

**ORDINANCE AMENDING SECTION 5-5-3(A) AND 5-3-4 OF THE VILLAGE'S ZONING REGULATIONS TO ALLOW AGRICULTURAL EXPERIENCE 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 "Agricultural Experience", with proposed conditions to be added to Section 5-3-XX as shown on Exhibit 1, attached hereto and incorporated herein; 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 meeting held on November 12, 2024, and after hearing testimony in support of the amendment, the Zoning Board of Appeals voted 0-6 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 the proposed text amendments to Title 5 Zoning Regulations, section 5-5-3(A) and 5-3-4 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)

Agricultural Experience: an agricultural operation that invites visitors to experience or participate in agriculture (as defined in Section 5-2-1). As agriculture is recognized as an accessory use in Barrington Hills, these experiences are designed to complement the Village’s zoning framework by promoting understanding and appreciation of local farming practices, while maintaining the community’s rural character.

With proposed conditions to be added to Section 5-3-4 as shown on Exhibit 1, attached hereto and incorporated herein.

**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 18<sup>th</sup> day of November, 2024.

Ayes: 0  
Nays: 5 (Clarke, Hills, Strauss, Ekstrom, Cecola)  
Absent: 2 ( Hoffmann, Riff)

APPROVED:

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

## 5-3-XX: AGRICULTURAL EXPERIENCE SPECIAL USE

### (A) Purpose and Intent

Agricultural experiences, when permitted as a special use, will promote agricultural education, sustainable practices, and community engagement, contributing to the preservation of Barrington Hills' rural character. This provision promotes and enhances the town's existing Comprehensive Plan goals of supporting agriculture, preserving open space, enhancing the rural atmosphere, promoting community engagement, and fostering ecological stewardship.

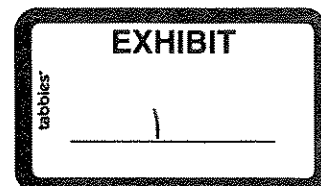
### (B) Definitions

1. In line with the **Illinois Agricultural Experiences Act** (505 ILCS 10/5), an "agricultural experience" refers to activities related to farming that provide educational opportunities for the public.
2. **For the purpose of this text amendment, an Agricultural Experience is defined as:** An agricultural operation that invites visitors to experience or participate in agriculture (as defined in Section 5-2-1). As agriculture is recognized as an accessory use in Barrington Hills, these experiences are designed to complement the village's zoning framework by promoting understanding and appreciation of local farming practices, while maintaining the community's rural character.

### (C) Conditions and Requirements

Special use permits for agricultural experience activities will be subject to the following conditions, which include guidelines for operational limits, eligibility, and permitted activities as defined under 5-5-2(A) for Agriculture:

1. **Seasonal Nature:** Agricultural experience operations are seasonal, active only in certain times of the year, to align with farming schedules and natural growing seasons.
2. **Eligibility**
  - Only properties of 6 acres or more are eligible for a permit.
  - Applicants must be residents of Barrington Hills for at least one year before applying.
  - 60% of direct neighbors (within the special use permit notification area) must not object to the permit application.
  - Properties must be located on non-private roads.
3. **Permitted Activities**
  - The special use permit will allow people to take part in activities allowed under 5-5-2(A) for Agriculture.
  - Outdoor U-picking (e.g., fruits, flowers, vegetables).
  - Sale of agricultural products (e.g., produce, plants).
  - Small group educational workshops.
  - Garden tours.
  - Photography sessions using the farm as a backdrop for professional or amateur photography.



- 4. Activity Limitations and Prohibited Activities:** To ensure that agricultural experiences remain focused on agriculture, no unrelated commercial activities (e.g., music festivals, selling non-agricultural products unrelated to the farm's core activities).
- Only one type of agricultural experience activity can occur at a time to avoid overcrowding and ensure a well-managed environment.
  - No retail stores will be permitted.
  - No on-site sale of items unrelated to the farm's agricultural products.
  - No gatherings or high-traffic events that draw more than 50 people at one time, e.g., concerts, live entertainment, festivals, craft fairs, expos.
  - No food or drink sales are allowed.
  - No carnival-type attractions or petting zoos unrelated to the farm's core agricultural mission (educational animal interactions that are part of the farm's regular agricultural activities are permitted).
  - All activities must be operated with no external hired help, to ensure a small-scale, community-oriented experience.
- 5. Hours of Operation and Attendance**
- Activities are allowed between **sunrise and sunset or 8 pm, whichever comes first**, and can only occur for a **maximum of 8 hours per day**.
  - Agricultural experience activities are seasonal and **do not occur every day of the year**.  
**Seasonal and infrequent workshops** may occur no more than **1-3 times per quarter**, ensuring small-scale educational programs.
  - Attendance
    - **Visits** are limited to **30-minute slots**, with a maximum of **10 participants per slot**.
    - **Workshops** are limited to **10 participants** and can last up to **3 hours**.
    - **Garden tours** are limited to **40 participants** and can last up to **2 hours**.
  - All visits will be by **appointment only**, with no walk-ins allowed. An online appointment system with **staggered entry times** will be used to control crowd size and prevent overcrowding.
- 6. Visitor Control and Transparency**
- Agricultural experience operators must maintain an online appointment system that is publicly accessible, so interested residents and the Village can verify available slots and number of participants who have signed up.
- 7. Noise and Visual Disturbances**
- No outdoor lighting may be used after dark to maintain the rural atmosphere.
  - No outdoor audio systems or amplified sound will be permitted
  - Properties must maintain natural tree cover to minimize visibility from neighbors and roads, ensuring that agricultural experience activities remain discreet.
  - Quiet zones must be maintained, meaning no loud or disruptive noises during agricultural experiences operating hours to preserve the peaceful nature of the surroundings.
- 8. Traffic and Safety Plan**
- Applicants must submit a site traffic and safety plan to ensure that visitor access and activities do not negatively impact local roads or infrastructure.

- No tour buses are allowed on-site
- No parking will be allowed on public roads; all parking must be contained on the property to avoid disruption to traffic flow and neighbors.

9. **Permit Monitoring and Enforcement**

- The village reserves the right to issue permits on a **probationary basis** and review them **biannually**.
- All neighbors have avenues to voice concerns directly to the Village. Agricultural experience operators must maintain an online appointment system that is publicly accessible, so residents and the Village can monitor scheduled activities if they wish
- The Village will limit the number of permits granted each year, as determined by the Village Board.

10. **Privacy and Security:** To protect privacy and security, and to manage visitor flow in a way that minimizes disruptions to neighbors, the farm's specific address will not be listed on Google Maps. The address will only be shared with visitors who have confirmed appointments and participants in scheduled agricultural experience activities.

Denied