

**AN ORDINANCE APPROVING A FINAL PLAT OF RESUBDIVISION LAUER
CONSOLIDATION - 266 STEEPLECHASE ROAD**

WHEREAS, the Village of Barrington Hills (hereinafter the "Village") is a duly organized and existing Illinois home rule municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the Village of Barrington Hills is authorized and empowered, under the Municipal Code and the Code of Ordinances of the Village of Barrington Hills, to regulate properties located within the municipal boundaries of the Village; and

WHEREAS, in furtherance of this authorization, the Village of Barrington Hills has adopted subdivision regulations, set forth in Title 6 Comprehensive Plan and Subdivision Regulations of the Village's Municipal Code to, among other purposes, effectuate the Village's comprehensive plan and, specific to this request, to regulate the subdivision of property in the Village; and

WHEREAS, Neil Lauer, owner of 266 Steeplechase Road, filed an application with the Village, pursuant to the Village's subdivision regulations, to consolidate Lots 9 and 10 of the Lake Flint Estates Subdivision, First Addition, to form one lot of records comprised of 10.086 acres located in the Village's R-1 Zoning District; and

WHEREAS, as part of his request, the applicant asked that the Plan Commission waive, pursuant to Title 6, Chapter 3, Section G, various submission requirements for subdivisions, as much of the information requisite for review of a subdivision of land is not applicable in this instance where two lots, under one ownership, are being consolidated to allow for construction of one single family residence; and

WHEREAS, Notice of Public Hearing with respect to the application for resubdivision was published in the Daily Herald Newspaper in the Village of Barrington Hills and proper notice was provided to neighboring property owners and by posting of a sign on the applicant's property, all as required by the village code and statutes of the State of Illinois; and

WHEREAS, pursuant to said Notice, the Plan Commission of the Village of Barrington Hills conducted a Public Hearing on the application at a special meeting held on September 15, 2021 and after hearing facts in support of the application for resubdivision including the report that the Village Engineer has reviewed and has no issues with the consolidation of the lots at issue, the Plan Commission voted 7-0, with 2 absent, to authorize the waiver of submission requirements set forth in the subdivision regulations, allow the applicant to proceed to Final Plat approval immediately, and, the voted 7-0, with 2 absent, in favor of the application for resubdivision, resulting in a recommendation to the Village Board to approve the application for Final Plat approval.

WHEREAS, the President and Village Board of Trustees has considered the matter and determined that the Final Plat of Resubdivision, consolidating the applicant's two lots into one lot for construction of a single family residence on the property is proper and in keeping with the

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington Hills, a home rule community located in Cook, Lake, Kane and McHenry Counties, Illinois, duly assembled at a regular meeting, as follows:

ORDINANCE 21 - 15

SECTION ONE: That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION TWO: That the Final Plat of Resubdivision, consolidating Lots 9 and 10 of the Lake Flint Estates Subdivision, First Addition, be approved as shown in the Final Plat of Resubdivision Lauer Consolidation, attached hereto and incorporated herein by reference as Exhibit A.

SECTION THREE: That the President and all other officials of the Village be and hereby are authorized, to affix their signatures to the Plat, signifying the Village Board's acceptance of said Plat as attached hereto as Exhibit A.

SECTION FOUR: That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ayes: 6 (Strauss, Riff, Ekstrom, Croll, Konicek, Cecola)

Nays: 0

Absent: 1 (Buettner)

Abstain: 0

PASSED AND APPROVED by the President and Board of Trustees of the Village of Barrington Hills, this 27th day of September, 2021.

APPROVED:



Village President

ATTEST:



Village Clerk

EXHIBIT A



May 28, 2021

Nikki Panos
Village Clerk
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, Illinois 60010-5199

**Re: Final Plat of Resubdivision
Lauer Consolidation
266 Steeplechase Road
Barrington Hills, Illinois**

Dear Ms. Panos,

Please find enclosed for your review and approval the following documents associated with the above referenced project:

- One (1) copy of the Village of Barrington Hills - Subdivision Application Form;
- Nine (9) copies of the Final Plat of Resubdivision, dated March 17, 2021;

On behalf of Neil Lauer, owner of 266 Steeplechase Road in Barrington Hills, we would like to formally request the approval of the Final Plat of Resubdivision of Lots 9 & 10 of the Lake Flint Estates Subdivision, First Addition, in Barrington Hills, Illinois. The proposed resubdivision will consist of consolidating the two existing lots thus creating a single 10.086-acre lot. Mr. Lauer plans to demolish the existing home and construct a new home in a similar location. The consolidation will maintain conformance with the minimum lot area and setback criteria established for the R-1 zoning.

