



**Zoning Board of Appeals
AGENDA & NOTICE OF MEETING
TUESDAY, NOVEMBER 12, 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 and it will be forwarded to the ZBA members.

3. Minutes

- 3.1 [Vote] Minutes - September 9, 2024
[09-09-2024 ZBA Minutes - Draft.pdf](#)

4. Public Hearing

- 4.1 Text Amendment to Section 5-5-3(A) Special Uses, R1 District of the Zoning Ordinance to include in the list of Special Uses, Agricultural Experience, filed by Chris Yamamoto
[Text Amendment Appl for Agricultural Experience_Redacted.pdf](#)
[Cert of Pub - Text Amendment Agricultural Experience.pdf](#)

5. Public Meeting

6. [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, Agricultural Experience, submitted by Chris Yamamoto

- 6.1 [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, Agricultural Experience, submitted by Chris Yamamoto
See documents under 3.1.

7. [Vote] Code Modification to Public Hearing - Solar Energy

- 7.1 [Vote] Code Modification to Public Hearing - Solar Energy
[Solar Code Draft.pdf](#)

Adjournment

NOTICE AS POSTED

Zoning Board of Appeals Agenda Item Report

Meeting Date: November 12, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Minutes

Agenda Section: Minutes

Subject:

[Vote] Minutes - September 9, 2024

Suggested Action:

Attachments:

[09-09-2024 ZBA Minutes - Draft.pdf](#)

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS MEETING**

**Village Hall, 112 Algonquin Road, Barrington Hills, IL
September 9, 2024**

1. Call to Order/Roll Call:

The Meeting was called to Order at 6:30 p.m. by Chairman Dan Wolfgram.

On roll call, the following Members were present:

Dan Wolfgram, Chairman
Arnold Cernik
Gina Koertner
Edward Carfora
John Gigerich

Absent: Eric Humbert
Jim Root

Staff Present: Anna Paul, Village Administrator
Mary Dickson, Village Attorney

2. Public Comment:

No public comment was received.

3. Approval of Minutes:

Member Koertner moved, seconded by Member Cernick to approve the minutes of the August 19, 2024 meeting.

On a roll call vote:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Eric Humbert			X	
Gina Koertner	X			
Jim Root			X	
Edward Carfora	X			

The Motion Carried.

Member Gigerich moved, seconded by Member Carfora to approve the minutes of the August 20, 2024 special meeting.

Chairman Wolfgram asked Attorney Dickson to speak on a comment received regarding the minutes. She reported that the comment stated that in the minutes the testimony of David Borsodi was incorrectly stated to be in opposition to the text amendment. Dickson reported that upon review of the

testimony, she was in agreement that the minutes should be changed to reflect that David Borsodi was in favor of the text amendment.

The August 20, 2024 minutes shall be revised in accordance.

On a roll call vote:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Eric Humbert			X	
Gina Koertner	X			
Jim Root			X	
Edward Carfora	X			

The Motion Carried.

4. Public Hearing – Text Amendment Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights

Chairman Wolfgram opened the continued Public Hearing concerning the application made by the ZBA for amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights.

All those intended to testify were placed under oath. This matter has been continued, thus, notice of the continuation was proper for this evening's hearing.

Administrator Paul provided testimony concerning the purpose being served by the modification of fence and berm height from five feet to six feet. She also provided information from the Village's engineer stating that the height of a berm is not at issue for permitting, it is the amount of land displaced or disturbed which will determine when a permit is required.

Chairman Wolfgram asked whether there are any setback requirements for fences, to which Administrator Paul responded that there are not. Consideration of setbacks can be discussed at later ZBA meetings, as given the state of the current text amendment, it cannot be addressed in the present hearing. In response to questions regarding complaints to the Village concerning berms and fences, Administrator Paul responded that it has not been a large problem in the past, and she recalled two requests for variations to the current text for berm or fence height and noted that there have been fence height violations in the past.

Member Gigerich moved, seconded by Member Koertner to close the Public Hearing.

On a roll call:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Eric Humbert			X	
Gina Koertner	X			
Jim Root			X	
Edward Carfora	X			

The Motion Carried.

5. Public Meeting

Text Amendment Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights

Member Gigerich moved, seconded by Member Koertner to recommend approval of the text amendment to the Village Board, finding that the text amendment is in the public interest and not for the interests of one individual.

In discussion, Member Cernick questioned why the text should be revised if there has been no problem with this issue in the past. He agrees with the testimony of resident Matt Vondra who stated the Village is unique and he does not like increasing fence and berm height.

On a roll call:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfram, Chairman	X			
Arnold Cernik		X		
John Gigerich	X			
Eric Humbert			X	
Gina Koertner	X			
Jim Root			X	
Edward Carfora	X			

The Motion Carried.

Code Modification – Renewable Energy Discussion

Chairman Wolfram continued the discussion on the proposed text for renewable energy. Following discussion, the ZBA recommended only suggesting text for solar energy at this time, as this is an area of concern. As to the suggested text, the ZBA determined that it would not support ground-mounted solar. The revised text will be discussed at a future meeting.

