



## PUBLIC NOTICE

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND ORDINANCES OF THE VILLAGE OF METTAWA, NOTICE IS GIVEN HEREBY THAT A REGULAR MEETING OF THE ZONING, PLANNING AND APPEALS COMMISSION OF THE VILLAGE OF METTAWA WILL BE HELD ON MONDAY, FEBRUARY 11, 2019 AT THE HOUR OF 7:00 P.M. IN THE COTTONWOOD ROOM OF THE HILTON GARDEN INN HOTEL, 26225 N. RIVERWOODS BOULEVARD, METTAWA, ILLINOIS, FOR THE PURPOSE OF DISCUSSING, CONSIDERING AND, IF SO DETERMINED, ACTING UPON THE MATTERS CONTAINED IN THE FOLLOWING:

### AGENDA

#### Zoning, Planning and Appeals Commission Village of Mettawa

Regular Meeting  
February 11, 2019  
7:00 P.M.

Cottonwood Room  
Hilton Garden Inn Hotel  
26225 N. Riverwoods Blvd.  
Mettawa, Illinois

### ORDER OF BUSINESS

- I. **CALL TO ORDER**
- II. **ROLL CALL:** Commissioners Clark, Leonard, Hirsch, Meluso, Murphy, Pickell and Chairman Krusinski
- III. **SELECTION OF CHAIRMAN PRO TEM**
- IV. **APPROVAL OF MINUTES**

Minutes of the Regular Meeting of January 8, 2019

- V. **CALL OF CASES**

Village Board referral of the W.W. Grainger application for the purpose of allowing additional testimony and evidence from any individuals not receiving the original notice of public hearing.

The Applicant, W.W. Grainger, Inc., pursuant to the Annexation Agreement between the Village and the Applicant approved on August 21, 2018 (the "Annexation Agreement"), seeks the following approvals:

1. 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;
2. 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 including the right to further develop the Subject Property in accordance with Development Approvals approved by Lake County, Illinois,

- including the development of up to one million five hundred thousand (1,500,000) total gross square feet of office space upon the Subject Property;
3. 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 future additional buildings;
  4. 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;
  5. 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,
  6. a variation to remove 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 as it relates to the Subject Property.

- VI. **COMMUNICATIONS**
- VII. **REVIEW OF REPORTS OF COMMISSION COMMITTEES**
- VIII. **OLD BUSINESS**
- IX. **NEW BUSINESS**
- X. **ADJOURNMENT**

I, the undersigned, posted the above and foregoing one-page Agenda at the following location on or before 7:00 p.m., February 8, 2019: The entry to the lobby of the Hilton Garden Inn, 26225 N. Riverwoods Blvd., Mettawa, IL.

Sandy Gallo,  
Village Clerk