As the proposed resubdivision involves only two residential lots and does not propose a change to the existing zoning (R-1), therefore we are requesting that the plan commission waive the submission requirements per Municipal Code, Chapter 3, Section G of the Subdivision Procedures, which states, "*In the event that the Plan Commission determines, at the request of an applicant, that any of the matters required to be submitted as part of an application are not necessary to the proper review of a particular proposal, the Commission may waive the requirement if it determines that such waiver is consistent with the purposes of this Title and if not required by State statutes.*"

Sincerely,



Kevin Matray, PE
Senior Project Manager

cc: Stephanie Cecola, Village of Barrington Hills
Sean Burke, ICON Building Group
N:\3832\Correspondence\210524.Subdivision Application to Barrington Hills.Laur Consolidation.SGS.docx



112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000
village@gov
www.vbhil.gov

SUBDIVISION APPLICATION FORM

The undersigned respectfully request the Village Board of Trustees of the Barrington Hills, Illinois, to consider the subdivision/resubdivision of the following parcel(s) or land:

Legal Description of Property: LOTS 9 AND 10 IN LAKE FLINT ESTATES FIRST ADDITION, BEING A SUBDIVISION OF SECTIONS 33 AND 34, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1963, AS DOCUMENT NUMBER 1206049, IN BOOK 39 OF PLATS PAGE 19, IN BARRINGTON, LAKE COUNTY, ILLINOIS.

Size of Property (Acres): 10.086 ACRES

Address of Property: 266 STEEPLECHASE ROAD Present Zoning: R-1

Name of Proposed Subdivision: LAUER CONSOLIDATION
() Preliminary, (X) Final, or () Both

Name of Applicant: NEIL LAUER

Address: 640 WHEAT LANE, WOOD DALE, IL 60191

Telephone: _____ Fax: _____

Name of Property Interest of Applicant: LOTS 9 & 10 IN LAKE FLINT ESTATES, FIRST ADDITION

Name of Property Owner(s): NEIL LAUER

Address: 640 WHEAT LANE, WOOD DALE, IL 60191

Evidence of Ownership/Interest: _____
(Please Submit Title Insurance Policy)

Present Use of the Property: R-1 Zoning Single-Family Property

Intended Use with Subdivision: R-1 Zoning Single-Family Property

The applicant certifies all of the above statements and other information submitted as part of this subdivision application are true and correct, and have read and understands all information attached to this form. Applicant agrees to pay for sig placement onto the property, legal notice publication, and for recording of any approved resolutions. The applicant also certifies they have reviewed Chapter __ and Chapter __ of the Barrington Hills Village Code ("Subdivisions", and "Floodplains, Storm Water Runoff and Erosion", respectively) and the application procedures attached to this application.


Signature of Applicant

Date Received: 6/4/21

Signature of Property Owner (if different)

WATERSHED DEVELOPMENT PERMIT APPLICATION

Revised 10/2012

Office Use	1. COMMUNITY AND STATUS <input type="checkbox"/> Standard <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified <input type="checkbox"/> Isolated Wetlands <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified	2. Map Number (office use only)	3. STORMWATER APP. PERMIT #	4. COMMUNITY APP. NO. to be assigned by Community?
5. NAME & ADDRESS OF PROPERTY OWNER Neil Leuer 640 Wheat Lane, Wood Dale, IL 60191 Daytime Phone: 847-858-3627 Fax: Email: NeilLeuer4@gmail.com		6. NAME & ADDRESS OF ENGINEER/AGENT Kevin Matray 6575 West Higgins Road, Rosemont, IL 60018 Daytime Phone: (847) 696-1400 Fax: (847) 696-1410 Email: kmatray@mackieconsult.com		7. NAME & ADDRESS OF CERT. WETLAND SPECIALIST N/A Daytime Phone: Fax: Email:

