CERTIFICATE OF VILLAGE CLERK OF THE VILLAGE OF BARRINGTON COOK AND LAKE COUNTIES, ILLINOIS

I, HEREBY CERTIFY that I am the Village Clerk of the Village of Barrington, in the Counties of Cook and Lake, in the State of Illinois, am the keeper of the official records and corporate seal of said Village, and I do hereby certify that the copy of the Ordinance attached hereto and made a part hereof is a true and correct copy of the original Ordinance hereinafter described which copy was taken from and carefully compared with the original entitled:

An Ordinance Amending the Official Comprehensive Plan, of the Village of Barrington
(Re: Tax Increment Financing Redevelopment ("TIF") District – as a Special Planning Area)

which was passed by the Board of Trustees of said Village at a duly called regular meeting held in the Village of Barrington on the 20th day of August, 2007, and deposited and filed in the Office of Clerk of said Village on said date and duly approved by the President and recorded by me in the Record of Ordinances of said Village as Ordinance No. 07-3382.

I further certify that a quorum was present at said meeting and said Ordinance was passed on a roll call vote taken by yeas and nays and entered into the records as required by law.

I further certify that the original of said Ordinance is in the records of said Village on file in my office for safekeeping and that said Ordinance has not been amended or repealed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Village this 22nd day of August, 2007.

Ron M. Koppelmann by Melanie Marcordes

Ron M. Koppelmann, Village Clerk, Village of Barrington
By Melanie Marcordes, Deputy Village Clerk

Deputy Village Clerk

(SEAL)

20-17024B
05/29/07
05/30/07B
05/31/07

VILLAGE OF BARRINGTON

ORDINANCE NO. 07-3382

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN,
OF THE VILLAGE OF BARRINGTON

(RE: TAX INCREMENT FINANCING REDEVELOPMENT ("TIF") DISTRICT –
AS A SPECIAL PLANNING AREA)

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 20th DAY OF August, 2007

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois, this 31st day of August, 2007.

ORDINANCE NO. 2007-3382

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN
OF THE VILLAGE OF BARRINGTON
(RE: TAX INCREMENT FINANCING REDEVELOPMENT ("TIF") DISTRICT –
AS A SPECIAL PLANNING AREA)

WHEREAS, on or about March 20, 2000 the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois (sometimes hereinafter referred to as the "Village") amended and restated in its entirety the Official Comprehensive Plan of the Village; and

WHEREAS, in February, 2000, the Village established a Tax Increment Financing Redevelopment ("TIF") District consisting of certain properties within the corporate boundaries of the Village of Barrington generally bordered by Northwest Highway on the East, the EJ&E railroad tracks on the West and North, and Lake Street on the South; and

WHEREAS, the President and Board of Trustees of the Village of Barrington find it to be in the best interests of the Village of Barrington and its residents to amend the Village's Official Comprehensive Plan to designate all properties which are within the Village's TIF District which are part of a site which is under common ownership and/or control, and which are part of a site which is larger than one-quarter (1/4) acre in its aggregate area, as a Special Planning Area and to establish related guidelines relative to the demolition of properties within the Village's TIF District in order to prevent the demolition of structures within the TIF District without an accompanying redevelopment plan, and in order to avoid resultant adverse effects on the Village's revenues from any such demolition; and

WHEREAS, the Plan Commission on May 22, 2007, after due publication of notice as required by law, held a public hearing and did review the proposed amendments to the Village's Official Comprehensive Plan and has forwarded its recommendations to the Corporate Authorities of the Village; and

WHEREAS, the Corporate Authorities of this Village have given due consideration and deliberation to the said Plan Commission recommendations and to the information and matters provided in the Public Hearing and as a result thereof find that certain revisions and amendments to the Village's Official Comprehensive Plan, as hereinafter set forth are in the best interests of the public health, safety and welfare of the Village of Barrington and its residents:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees find that the facts as stated in the preamble of this Ordinance are true and correct and adopt the same as their findings the same as if they were set out herein in their entirety.

SECTION 2: The Village of Barrington Official Comprehensive Plan, Ordinance No. 00-2853, as subsequently amended from time to time, is hereby further amended as follows:

A. Chapter 5, "Land Use": The section entitled "Land Use Plan" of Chapter 5, "Land Use", of the Comprehensive Plan, shall be and is hereby amended to add the following new item 20 at the end of the list of recommendations and policies:

> "20. Require planned development approval for demolition of buildings on properties within the Village's Tax Increment Financing Redevelopment Project Area which are part of a site which is under common ownership and/or control and which are part of a site which is larger than one-quarter of an acre in its aggregate area, and designate such properties as a Special Planning Area and as part of the Special Planning Area Overlay District."

