



**Zoning Board of Appeals - Special Meeting  
AGENDA & NOTICE OF MEETING  
TUESDAY, AUGUST 20, 2024 6:30 PM  
Village Hall  
112 Algonquin Road  
Barrington Hills, IL 60010**

**Audio Options:**

- Dial: 312-626-6799 and enter meeting ID 889-5617-0602
- Link: [Zoom Meeting ID 889-5617-0602; Passcode: 849920](#)

**1. Call to Order & Roll Call**

**2. Public Comment**

*Be advised public comment is limited to three (3) minutes per person. If you are unable to attend, send your comment to [clerk@vbhil.gov](mailto:clerk@vbhil.gov) and it will be forwarded to the ZBA members.*

**3. Public Hearing**

*For those unable to attend and wish to submit comment, may do so by emailing [clerk@vbhil.gov](mailto:clerk@vbhil.gov) prior to 3:00 PM on Tuesday, August 20, 2024.*

- 3.1 Text Amendment to Section 5-5-3(A) Special Uses, R1 District of the Zoning Ordinance to include in the list of Special Uses, Agritourism, filed by Chris Yamamoto

[Text Amendment Application - CYamamoto for Agritourism.pdf](#)  
[Certificate of Publication - Text Amendment for Agritourism.pdf](#)

**4. Public Meeting**

- 4.1 [Vote] Text Amendment to Section 5-5-3(A) Special Uses, R1 District of the Zoning Ordinance to include in the list of Special Uses, Agritourism, filed by Chris Yamamoto

**See Documents under 3.1.**

- 4.2 Code Modification Discussion - Renewable Energy

**Adjournment**

**NOTICE AS POSTED**

## Zoning Board of Appeals - Special Meeting Agenda Item Report

Meeting Date: August 20, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: Public Hearing

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**Subject:**

Text Amendment to Section 5-5-3(A) Special Uses, R1 District of the Zoning Ordinance to include in the list of Special Uses, Agritourism, filed by Chris Yamamoto

**Suggested Action:**

**Attachments:**

[Text Amendment Application - CYamamoto for Agritourism.pdf](#)

[Certificate of Publication - Text Amendment for Agritourism.pdf](#)

To: Village of Barrington Hills  
Re: Petition for Text Amendment for Agritourism

Dear Members of the Zoning Board of Appeals,

I am writing to formally submit a petition for a text amendment and proposal for a special use permit for the establishment and operation of a U-pick flower farm located at 315 Dundee Road.

There is a growing interest in Pick-Your-Own (U-Pick) farms that offer engaging, hands-on experiences with agriculture. Barrington Hills has a unique opportunity to lead in promoting environmentally friendly and community-focused farming practices. By allowing agritourism as a special use, the Village can shape local regulations that preserve our semi-rural character and strengthen community ties. The Village's zoning code already permits agriculture as an accessory use, aligning with our values of independence, responsible stewardship, and local identity. This initiative could position Barrington Hills as a model for integrating agritourism operations in harmony with our local heritage.

Little Ducky Flower Farm aims to provide a serene, educational, and eco-friendly agritourism experience that reflects the values of our community. Our operation will be seasonal and appointment-only, with a limited number of visitors per day to maintain the privacy and tranquility cherished by Barrington Hills residents. By managing visitor flow and maintaining a low profile, we will offer a unique and enriching experience while minimizing disruption to the surrounding neighborhood.

Adopting this amendment presents an opportunity for Barrington Hills to set a standard in promoting sustainable agritourism and fostering a sense of pride and stewardship within our community. Our operation is designed to adhere to best practices and reflect thorough research, ensuring thoughtful execution aligned with the Village's values of self-reliance, conservation, and preservation of local heritage.

We believe that Little Ducky Flower Farm will provide a unique recreational and educational opportunity for the community while enhancing the agricultural landscape of Barrington Hills. Our farm aligns with Barrington Hills' goals of supporting the community's vision for a semi-rural, environmentally conscious, and community-oriented lifestyle. We respectfully request the Board's favorable consideration of our petition.

Attached is the petition for text amendment for a special use. Thank you for your time and consideration. We look forward to the opportunity to discuss our proposal further and answer any questions you may have.

Sincerely,

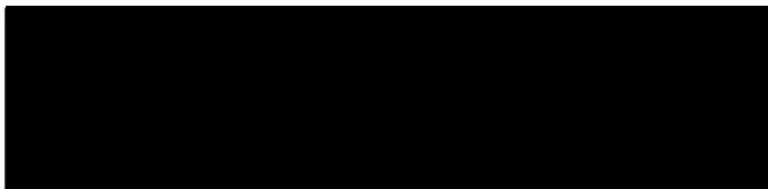
Chris Yamamoto aka Farmer Yams

PETITION FOR TEXT AMENDMENT  
TO THE VILLAGE OF BARRINGTON HILLS ZONING CODE

On this July 15<sup>th</sup> 2024, the undersigned, Chris Yamamoto, the owner of the property located at 315 Dundee Road, Village of Barrington Hills, Illinois ("Village"), herein petitions the Village of Barrington Hills, for the following Text Amendment to the Village Code (hereafter, "Zoning Code"), and request that a Zoning Board of Appeals ("ZBA") notice of hearing on this amendment be published as prescribed by code, and hearing on such amendment be held on 8/19/2024 (m/d/y) or as soon thereafter as can be accommodated by the ZBA.

Text Amendment is proposed pursuant to Section 5-10-7 of the Zoning Code and is proposed to amend Section 5-5-3(A) (Special Uses) to add to the list of special uses under said subsection: **Agritourism** namely the special use of allowing invitees to participate in and engage with Agriculture (as defined under 5-2-1 and as permitted under Section 5-5-2(A)).

