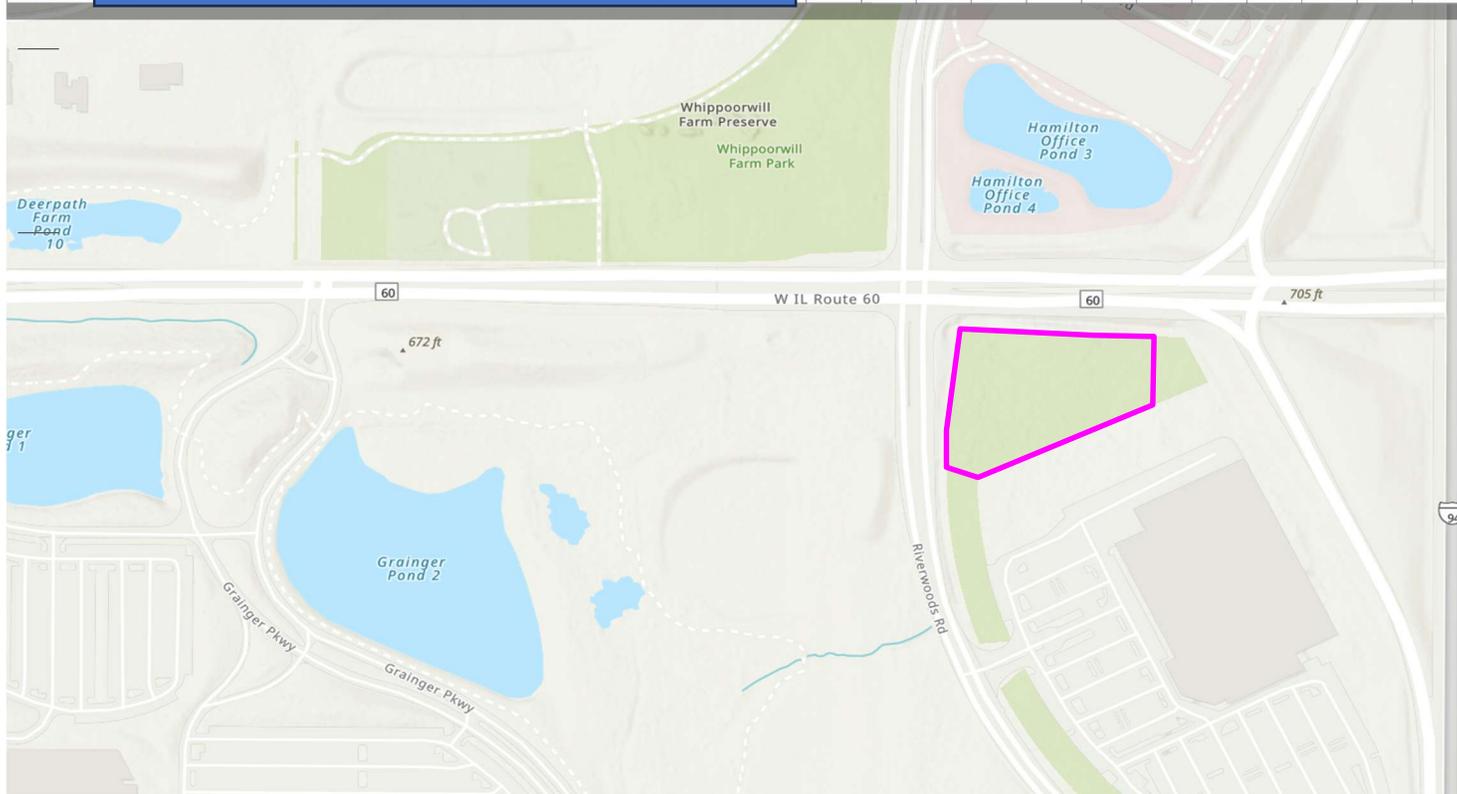
**Parcel 10: 0 Riverwoods Road  
(corner lot)  
Acres: 2.80**

#### Property Accomplishments

- Large stand of big Oak Trees

#### Recommendations

- Clear buckthorn





The Mettawa Savanna is bounded by Riverwoods Road and Everett Road to the east. Residential homes are to the north and west of the lot.

This parcel is 72.19 acres. It was recently acquired from W.W. Grainger in 2023. This parcel is considered an Open Space lot.

