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6496/0027 43 005 Page 1 of 24

2001-09-13 11:01:38

Cook County Recorder 67.50

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

ORDINANCE NO. 0-108-01

ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
542 N. PLUM GROVE ROAD
CORNERSTONE BANK

Property of Cook County Clerk's Office



02-15-208-007

VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE IL 60067
ATTN: VILLAGE CLERK

24

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On August 13rd, 2001

24
8/13/01

ORDINANCE NO. 0-108-01

AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
542 N. PLUM GROVE ROAD – CORNERSTONE BANK

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on July 17, 2001 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

That part of the Northeast 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Beginning at a point at the intersection of the centerline of Baldwin Road with the East line of said Northeast 1/4 (said point being 1307.50 feet South of the Northeast

corner of said Northeast quarter); thence South along said East line 272.82 feet (said point being 392.47 feet North of the Southeast corner of the North 3/4 of said Northeast quarter); thence West at right angles to said East line 274.0 feet; thence North parallel to said East line 370.0 feet to the centerline of Baldwin Road; thence Southeast along centerline of Baldwin Road 290.84 feet to the place of beginning, in Cook County, Illinois

commonly known as 542 N. Plum Grove Road.

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

- 1) The planned development shall substantially conform to the Engineering Plans by Seton Engineering, dated 3/29/01, last revised 5/23/01 and to the Landscape Plan, dated 4/9/01, and to the Architectural Plans and Elevations by R.M. Swanson Architects dated 3/12/01; except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
- 2) A letter of credit to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the issuance of a building permit.
- 3) A letter of credit in the amount of \$50,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit.
- 4) A fire hydrant shall be provided within 150 feet from the fire department connection.
- 5) MWRD, IDOT and IEPA permits are required.
- 6) The building shall be protected by an automatic sprinkler system.
- 7) A fire alarm shall be provided. It shall be capable of monitoring trouble; water flow and manual pull station. All signals shall be transmitted directly to the fire department.
- 8) A Knox box (exterior safe key) shall be provided.

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SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 13th day of August, 2001

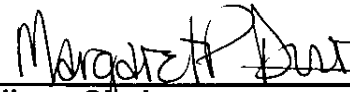
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 13th day of August, 2001



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 13th day of August, 2001

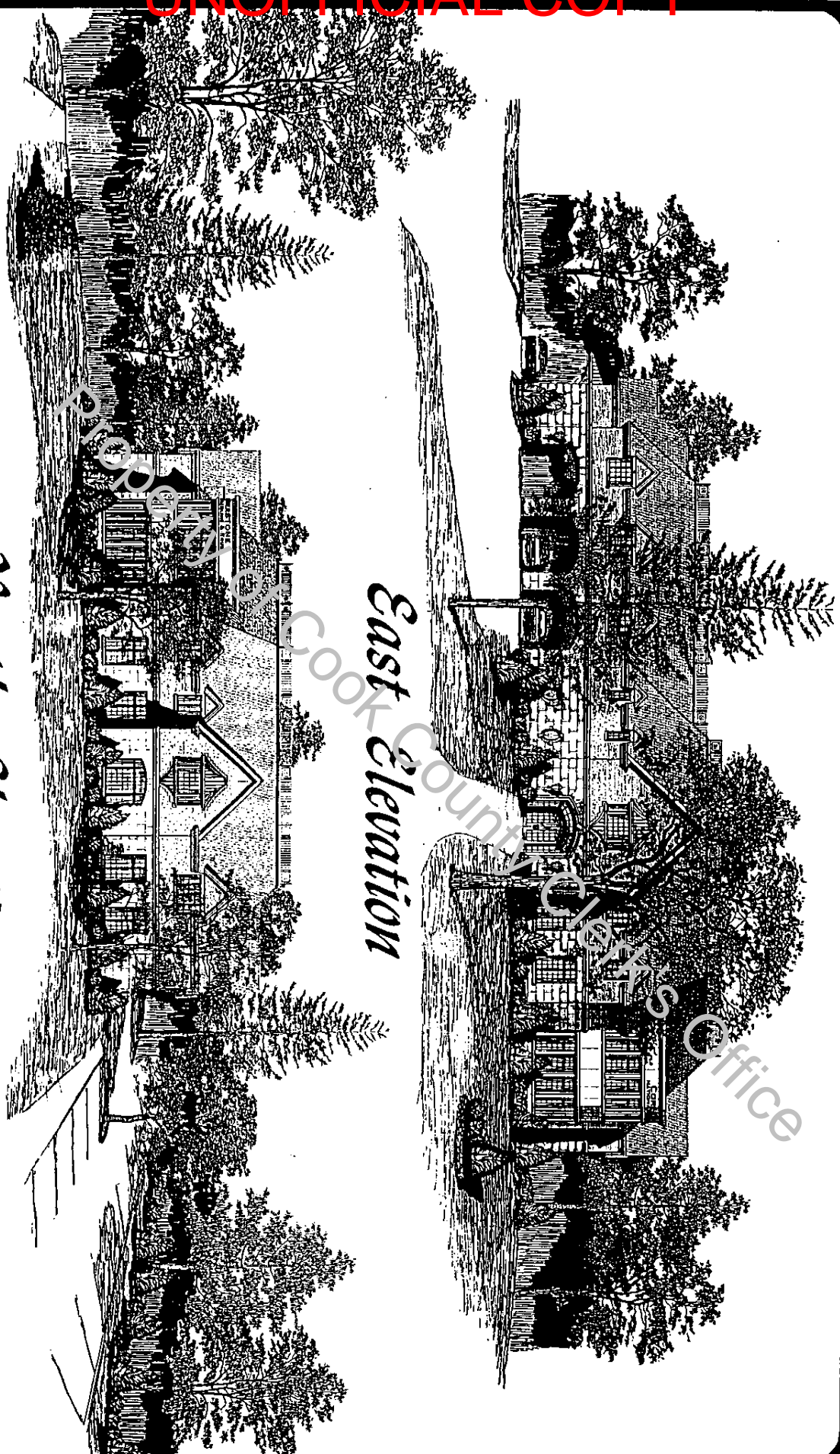


Village Clerk

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North Elevation

East Elevation



© 1998 R.M. Swanson & Associates

Sheet	2
of	7
Project No.	00037
Date	3/27/98
Scale	1/2" = 1'-0"
Author	J.W.O.
Checked	J.W.O.
Drawn	J.W.O.

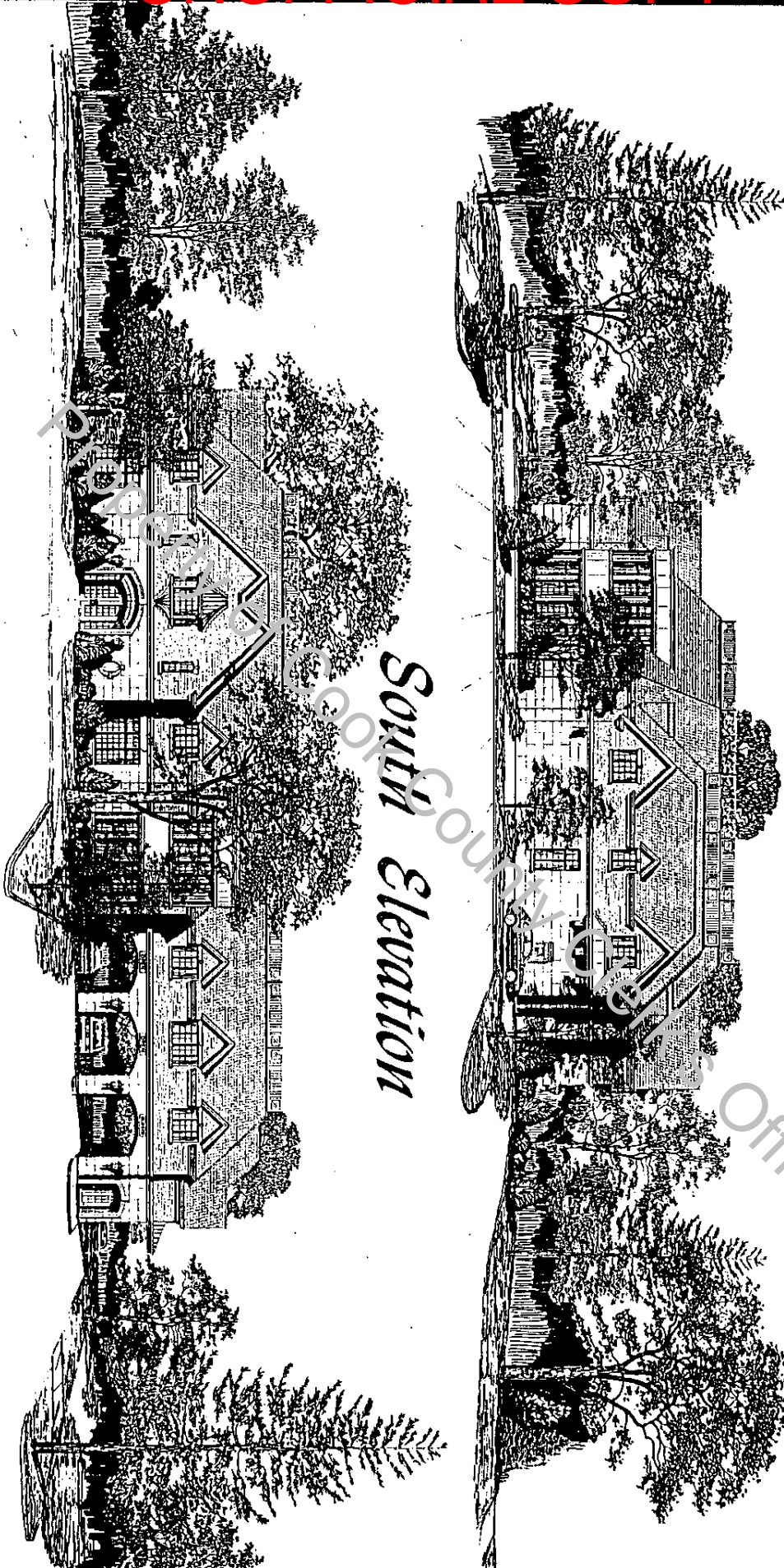
PROPOSED BANK FACILITY FOR
CORNERSTONE BANK & TRUST
 CORNER OF NORTHWEST HIGHWAY AND PLUM GROVE ROAD
 PALATINE, ILLINOIS

