



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

ZONING BOARD OF APPEALS

AGENDA • JULY 27, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 22, 2021 7:00 PM

III. PUBLIC HEARING

1. 1373 N. Crabtree Drive

Special Use to permit for a unique accessory use (ground mounted solar panels), per Section 10.06 (c) (17) of the Village of Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 15 feet from the side lot line instead of the minimum required 20 feet per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • JUNE 22, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Absent	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 8, 2021 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of June 8, 2021 seconded by Mr. Larson.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Dittrich, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Dittrich, Pirog
ABSENT:	Luszcak, McGinn, Cavanaugh

Minutes Acceptance: Minutes of Jun 22, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1158 E. Dundee Road - **Recommended to Approve**

Notice was published in the Daily Herald on June 7, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Business Plan
4. Menu
5. Floor Plan
6. Sign Elevation
7. Site Plan
8. Public Notice

Sworn in staff: Ms. Lyn Bremanis

**Sworn in the petitioner: Mr. Frank Caputo 1158 E Dundee Road
Representing Torre and Luke's**

Mr. Caputo explained they want to move their current restaurant business from 960 N. Rand Road to 1158 E. Dundee Road.

Ms. Wood asked about their business plan and sign request.

Mr. Caputo explained since Covid they have not had dine in and it is working for them so they want to continue. He stated it is a smaller facility and easier to manage and less overhead. Mr. Caputo explained the sign is in existence and would like to move it. He stated the cost to replace is high so would like to reuse if possible.

Ms. Wood clarified it is the same sign being used.

Mr. Caputo answered yes.

Ms. Wood asked if they need the EMB.

Mr. Caputo stated they posts specials and notify customer of the drive thru and carryout only.

Ms. Wood asked if they have been following the village requirements for the EMB.

Mr. Caputo answered yes.

Mr. Pirog clarified the sign was at the current location.

Mr. Caputo answered yes.

Mr. Pirog asked about surrounding residential properties.

Mr. Caputo stated there is an apartment building behind.

Ms. Bremanis referred to aerial showing closest residential.

Mr. Pirog asked about other EMB locations.

Ms. Bremanis referred to slide to show aerial of other sign distance.

Ms. Wood asked about the size of the Sonic EMB.

Ms. Bremanis stated she is unsure but like this one, it met the 40% of the sign.

Ms. Roth-Wurster asked if it is a monument sign.

Mr. Caputo answered yes.

Mr. Pirog clarified they are taking sign down at current location and moving.

Mr. Caputo answered yes stating they have already taken it down.

Mr. Dittrich asked if the sign would be turned off when they close.

Mr. Caputo answered yes.

Ms. Wood asked if they plan on changing back to dine in.

Mr. Caputo answered no explaining they save on overhead not staffing to clean inside and business is still good enough to sustain so they plan to keep that model.

Ms. Bremanis gave a brief overview of the request stating the property is zoned Planned Development following the B-2. She stated the previous tenant was White Castle referring to the Plat of survey slide showing what was approved with White Castle. She pointed out the building next door is no longer there. Ms. Bremanis spoke to their business plan being drive thru only and open 7 days a week 10:30am-10:30pm with 100-105 customer a day. She spoke to the parking requirement and how they are well over parked. She referred to the floor plan slide showing the entrances.

Mr. Pirog asked if they go inside for pickup.

Mr. Caputo answered no explaining there is no walk-ins. He explained they will bring the food out to the customers.

Ms. Bremanis spoke to the sign and how they are relocating an existing sign so it is understandable why they would not want to get a completely new sign. She spoke to the sign variation request because their property is 220 ft. across and 300 is required for EMB signs as well as being under 500ft away from the surrounding EMB signs. She stated the EMB is approx. 25% of the overall sign with zoning code allowing 40%.

Mr. Pirog asked is the sign not in the front of the property. He asked if they own both properties.

Mr. Caputo answered yes. He explained they chose the location for convenience and not to block the actual building.

Ms. Wood asked how long they have been in business.

Mr. Caputo stated they started in 1960 and moved to Palatine in 1978. He further explained they were at Hicks and Route 12 until 2006 when they moved half mile down the road.

Ms. Wood asked about the existing freestanding sign.

Ms. Bremanis explained they went through a planned development, which included the EMB sign.

Ms. Bremanis stated Community Services, Engineering, Environmental Health and Fire Prevention have reviewed and had no issues. She referred to the slides to show existing conditions and how the drive thru would operate.

Ms. Roth-Wurster asked about White Castle sign location.

Ms. Bremanis referred to plat of survey to show location.

Ms. Wood stated the request is unique with only drive thru and pick up. She asked if staff has any concern about increased drive thru traffic.