BA. CHECK THE ONE CONDITION THAT APPLIES: <input type="checkbox"/> Exempt, Watershed Development Permit Not Required (IV.A.2) <input checked="" type="checkbox"/> Minor Development (IV.A., IV.B.) <input type="checkbox"/> Major Development Outside the Floodplain (IV.A., IV.B., IV.D., IV.G.) <input type="checkbox"/> Major Development Inside the Floodplain (IV.A., IV.B., IV.C., IV.D., IV.G.) <input type="checkbox"/> Public Road Development (IV.A., IV.F.) <input type="checkbox"/> Public Development in the Floodplain (Appendix E.1.2.) <input type="checkbox"/> Existing Conditions BFE Only (no development) <input type="checkbox"/> Soil Erosion and Sediment Control Review Only	BB. CHECK ALL CONDITIONS THAT APPLY: <input type="checkbox"/> Isolated Wetland Impact (IV.E.) <input type="checkbox"/> Request Letter of No Wetland Impact (LONI) (IV.E.) <input type="checkbox"/> Development in a Floodway (IV.G.3.) <input type="checkbox"/> Floodplain Map Revision or Amendment (IV.C.2.g.; IV.C.3.d (8)) <input type="checkbox"/> Watercourse w/Drainage Area >20 Acres and <100 Acres (IV.A., IV.D.) <input type="checkbox"/> Watercourse w/Drainage Area >100 Acres and <840 Acres (IV.A., IV.D.) <input type="checkbox"/> Earth Change Approval (ECA) (IV.A.4.b.) <input type="checkbox"/> Variance Request (V.) <input type="checkbox"/> BFE or Floodway Determination (IV.C.) <input type="checkbox"/> Designated Erosion Control Inspector (DECI Required) <input type="checkbox"/> Pre-application Meeting Held <input checked="" type="checkbox"/> Hydrologically Disturb 5000 sq. ft. or More
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SA. STORMWATER DATA SUMMARY			UB. WETLAND DATA SUMMARY			
		Units				
Total Property Area	=	10.08	Acres	Existing Wetland Acreage	=	2.33
Hydrologic Disturbance	=	8.4	Acres	Waters of the U.S.	=	0
Watershed Area Tributary to Development	=		Acres	Isolated Waters of Lake County	=	2.33
Proposed Impervious Area	=	0.61	Acres	Impacted Wetland Acreage	=	0
Existing Impervious Area Pre-1992	=	0.61	Acres	Waters of the U.S.	=	0
Existing Impervious Area Post-1992	=	0.51	Acres	Isolated Waters of Lake County	=	0
Detention Volume Required	=	0	Acres-ft	Mitigation Requirement Ratio	=	0
Compensatory Storage Required	=	0	Acres-ft	Mitigation Acreage Required	=	0
Depressional	=	0	Acres-ft	Waters of the U.S.	=	0
Riverine 0- to 10-Year	=	0	Acres-ft	Isolated Waters of Lake County	=	0
Riverine 10- to 100-Year	=	0	Acres-ft	On-Site	=	0
				Off-Site	=	0
				Mitigation Bank	=	0
				SMC Wetland Restoration Fund	=	0

9C. Check box if State (IL) funds are being used for this development. 9D. Check box if this is a project being funded in part/whole by an SMC grant?