Such an amendment to allow agritourism as a special use is in keeping with the list of special uses already provided for in Section 5-5-3, which includes accessory uses that are incidental to and on the same or adjacent zoning lot as the principal use (as established in subsection 5-5-2(A)). This amendment will not negatively impact existing property values. The proposed agritourism activities will complement the agricultural character of the area, promoting sustainable farming practices and community engagement. Adoption of this amendment is in the public interest, aligning with the Village's goal of preserving the rural character of Barrington Hills.



Signature

## 5-3-XX: AGRITOURISM SPECIAL USE

### (A) 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.

### (B) Definitions:

1. **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.

### (C) 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 pm.
  - 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.

## References:

1. Branan RA. Zoning limitations and opportunities for farm enterprise diversification: searching for new meaning in old definitions. Agricultural Law Research Article. Available from: <https://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/Illinois.pdf>
2. Dooley E. Watch where you're steppin' out here: why states should adopt legislation to promote the diversified farming practice of agritourism. Drake J Agric Law. 2010;15:455-483. Available from: <https://nationalaglawcenter.org/publication/note-watch-where-youre-steppin-out-here-why-states-should-adopt-legislation-to-promote-the-diversified-farming-practice-of-agritourism-15-drake-j-agricultural-1-455-483-2010/>
3. Overview of agritourism. National Agricultural Law Center. Available from: <https://nationalaglawcenter.org/overview/agritourism/>
4. H.R. 6408, 117th Congress, 2nd Sess. Available from: <https://www.congress.gov/117/bills/hr6408/BILLS-117hr6408ih.pdf>
5. National Agricultural Library. Agritourism and Farm Tours. U.S. Department of Agriculture. Available from: <https://www.nal.usda.gov/legacy/afsic/agritourism-and-farm-tours>
6. Agritourism tax credit. Illinois Department of Agriculture. Available from: <https://agr.illinois.gov/assistance/agritourism-tax-credit-place.html>
7. Illinois agritourism. National Agricultural Law Center. Available from: <https://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/Illinois.pdf>
8. Guarino J, Endres R, Swanson T, Endres B. Defining the Bounds of Booming Agritourism. farmdoc daily. 2022 Feb 14;(12):19. Department of Agricultural and Consumer Economics, University of Illinois at Urbana-Champaign. Available from: <https://farmdocdaily.illinois.edu/2022/02/defining-the-bounds-of-booming-agritourism.html>
9. Poland L, McCoy L. Agritourism activities and zoning. In: OSU Extension Agricultural & Resource Law Program. The Ohio State University Extension; 2018. Available from: <https://farmoffice.osu.edu/sites/aglaw/files/site-library/Agritourism%20Activities%20and%20Zoning.pdf>
10. Fact sheet on agritourism in Illinois. Available at: <https://aese.psu.edu/outreach/agritourism/projects/nifa-agritourism/state-factsheets/north-central/2023-il-at-ds.pdf>
11. Listing of pick your own farms categorized by states, country, or type of crop. Available at: <https://www.pickyourown.org/>
12. Cut flowers, an Illinois specialty crop. Available at: <https://www.ilfb.org/resources/learn-about-il-agriculture/local-food/illinois-specialty-crops/>
13. USDA specialty crops. Available at: <https://www.ams.usda.gov/services/grants/scbqsp/specialty-crop>
14. Lawn to Lake Integrated Pest Management (IPM). University of Illinois Extension. Available from: <https://extension.illinois.edu/sites/default/files/ipm-lawn-to-lake.pdf>
15. Invasive Plant Species Regulated by the Illinois Exotic Weed Act. University of Illinois Extension. Available from: [https://extension.illinois.edu/sites/default/files/invasive\\_plant\\_species\\_regulated\\_by\\_the\\_illinois\\_exotic\\_weed\\_act.pdf](https://extension.illinois.edu/sites/default/files/invasive_plant_species_regulated_by_the_illinois_exotic_weed_act.pdf)
16. Illinois Laws Regulating Noxious, Exotic Weeds. University of Illinois Extension. 2015. Available from: <https://hyg.ipm.illinois.edu/article.php?id=1300>

## Local municipalities that mention Agritourism in their code:

1. Harvard, Illinois (Available on page 10, at [unified\\_development\\_ordinance.pdf \(cityofharvard.org\)](#))
  - **Agriculture, Specialty.** Small-scale agriculture devoted the growing of unique or special agricultural products. This use can include exhibiting agricultural products or techniques to tourists, as well as limited sales of agricultural products.
  - **Agritourism.** Establishment of activities on an existing agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the agricultural operation. Agritourism activities may include, but are not limited to, animal shows, petting zoos featuring farm animals and other domestic animals, U-pick operations, community supported agriculture operations, corn mazes, cider mills, pumpkin patches, picnic areas, hay rides, tractor rides, haunted houses, live entertainment, and community supported agricultural operations."
2. Spring Grove, Illinois (Available on page 1, at [Chapter-15-Appendix-A-Definitions-2023-08-01.pdf \(springgrovevillage.com\)](#))
  - **"Agritourism.** Agritourism allows certain commercial operations relative to farming or traditional agricultural uses which may be developed to attract tourists and visitors to a particular parcel of property. Such operations include corn mazes, fall pumpkin sales and festivals, flea markets, storytelling festivals, haunted houses, butterfly houses, hayrides, Christmas tree sales and festivals, sales of farm grown or produced products, farming or agricultural demonstration activities and the like. As part of the aforementioned Agritourism activities on a parcel of property, it is expected that there would be certain sales of goods and merchandise which are not produced as part of or incidental to agricultural or Agritourism operations including, but not limited to, souvenirs, t-shirts and items of clothing, food sales or products, and the like. For a particular enterprise being conducted on property zoned for Agritourism uses, the income earned from goods and merchandise which is not incidental to the Agritourism use on a particular property shall not exceed 30% of the gross income attributable to the particular element of the Agritourism business."
3. Eldorado, Illinois (Available on page 6, at [Chapter 17 Zoning.pdf \(townofeldorado.com\)](#))
  - **"Agri-tourism -** An agriculture based tourism business that allows patrons to visit a working farm or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education or active involvement in the activities of the farm or operation."
4. Prairie Grove, Illinois (Available on page 3, at [Chapter.021.Art2\\_May2021.pdf \(prairiegrove.org\)](#))
  - **"Agritourism:** Includes certain, specified traditional agricultural purposes and activities to facilitate agricultural tourism, including, but not limited to, crop farming, stable or barn, sales of agricultural products and farm products including vegetables, fruit, pumpkins and trees, farmers market (including outside vendors), food trucks, beekeeping and apiaries, agricultural classes and tours, petting zoo featuring farm and domestic animals, corn and flower mazes,