B. Chapter 6, "Village Center": The section entitled "Tax Increment Redevelopment Project" of Chapter 6, "Village Center", of the Comprehensive Plan, shall be and is hereby amended to add the following paragraph immediately before the last paragraph of that section:

> "In order to protect the revenues generated by the incremental rise in property values within the Tax Increment Financing Redevelopment Project Area, planned development approval should be required for demolition of buildings on properties which are within the Village's Tax Increment Financing Redevelopment Project Area, which are part of a site which is under common ownership and/or control and which are part of a site which is larger than one-quarter of an acre in its aggregate area. Said properties are designated as a Special Planning Area and should be made part of the Special Planning Area Overlay District."

C. Chapter 10, "Neighborhoods": The section entitled "Neighborhood 18" in Chapter 10, "Neighborhoods", of the Comprehensive Plan , shall be and is hereby amended to add the following at the end of the list of recommendations:

> "7. This neighborhood contains the Village's Tax Increment Financing Redevelopment Project Area. In order to protect the revenues generated by the increase in property values within the area, the Village should require planned development approval for demolition of buildings on properties which are within the Village's Tax Increment Financing Redevelopment Project Area, which are part of a site which is under common ownership and/or control, and which are part of a site which is larger than one-quarter of an acre in its aggregate area, which properties are designated as a Special Planning Area."

D. Chapter 11, "Special Planning Areas", of the Comprehensive Plan shall be and is hereby amended as follows:

1. The first sentence of Chapter 11 shall be amended to read as follows:

   "There are ~~29~~ 30 sites within or adjacent to the Village of Barrington which are likely to experience development or redevelopment."

2. The second and third sentences of Chapter 11 shall be and are hereby amended to read as follows:

   "In the aggregate, they comprise approximately 611 acres. Approximately one-fifth (1/5) of these 611 acres is represented by the Makray Memorial Golf Course."

3. A new section entitled "Site 30 Tax Increment Financing Redevelopment Project Area" shall be added at the end of Chapter 11 and shall contain a graphic depiction of the Tax Increment Financing Redevelopment Project Area, and the text of this new section shall read as follows:

   "LOCATION: Generally within the Village Center.

   SIZE: 99.7 acres

   PIN NUMBERS: See Ordinance No. 00-2850 for a list of PIN numbers within the Tax Increment Financing Redevelopment Project Area.

   RECOMMENDED USE: The Tax Increment Financing Redevelopment Project Area should generally provide first story retail and supporting uses, with office and residential, where appropriate, located above the first story. In order to protect the revenues generated by the increase in property values within the area, the Village should require planned development approval for demolition of buildings on properties within the Village's Tax Increment Financing Redevelopment Project Area, which are part of a site which is under common ownership and/or control, and which are part of a site which is larger than one-quarter of an acre in its aggregate area, and said properties are designated as a Special Planning Area.

   DESIGN ELEMENTS: This area is largely comprised of the Village Center. Architecture, height and scale of buildings, spaces and structures should complement the traditional character of the Village Center. Structures should be of high-quality materials. Design should enhance connectivity and be pedestrian-friendly.

   ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Existing trees should be preserved when possible."

E. Appendix A, Table 1: Special Planning Areas- Summary of Recommended Uses of the Comprehensive Plan shall be and is hereby amended to incorporate the entire Tax Increment Financing Redevelopment Project Area in the tabular figures and land use percentages depicted in the table, which amended Table 1 of Appendix A is attached hereto and thereby made a part hereof as Exhibit A.

F. Figure 9, "Special Planning Areas", of Appendix B shall be and is hereby amended to depict the entire area of the Tax Increment Financing Redevelopment Project Area as Special Planning Area Number 30, which amended Figure 9 is attached hereto and thereby made a part hereof as Exhibit B.

SECTION 3: Any provision or regulation in conflict with any regulation contained in this Ordinance shall be and is hereby repealed insofar as it is in conflict with that section.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. If any provision of this Ordinance or the application thereof to any person or circumstances is declared unconstitutional or invalid by a court of competent jurisdiction, such partial invalidity shall not affect the other provisions or applications of this Ordinance, the invalid provision shall be deemed stricken from this Ordinance as if it were not a part hereof, ab initio, and the remainder of this Ordinance shall continue in full force and effect.