R.M. SWANSON & ASSOCIATES
 ARCHITECTS
 400 North Lincoln Road, Suite 100
 Lake Forest, Illinois 60045
 Telephone (815) 232-8800



Viking DESIGN GROUP
 1320 BRANTFORD, BRANTFORD, ONTARIO L7R 4K6
 CANADA
 TEL: (519) 753-1000
 FAX: (519) 753-1001
 WWW.VIKINGDESIGN.COM

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West Elevation

South Elevation

PROPOSED BANK FACILITY FOR CORNERSTONE BANK & TRUST

DATE	3	7
PROJECT NO.	000037	
DESIGNER	R.M. SWANSON & ASSOCIATES	
DATE	3/20/01	
CLIENT	CORNERSTONE BANK & TRUST	

PROPOSED BANK FACILITY FOR
CORNERSTONE BANK & TRUST
 CORNER OF NORTHWEST HIGHWAY AND PLUM GROVE ROAD
 PALATINE, ILLINOIS

R.M. SWANSON & ASSOCIATES
 ARCHITECTS
 1410 PLUM GROVE ROAD, SUITE 100
 PALATINE, ILLINOIS 60067
 (708) 381-1100

Viking DESIGN GROUP
 1410 PLUM GROVE ROAD, SUITE 100
 PALATINE, ILLINOIS 60067
 (708) 381-1100

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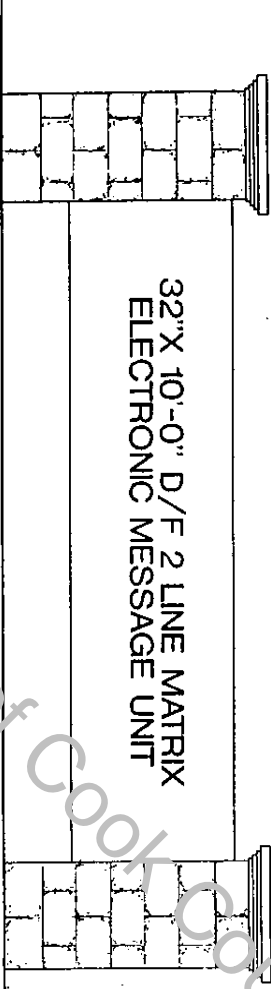


CORNERSTONE

NATIONAL BANK & TRUST COMPANY

CATEGORY 1

INTERNALLY ILLUMINATED REVERSE CHANNEL LETTERS INSTALLED ONTO BLDG. FASCIA
BLACK / DAY & NIGHT

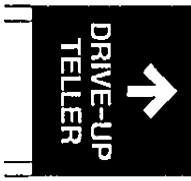
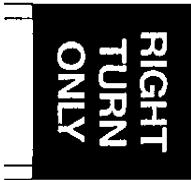


32"X 10'-0" D/F 2 LINE MATRIX ELECTRONIC MESSAGE UNIT

CATEGORY 2

D/F ELECTRONIC MESSAGE CENTER TO BE INSTALLED BETWEEN SPILT BLOCK PILLARS

SEE DRWG. 01278B FOR SIGN LOCATIONS.



CATEGORY 3

2X2 POST AND PANEL SIGNS (SINGLE & DOUBLE FACE) *RED CORNER*



CATEGORY 4

S/F INTERNALLY ILLUMINATED DRIVE-UP SIGNS TO BE INSTALLED AT INDIVIDUAL LANE ENTRANCES.
BLACK OR WHITE



NORTH SHORE SIGN

1825 Industrial Drive • Libertyville, Illinois 60048 • 847-816-7020
"Quality Signage Since 1930"

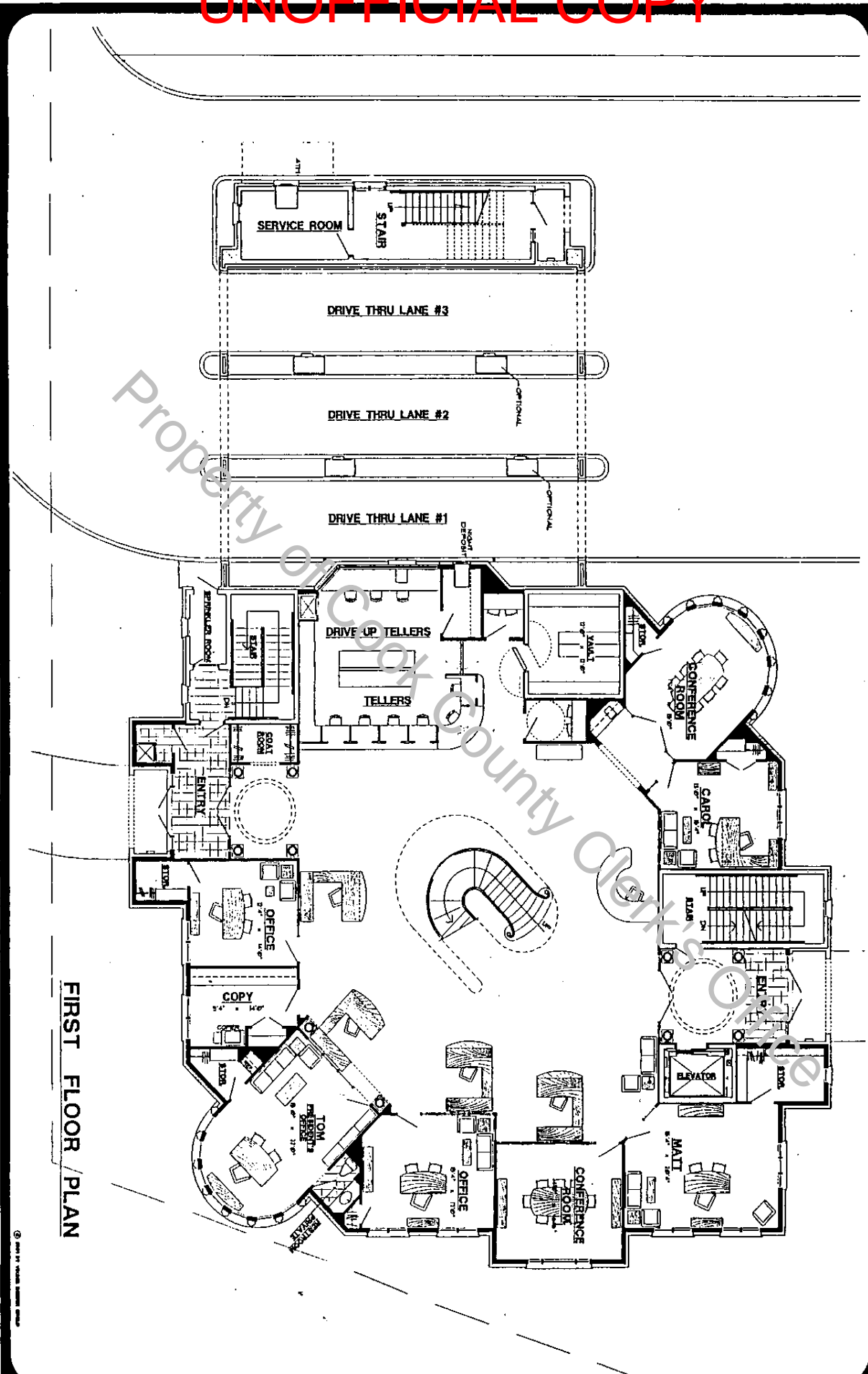
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CORNERSTONE NATIONAL BANK & TRUST NORTHWEST HWY. & PLUM GROVE ROAD			
SCALE:	N.T.S.	DRAWN BY:	PM
DATE:	5/17/01	REVISION:	
SALES/PERSON:		APPROVED BY:	
V.P.:		DRAWING #	01278 A