Ms. Bremanis pointed out they have an escape lane.

Ms. Wood asked Mr. Caputo is they have had any problems during lunch with the drive thru only.

Mr. Caputo answered no pointing out this space is longer than current location so should be in good shape.

Mr. Dittrich asked what their average wait time is in the drive thru.

Mr. Caputo stated approx. 2-4 minutes.

Mr. Dittrich clarified no customers will be allowed inside.

Mr. Caputo stated the doors are locked. He explained the options to order being driver thru, or through various apps.

Ms. Wood asked how many ordering stations.

Mr. Caputo answered 2.

Ms. Roth-Wurster asked about catering setup.

Mr. Caputo explained they have designated customer pickup spots.

Mr. Dittrich asked about signage allowance and how they exceed.

Ms. Bremanis explained a free standing sign in the B2 can only go up to 100 sq.ft. and this sign is 109. She further explained the EMB percentage allowance pointing out they are within the allowed percentage.

STAFF RECOMMENDATION:

The Petitioner is proposing to relocate an existing restaurant, Tore and Lukes, to a vacant building with associated drive-through previously occupied by White Castle. The proposal also includes the relocation of an existing freestanding EMB sign, which has an overall sign area of 109 square feet.

While the proposed EMB sign would be located approximately 250 feet from Sonic's existing EMB sign, it would be placed on the opposite side of Dundee Road, a 5-lane roadway, and further west. Furthermore, Dundee Road is an approved corridor for EMB signs, per the Zoning Ordinance. Therefore, the proposed EMB sign should not have a negative impact and with regard to the square footage, Staff believes that the Petitioner has presented a unique circumstance, with the sign being permitted at another location and zoning district within the Village and requiring a variation at this location.

Additionally, the proposed business will be take-out only via the drive-thru or pickup. The Subject Property has adequate parking to accommodate the proposed restaurant and its business operations. Therefore, Staff recommends approval of the Special Use for the restaurant and while Staff does not object to the Variation for the sign square footage, Staff recommends action at the discretion of the Zoning Board of Appeals for the EMB relief, subject to the following conditions:

1. The Special Uses and Variations shall substantially conform to the business plan, floor plan and site plan submitted by the Petitioner on 1/8/21, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The EMB sign shall follow the operation standards in the zoning ordinance, including the following:

8.03 Operation.

- a. All illumination shall be consistent in color.
- b. The message shall not flash, scroll or scintillate. Illumination representing movement shall be prohibited. Background illumination shall be prohibited.
- c. Any message on an electronic message board shall be displayed for a minimum of fifteen (15) seconds. (Ord. No. 0-123-15, §1, 10/19/15)
(Ord. No. 0-8-12, §1, 1/9/12)

There were no further questions. The public hearing was closed.

Mr. Pirog made a motion to approve subject staff's conditions; seconded by Mr. Dittrich

DELIBERATIONS:

Mr. Pirog spoke to the standards looking at unique circumstance. He pointed out it is an existing sign and is almost like when property owners are grandfathered in. He spoke to the other signs and how it is an approved EMB corridor. Mr. Pirog stated it meets the standards and votes to approve.

Ms. Wood spoke to the EMB request pointing out this is reasonable. She stated this business had been in Palatine for years and should not have a substantial injury to the property and will be nice to have the vacant property occupied. Ms. Wood pointed out it is not a large EMB so will not be overwhelming. She spoke to

the uniqueness being that they are moving an already approved sign. She stated it won't alter the character of locality.

Ms. Roth-Wurster agreed the standards have been met. She stated it is an established sign and is moving to a restaurant-focused area. She spoke to the traffic flow of the drive thru and how the property is custom made for their business plan.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on July 12, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	John Pirog, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Dittrich, Pirog
ABSENT:	Luszczak, McGinn, Cavanaugh

IV. COMMUNICATIONS**V. ADJOURNMENT****1. Motion to Adjourn - Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Dittrich, Pirog
ABSENT:	Luszczak, McGinn, Cavanaugh

Minutes Acceptance: Minutes of Jun 22, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/27/21 07:00 PM

CASE STAFF STATEMENT (ID # 6949)

1373 N. Crabtree Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Ranjan and Jaya Akhaury

CASE NUMBER: 21-48

ADDRESS: 1373 N. Crabtree Drive

PROPOSAL:

Special Use to permit for a unique accessory use (ground mounted solar panels), per Section 10.06 (c) (17) of the Village of Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 15 feet from the side lot line instead of the minimum required 20 feet per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance

<u>LOCATION:</u> 1373 N. Crabtree Drive District 1 (Millar)	<u>CURRENT ZONING:</u> Planned Development
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SURROUNDING CONDITIONS:

North:	Unincorporated Cook County (Forest Preserve)
South:	P - Planned Development
East:	R-2 Single Family Residential
West:	P - Planned Development

BACKGROUND:

The Petitioners are proposing to install ground mounted solar panels, which encroach into the required side yard. Therefore, the Petitioners are requesting:

Special Use to permit for a unique accessory use (ground mounted solar panels).