pumpkin and apple launchers, picnic area, hay ride and tractor ride, food concession where locally grown food and beverages are prepared and sold primarily to patrons, gift shop selling souvenirs and novelty gift items such as t-shirts, coffee mugs, key rings, ornaments and food items that are related to the agritourism theme of the property, cider mill, haunted house, "U-pick" fruits and vegetables grown on premises, playground area (slides, swings, etc.), zip lines, observation towers and decks, open campfires (for guests), fairgrounds, and carnival rides and activities, holiday light displays, sledding, ice sculpting, and other winter activities, hosting of indoor and outdoor private events (wedding, party, reunion, business meetings, charity events, concerts, etc.). "

5. Fox Lake, Illinois (Available at [https://codelibrary.amlegal.com/codes/foxlakeil/latest/foxlake\\_il\\_zoning/0-0-0-78#:~:text=raising%20livestock%3B%20farming.-,AGRITOURISM,-%3A%20Agritourism%20allows%20certain](https://codelibrary.amlegal.com/codes/foxlakeil/latest/foxlake_il_zoning/0-0-0-78#:~:text=raising%20livestock%3B%20farming.-,AGRITOURISM,-%3A%20Agritourism%20allows%20certain))

- "**AGRITOURISM:** Agritourism allows certain commercial operations relative to farming or traditional agricultural uses which may be developed to attract tourists and visitors to a particular parcel of property. Such operations include, but are not limited to; corn mazes, fall pumpkin sales and festivals, storytelling festivals, haunted houses, butterfly houses, hayrides, Christmas tree sales and festivals, sales of farm grown or produced products, farming or agricultural demonstration activities and the like. As part of the aforementioned agritourism activities on a parcel of property, it is expected that there would be certain sales of goods, and merchandise which are not produced as part of or incidental to agricultural or agritourism operations including, but not limited to, souvenirs, t-shirts and items of clothing, food sales or products, and the like. For a particular enterprise being conducted on property zoned for agritourism uses, the income earned from goods and merchandise which is not incidental to the agritourism use on a particular property shall not exceed thirty percent (30%) of the gross income attributable to the particular element of the agritourism business. For any festival which is not incidental to an agritourism use provided herein, such as a music festival, play exhibition, performance, competition, musical, sporting event, concert show or the like which occurs on a property, the property owner shall be required to obtain a separate business license as an athletic contest or public amusement (as appropriate) from the village clerk and pay all fees therefor, and shall comply with all village codes, regulations and conditions and pay all fees required for additional police and other public safety agencies."

6. Homer Glen, Illinois (Available under Liquor Ordinance, at <https://ecode360.com/29898585?highlight=agritourism&searchId=4293762586797179#28851584:~:text=definitions%20given%20below%3A-.AGRITOURISM,-Includes%20any%20business>)

- "**AGRITOURISM** Includes any business activity or operation that brings the public to a farm or rural setting to enjoy traditional agricultural uses, or the enjoyment of related outdoor activities. Agritourism allows certain operations relative to farming which are developed to attract tourists and visitors to a particular parcel or parcels of property."

# Why Support Local Flowers

## **The Environmental Impact of Traditional Floral Industry**

The traditional floral industry, as currently practiced, exacts a heavy toll on both the environment and the human workforce.

- The majority of flowers available in grocery stores for retail buyers and floral wholesalers for florists and event designers are imported from halfway across the world, often from countries with lax environmental and labor regulations.
- Long-distance transportation of flowers consumes substantial fossil fuels. The packaging and refrigeration required for shipping further increase the environmental footprint of imported flowers.
- Commercially grown flowers are often bred for durability during transport, sacrificing fragrance and other qualities found in locally grown blooms.
- Imported flowers often undergo heavy chemical treatments to prevent the spread of disease and decay during transport. These chemicals pose risks to both growers and consumers.
- Workers in the global floral industry endure harsh working conditions and exposure to dangerous pesticides and chemicals with harmful effects on human health.
- Low wages and poor labor practices prevail in many flower-producing regions, perpetuating cycles of poverty and exploitation among agricultural workers.

## **Environmental Sustainability**

Local flower farms, like Little Ducky Flower Farm, offer a sustainable alternative.

- We prioritize ecological practices that support soil health, biodiversity, and water conservation.
- Our flowers are grown without harmful pesticides, ensuring a safer and healthier choice for our community.
- Our farm implements eco-friendly practices such as composting, regenerative farming methods, reduced plastic usage, and prioritization of soil health to enhance our micro-ecosystem and plant resilience.
- We employ natural, eco-friendly pest control methods that support native insect and pollinator populations, aligning with Barrington Hills' designation as a Bee City.