PETITIONER'S EXHIBIT

4

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FIRST FLOOR PLAN

5	7
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PROJECT NO.	000037
DATE	3/18/01
SCALE	AS SHOWN
DESIGNER	R.M. SWANSON & ASSOCIATES
DATE	3/18/01

PROPOSED BANK FACILITY FOR
CORNERSTONE BANK & TRUST
 CORNER OF NORTHWEST HIGHWAY AND PLUM GROVE ROAD
 PALATINE, ILLINOIS

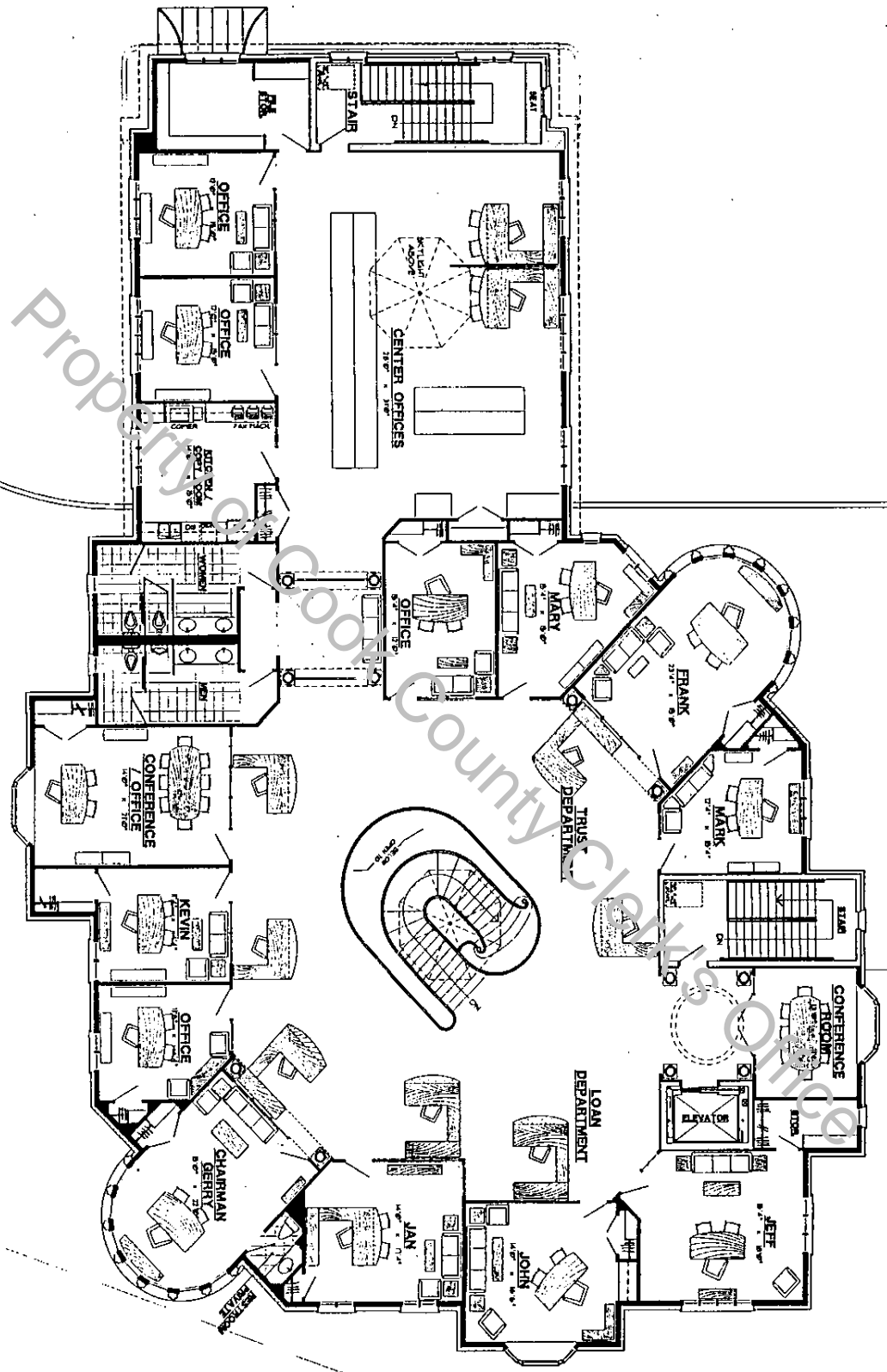
R.M. SWANSON & ASSOCIATES
 ARCHITECTS
 124 Washington Street, Suite 200
 Lake Park, Illinois 60066
 Telephone: 708-241-6888

Viking DESIGN GROUP
 11500 S. HARVESTON, HARVESTON, ILLINOIS 60426
 TEL: 708-241-6888
 FAX: 708-241-6889
 WWW.VIKINGDESIGNGROUP.COM

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SECOND FLOOR PLAN

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Sheet No.	6
Project No.	00037
Date	3/7/01
Drawn By	J.P.
Checked By	J.P.
Project Name	PROPOSED BANK FACILITY FOR CORNERSTONE BANK & TRUST

PROPOSED BANK FACILITY FOR CORNERSTONE BANK & TRUST.
 CORNER OF NORTHWEST HIGHWAY AND PLUM GROVE ROAD
 PALATINE, ILLINOIS

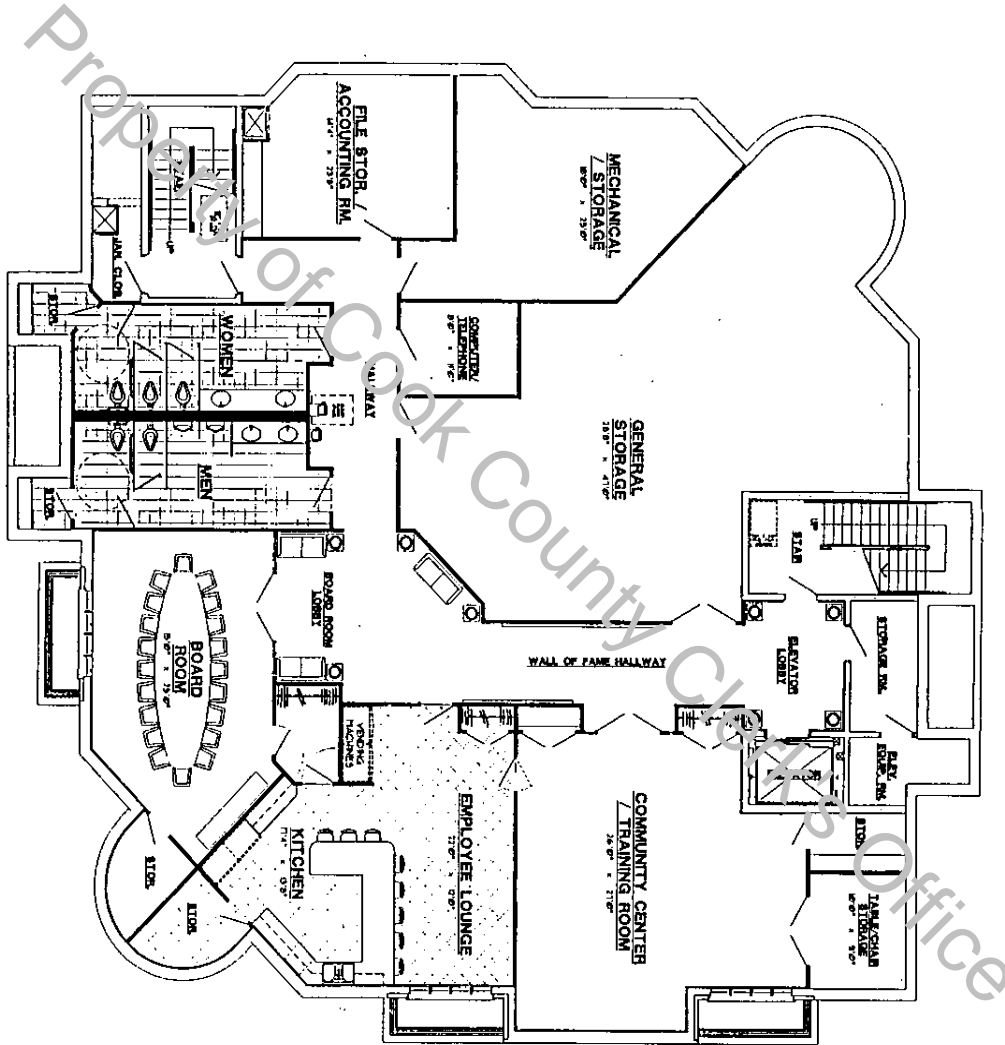
R.M. SWANSON & ASSOCIATES
 ARCHITECTS
 817 Franklin Road, Suite 100
 Lake Park, Illinois 60046
 Telephone (815) 232-8888

Viking DESIGN GROUP
 1000 BRIGHTON AVENUE, ILLINOIS 60064

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BASEMENT FLOOR PLAN

© 1997 by Viking Design Group

DATE	7/7
PROJECT	00037
REVISED	
DATE	3/19/01
DESIGNED BY	J.E.Z.
CHECKED BY	N.W.D.

