

**AN ORDINANCE
AMENDING SECTION 5-5-3(A) OF THE VILLAGE'S ZONING
REGULATIONS TO ALLOW AGRITOURISM
AS A SPECIAL USE IN THE R-1 ZONING DISTRICT**

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 a zoning code, set forth in Title 5 Zoning Regulations of the Village's Municipal Code to, among other purposes, effectuate the Village's planning program and to regulate individual property use by establishing use districts, building site requirements, setback, density, parking and height regulations, and by specifying external impact standards for noise, smoke, odor, glare and vibration; and

WHEREAS, Section 5-10-6(B) of the Village's Municipal Code provides that a person owning or having an interest in property in the Village may apply for consideration of an amendment to the zoning ordinance; and

WHEREAS, Chris Yamamoto, 315 Dundee Road, Barrington Hills, the owner of property in the R-1 District applied to amend section 5-5-3(A) of the zoning ordinance to add to the list of special uses allowed in the R-1 Zoning District to provide for "Agritourism", and

WHEREAS, Notice of Public Hearing with respect to the proposed text amendment was published in the Daily Herald Newspaper in the Village of Barrington Hills, as required by the Village Code and statutes of the State of Illinois; and

WHEREAS, pursuant to said Notice, the Zoning Board of Appeals of the Village of Barrington Hills conducted a Public Hearing on the proposed text amendment at a special meeting held on August 20, 2024, and after hearing testimony in support of the amendment, the Zoning Board of Appeals voted 2-4 on a motion to recommend adoption of the text amendment; and

WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendation in regard to the text amendment to the Village Board, in the Findings and Recommendation, attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, the President and Village Board of Trustees has considered the matter and determined that those proposed text amendment to Title 5 Zoning Regulations, section 5-5-3(A) be approved, as such action is believed to be in the best interests of the Village and its residents.

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:

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

SECTION TWO: That Title 5 Zoning Regulations, Chapter 5, section 5-5-3(A) shall be amended to add to the list of special uses in the R-1 Zoning District the following:

5-5-3(A)

Agritourism: an Agricultural (as defined under 5-2-1) operation that invites visitors to experience an agricultural, horticultural, or agri-business setting for enjoyment, education, or active participation in agricultural activities and taking place in an agricultural setting to foster education and community interaction, where visitors engage directly with agricultural activities, learn about agricultural practices, and often participate in related experiences like picking produce, farm tours, livestock interaction or workshops on agricultural techniques or specific crops.

Purpose and Intent: Agritourism activities permitted in designated zoning districts as a special use to promote agricultural education, community engagement, and sustainable farming practices while preserving the rural character of Barrington Hills.

Agritourism permitted in designated zoning districts as a special use to promote
Conditions and Requirements:

- Special use permits for Agritourism activities shall allow invitee participation in all activities permitted under 5-5-2(A) for Agriculture.
- Operational standards:
 - Hours of operation: From sunrise until 8 p.m.
 - Parking requirements: Onsite; prohibit street parking
 - Noise and light pollution:
 - Implement measures to limit the number of visitors at any given time.
 - Prohibit activities during nighttime hours to prevent noise disturbances.
- Sustainability: When applicable, Agritourism activities should aim to implement sustainable farming practices including conservation of water, management of soil health, pollinator habitat preservation, adoption of integrated pest management systems, or active removal of known invasive species and noxious weeds.

SECTION THREE: 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 FOUR: 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.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 26th day of August, 2024.

Ayes: 0
Nays: 6 (Clarke, Hoffmann, Hills, Strauss, Ekstrom, Riff)
Absent: 0

APPROVED:

ATTEST:

Village President

Village Clerk

Denied