10A. DESCRIPTION OF DEVELOPMENT Consolidation of lots 8 and 10 in Lake Flint Estates for the eventual development of a single family home													
10B. NAME OF DEVELOPMENT Lauer Consolidation	10C. SINGLE FAMILY HOME ONLY Estimated future home value:												
10D. LOCATION OF DEVELOPMENT 286 Steeplechase Road Street Address Barrington Hills Municipality Flint Creek - Fox River Flint Creek Watershed Sub-Watershed	11. LEGAL DESCRIPTION <table style="width:100%; text-align: center;"> <tr> <td>4</td> <td>33</td> <td>43</td> <td>9</td> </tr> <tr> <td>1/4 Section</td> <td>Section</td> <td>Township</td> <td>Range</td> </tr> </table> PIN 13-83-401-012, 13-33-401-015 (If more than three PIN exists for the project, please include on a separate attachment) <table style="width:100%; text-align: center;"> <tr> <td>42.180228</td> <td>-88.18708</td> </tr> <tr> <td>Latitude</td> <td>Longitude</td> </tr> </table>	4	33	43	9	1/4 Section	Section	Township	Range	42.180228	-88.18708	Latitude	Longitude
4	33	43	9										
1/4 Section	Section	Township	Range										
42.180228	-88.18708												
Latitude	Longitude												

12. LIST ALL LOCAL, STATE, AND FEDERAL PERMIT APPLICATION, OR APPROVAL LETTERS REQUIRED FOR DEVELOPMENT				
Permit Type	Issuing Agency	Permit Number	Application Filing Date	Permit Iss. e Date

13A. UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said development in compliance with the permitted documents. I realize that the information that I have affirmed herein forms a basis for the issuance of the Watershed Development Permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any act, statute, ordinance or to exclude the owner or his successors in title from compliance therewith.

Signature of Property Owner, or Authorized Agent 13B. I CERTIFY that the documents submitted for the above-referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist as appropriate. Signature of Professional Engineer: Kevin Matray, PE P.E. # 00588360 Date: 05-29-2021	Signature of Certified Wetland Specialist: CWS# Date: Print Name of Certified Wetland Specialist:
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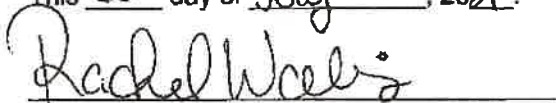
AFFIDAVIT

STATE OF ILLINOIS)
) SS
 COUNTY OF Lake)

I, SEAN BURKE, being first duly sworn, to hereby state under oath that to the best of my knowledge the attached list is a true, correct, and complete list of all permanent parcel numbers, and names and addresses of owners, of all lots and parts of lots located within 250 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the applicable Treasurer's Office on Thursday July 2021.

X. 

Subscribed and Sworn before me
 This 15th day of July, 2021.


 Notary Public



Parcels within 250 Ft of subject property – For Mailing Notices

parid	in care	owner 1	mailing address	city name	state	zip code
1333400001		COXE, COREY & JEAN MARIE	290 STEEPLECHASE RD	BARRINGTON	IL	60010-2639
1333401013		NEIL D LAUER TTEE UTD 7/08/16	515 GEORGE ST	WOOD DALE	IL	60191-1814
1333400004	TR 26421	COSMOPOLITAN NATIONAL BANK OF CHICAGO	801 N CLARK ST	CHICAGO	IL	60610-
1333401004		WANG, YING	110 DUNROVIN DR	BARRINGTON	IL	60010-2632
1333401008		NEIL D LAUER TTEE UTD 7/08/16	515 GEORGE ST	WOOD DALE	IL	60191-1814
1333401011	UTD 3/15/96	PAULA & RICHARD N CARLINI TTEES	465 OAK KNOLL RD	BARRINGTON	IL	60010-2619
1333402002		KOULOURIS, TOM	261 STEEPLECHASE RD	BARRINGTON	IL	60010-2637
1333401003		ROTUNDO, JOEL R	114 DUNROVIN DR	BARRINGTON	IL	60010-2632
1333401014	UTD 5/25/06	ROBERT W & MARY M WELSH TTEES	254 STEEPLECHASE RD	BARRINGTON	IL	60010-2638
1333401010		SKOWRONSKI, RONALD J	469 OAK KNOLL RD	BARRINGTON	IL	60010-2619
1333401005		LONDERGAN, BENJAMIN	100 DUNROVIN DR	BARRINGTON	IL	60010-2632
1333401007		NEALEY, JOSEPH A	111 DUNROVIN DR	BARRINGTON	IL	60010-2632
1333401012		NEIL D LAUER TTEE UTD 7/08/16	515 GEORGE ST	WOOD DALE	IL	60191-1814
1333402001		VORIS, JAMES K	271 STEEPLECHASE RD	BARRINGTON	IL	60010-2637