Variation to permit an accessory structure to be located 15 feet from the side lot line instead of the minimum required 20 feet.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and is part of the Aspen Meadows Subdivision, which follows the R-2 Single Family zoning standards. The lot size is approximately 20,398 square feet.
- The Petitioners are requesting to install approximately 425 square feet of ground-mounted solar panels (11.5 feet X 37 feet), along the existing fence line and adjacent to W. Dundee Road.
- The total ground floor area of the panels is less than the maximum allowable for accessory structures and meets the height standards (approximately 10 feet at highest point). However, they do not meet the required setback for side yards abutting a street, as they encroach 5 feet into the required side yard; therefore, the location of the panels requires a variation.
- While the panels encroach into the required side yard, they will be partially screened by a 6-foot tall solid fence, dense landscaping, and are adjacent to W. Dundee Road.
- Both building and lot coverage meet Code at 15.5% and 22%, respectively. The R-2 district has a maximum building coverage of 35% and lot coverage of 45%.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that

the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioners are requesting to install ground-mounted solar panels, which encroach into the required 20-foot side yard setback. This property is unique as the lot size is over 20,000 square feet, which is more than twice the size of a standard R-2 corner lot, the side yard abutting a street lot line is adjacent to Dundee Road and the panels will be set back over 30 feet from the road. Additionally, there an existing solid fence set back 15 feet from the side lot line and existing substantial landscaping that would screen the panels from Dundee Road. The panels will also be setback over 70 feet from any neighbor's lot line and it is located across the street from the Cook County Forest Preserve.

Ground-mounted solar panels are not contemplated in the Zoning Ordinance; therefore, they require a Special Use for a Unique Use. Due to the lot size and location of the solar panels, there should not be a negative impact, nor should they change the essential character of the neighborhood. However, this would be the first residential contemplated ground mounted solar panel system in a residential setting in the Village of Palatine. Therefore, Staff recommends action at the discretion of Zoning Board of Appeals subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. The existing fencing or a Village approved landscaping barrier substitute shall be maintained on the north side of the solar panels in a manner acceptable to the Village of Palatine through the duration of the placement of the solar panels.

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan
- Solar Panel Elevations
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial Map (1373 N. Crabtree Drive - SU Solar Panels)



SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Ranjan and Jaya Akhaury		Business Name (if applicable)		
	Subject Property Address 1373 N CRABTREE DRIVE, PALATINE, IL 60067				
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: We want to install the solar panel on the ground instead of roof. We have a unique plot where we have a large open yard with south facing fence. We want to install the solar panel along the fence. 1- Our roof is new and most of the solar panel installations does not cover the roof warranty but the installers warrant their work for 10 years. The roof lasts longer than 10 years but that warranty is not covered. 2- The solar panels are being manufactured with longer warranties - this solar panel could last for 30 years giving 80% output after 30 years. The roofs don't last that long. If the solar panel is on the roof, then we would need to replace the roof and then re-install solar panels on the roof, incurring additional cost. By putting the solar panel on the ground, it is independent of the roof and the panels would last longer following their own life cycle. 3- If there is snow on the panels, then it does not generate electricity. By the panels being on the ground, one can go and clean the snow very easily from the panels to generate electricity. This is not possible if the panels are on the roof. 4- The solar panel would give us additional privacy and absorb some of the sound coming from Dundee road. 5- Our yard is very open and the strong winds usually knock down the fences from time to time. With the solar panels being in front of the fence, they will absorb all the wind and keep our fences upright. The other side is the forest preserve so that protects from the winds from the north. 6- On the ground, we can install the panel at 30 degrees which is more efficient rather than depending on the pitch of the roof. We need 22 panels vs 28 on the roof.				

Attachment: Application (1373 N. Crabtree Drive - SU Solar Panels)

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

Palatine already allows use of solar panel on the roof. The solar panel could be installed on the ground also but Palatine does not have a zoning ordinance yet for that.

We have a unique circumstance with a large yard which is open and is south facing, making it ideal to install the solar panels along the fence.

The fence faces Dundee and does not share boundary with any neighbors. This captures all the benefits of installing solar panels.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

The solar panel will sit on the ground and there are no moving parts. The solar panels will be along the fence and will not be near any neighbors property.

Public health, safety and welfare would be protected.

3. The use will not cause substantial injury to nearby property values

The solar panels would be along the fence and would provide greater privacy to all the neighbors from the cars going on the Dundee road.

