

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. 18-SU-PUD-1 at 7:00 p.m. on January 8, 2019, 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"). The Applicant, pursuant to the Annexation Agreement between the Village and the Applicant approved on August 21, 2018 (the "Annexation Agreement"), seeks approval of a Zoning Map Amendment changing the zoning of the Property commonly known 100 Grainger Parkway, Lake Forest, Illinois 60045 (the "Subject Property") from the R-1 Zoning District in Mettawa to the O-H Zoning District in Mettawa; approval of a Special Use-Planned Unit Development Final Development Plan approval pursuant to Chapter 15, Article XVI of the Mettawa Zoning Code to allow the currently existing Grainger Corporate Headquarters to operate as a Special Use-Planned Unit Development on the Subject Property under the Mettawa Zoning Code which includes the right to further develop the Subject Property in accordance with Development Approvals approved by Lake County, Illinois, including the development of up to a total of one million five hundred thousand (1,500,000) gross square feet of office space ; and approval of the following variations : a variation from the forty-five foot (45') maximum building height requirement required in Section 15.1506(A) of the Village of Mettawa Zoning Ordinance to allow for the eighty foot (80') existing buildings and up to ninety feet (90') for additional buildings, exclusive of building appurtenances not exceeding five feet (5') in height ; a variation from the requirement that off-street parking spaces be at least nine (9) feet in width under Section 15.1703(D) of the Mettawa Zoning Ordinance to allow for parking spaces to be 8.6 feet in width; a variation from the requirement that off-street parking spaces be located within two hundred (200) feet of the use served under Section 15.1704 of the Mettawa Zoning Code; a variation from the requirement that five (5) parking spaces be provided for each one thousand (1000) square feet of floor area under Section 15.1705 (B) to allow for 2.5 parking spaces per one thousand (1000) square feet of floor area; and a variation from the requirement of one (1) loading berth for each forty thousand (40,000) square feet of floor area under Section 15.1705 (B) of the Mettawa Zoning Code to remove the restriction entirely as it relates to the Subject Property. The zoning relief being sought is pursuant to the Annexation Agreement and for the purpose of allowing the W.W. Grainger Corporate Headquarters located on the Subject Property, which was annexed to the Village of Mettawa on August 21, 2018 pursuant to an Annexation Agreement and Annexation Ordinance approved on the same date, to operate as a Planned Unit Development in the O-H Zoning District under the Mettawa Zoning Code. The Applicant is the holder of 100% of the Beneficial Interest of the Subject Property, which lies within the R-1 Single-Family Residence District. The Subject Property is legally described as:

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.

P.I.N. Nos.: 15-02-200-027  
15-02-100-037

The Applicant is represented by John Julian. 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 21<sup>st</sup> day of December, 2018.  
Sandy Gallo  
Village Clerk  
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