**Parcel 11: 24880 Riverwoods Road**

**Acres: 72.19**

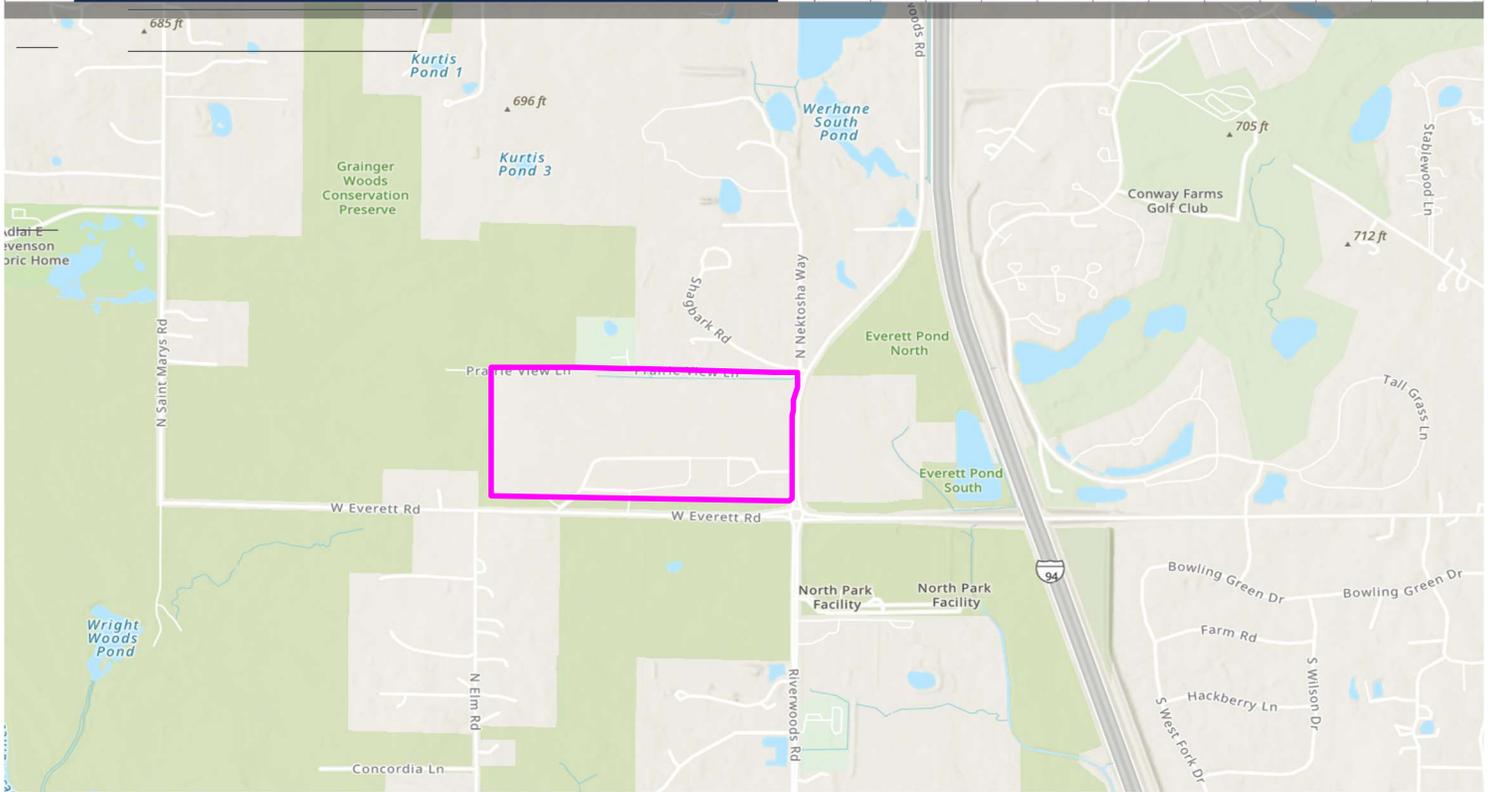
**Name: Mettawa Savanna**

#### Property Accomplishments

- Buckthorn and Invasive weeds have been removed
- Dead Trees removed
- Tree Inventory in 2024
- Land has been titled

#### Recommendations

- Continue to harvest crop
- Plant and harvest crops to fertilize the land





Everett Pond is bounded by Riverwoods Road to the west and Everett Road to the south, Interstate 94 to the east, Lincolnshire to the south.

This parcel is 61.26 acres. It was recently acquired from W.W. Grainger in 2023. This parcel is considered an Open Space lot.

The southerly portion of this parcel is comprised mostly of water in a pond that is likely a borrow pit for the bridge over the Interstate.

**Parcel 12a-c:** 701 Riverwood Road, 2481 N.  
Riverwood Road,  
13700 W Everett Road  
**Acres:** 61.26  
**Name:** Everett Pond

