

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

Notice is hereby given that the Zoning, Planning, and Appeals Commission of the Village of Mettawa will conduct a public hearing under Case Nos. 25-SU-1 at 7:00 p.m. on December 2nd, 2025, in the Cottonwood Room of the Hilton Garden Inn Hotel, 26225 N. Riverwoods Boulevard, Mettawa, Illinois, regarding the application of Phillip Palmer and Michael Noonan. (the "Applicants"). The Applicants seek a special use permit for a guest house as provided in Section 15.702 of the Mettawa Zoning Ordinance and a special use permit for an accessory structure over two thousand (2,000) square feet as provided in Section 15.802 A.4 of the Mettawa Zoning Code on the property located at 15130 W. Little St. Mary's Road, Mettawa, Illinois 60048 (the "Subject Property"). The Applicants have 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:

Lot 8 (except therefrom that part of the Lot 8, lying Northeasterly of a line described as follows: Beginning at the Northwest corner of Lot 8; thence South 89 Degrees 47 Minutes East along the North line of Lot 8, 141.7 feet; thence South 38 Degrees 12 Minutes 23 Seconds, East to the Northerly right of way line of Little St. Mary's Road) in Alfred Macarthur's Subdivision, being a Subdivision of part of Sections 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.

Permanent Real Estate Index No. 11-27-401-039

Property Address: 15130 W. Little St. Mary's Road, Mettawa, Illinois 60048

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, 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 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.

Dated at Mettawa, Illinois, this 4th day of November , 2025.

Sandy Gallo, Village Clerk

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