PROPOSED BANK FACILITY FOR
CORNERSTONE BANK & TRUST
 CORNER OF NORTHWEST HIGHWAY AND PLUM GROVE ROAD
 PALATINE, ILLINOIS

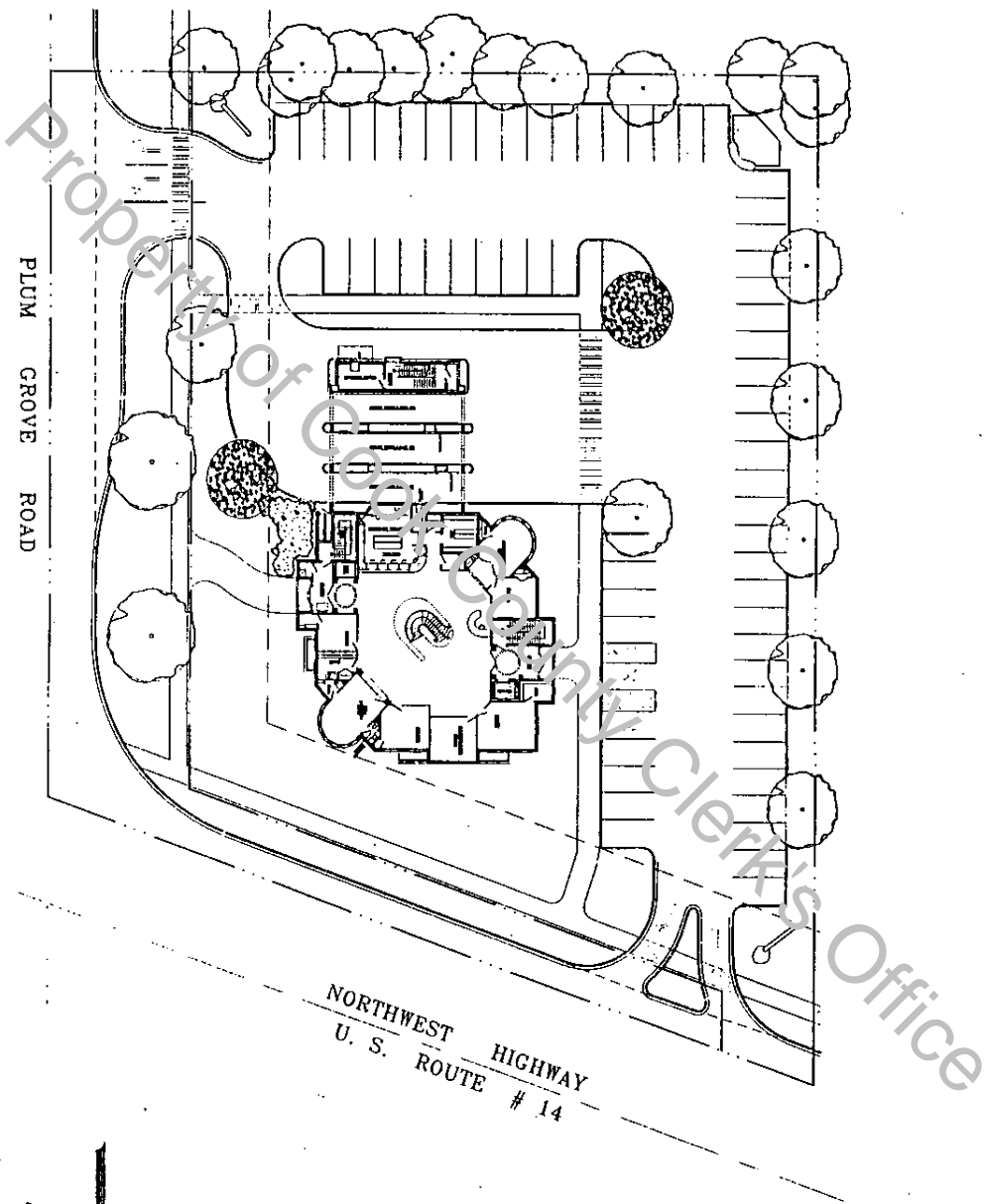
R.M. SWANSON & ASSOCIATES
 ARCHITECTS
 515 Washington Road, Suite 100
 Lake Forest, Illinois, 60045
 Telephone (815) 232-2000

Viking DESIGN GROUP
 1001 PASTORAL, PALATINE, ILLINOIS 60066
 Phone: (815) 232-2000
 Fax: (815) 232-2001
 Website: www.vikingdesign.com

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PROJECT	4
SHEET	7
DATE	3/7/01
DESIGNER	J.S.
CLIENT	K.W.O.
PROJECT NO.	00037

**PROPOSED BANK FACILITY FOR
CORNERSTONE BANK & TRUST**

CORNER OF NORTHWEST HIGHWAY AND PLUM GROVE ROAD
PALATINE, ILLINOIS

R.M. SWANSON & ASSOCIATES
ARCHITECTS

1400 PULASKI AVENUE
400 PULASKI BUILDING, SUITE 200
EAST PALATINE, ILLINOIS 60127
TELEPHONE 815/381-0000

Viking DESIGN GROUP

1400 PULASKI AVENUE
SUITE 200
EAST PALATINE, ILLINOIS 60127

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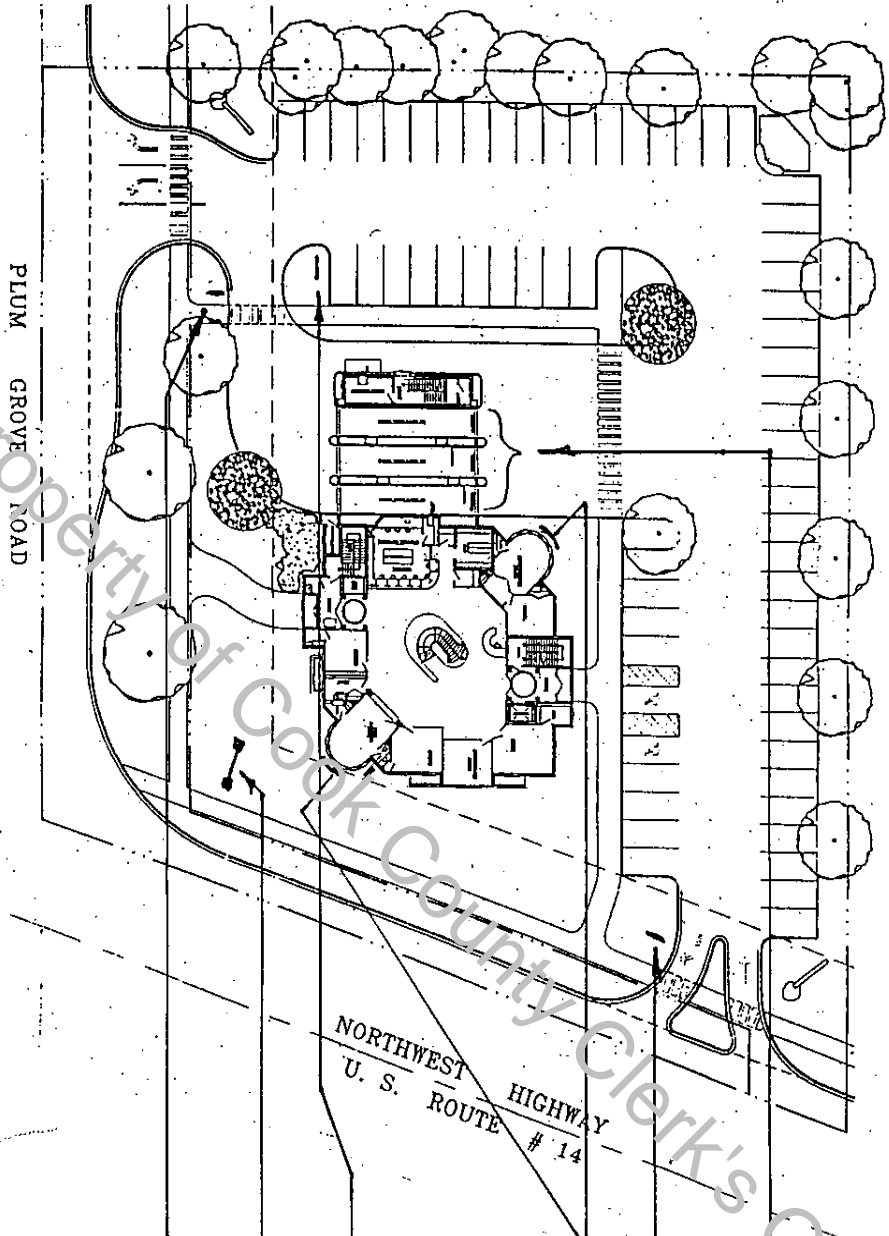
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NORTH SHORE SIGN

1925 Industrial Drive • Libertyville, Illinois 60048 • 847-816-7020
"Quality Signage Since 1930"



SEE DRWG. 01278A

CATEGORY 4 / S/F INTERNALLY ILLUMINATED DRIVE-UP TELLER SIGNS

CATEGORY 3 / D/F POST AND PANEL SIGN (RIGHT TURN ONLY / DO NOT ENTER)

CATEGORY 1 / INTERNALLY ILLUMINATED REVERSE CHANNEL LETTERS & LOGO INSTALLED ONTO BLDG. FASCIA (MUST MEET MIN. LETTER HT. REQUIREMENT)

CATEGORY 3 / DRIVE-UP TELLER DIRECTIONAL SIGN (TYP. 2X2' POST AND PANEL)

CATEGORY 2 / D/F ELECTRONIC UNIT INSTALLED BETWEEN SPLIT BLOCK PILLARS.