SECTION 5: The Corporate Authorities declare that it is their collective intent that each of the provisions in this Ordinance is intended to amend the text of the Village of Barrington Comprehensive Plan by the addition of new provisions and there is no intent to delete or repeal any provisions now in the text of said Comprehensive Plan, except as specifically provided herein. Accordingly, if the designation of any new provision added to said Comprehensive Plan by the terms of this Ordinance is the same as the designation of any existing provision of said Comprehensive Plan, then such new designation by an existing provision's number or letter ("misdesignation") shall be deemed to be a scrivener's error only and shall not be deemed to amend or repeal in any way any such existing provision of said Comprehensive Plan so that with the existing provision and the new provisions adopted in this Ordinance shall both be and remain in full force and effect. In the event of any such misdesignation, the newly adopted provision(s) in this Ordinance shall be deemed to be designated by the next consecutive and appropriate number and/or letter.

SECTION 6: This Ordinance shall take effect and be in full force and effect immediately on and after the expiration of ten (10) days after the date of filing of the notice of the adoption hereof with the respective recorders of Cook and Lake Counties, Illinois, subsequent to passage, approval and publication all as provided by law.

SECTION 7: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

PASSED THIS 20th DAY OF August, 2007 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Rosenan, Adduci, Roberts, Anderson and President Darch

NAYS: None

ABSENT: Trustees Hunt and Miller

ABSTAIN: None

RECUSED: None

APPROVED THIS 20 DAY OF August, 2007

Karen Y. Darch

Karen Y. Darch,
Village President

ATTESTED AND FILED THIS 20
DAY OF August, 2007.

Ron M. Koppelmann, Village Clerk

PUBLISHED IN PAMPHLET FORM THE 21st DAY OF August, 2007.

EXHIBIT A

APPENDIX A

TABLE 1: SPECIAL PLANNING AREAS- SUMMARY OF RECOMMENDED USES

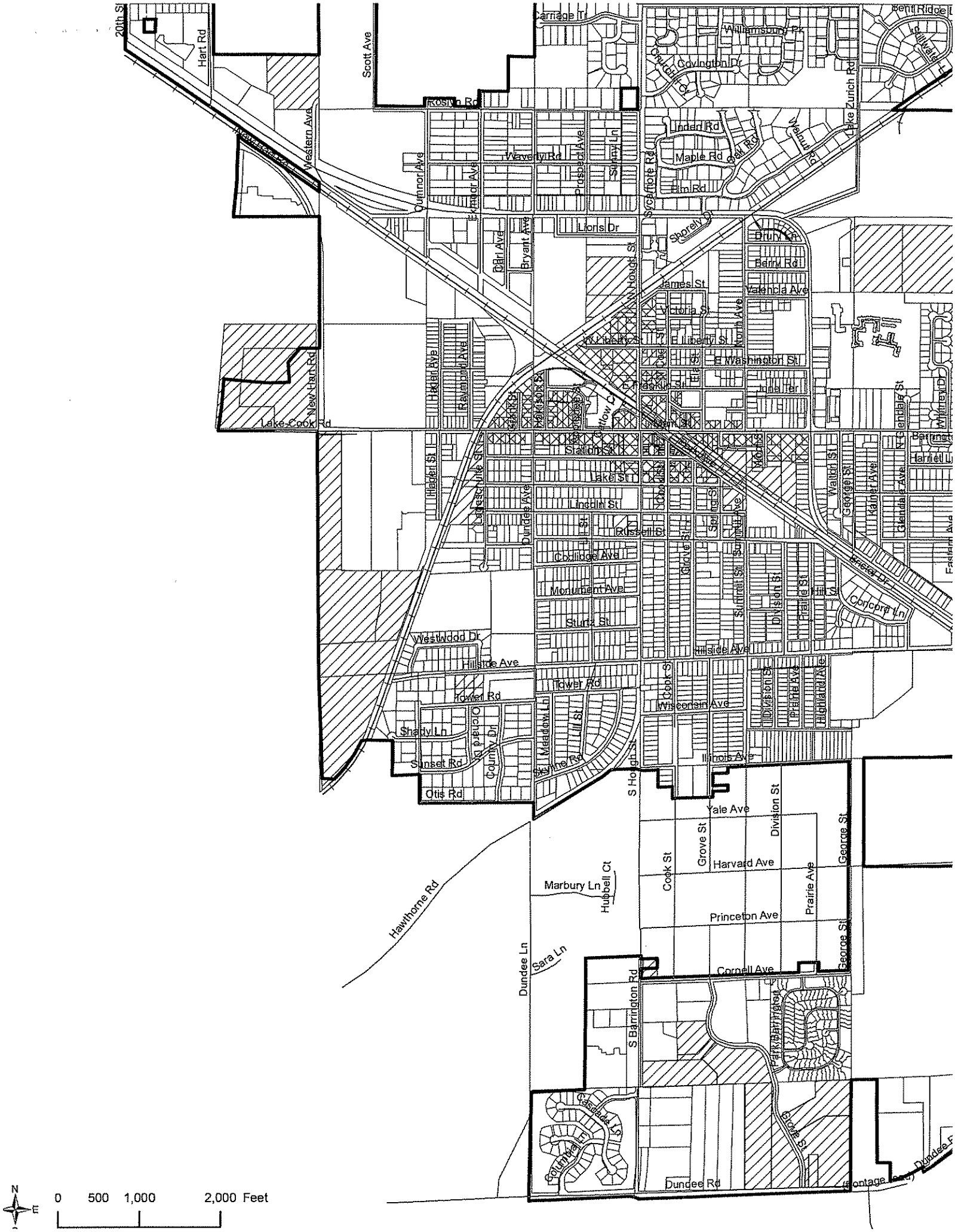
Special Planning Area	Gross Acres	Existing Zoning	Recommended Land Use
1	14.00	B-4	Mixed Use (retail, office)
2	8.00	B-5	Mixed Use (retail, office, residential)
3	4.60	B-5	Mixed Use (retail, office, residential)
4	8.70	M-2	Manufacturing Mixed Use (retail, office, resid'l)
5	52.00	R-C	Park
6	28.00	M-1	Office/Research/Open Space
7	3.68	R-5	Open space, Single Family Residential
8	1.80	R-9	Public Institutional/Single Family
9	36.00	Unincorporated	Mixed Use (office/research, residential)
10	9.96	R-1	Office/Research, Retail
11	11.10	Unincorporated	Single Family Residential
12	13.30	Unincorporated	Single Family Residential
13	28.20	Unincorporated	Single Family Residential
14	2.00	B-3	Mixed Use (office, retail, light manufacturing)
15	1.20	R-9	Open Space
16	0.80	R-9	Public Institutional/Single Family
17	4.82	B-3, B-4, R-1	Commercial
18	15.30	B-4, R-1	Commercial (office/research, open space)
19	17.26	B-4, R-1, unincorp.	Mixed Use (retail, office, open space)
20	22.87	R-1	Mixed Use (retail, office, residential)
21	123.00	R-5	Open Space
22	14.00	M-2	Mixed Use (retail, service, light manufacturing)