- Cultivating both native and ornamental flowers, our farm fosters a habitat that attracts butterflies, bumblebees, and other beneficial insects.

### **Consumer Benefits**

- Choosing local flowers reduces your carbon footprint associated with transportation and packaging. We serve our hyper-local community by providing fresh flowers within an intimate radius, ensuring minimal delay—often less than 24 hours—between harvest and when the flowers are on the table in someone's home or at an event.
- This proximity preserves the freshness, fragrance, and longevity of our blooms, enhancing your floral experience.
- Local farms like ours grow unique and heirloom varieties that are not typically found in stores, preserving biodiversity and offering you a wider range of choices. You have access to flower varieties that are not typically sold in stores or by wholesalers, as these local blooms are often too delicate to withstand the rigors of long-distance shipping.
- Consumers can visit local farms, meet the farmers, and see firsthand how their flowers are grown, fostering a sense of trust and connection.

### **Social Responsibility & Community Engagement**

- Supporting local flower farms promotes ethical labor practices and fair wages. Unlike global flower production, where labor exploitation and poor working conditions are prevalent, At Little Ducky Flower Farm, we oversee all operations—from plant selection and seeding to cultivation and maintenance—ensuring no exploitation of other human beings.
- The care and attention we devote to our flowers is evident in the exceptional quality of our blooms, reflecting our commitment to ethical production.
- Local farms help communities connect to the natural cycles of the seasons and preserve agricultural heritage. Each season brings its own unique array of flowers, allowing consumers to fully appreciate the beauty and diversity that nature offers throughout the year
- We are committed to responsible land stewardship and active community involvement, enriching the social fabric of Barrington Hills. Our farm hosts educational workshops that promote sustainable farming practices, engaging with local organizations, schools, and community groups. Through these collaborations, we foster environmental awareness and support initiatives aimed at enhancing biodiversity and conservation efforts in our local area.
- We prioritize transparency in our operations, inviting community members to visit our farm and learn about our cultivation methods firsthand. By fostering a direct connection

between consumers and growers, we empower individuals to make informed choices that align with their values of environmental stewardship and social responsibility.

- Supporting local farms strengthens community bonds and fosters a sense of belonging, as our farm often serves as a gathering place for shared experiences and momentous moments

Choosing local flowers is about making a conscious choice that benefits our environment and community. Little Ducky Flower Farm is dedicated to producing beautiful blooms with integrity and care. Our dedication to environmental stewardship enhances the quality of life for residents and visitors alike, making our farm a valuable asset to Barrington Hills.

## References

1. Al Jazeera. From drugs to flowers: Colombia's Valentine's Day rose boom. Al Jazeera. Published February 14, 2020. Available from: <https://www.aljazeera.com/features/2020/2/14/from-drugs-to-flowers-colombias-valentines-day-rose-boom>
2. Conover M. The environmental impact of cut flowers: not so rosy. TED Ideas. Published February 13, 2020. Available from: <https://ideas.ted.com/the-environmental-impact-of-cut-flowers-not-so-rosy/>
3. Waldman A. Behind roses' beauty, poor and ill workers. The New York Times. Published February 13, 2003. Available from: <https://www.nytimes.com/2003/02/13/us/behind-roses-beauty-poor-and-ill-workers.html>
4. Dole J, Hill A, Mukherjee A. Overview of the cut flower industry. Utah State University Extension. Available from: <https://extension.usu.edu/apec/research/cut-flower-industry>
5. Knoch J. Bloom boom: we're putting more thought into where our food comes from, but what about our blooms? Look inside the gorgeous, growing, female-led slow flowers revolution. *Chatelaine*. 2022;95(5):32-38.
6. Centi CT. The dark side of the cut-flower industry and the demand for not-in-season flowers. *Lampoon Magazine*. Published November 26, 2021. Available from: <https://lampoonmagazine.com/article/2021/11/26/slow-flower-movement-claudia-tinor-centi/>
7. Smithsonian Magazine. The secrets behind your flowers. *Smithsonian Magazine*. Available from: <https://www.smithsonianmag.com/travel/the-secrets-behind-your-flowers-53128/>
8. Pereira PCG, Parente CET. A review on pesticides in flower production: a push to reduce human exposure and environmental contamination. *Environ Pollut*. 2021;117817. doi:10.1016/j.envpol.2021.117817
9. Handal AJ, Lozoff B, Breilh J, et al. Employment in the Ecuadorian cut-flower industry and the risk of spontaneous abortion. *BMC Int Health Hum Rights*. 2009;9:25. doi:10.1186/1472-698X-9-25

## Introduction to Agritourism for Barrington Hills

Agritourism combines agriculture with tourism, providing visitors unique experiences that connect them to agricultural activities and rural life. This document outlines agritourism, its benefits, and its alignment with the vision of Barrington Hills, emphasizing non-commercial aspects.

### What is Agritourism?

Agritourism involves various activities that bring visitors to a farm or rural setting for enjoyment, education, or direct sales of farm products. The term is often used interchangeably with "agri-tourism," "agrotourism," "farm tourism," "agricultural tourism," or "agritainment."

For the purposes of this ordinance proposal, agritourism is defined as:

- **Agritourism:** An agricultural operation that invites visitors to experience an agricultural or horticultural setting for enjoyment, education, or active participation in farm activities.
- **Onsite Activities:** Defined as taking place in an agricultural setting to foster agricultural education and community interaction, where visitors engage directly with agricultural activities, learn about farming practices, and often participate in related experiences like picking produce, farm tours, livestock interaction, or workshops on agricultural techniques or specific crops.