CATEGORY 3 / S/F DO NOT ENTER POST & PANEL

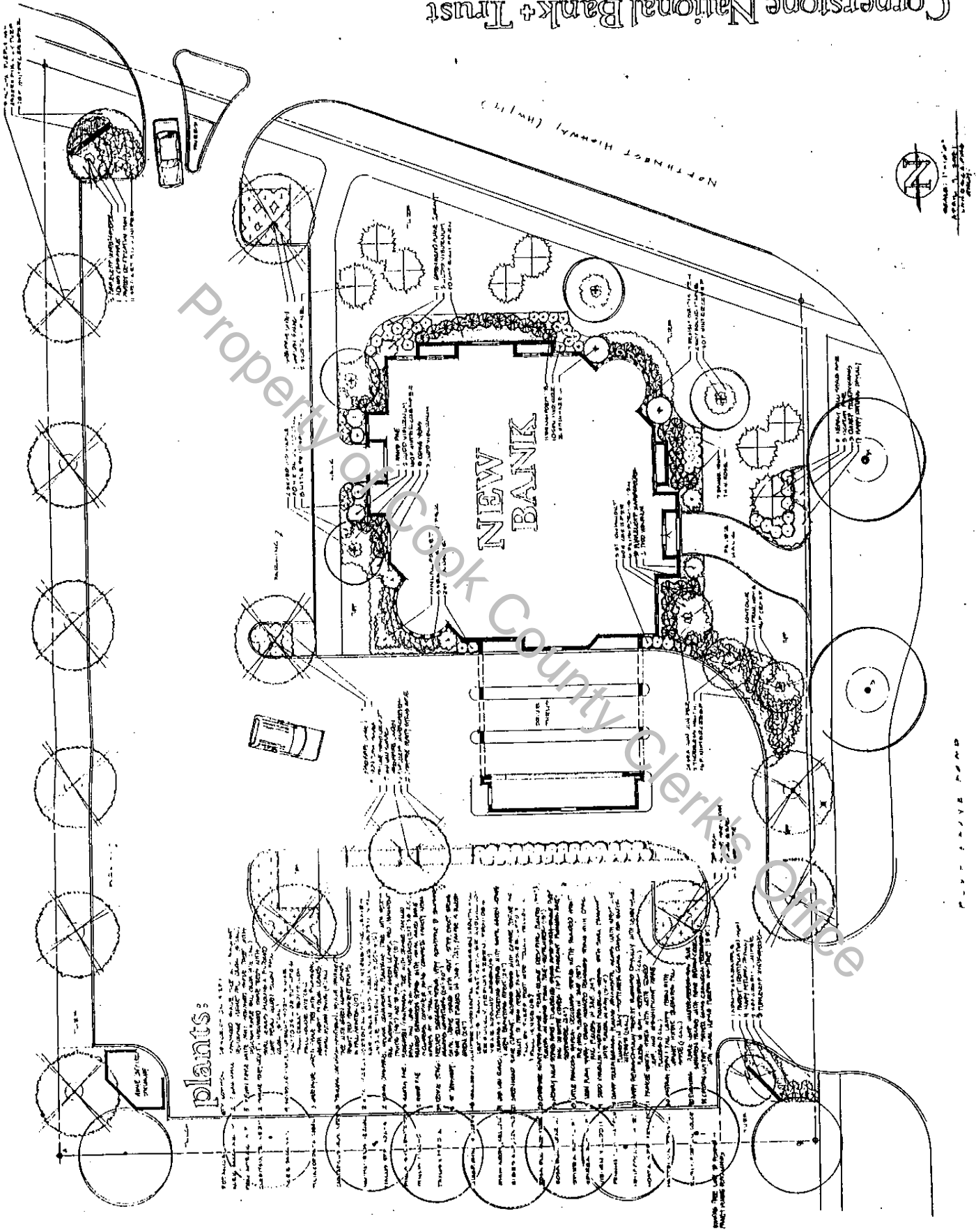
This plan and the building structure shown hereon are the property of North Shore Sign, Inc. and are not to be used for any other purpose without the written consent of North Shore Sign, Inc. The design and construction of the signs shown hereon are the property of North Shore Sign, Inc. and are not to be used for any other purpose without the written consent of North Shore Sign, Inc. The design and construction of the signs shown hereon are the property of North Shore Sign, Inc. and are not to be used for any other purpose without the written consent of North Shore Sign, Inc.

SCALE: N.T.S.		DRAWN BY: PM	
DATE: 5/17/07		REVISION:	
SALESPERSON: WC	APPROVED BY:	DRAWING # 01278 B	
CORNERSTONE NATIONAL BANK & TRUST NORTHWEST HWY. & PLUM GROVE ROAD			

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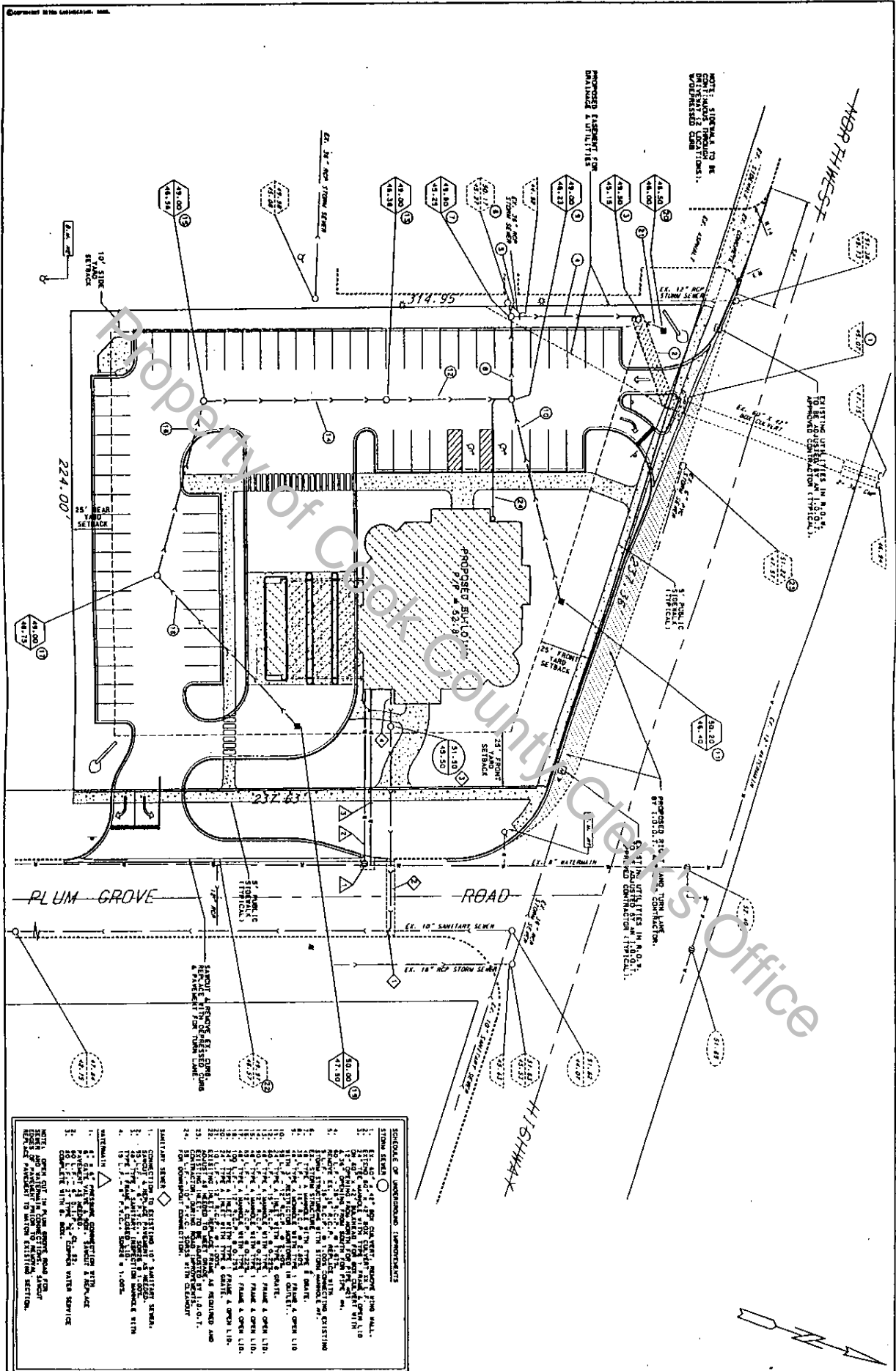
Property of Cook County Clerk's Office

Cornerstone National Bank + Trust
PLANNING BOARD OF NORTHWEST HAWAII
PLANNING BOARD



plants:

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NOTE: OPEN CUT, IN PLACE, ROAD FROM EXISTING AND WALKWAY FROM EXISTING. REPLACE PARALLEL TO EXISTING SECTION.