23	60.80	M-2, R-8	Office/Research
24	18.90	M-2, R-2, unincorp	Mixed Use (office/research)
25	9.50	B-4, R-1	Office/Research
26	7.40	R-1	Commercial (retail, office)
27	2.00	Unincorporated	Single Family Residential
28	12.85	B-4	Mixed Use (retail, office)
29	0.68	B1R(R-9), M-2	Mixed Use (office, light manufacturing)
30	99.70	B-4, B-R, B-1, R-7	Mixed Use (retail, office, residential)

EXHIBIT B

APPENDIX B:

FIGURE 9, "SPECIAL PLANNING AREAS"



20th St
Hart Rd
Scott Ave
Carriage Tr
Williamsburg Pk
Covington Dr
Churchill Ct
Bent Ridge
Lake Zurich Rd
Rosslyn Rd
Western Ave
Linden Rd
Maple Rd
Oak Rd
Walnut Rd
Waverly Rd
Prospect Ave
Sunny Ln
Sycamore Rd
Elm Rd
Cumnor Ave
Exmoor Ave
Lions Dr
Shorely Dr
Drury Ln
Berry Rd
Carl Ave
Bryant Ave
W Hough St
James St
Valencia Ave
Victoria St
North Ave
W Liberty St
E Liberty St
E Washington St
Ela St
Hager Ave
Raymond Ave
New Hart Rd
Lake Cook Rd
Station St
Lake St
Lincoln St
Russell St
Coolidge Ave
Monument Ave
Sturtz St
Westwood Dr
Hillside Ave
Tower Rd
Shady Ln
Sunset Rd
Otis Rd
Orchard Dr
Country Dr
Meadow Ln
Lill St
Skyline Rd
Cook St
Wisconsin Ave
Illinois Ave
Division St
Prairie Ave
Highland Ave
Walton St
George St
Kainer Ave
Glendale Ave
Bristol Dr
Concord Ln
Hill St
Summit St
Grove St
Spring St
Dundee Ave
Lagleschute St
Hager St
Hawthorne Rd
Yale Ave
Harvard Ave
Princeton Ave
Cornell Ave
Marbury Ln
Hubbell Ct
Sara Ln
Dundee Ln
S Barrington Rd
Park Barrington
Cascade Ln
Columbia Ln
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