### Why Agritourism?

Agritourism offers numerous benefits:

1. **Community Enhancement:** Agritourism nurtures Barrington Hills' rural identity by supporting sustainable agricultural practices that are essential for preserving the village's pastoral charm. This approach is conscientiously aligned with the village's dedication to maintaining a non-commercial atmosphere, enriching the community's connection to the land and promoting conservation without altering the existing landscape or social dynamics.
2. **Educational Value:** Offers residents and visitors hands-on learning experiences about farming and sustainability. This is particularly valuable in Barrington Hills, where there is an opportunity to educate the community about the importance of conservation and

sustainable land use. Agritourism can serve as a platform to promote environmental awareness and stewardship within the community.

3. **Community Engagement:** Enhances the connection between urban and rural communities. For Barrington Hills, which prides itself on its serene rural landscape, agritourism fosters a deeper appreciation and understanding among residents and visitors alike. This includes promoting locally grown crops, which can lead to more sustainable consumption practices, increased support for local farmers, and an appreciation for the aesthetic and biodiversity contributions of locally grown flowers.
4. **Preservation of Rural Character:** Helps maintain open spaces and the scenic beauty that defines Barrington Hills. Agritourism encourages the preservation of land as close to its natural state, contributing to the community's goals of maintaining its rural charm and preventing overdevelopment. This aligns with the community's efforts to keep urban sprawl at bay and preserve the unique environmental and aesthetic qualities of the area.

### **Scope of Agritourism Activities at Our Farm**

While agritourism can encompass a broad range of activities, municipalities have the discretion to define and permit the types of agritourism that align with local values and regulations. At our farm, we've tailored our agritourism activities to enhance the agricultural experience without introducing commercial elements that are out of step with Barrington Hills' preferences:

- **U-Pick** is defined as an agricultural operation where visitors harvest their own crop directly from the fields. This activity not only enhances visitors' connection to the agricultural process but also provides them with the freshest products and a unique on-farm experience. In Barrington Hills, this supports local agriculture, promotes environmental education, and allows visitors to actively participate in a broader agricultural system, connecting them with the cultivation of both food and floral products, enhancing their appreciation of the local ecosystem and the diverse agricultural landscape.
- **Sale of Agricultural Products** involves the sale of crops and other farm products that are cultivated and harvested directly on the farm. At our farm, this includes pre-picked flowers, wool, and plants. In Barrington Hills, this activity aligns with the community's goals by reinforcing the rural economy in a manner consistent with the village's emphasis on conservation and maintaining open spaces. By providing residents and visitors with locally-sourced, sustainable options, these sales support the preservation of the village's rural character, rather than focusing on agriculture as a primary commercial

center. This approach helps sustain the village's sophisticated country lifestyle and enhances the natural beauty and environmental values cherished by the community.

- **Sale of Non-Agricultural Goods** is the sale of goods not directly produced on the farm (e.g., t-shirts, decorative vases, and artisanal soaps) that complement the agritourism experience. These products provide visitors with unique, farm-themed mementos and support local artisans. This practice aligns with the community-driven ethos of Barrington Hills, which values and supports small businesses.
- **Educational Workshops** are structured sessions that educate visitors about agricultural practices, sustainable farming techniques, and other related topics (e.g., floral arranging). These workshops are crucial in Barrington Hills for fostering a deeper understanding and appreciation of agriculture, helping to educate the community on sustainability practices, and enhancing the overall agricultural literacy of residents and visitors alike.
- **Field Tours** offer guided tours of the farm, where visitors learn about various crops, farming methods, and sustainable practices employed on the farm. This activity aligns with Barrington Hills' interest in preserving rural character and educating the public about the benefits of sustainable land management and conservation practices.
- **Photography** involves using the farm as a backdrop for professional or amateur photography sessions, capturing the scenic beauty and agricultural landscape. This activity promotes Barrington Hills as a destination for natural beauty and rural charm, aligning with the community's goals to maintain its scenic landscapes and promote local tourism in a non-invasive manner.
- **Guided Interaction with Livestock** allows visitors to engage with farm animals under supervision, providing educational and recreational opportunities to learn about animal husbandry and the role of livestock in agriculture. This activity supports Barrington Hills' agricultural education goals and provides an engaging way for the community to connect with farm life and understand the importance of animal welfare and sustainable farming practices.
- **Outdoor Recreational Group Activities** are activities conducted in an agricultural setting that promote physical and mental well-being. Examples include yoga sessions, guided meditation, painting lessons, and other group activities that leverage the serene farm environment for relaxation and recreation. Conducting these activities in the picturesque surroundings of our farm aligns with Barrington Hills' commitment to conservation and nature. It enhances the overall well-being of participants by providing

them with opportunities to connect deeply with the natural environment, supporting the village's vision of maintaining high-quality, accessible recreational spaces.

## **Future Plans and Community Development**

While we are passionate about enhancing our agritourism offerings, our ability to expand is consciously limited by our commitment to personally manage all activities without outsourcing. This approach ensures that every visitor's experience is deeply connected to our family's values and hands-on management style. Our U-Pick visits are deliberately confined to the flower field—a fenced area surrounded by woods—which not only helps maintain a clear separation between our home and the farm but also preserves our privacy and that of our neighbors. This setup keeps the farm activities sustainable and manageable given our full-time jobs and upholds the tranquil nature of our community.

Driven by a passion for growing beautiful flowers, we are here to build roots and strengthen community ties in Barrington Hills. Our vision extends beyond personal gain; we aim to benefit the entire community by providing educational and recreational opportunities that enhance local engagement with agriculture. By introducing others to the joy of local flowers, we hope to foster a deeper appreciation for nature and the aesthetic beauty it offers.