SCHEDULE OF UNDERGROUND INSTALLATIONS

ITEM NO.	DESCRIPTION
1	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
2	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
3	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
4	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
5	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
6	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
7	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
8	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
9	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
10	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
11	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
12	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
13	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
14	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
15	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
16	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
17	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
18	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
19	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
20	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
21	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
22	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
23	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.
24	12" DIA. 10' DEPT. OPEN TRENCH, REMOVE FROM WALL.



SITE ENGINEERING PLAN

PROJECT: 2001026
SHEET: 14 OF 17

SETON ENGINEERING
CIVIL ENGINEERS
100 N. BROCKWAY ST. PALATKA, ILLINOIS 60667
PHONE: 1848 726-7200 FAX: 1848 726-7200

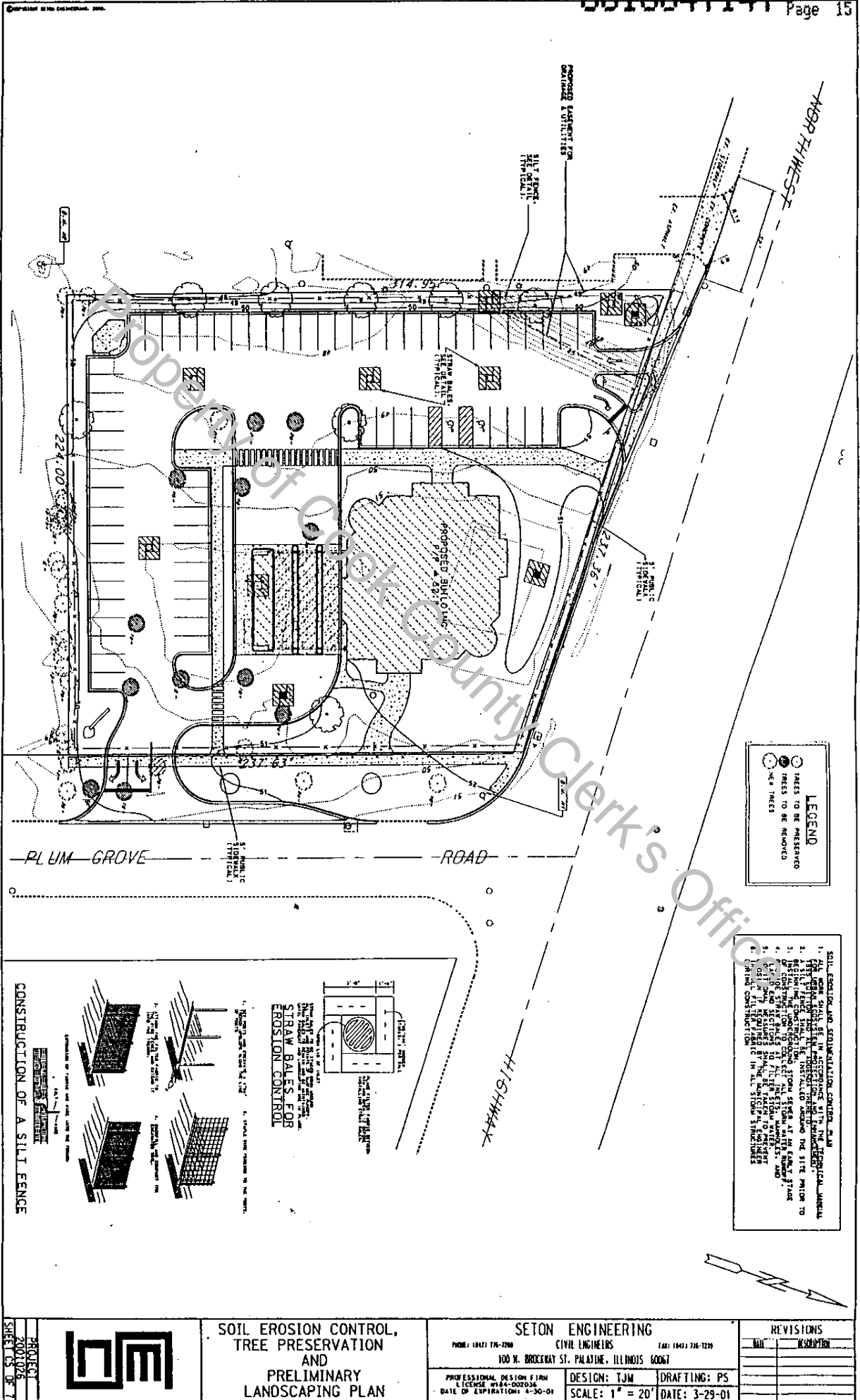
PROFESSIONAL DESIGN BY: T.J.M.
LICENSE #184-002036
DATE OF EXPIRATION: 4-30-01

DESIGN: T.J.M. DRAFTING: PS
SCALE: 1" = 20' DATE: 3-29-01

REVISIONS	
NO.	DESCRIPTION

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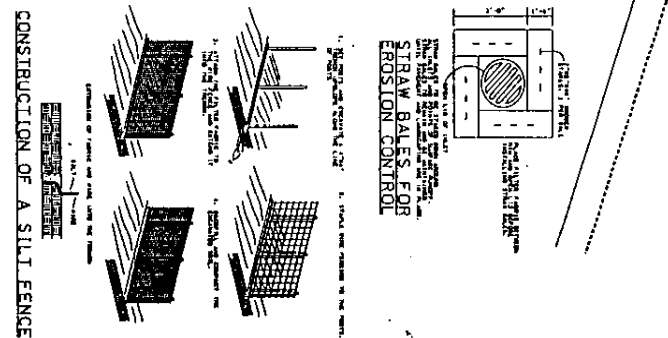
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LEGEND

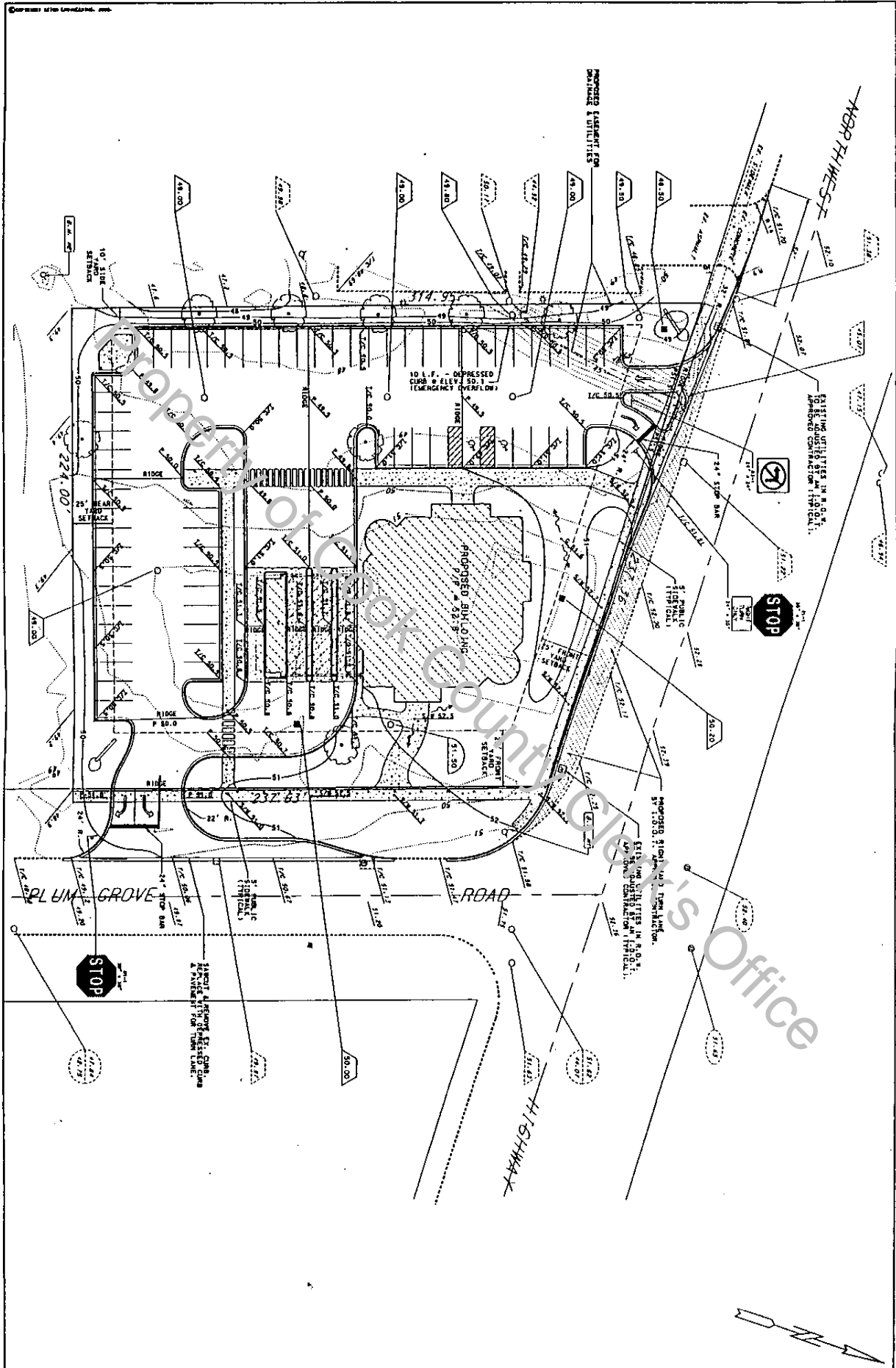
	TREES TO BE PRESERVED
	TREES TO BE REMOVED
	4-8" TREES