▼ Buffer

Distance: 250

Units: Feet

Buffer using Parcels:

Center Points

Polygons

Select By Buffer

▼ Selection

Selected: 14; Available: 14

- 1333400001
- 1333401012
- 1333401014
- 1333401006
- 1333401005
- 1333400004
- 1333401004
- 1333401013
- 1333401010
- 1333400001

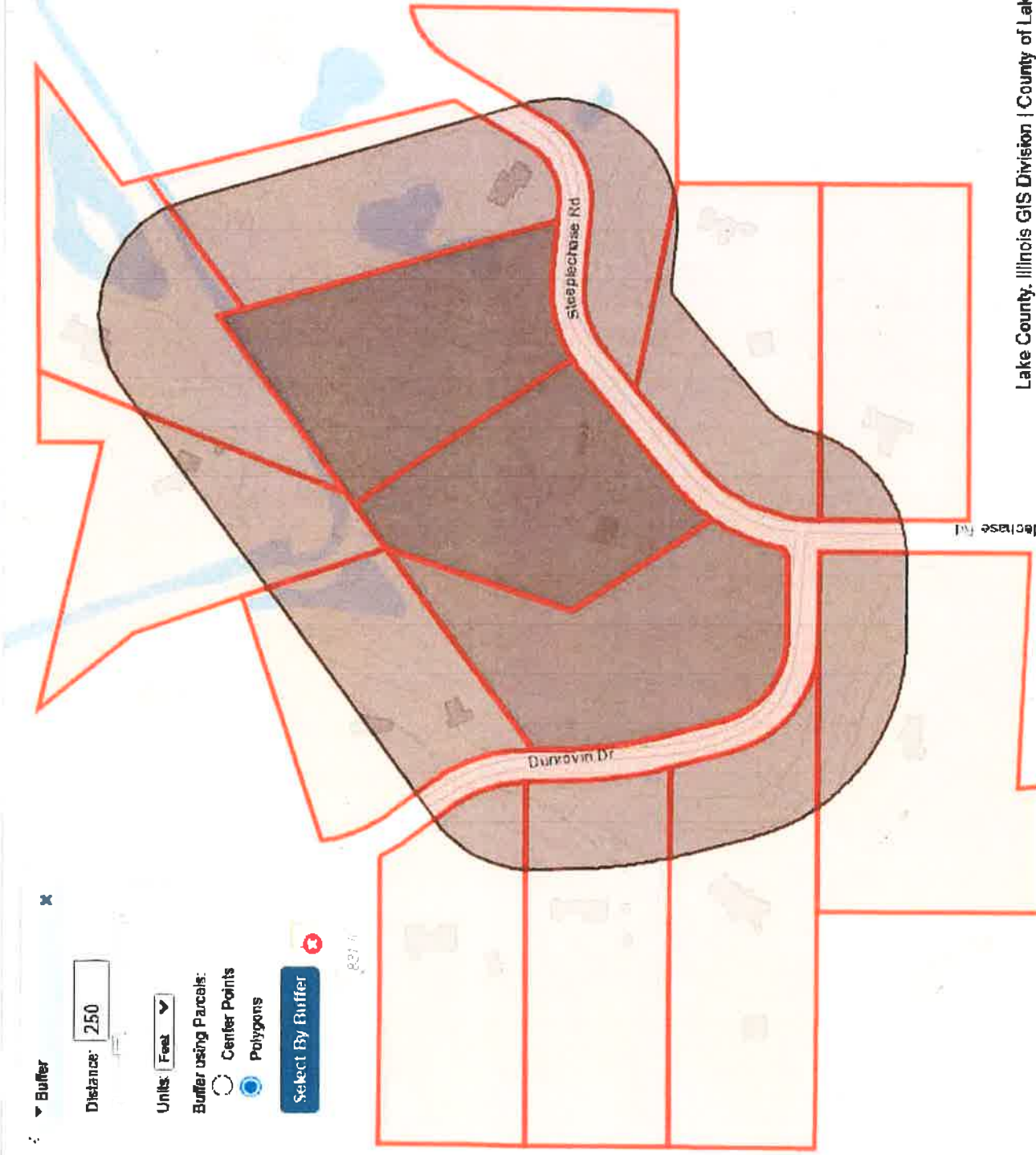
Return to Search

Reports

- CSV Export
- CSV Export (Commercial)
- CSV New Sales
- CSV New PINS
- Mailing List
- Envelope
- Residential PRC
- Commercial PRC
- Redemption Estimate
- Calendar Year Tax Pay
- Tax Bill
- Redemption Receipts

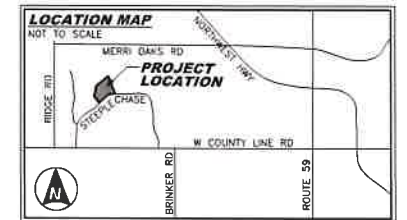
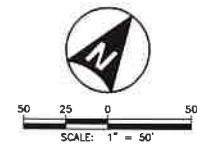
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FINAL PLAT OF RESUBDIVISION LAUER CONSOLIDATION

OF
LOTS 9 AND 10 IN LAKE FLINT ESTATES FIRST ADDITION, BEING A SUBDIVISION
OF SECTIONS 33 AND 34, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER
4, 1963, AS DOCUMENT NUMBER 1206049, IN BOOK 39 OF PLATS PAGE 19,
IN BARRINGTON, LAKE COUNTY, ILLINOIS.



PUBLIC UTILITY EASEMENT:
A PERMANENT, NON-EXCLUSIVE EASEMENT (THE "PUBLIC UTILITY EASEMENT(S)") IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY COMPANIES (INCLUDING BUT NOT LIMITED TO FRANCHISED CABLE TV COMPANIES) AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE PUBLIC UTILITY EASEMENT(S) AS SHOWN AND SO LABELED OR NOTED ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES AND CABLE TV SERVICE FRANCHISED BY THE VILLAGE, AND WITHOUT LIMITATION, SUCH OTHER PUBLIC UTILITY SERVICES TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND/OR TO ANY OTHER PROPERTY IN THE VICINITY, AND SUCH APURTENANCES AND ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS SAID PUBLIC UTILITY EASEMENT(S) FOR THE NECESSARY PERSONNEL AND EQUIPMENT OF SAID PUBLIC UTILITIES AND THEIR RESPECTIVE EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO DO ANY OR ALL OF THE ABOVE WORK, AND THE RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO THE VILLAGE TO DO ANY OR ALL OF THE ABOVE WORK.