

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

The property is commonly known as 204 S Ashland Avenue.

The Petitioner is proposing to demolish the existing detached garage and build a new attached 2-car garage addition. The Subject Property maintains a privately recorded front yard building line of 40 feet. Per Code, the setback reduction is taken from the privately recorded building line and not the underlying R-2 zoning district front yard setback (30-feet). The Petitioner has modified the previous plans, through increasing the front yard setback from 21 feet to 26.7 feet and complying with the required 5-foot side yard setback and eliminating that component of zoning relief.

The above petition has been filed by Michael Fragakis, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000204-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 8th day of September 2025