- SOIL EROSION AND SEDIMENTATION CONTROL PLAN**
1. THIS PLAN SHALL BE IN ACCORDANCE WITH THE TERRITORIAL AMENDMENT TO THE ILLINOIS EROSION CONTROL ACT, CHAPTER 150, PARAGRAPHS 1-10.
 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE SITE PRIOR TO THE START OF CONSTRUCTION.
 3. THE UNDERGROUND SILENT STORAGE AT AN ELEVATION OF 100.00' SHALL BE MAINTAINED AT ALL TIMES.
 4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



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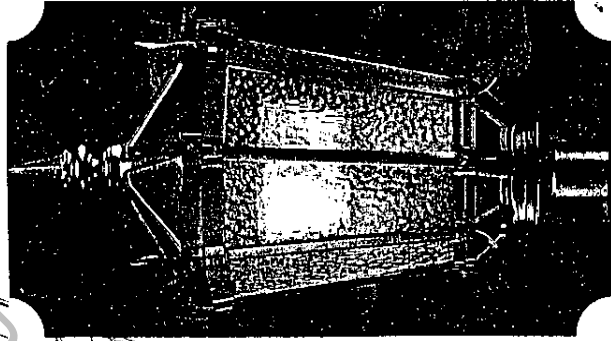
	<p align="center">GRADING PLAN</p>	<p>SETON ENGINEERING CIVIL ENGINEERS</p>		<p>PHONE: 647.716-7200 FAX: 647.716-7230</p>											
		<p>100 N. BROCKWAY ST. PALATINE, ILLINOIS 60067</p>		<p>PROFESSIONAL DESIGN FIRM LICENSE #184-000036 DATE OF EXPIRATION: 4-30-01</p>	<p>DESIGN: TJW SCALE: 1" = 20'</p>	<p>DRAFTING: PS DATE: 3-29-01</p>									
<p>PROJECT: 2001026 SHEET NO. OF 7</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>				NO.	DESCRIPTION								
NO.	DESCRIPTION														

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3800-FP



MAIN STREET-A

MS805-A A modern replica of a very popular fixture found on the Main streets of many towns across America. Our updated version is made of vandal resistant cast aluminum and acrylic lenses in your choice of texture. (Clear textured acrylic shown.) With refractors, reflectors and HID lamping, you'll have the very best of yesterday and today. The MS805-A scales 16" (17 1/2" on diagonal)x38". Also available as MS805-B (not shown). The same fixture without the decorative "spikes" scales 15 1/2" (17" diagonal)x38".

High Pressure Sodium 100w

PROJECT NO.	DATE	BY	CHKD.
1000	12/01	JL	ML
1001	12/01	JL	ML
1002	12/01	JL	ML
1003	12/01	JL	ML
1004	12/01	JL	ML
1005	12/01	JL	ML
1006	12/01	JL	ML
1007	12/01	JL	ML
1008	12/01	JL	ML
1009	12/01	JL	ML
1010	12/01	JL	ML

PROJECT NO.	DATE	BY	CHKD.
1000	12/01	JL	ML
1001	12/01	JL	ML
1002	12/01	JL	ML
1003	12/01	JL	ML
1004	12/01	JL	ML
1005	12/01	JL	ML
1006	12/01	JL	ML
1007	12/01	JL	ML
1008	12/01	JL	ML
1009	12/01	JL	ML
1010	12/01	JL	ML

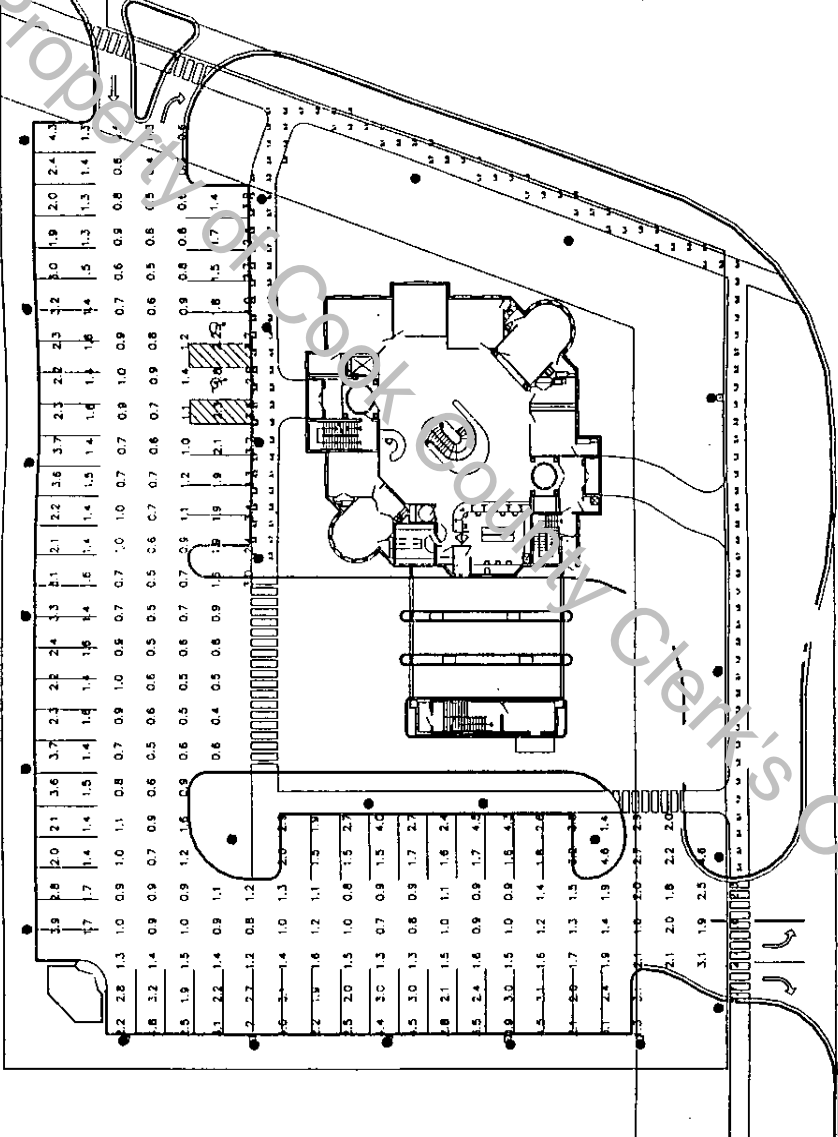


PHOTO METER PLAN FOR: CORNERSTONE BANK	1"-25"	 SINCE 1923	SS DATE 12/01 DRAWING NUMBER 1431	REV # DESCRIPTION	DATE BY

UNOFFICIAL COPY

Property of Cook County Clerk's Office

plan commission
july 17, 2001

page 4

Laymon said he sees no problem with 0-foot setbacks. He is concerned about left turns onto Northwest hwy.

Dwyer said he feels left turns are working currently.

Hansen said left turns could be prohibited in the future if a need were demonstrated, rather than tying the prohibition to a PUD now on conjecture. He said he would like the landlord to stress that employee parking should be in the "hidden" parking lot (north).

Mrs. Williams said she is concerned about the last unit on the south being right on the retaining wall - actually a retaining wall on the south side and the east side. The response to this was that the wall would be hidden by the unit and this has been done in other locations.

RECOMMENDATION

Miller moved, Laymon seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Docket P-01-55, Harris Bank Palatine, Trustee, who seeks approval of a preliminary planned development to permit construction of an additional 4,200 square foot inline retail building and rezoning from B2 to P for 1.03 acres at 23-41 S. Northwest hwy.

Such approval shall be conditional upon the developer's complying with seven staff conditions listed above.

Unanimously carried with the exception of Chairman Dwyer who abstained from voting.

Report of Public Hearing - P-01-56 - 542 N. Plum Grove rd.