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OR TO THE RESPECTIVE PUBLIC UTILITY COMPANIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY PUBLIC UTILITY FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY EASEMENT(S). NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN ASPHALT PAVEMENT SHALL BE PLACED ON SAID VILLAGE UTILITY EASEMENTS (BUT SOME PORTIONS) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES AND RIGHTS.

UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE VILLAGE, THE RESPECTIVE OWNERS OF RECORD FROM TIME TO TIME OF THE PROPERTY UNDERLYING SAID PUBLIC UTILITY EASEMENT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION FROM TIME TO TIME OF THE SURFACE AREA, WHETHER GRASS, LANDSCAPING, AND/OR PAVED SURFACE WITHIN THOSE PORTIONS OF SAID PUBLIC UTILITY EASEMENTS, IN THE EVENT THE OWNER FAILS TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE OR THE RESPECTIVE PUBLIC UTILITY MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES.

ANY CONFLICTS IN THE USE OF SUCH PUBLIC UTILITY EASEMENT(S) SHALL BE RESOLVED BY A FINAL DETERMINATION BY THE VILLAGE MANAGER, OR HIS DESIGNEE.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, COUNTY CLERK OF [COOK COUNTY] [LAKE COUNTY], ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS THIS _____ DAY OF _____ A.D. 20____.

BY: COUNTY CLERK
PLAN COMMISSION CERTIFICATE

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON HILLS, COOK AND LAKE COUNTIES, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20____.

