

RESOLUTION 06 - 24

APPROVING THE FINAL PLAT OF SUBDIVISION
FOR ABBEY WOODS SUBDIVISION

WHEREAS, the applicant, Harris Properties, LLC, (the "Applicant") has submitted to the Village of Barrington Hills, Illinois (the "Village") a Final Plat of Subdivision for the Abbey Woods Subdivision (the "Final Plat"); and

WHEREAS, October 11, 2006, pursuant to the provisions of the Subdivision Ordinance, the Plan Commission conducted hearings on the Preliminary Plat, examined exhibits, and heard the testimony of the Applicant and village consultants and staff; and

WHEREAS, at the conclusion of the hearing, the Plan Commission unanimously recommended approval of the Final Plat subject to the following conditions ("Conditions"): (1) written approval of the development plan by the Army Corps of Engineers; (2) approval of final engineering for the sanitary sewer and potable water improvements by the Village of Barrington; (3) certain changes to the utility easements on the Final Plat; and (4) revisions to the draft Declaration of Covenants, Conditions, Restrictions and Easements ("Declaration") in form and substance acceptable to Special Counsel to the Plan Commission, and

WHEREAS, pursuant to a letter of October 19, 2006 to the Village President, the Village Engineer found that the Final Plat and final engineering plans adhere to the applicable standards of the Village; and

WHEREAS, Special Counsel to the Plan Commission has concluded that the Declaration is in forma and substance acceptable; and

WHEREAS, the Village Board has considered during its regular meeting the recommendation of the Plan Commission; and

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois, a home rule municipality, as follows:

Section 1. Incorporation of Preambles. The Village Board hereby finds that the recitals contained in the preambles to this Resolution are true and correct and does incorporate them into this Resolution by this reference.

Section 2. Approval of Final Plat. The Final Plat for the Abbey Woods Subdivision is hereby approved.

Section 3. Recording of Final Plat. The Village Clerk is authorized and directed to record the executed Final Plat only after:

- (a) all fees have been paid;

- (b) the Applicant has modified the utility easement on the Final Plat to the satisfaction of the Village Engineer;
- (c) the Declaration has been fully executed and delivered to the Village Clerk;
- (d) the Applicant has delivered a Performance Guarantee in a form acceptable to the Special Counsel to the Plan Commission and an amount acceptable to the Village Engineer and in conformance with Chapter 5 of the Subdivision Ordinance;
- (e) the Village of Barrington has approved final engineering for the sanitary sewer and potable water improvements;
- (f) the Army Corps of Engineers has provided written approval of the development plan; and
- (g) the other requirements of the Village's Subdivision Ordinance and the Illinois Plat Act have been met.

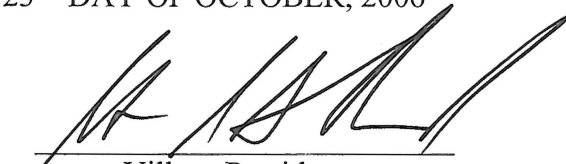
In addition, immediately following the recordation of the Final Plat, the Village Clerk is authorized and directed to record the Declaration.

Section 4. Superseder and Effective Date. All resolutions, motions and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 23rd DAY OF OCTOBER, 2006
AYES 6, NAYS 0, ABSENT: 0 ABSTAIN: 1
APPROVED THIS 23rd DAY OF OCTOBER, 2006

ATTEST:


Village Clerk, Deputy


Village President

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