The notice of public hearing was read by the chairman. The petitioner in Docket P-01-56, Cornerstone National Bank & Trust Co., seeks preliminary and final approval of a planned development for a two-story bank building to be known as Cornerstone Bank and rezoning from R1 to P for 1.42 acres at 542 N. Plum Grove rd.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Settlement Statement from Chicago Title & Trust
4. Land Title Survey
5. Architectural Plans
6. Engineering Plans revised 5/23/01
7. Landscape Plans
8. Sign Plans dated 5/11/01

Chairman Dwyer recused himself from voting, because he is an officer of a competing bank

Rick Swanson, architect, and Tom McCarthy, president Cornerstone Bank & Trust, were sworn in.

Swanson said the proposed two-story bank building would have three drive-up lanes with one ATM machine. Parking is provided on the north and east. The 15,235 square foot building would be faced with rock limestone on the first floor and reddish brick on the second story. Simulated casement windows are proposed as is substantial landscaping. A proposed sign on the building would be subtly back lit. The developer also proposes a 5-foot high by 27-foot wide electronic monument sign with rolling white letters on a black background. Side piers would be of rock based limestone. The message would give weather and time. Post and panel signs (2 feet by 2 feet) would be red with white letters to indicate traffic directions. They will meet size requirements and will not state the name of the bank or be monument signs. (Swanson noted that these traffic signs are drawn more generously on the plan than actual size.) The building will have a parapet roof to screen air conditioning and other utilities. This will be highlighted by an enclosed wrought iron railing. Parking is proposed for 65 cars, 14 more than the 51 required.

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In his written staff presentation Stilling noted the following setbacks:

Lot Line	Setback
North	30 feet
South	143 feet
East	38 feet
West	93 feet

Storm water would be managed by a new storm sewer to be constructed around the site. Water would be directed into several inlets to this new sewer, then connect to an existing storm sewer located in the Northwest hwy. right-of-way.

Water and sewer would be provided by connecting to existing water and sewer in the Plum Grove rd. right-of-way.

Sidewalks would be installed along both the Plum Grove rd. and Northwest hwy. frontages.

Of thirteen trees on site, one would be saved. Other trees to be saved on the plan are not located on the property. The petitioner also presented a landscape plan showing 12 new trees to be planted throughout the site with other extensive landscaping.

First floor of the residential appearing structure would contain six tellers, several offices, and conference rooms. The second floor would primarily consist of offices and conference rooms.

Staff Recommendation

Staff recommends approval of the Preliminary and Final Planned Development, and rezoning, subject to the following conditions:

1. The planned development shall substantially conform to the Engineering Plans by Seton Engineering, dated 3/29/01, last revised 5/23/01 and to the Landscape Plan, dated 4/9/01, and to the Architectural Plans and Elevations by R.M. Swanson Architects dated 3/12/01; except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. A letter of credit to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the issuance of a building permit.
3. A letter of credit in the amount of \$50,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit.
4. The proposed freestanding sign shall not include an electronic message board.
5. A fire hydrant shall be provided within 150 feet from the fire department connection.
6. MWRD, IDOT, and IEPA permits are required.
7. The building shall be protected by an automatic sprinkler system.
8. A fire alarm shall be provided. It shall be capable of monitoring trouble; water flow, and manual pull station. All signals shall be transmitted directly to the fire department.
9. A Knox box (exterior safe key) shall be provided.

Concerning condition #4, Stilling said the village council is concerned with the aesthetics of electronic message boards. He added that he is not prepared to restrict what such message boards would say.

Swanson said the message board is important to his client. It will be low in profile and tastefully landscaped. It would not need to flash. He feels electronic signs are more tasteful than a static sign with letters that fall off. He added that wattage levels could be limited.

He said his client is able to comply with the other eight conditions.

The public hearing closed at 9:15 p.m.

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RECOMMENDATION

Kolar moved, Miller seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Docket P-01-56, Cornerstone National Bank & Trust Co., who seeks preliminary and final approval of a planned development for a two-story bank building to be known as Cornerstone Bank and rezoning from R1 to P for 1.42 acres at 542 N. Plum Grove rd.

Such approval shall be conditioned upon petitioner's compliance with eight staff conditions above. The plan commission is recommending the deletion of Condition #4, since it feels a compromise can be worked out between the village and the petitioner.

Those voting aye: Laymon, Smith, Hansen, Miller, Mrs. Williams, Laymon, Mrs. Sinacore

Those voting nay: Greenlees

Those abstaining: Dwyer

The motion carried.

Greenlees said he doesn't like message boards and feels they are unattractive in their present locations in Palatine.

Finding of Fact

The plan commission is sensitive to the village council's feelings about electronic message boards, but it feels that by creatively using such features as lumens and the architectural controls provided within the framework of the Planned Development, a message board for this petitioner could be acceptable.

After communications, the meeting adjourned at 9:35 p.m.

Natalie Meyer McKenzie
secretary

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VILLAGE OF PALATINE

PETITION FOR HEARING

Zoning Docket # 0010847147 Page 21 of 24
 Property recorded in Torrens _____
 Filing Fee \$ _____ Date Filed _____

PRELIMINARY AND FINAL PLANNED DEVELOPMENT (ONE STEP)

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Cornerstone National Bank & Trust Co.

Address: P.O. Box 1428 Palatine, Illinois 60067

Telephone No. _____ Business Telephone No. (847) 934-8200 City, State, Zip

2. Authorized Agent of Petitioner (if different):

Name: R.M. Swanson & Associates Richard Swanson A.I.A.

Address: 810 S. Waukagen Road Lake Forest, Illinois 60045

Telephone No. (847) 234-6655 Relationship to petitioner: Architect City, State, Zip

3. Property interest of Petitioner(s): Owner

Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 1 W. Northwest highway

Palatine, Illinois

5. All existing land uses on the property are: Vacant

6. Current zoning of property in question: _____ Size of the property: 1.42 acres

7. Briefly describe the proposed Planned Development with regard to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

Demolish existing structures and construct a two story Bank facility w/ driveup

8. Describe any variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

None

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- 9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing by the Plan Commission. All required documents must be submitted with this petition. Return the completed checklist along with the required submittals. All documents are subject to staff review and approval before the item is scheduled for a public hearing.
- 10. This applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his(her) knowledge.

Date: 3.30.01

SUBSCRIBED AND SWORN to before me this 30th day of March, 2001.

Notary Public

"OFFICIAL SEAL"
JULIE C. MAXWELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/31/03

THIS DOCUMENT CONTAINS SECURITY FEATURES - THE FACE HAS A COLORED BACKGROUND ON WHITE PAPER

CORNERSTONE NATIONAL BANK & TRUST COMPANY **CASHIER'S CHECK** 00347

FILING FEE 70-2615
719

Remitter: CORNERSTONE NATIONAL BANK

PAY	DATE	AMOUNT
455 DOLLARS AND 50 CENTS	March 06, 2001	\$455.50

TO THE ORDER OF VILLAGE OF PALATINE

(AUTHORIZED SIGNATURE)

⑈003476⑈ ⑆071926155⑆ 01500008⑈

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Daily Herald Values

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, Arlington Heights, Barrington, Barrington Hills, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Barrington, Lake in the Hills, Lake Zurich, Libertyville, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, South Barrington, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Wauconda, Wheeling

PUBLIC NOTICE

A public hearing will be held before the Plan Commission on Tuesday, July 17, 2001, at 8:00 a.m. in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a preliminary and Final Planned Development for a second story bank building to be known as Cornerstone Bank and Rezoning from "R-1" Single Family to Planned Development. The property is legally described as follows:

That part of the Northeast 1/4 Section 15, Township 42 North, Range 10 East of the 3rd Principal Meridian described as follows: Beginning at joint at the intersection of the centerline of Baldwin Road with the East line of said Northeast 1/4 (said point being 1307.50 feet South of the Northeast corner of said Northeast quarter); thence South along said East line 272.82 feet (said point being 392.47 feet North of the Southeast corner of the North 1/4 of said Northeast quarter); thence West at right angles to said East line 274.0 feet; thence North parallel to said East line 0.0 feet to the centerline of Baldwin Road; thence South along centerline of Baldwin Road 290.84 feet to the place of beginning. In Cook County, Illinois commonly known as 542 N. Elm Grove Road.

The above petition has been read by Cornerstone National Bank & Trust Co. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

ZONING DOCKET: P-01-56
VILLAGE OF PALATINE
Dennis Dwyer, Chairman
Palatine Plan Commission
DATED: This 2nd day of July, 2001
Published in the Daily Herald
July 2, 2001 (2615524)N

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 July 2, 2001 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 Kathleen Eplan
Authorized Agent

Control # T2615524

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

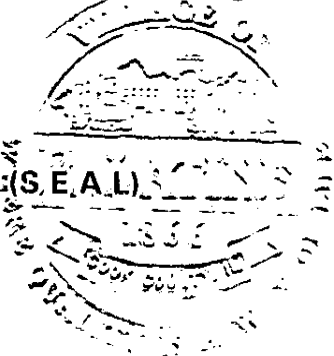
I do further certify that the foregoing Ordinance is a true and correct copy of a ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 13th day of August, 2001, and that said ordinance was deposited and filed in the office of the Village Clerk on the 13th day of August, 2001.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Village Council on the motion to adopt said ordinance was as follows:

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 15th day of August, 2001.



Margaret R. Duer

Margaret R. Duer
Palatine Village Clerk

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