BY: VILLAGE PRESIDENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BARRINGTON HILLS, COOK AND LAKE COUNTIES, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20____.

BY: CHAIRMAN

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE TREASURER OF THE VILLAGE OF BARRINGTON HILLS, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20____.

VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BARRINGTON HILLS, COOK AND LAKE COUNTIES, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20____.

VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

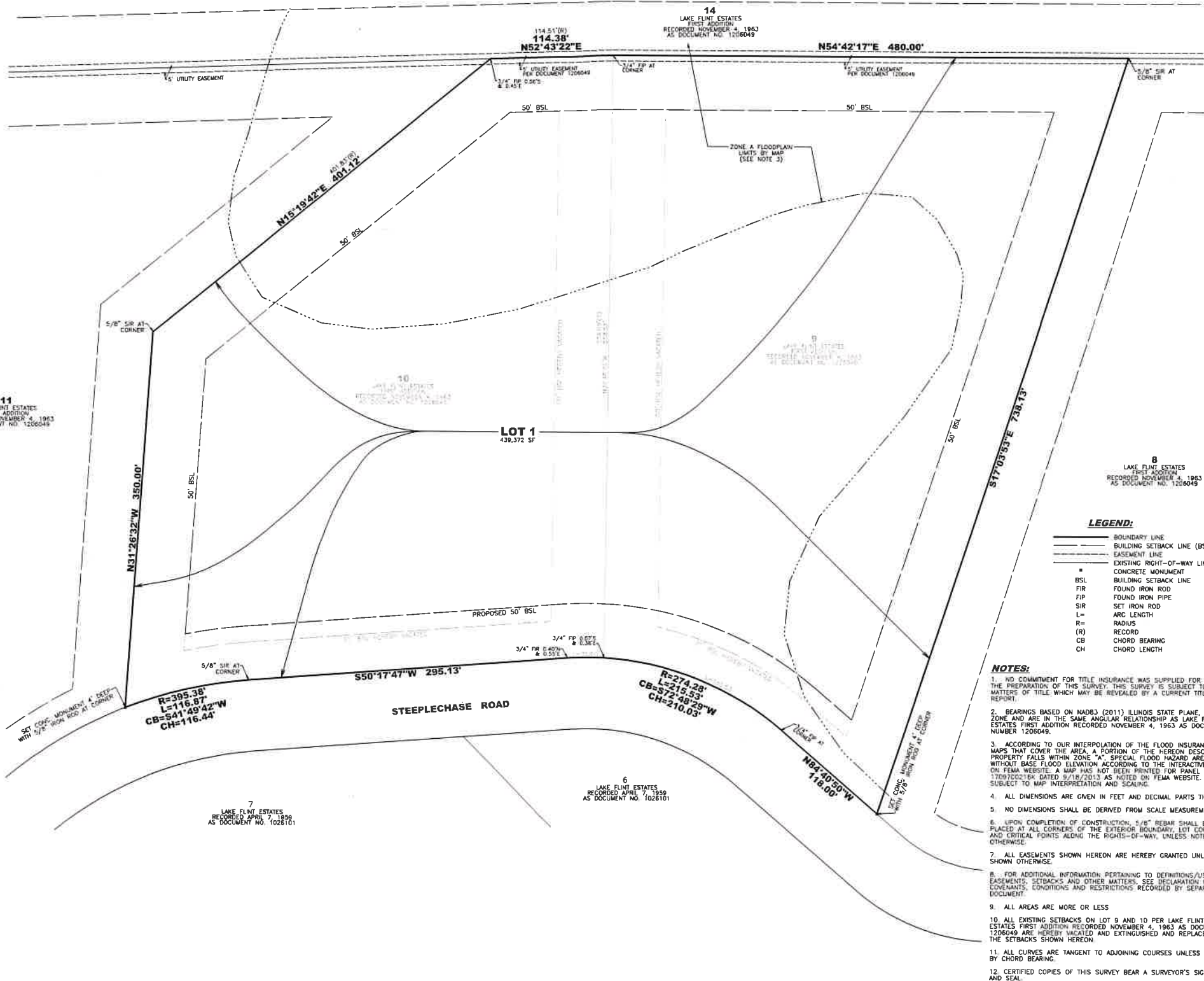
STATE OF ILLINOIS)
COUNTY OF COOK AND LAKE) S.S.