#### Property Accomplishments

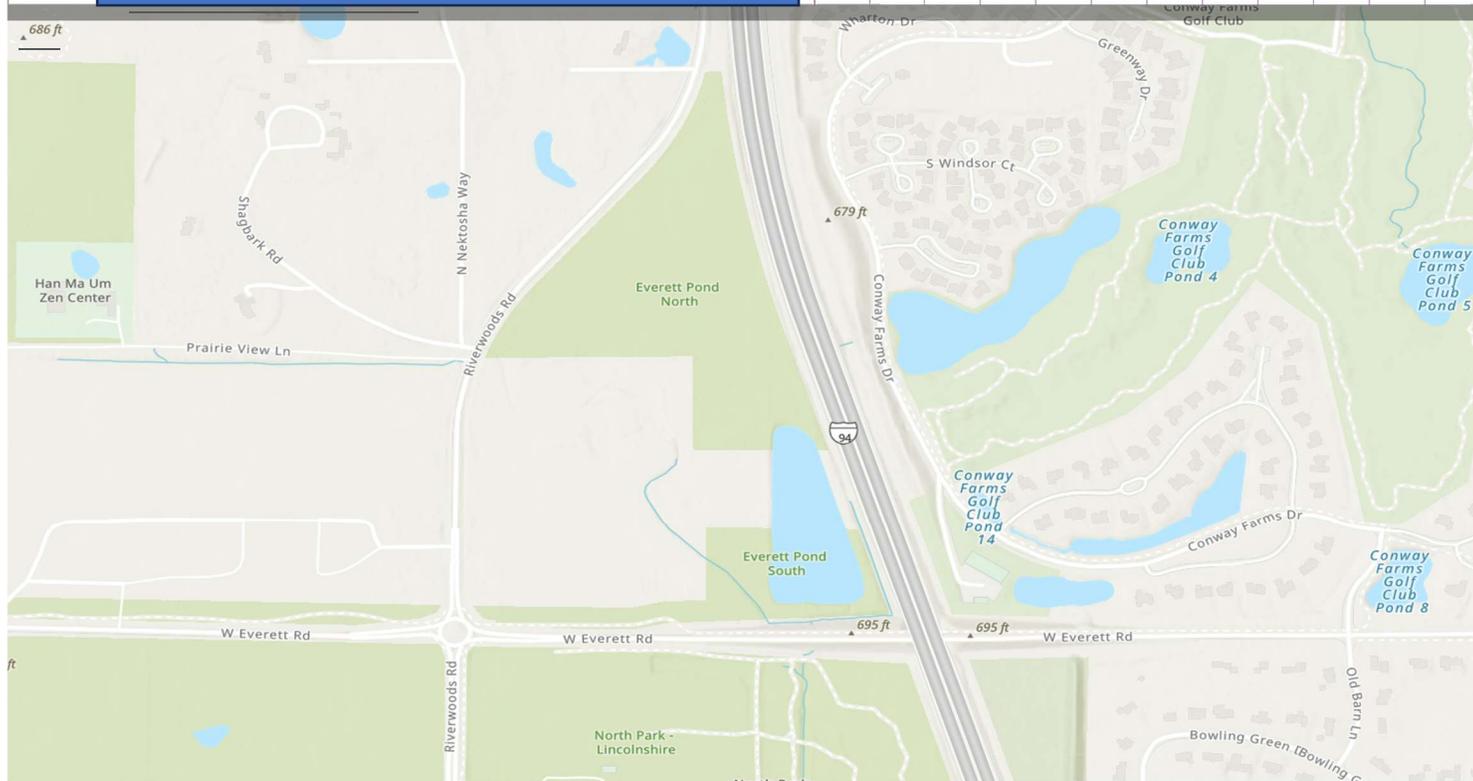
- Buckthorn and Invasive weeds have been removed
- Dead trees removed
- Land has been titled
- Currently being farmed as a hay field
- Maintain the heritage huge Oak Tree

#### Recommendations

- Continue to farm for hay
- Establish long-term stewardship plan



# Lake County, Illinois Map



# Right-of-Way — Observations & Recommendations

## Observations:

The Village-owned Rights-of-Ways fall along Bradley Road and Old School Road, encompassing both sides of the road. At this time, it is unknown to many what the limits are, making encroachment an unavoidable mistake. Key observations for the property include:

- there is no sense of where right-of-way occurs - what is the width?
- there seem to be intrusions from private property into the right-of-way, including fences and landscape
- there is an abundance of dead green ash and buckthorn trees in rights-of-way
- there are a few locations where the bike trail intersects / runs in the right-of-way
- there are erosion issues in some drainage ditches

## Recommendations:

The primary recommendation for the Rights-of-Ways is to establish their boundaries so that confusion regarding maintenance does not occur, especially when it comes to tree trimming. Other recommendations for the site include:

- clearly define right-of-way width along roads
- discuss right-of-way with adjacent land owners, identify intrusions
- systematically remove hazardous trees and invasives
- educate land owners about native plants that can provide desired screen for privacy
- establish long-term tree pruning protocols
- identify sources of water and cause of erosion: stabilize erosion issues

# Recreation Trails — Observations & Recommendations

## Observations:

The Village-owned recreation trails create a nice network through and within Mettawa, allowing residents to connect with Lake County open space and the Des Plaines River Trail. Key observations for the property include:

- the existing trails create a nice, usable trail system that connects open space in Mettawa
- most of the bike trails are separated from the roads, making them safe for users
- many of the trails are limestone
- a large portion of the trails are north of Route 60, Townline Road

## Recommendations:

The primary recommendation for the recreation trails is to finish a few key links, which have already been identified by the Village. Other recommendations for the site include:

- complete connections between existing trails
- continue the maintenance program to visit all trails twice a year and review hazardous / encroaching vegetation, erosion issues, unsafe surface conditions