The fence faces Dundee and does not share boundary with any neighbors. It will not cause injury to property values.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

The existing fence is setback 15 feet from the property line and the property line is 50 feet from Dundee road. The solar panel would be installed adjacent to the fence. The zoning regulations state that the setback should be 20 feet for solar panel installation, so we are seeking a variation to allow the solar panel to be placed after 15 feet.

2. That the plight of the owner is due to unique circumstances

We have a unique circumstance with a large yard which is open and is south facing, making it ideal to install the solar panels along the fence. The fence faces Dundee and does not share boundary with any neighbors. This captures all the benefits of installing solar panels.

3. That the variation, if granted, will not alter the essential character of the locality

The solar panels would be along the fence and would provide greater privacy to all the neighbors from the cars going on the Dundee road. The fence faces Dundee and does not share boundary with any neighbors and it will not alter the essential character of the locality.

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values



PLAT OF SURVEY

BY
JOHN D. REBIK & ASSOCIATES

Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118
(847) 428-3456



OF
LOT 9 IN ASPEN MEADOWS SUBDIVISION, BEING A RESUBDIVISION IN PART
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF THE
WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DUNDEE DRIVE
(Illinois Route 68)

CRABTREE DRIVE

Sanitary Manhole
Rim = +848.22
Inv. = +841.20



Scale: 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: ASPEN HOMES
Checked by: H.G. Surveyed by: R.E.M.

Building lines, if any, shown hereon are building line shown on the recorded subdivision plat. Consult local authorities for building line established by local ordinances.

Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDER No. 03-2935.9.F

Conditional topo approval. The in-field inspection to verify that the grade falls min 6" away from the house within first 10 feet. This applies especially along the sides and back of the house. Even if the water flows down along the sides of the house because of grading it shall be directed away from the foundation wall and not run along it.

TOPO SURVEY

STATE OF ILLINOIS
COUNTY OF KANE 55 July 22, 2003.

This is to certify that I have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

by John D. Rebi
Illinois Professional Surveyor No. 2429

JUL 23 2003

Attachment: Site Plan (1373 N. Crabtree Drive - SU Solar Panels)



Solar panel location is approximate along the fence.

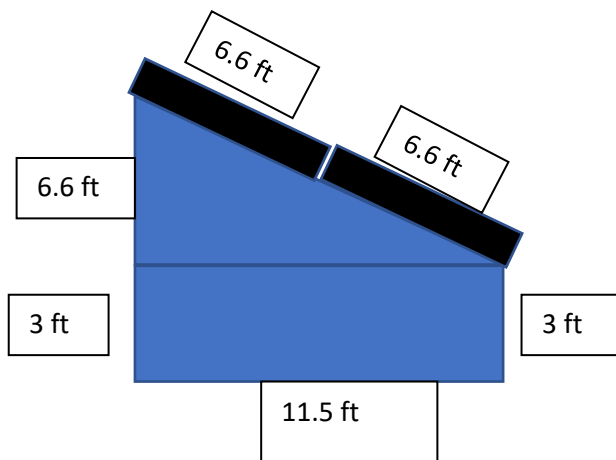
The dimension of each panel = 2031X1011X30 mm or 6.66 ft X 3.32 ft X 0.1 ft

There will be 22 total panels, stacked in 2 rows for 11 panels.

So, the width would be approx. $11 \times 3.32 = 36.52$ ft for the panels and if we have spacing it would come around 37 ft.

The elevation would look like this based on my estimation. The calculation is done based on the solar panels being at an angle of 30 degree and it is about 3 ft from the ground. The final design would come from the installers, but this is approximately what it would look like.

The solar panels would be 9.6 ft or about 10 ft high assuming the lowest part of panel is 3ft above ground.



Below is a sample ground mounted solar panels. Don't know if our solar panel would have 3 posts or more. Would need the detailed drawing from the installers.



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 27, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit for a unique accessory use (ground mounted solar panels), per Section 10.06 (c) (17) of the Village of Palatine Zoning Ordinance.
Variation to permit an accessory structure to be located 15 feet from the side lot line instead of the minimum required 20 feet per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 1373 N Crabtree Drive (02-08-209-001-0000).
 The Petitioners are requesting to install ground mounted solar panels in their side yard adjacent to Dundee Road.
 The above petition has been filed by Ranjan and Jaya Akhauri and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-48
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 12th day of July, 2021
 Published in Daily Herald July 12, 2021 (4566736)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campion Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomer Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlak Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Ho St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette
County(ies) of Cook, Kane, Lake, McHenry
 and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/12/2021 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4566736

Attachment: Public Notice (1373 N. Crabtree Drive - SU Solar Panels)