We encourage community feedback, ensuring our efforts remain aligned with local needs and contribute meaningfully to our shared environment. By maintaining a balanced approach to growth, we ensure that our agritourism activities enrich Barrington Hills without overwhelming our resources or our community's rural character. Our commitment is to grow responsibly, preserving the authenticity and intimate nature of our agritourism experiences while respecting the privacy and peace of our neighborhood.

## Safeguarding Barrington Hills' Rural Charm: Evidence from Our Farm's Trial Period (2022-2024) and Future Commitments

We have actively sought and incorporated feedback from local residents and stakeholders into our proposal. This engagement demonstrates our commitment to addressing community concerns and enhancing our farm's contribution to Barrington Hills.

We understand the importance of preserving the rural essence of Barrington Hills. Our proposal is carefully crafted to align with the Village's values. By supporting this initiative, Barrington Hills can lead by example, showcasing how agritourism can thrive in harmony with our cherished local identity.

### **Preserving Rural Character:**

- **Complementing, Not Altering:** Our U-pick flower farm is designed to enhance Barrington Hills' unique character. Operating by appointment only ensures minimal disruption while providing a serene and enriching experience for visitors. This seasonal activity supports local agriculture and community engagement without introducing commercial retail operations.
- **Our Track Record:** Over the past four seasons (Summer 2022–Spring 2024), Little Ducky Flower Farm has operated successfully with no complaints regarding traffic, noise, or aesthetics. This trial period has demonstrated our commitment to maintaining the tranquil and picturesque environment of Barrington Hills while offering a unique agritourism experience.

### **Assured Local Integrity:**

- **Values Alignment:** Our operations have consistently upheld community values, proving that agritourism can thrive without disrupting the Village's zoning intentions. We emphasize our established track record to reinforce our dedication to preserving local charm.

### Long-Term Commitment:

- **Maintaining Rural Character:** Allowing agritourism as a special use ensures we can continue providing a valued service without inviting unwanted commercial development. Our proposal is designed to maintain the Village's cherished rural character while supporting sustainable, community-focused farming.
- **Future-Oriented Vision:** Our farm embodies a commitment to anticipate the evolving environmental consciousness and preferences for locally grown crops within our community. By focusing on sustainable agritourism and educational initiatives that address future challenges, we ensure that our practices contribute positively to the community's environmental goals and preserve its semi-rural character. This approach aligns with Barrington Hills' objective to foster a resilient community that is well-prepared for the future, focusing on sustainable development and enhancing quality of life without emphasizing expansion.

## Key Operational Features and Community Impact

### 1. Access by Appointment Only

- Our U-pick flower farm operates by appointment only, ensuring a limited number of visitors at any given time.
- The seasonal nature of our operations minimizes disruption and maintains the rural character of the area.

### 2. Non-Commercial Nature

- Our farm is not a commercial retail business but an agritourism activity that enhances community engagement with local agriculture.
  - **Alignment with Village's Goal:** Our farm is designed as an agritourism activity that supports the Village's goals for promoting agricultural uses and preserving open space. We focus on providing educational and recreational experiences, aligning with the community's vision for non-commercial activities.
  - **Primary Purpose:** The primary function of our farm is educational and recreational, not retail-focused. Our goal is to offer unique, hands-on

experiences to learn about agriculture and enjoy the beauty of nature, enriching the community's connection to local farming practices.

■ **Revenue Structure:**

- While we do charge for certain activities and visits to ensure financial sustainability, this revenue is used primarily to cover operational costs. The revenue generated supports the upkeep of the farm, allows the purchase of rare and unique crops, ensures the quality of educational programs, and allows us to maintain high standards for our operations. This balance enables us to offer a valuable community service while ensuring the farm's long-term viability.
- By integrating a revenue model into our operations, we can continue to offer enriching experiences to the community without compromising on quality.

■ **Operational Model:** Our farm does not engage in traditional commercial retail practices. By focusing on providing services and experiences rather than engaging in traditional retail sales, we align our operations with the principles of agritourism. This approach allows us to adhere to our mission of community engagement and educational enrichment.

■ **Market Scope:** Our activities are designed to complement rather than compete with commercial businesses. By focusing on agritourism, we enhance community engagement without positioning ourselves as a commercial enterprise.

- **Niche Offering:** Our U-pick flower farm offers a unique experience that does not compete with other flower farmers in the Chicago and Chicagoland area. We provide a distinct, immersive experience of cutting your own flowers in a field of blooms, which is different from traditional flower retail or wholesale.
- **Distinct from Local Flower Shops:** Unlike local flower shops, our farm does not compete in the same commercial market. Instead, we offer an experiential activity where visitors can engage directly with the flowers in their natural setting, which adds value beyond the standard retail transaction.



corridors in Barrington Hills. Operating on a well-maintained, spacious property, we harmonize with the Village's countryside environment, enhancing the visual appeal of the area with vibrant, picturesque flower fields. This setting not only beautifies the landscape but also supports local wildlife and promotes biodiversity.

- **Diverse Flower Varieties:** We grow more than 120 varieties of cut flowers, all cultivated from seed or tuber. This diversity ensures a rich, vibrant display and enhances the overall aesthetic appeal of our farm.
- **Promoting Scenic Character:** By maintaining our farm in a manner that aligns with the Village's aesthetic and environmental goals, we help preserve the character of the community and offer residents a unique opportunity to connect with nature.

#### **5. Regulatory Alignment and Improvement**

- We are committed to negotiating reasonable parameters that align with the Village's guidelines and work within local regulations to ensure full compliance.
- Our goal is to adapt and refine our practices to meet regulatory expectations while supporting the community's needs and values.
- We welcome Village Board members and members of the zoning and planning committees to visit our farm at their convenience. This will allow us to showcase how our operations align with community needs.