I, _____, VILLAGE CLERK OF THE VILLAGE OF BARRINGTON HILLS, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION ONLY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF BARRINGTON:

DATED THIS _____ DAY OF _____ A.D. 20____.

VILLAGE CLERK



AREA:
LOT 1 NET AREA: 439,372 SQUARE FEET OR 10.006 ACRES MORE OR LESS
ROW AREA (TO CENTERLINE): 24,458 SQUARE FEET OR 0.563 ACRES MORE OR LESS
TOTAL GROSS AREA: 463,830 SQUARE FEET OR 10.649 ACRES MORE OR LESS

P.I.N. (PER TAX MAP):
13-33-401-012
13-33-401-013

ZONING:

PROPOSED ZONING: R-1 SINGLE FAMILY RESIDENTIAL
MINIMUM FRONT YARD SETBACK: 50 FEET
MINIMUM SIDE YARD SETBACK: 50 FEET
MINIMUM REAR YARD SETBACK: 50 FEET

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT _____ AND _____ ARE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____.

OWNER: _____

OWNER: _____

OWNER: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ AND _____

IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN, FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____.

JEFFREY D. DERANGO
EMAIL: jderango@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

LOTS 9 AND 10 IN LAKE FLINT ESTATES FIRST ADDITION, BEING A SUBDIVISION OF SECTIONS 33 AND 34, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1963, AS DOCUMENT NUMBER 1206049, IN BOOK 39 OF PLATS PAGE 19, IN BARRINGTON, LAKE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BARRINGTON, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, A PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREAS, WITHOUT BASE FLOOD ELEVATION (BFE) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17097C0218K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF _____ 2023, IN ROSEMONT, ILLINOIS.

AUGUST 2023, IN ROSEMONT, ILLINOIS.

JEFFREY D. DERANGO
EMAIL: jderango@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2022

LEGEND:

- BOUNDARY LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- CONCRETE MONUMENT
- BUL BUILDING SETBACK LINE
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- SIR SET IRON ROD
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- CB CHORD BEARING
- CH CHORD LENGTH

NOTES:

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE AND ARE IN THE SAME ANGULAR RELATIONSHIP AS LAKE FLINT ESTATES FIRST ADDITION RECORDED NOVEMBER 4, 1963 AS DOCUMENT NUMBER 1206049.
3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, A PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION ACCORDING TO THE INTERACTIVE MAP ON FEMA WEBSITE. A MAP HAS NOT BEEN PRINTED FOR PANEL 17097C0218K DATED 9/18/2013 AS NOTED ON FEMA WEBSITE. SUBJECT TO MAP INTERPRETATION AND SCALING.
4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
5. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
6. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
7. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
8. FOR ADDITIONAL INFORMATION, PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF TOWNSHIP, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
9. ALL AREAS ARE MORE OR LESS.
10. ALL EXISTING SETBACKS ON LOT 9 AND 10 PER LAKE FLINT ESTATES FIRST ADDITION RECORDED NOVEMBER 4, 1963 AS DOCUMENT 1206049 ARE HEREBY VACATED AND EXTINGUISHED AND REPLACED WITH THE SETBACKS SHOWN HEREON.
11. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
12. CERTIFIED COPIES OF THIS SURVEY BEAR A SURVEYOR'S SIGNATURE AND SEAL.

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CLIENT: **ICON BUILDING GROUP**
23103 SANCTUARY CLUB DR.
KILDEER, IL 60047
(847)773-1200

DESIGNED	---
DRAWN	MRD
APPROVED	JDD
DATE	03/17/21
SCALE	1"=50'
DATE	08-10-21
REVISION	REVISED PER VILLAGE COMMENTS
BY	MJF

**FINAL PLAT OF RESUBDIVISION
LAUER CONSOLIDATION
BARRINGTON HILLS, ILLINOIS**

SHEET **1** OF **1**

PROJECT NUMBER: 3832
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