#### **6. Educational Benefits**

- Our farm offers valuable educational opportunities for locals, aligning with the Village's commitment to educational enrichment and community engagement. By providing hands-on learning experiences and supporting local educational programs, our farm complements Barrington Hills' vision of fostering a well-connected, community-oriented environment.
- Our farm extends its educational mission beyond agritourism by offering resources on sustainable yard practices to teach residents how to enhance their properties in ways that support native species and maintain natural wildlife habitats within residential areas. This educational outreach aligns with our commitment to environmental stewardship and supports Barrington Hills' vision of preserving local natural ecosystems and wildlife.

## 7. Environmental Benefits

- We are committed to sustainable farming practices that contribute to the local environment and biodiversity. Our focus on environmental stewardship and sustainable practices aligns with the Village's goals of protecting natural resources and promoting conservation.
  - **Sustainable Farming Practices:** Our farm implements eco-friendly practices such as composting, regenerative farming methods, reduced plastic usage, and prioritization of soil health to enhance our micro-ecosystem and plant resilience. We use natural, biodegradable methods for weed and pest control, avoiding toxic pesticides and herbicides in line with Barrington Hills' guidelines on sustainable land management.
  - **Sustainable Floriculture:** We engage in sustainable floriculture, supporting the vision of preserving agricultural practices and aligning with the Village's goal of appropriately scaled agricultural uses.
  - **Environmental Protection:** Our farm is a certified Monarch Waystation (Monarch Watch), Wildlife Habitat (National Wildlife Federation), and Bird and Butterfly Sanctuary (Illinois Audubon Society), underscoring our commitment to environmental stewardship and continuous improvement. Additionally, we are certified by the Conservation@Home for demonstrating environmentally sound landscape practices.
  - **Protecting Pollinators:** Given Barrington Hills' designation as a Bee City, we recognize the importance of supporting diverse pollinator species beyond honeybees. Our farm cultivates both native and ornamental flowers, fostering a diverse habitat that attracts butterflies, bees, and other beneficial insects.
  - **Supporting Local Wildlife:** There is an established prairie area to support local wildlife.
  - **Invasive Species Management:** Active efforts are made to clear invasive species such as bittersweet, teasel, buckthorn, honeysuckle, privet, and autumn olive. For every area cleared, we add native, nectar-rich plants that support songbirds and pollinators. We have added 86 trees to the farm so far (native, ornamental cultivars of native trees, and fruit trees) and are looking to add 60+ more native trees, mainly oaks, which are

keystone plants essential for local biodiversity. Utmost care is taken to avoid adding invasive species. Each cultivar planted is thoroughly researched.

**Site Security & Traffic Management Plan for Little Ducky Flower Farm**  
**315 Dundee Road, Barrington, IL 60010**

Property Owner, Primary Contact, & Farm Co-Operator: **Chris Yamamoto**

Farm Co-Operator: Sarah Yamamoto

Primary Contact Number: [REDACTED]

## Attendees and Occupancy Limits

- U-pick sessions are a restricted number of people per slot to ensure a safe and enjoyable experience for all visitors.
- Time slots are staggered to prevent overcrowding and ensure smooth flow of visitors.
- Attendance is by pre-booking online only; walk-ins are not permitted. This ensures attendance numbers are known in advance and helps manage the flow of traffic.
- A digital check-in system will be utilized to verify bookings upon arrival.
- Event scheduling and coordination
  - Standard operations (e.g., U-Pick Flowers, Sheep Shearing, Meet the Lambs, Photography):
    - **Capacity:** 10 people per 30-minute time slot
    - **Parking:** Typically 2-3 cars
  - Workshops & tours (e.g., garden club visit, nonprofit group collaboration, school trips):
    - **Capacity:** 10-40 people
    - **Duration:** Up to 4 hours
    - **Scheduling:** Tours are scheduled when there are no U-Pick or other events; 1 workshop or tour will be scheduled per day
    - **Parking:** Limited to 10-12 cars, groups are encouraged to carpool

## Safety and Security

- Based on our operational scale and nature, a visible, uniformed security staff presence is typically not required.

- If specific circumstances arise where uniformed security staff is deemed necessary, we will promptly coordinate with the Barrington Hills Police Department to ensure adequate coverage.
- Comprehensive farm safety guidelines are established, available on our website, and communicated to all visitors upon arrival. These guidelines cover:
  - General Farm Safety
    - Visitors must stay within designated areas to ensure their safety
    - Visitors are discouraged from climbing fences
    - Children must be accompanied and supervised at all times by an adult.
    - Proper footwear is required to navigate farm terrain safely.
  - Interaction with Farm Animals
    - Instructions on how to safely interact with any animals on the farm, including feeding instructions.
    - Areas where entry to animal paddocks is prohibited have clear no-entry signs
  - Pesticide and Chemical Safety:
    - The farm uses natural, biodegradable fertilizing methods and no toxic pesticides or herbicides are used.
    - Organic fertilizers (e.g., fish fertilizer) are applied outside of visitor hours and have no waiting period before visitors can safely enter the treated areas.
  - Weather Safety:
    - Advisories on how to prepare for various weather conditions (e.g., wearing sunscreen, bringing water, wearing appropriate clothing).
    - The farm will reschedule sessions in the event of severe weather to ensure visitor safety.
  - Picking Guidelines:
    - Visitors will be provided with verbal instructions on how to pick flowers
    - Instruction videos are also available online and linked from the guidelines.
  - Tools and Equipment
    - Clean, sanitized scissors will be provided to adult visitors to use during their visit.
    - Tools will be collected and sanitized between each use to maintain hygiene standards.

- Accessibility
  - Special care is taken to accommodate visitors with disabilities whenever and wherever possible. Efforts have been made to reduce barriers to access where readily achievable, as defined by Section 302 of the Americans with Disabilities Act, meaning actions that are easily accomplishable and able to be carried out without much difficulty or expense.
  - A comprehensive farm description is included in our guidelines to empower visitors to determine if they can navigate the flower field
- Visitor Comfort:
  - Rest areas will be available for visitors to take breaks
  - Drinking water will be provided, especially during hotter months when temperatures exceed 90°F, to prevent dehydration.
  - The farm will be closed to visitors when temperatures exceed 100°F
- Pathways are kept clear, well-maintained, and suitable for various mobility levels, including strollers and wheelchairs.
- There is a first aid kit onsite in the barn
- Farm equipment will be stored away from public access.
- Livestock fencing will be regularly inspected to ensure they are intact. They are not electrified.
- Visitor feedback will be actively sought to identify potential areas of improvement in safety and security measures.
- All safety and security protocols will be regularly reviewed and updated to adhere to best practices and local regulations. This includes annual reviews and updates based on feedback from visitors, staff, and local authorities.

## Incident Reporting

- Any incidents, suspicions, or concerns related to safety during U-pick hours will be promptly reported to the Barrington Hills Police Department.
  - Emergency: 911
  - Non-emergency: 847-428-8784
- An incident log will be maintained online to document any occurrences and actions taken.

## Notification

- Little Ducky Flower Farm will notify the Barrington Hills Police Department, Barrington Countryside Fire Protection District, and the Village Hall of any upcoming events that may involve a larger number of participants compared to regular U-pick sessions.
- Notifications will include the date, time, and expected number of participants to ensure that local authorities are informed and can prepare accordingly.

## Staff Protocols

- Currently, Little Ducky Flower Farm is family-owned and operated solely by the two of us without additional hired staff.
- We are both trained in basic first aid to ensure visitor safety. Sarah is an MD.
- Clear communication protocols are established between us to respond quickly and efficiently to any issues that arise.

## Traffic Management Plan

- Access to the property will be exclusively via the main entrance to maintain a controlled flow of traffic.
- Parking will be provided on-site in designated areas to ensure convenience and safety for visitors.
- Under no circumstances will visitors be asked to park on Dundee Road to prevent traffic congestion and ensure road safety.
- No parking will be allowed on the driveway to avoid impeding emergency vehicles' access to the property.
- Visitors will receive a detailed map with directions and parking instructions upon booking to assist in locating the property and designated parking areas.
- On-site parking areas will be clearly marked with signage to facilitate easy navigation.
- U-pick sessions will conclude no later than sundown or 8 pm to ensure all visitors have ample time to safely leave the property before dark.
- Traffic flow will be monitored and managed during peak times to ensure smooth ingress and egress.

Site Security & Traffic Management Plan Reviewed by:

Joseph Colditz, Chief of Police Barrington Hills on 7/17/2024

Tim Buhler, Barrington Countryside Fire Prevention Director on 7/22/2024

(Signed document pending)

DUNDEE RD

ENTRANCE

2 VEHICLES



4 VEHICLES

2 VEHICLES



2 VEHICLES



6 VEHICLES

FLOWER FIELD



SHEEP PASTURE

BARN



DUCK PASTURE

NO ENTRY

DRIVEWAY BLOCKED WITH SIGNS FROM THIS POINT

RESIDENCE

**PUBLIC HEARING**  
Before the Zoning Board of Appeals  
Village of Barrington Hills  
Text Amendment –  
Special Uses, Section 5-5-3(A), R1 District  
Notice is hereby given that a Public Hearing will be held on  
Tuesday, August 20, 2024, at 6:30 p.m. by the Zoning Board  
of Appeals of the Village of Barrington Hills at the Village  
Hall, 112 Algonquin Road, Barrington Hills, Illinois, con-  
cerning an application filed by Chris Yamamoto, 315  
Dundee Road, Barrington Hills, Illinois, which requests a  
text amendment to section 5-5-3(A) Special Uses, R1 Dis-  
trict, of the Zoning Ordinance to include, in the list of Spe-  
cial Uses, Agritourism.  
A copy of the Zoning Ordinance and the text amendment  
application is available for examination by appointment at  
the office of the Village Clerk at the Village Hall, weekdays  
during business hours, 9:00 a.m. to 5:00 p.m.  
All interested parties are invited to attend the Public Hear-  
ing and will be given an opportunity to be heard. Written  
comment on the proposed amendment to be made part of  
the record of this proceeding will be accepted in the Office  
of the Village Clerk through 3:00 PM, August 20, 2024.  
By: Village Clerk  
Village of Barrington Hills  
clerk@barringtonhills-il.gov  
847-551-3000  
Published in Daily Herald July 31, 2024 (4617919)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/31/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Daula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4617919



## **Zoning Board of Appeals - Special Meeting Agenda Item Report**

Meeting Date: August 20, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: Public Meeting

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**Subject:**

[Vote] Text Amendment to Section 5-5-3(A) Special Uses, R1 District of the Zoning Ordinance to include in the list of Special Uses, Agritourism, filed by Chris Yamamoto

**See Documents under 3.1.**

**Suggested Action:**

**Attachments:**

## **Zoning Board of Appeals - Special Meeting Agenda Item Report**

Meeting Date: August 20, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Discussion

Agenda Section: Public Meeting

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**Subject:**

Code Modification Discussion - Renewable Energy

**Suggested Action:**

**Attachments:**