Adjournment

Member Gigerich moved, seconded by Member Carfora to adjourn the meeting.

On a roll call:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Eric Humbert			X	
Gina Koertner	X			
Jim Root			X	
Edward Carfora	X			

The Motion Carried. The meeting stands adjourned at 7:36 p.m.

Zoning Board of Appeals Agenda Item Report

Meeting Date: November 12, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: Public Hearing

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, Agricultural Experience, filed by Chris Yamamoto

Suggested Action:

Attachments:

[Text Amendment Appl for Agricultural Experience_Redacted.pdf](#)

[Cert of Pub - Text Amendment Agricultural Experience.pdf](#)

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

On this 30 September 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 10/__/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: **Agricultural Experience** 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 agricultural experience 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 agricultural experience 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: 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.

Benefits of this Particular Special Use

While the property is zoned residential, Agricultural use is an important feature to the character and nature of Barrington Hills. The introduction of agricultural experience through special use permits provides a way to preserve the open, rural character of the area. Studies conducted by organizations like the American Farmland Trust have shown that maintaining land for agricultural purposes—whether in agricultural or residential zones—can have several key benefits.

1. **Prevention of High-Density Development:** By promoting low-impact agricultural use of land, agricultural experiences help prevent high-density development. This is particularly relevant in areas like Barrington Hills, where preserving a rural atmosphere and open landscapes is a priority.
2. **Maintaining the Rural Aesthetic:** Small-scale agricultural experiences preserve the scenic views and rural aesthetic of the community. These activities align with the Village's Comprehensive Plan, which supports agriculture while ensuring that development remains minimal and respectful of the town's character. Agricultural activities such as U-pick fields and garden tours are far less intrusive than commercial or high-density residential projects, offering a sustainable way to engage the community while maintaining the peace, privacy, and charm of residential neighborhoods.
3. **Environmental Stewardship:** Agricultural experience promotes environmental stewardship by utilizing sustainable farming practices. By encouraging visitors to engage with sustainable agriculture, these operations help maintain healthy soils, water conservation, and pollinator habitats. Additionally, agricultural experiences support conservation of open space, reducing the pressure for non-agricultural land use and contributing to the ecological health of Barrington Hills.
4. **Rural Character and Community Engagement:** Agricultural experiences are inherently low-impact and are structured to safeguard the peaceful, quiet nature of Barrington Hills. Activities such as U-pick, educational workshops, and farm tours are designed to enhance community engagement without disturbing the area's tranquility. By prohibiting commercial events like retail shops, concerts, or large festivals, this amendment ensures that agricultural experiences remain aligned with the village's rural character while fostering a sense of community through engagement in local agriculture.

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-l-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>
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6. Agritourism tax credit. Illinois Department of Agriculture. Available from: <https://agr.illinois.gov/assistance/agritourism-tax-credit-place.html>
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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/scbgp/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
16. Illinois Laws Regulating Noxious, Exotic Weeds. University of Illinois Extension. 2015. Available from: <https://hyq.ipm.illinois.edu/article.php?id=1300>
17. American Farmland Trust. Farms Under Threat: The State of the States. American Farmland Trust, 2020. Available from: <https://farmlandinfo.org/publications/farms-under-threat-the-state-of-the-states/>
18. American Farmland Trust. Farming on the Edge: Sprawling Development Threatens America's Best Farmland. Farmland Information Center, 2002. Available from: <https://farmlandinfo.org/publications/farming-on-the-edge-sprawling-development-threatens-americas-best-farmland/>
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AGRICULTURE

(505 ILCS 10/) Agricultural Experiences Act.

(505 ILCS 10/1)

Sec. 1. Short title. This Act may be cited as the Agricultural Experiences Act.

(Source: P.A. 102-492, eff. 1-1-22.)

(505 ILCS 10/5)

Sec. 5. Agricultural experiences.

(a) In this Section, "agricultural experience" means any agriculture-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.

(b) To assist in the promotion of agricultural experiences, a county shall not require a conditional use permit, special use permit, special exception, or variance for agricultural experiences on property of which the primary use is agricultural production.

(Source: P.A. 102-492, eff. 1-1-22.)

The Agricultural Experiences Act (505 ILCS 10) reflects the state's support for promoting agricultural experiences on farms. Although the Act limits counties from requiring special use permits, Barrington Hills has the opportunity to take a more tailored approach. By adopting agricultural experiences as a special use, the village retains full control over the scope, scale, and specific requirements of these activities. This would allow Barrington Hills to carefully manage how agricultural experiences fit within the town, ensuring they are compatible with the community's character, while benefiting from the educational and environmental advantages they provide.

By allowing these experiences as a special use, the village ensures local oversight while supporting farms and agricultural education in a way that aligns with state initiatives. This balance offers both community enrichment and the ability to maintain control over agricultural activities, safeguarding the town's rural charm and heritage.

Operational Limitations Under Barrington Hills Home Occupation Code (5.3.4)

Farm Activities Require Outdoor Space:

The nature of agricultural experiences cannot be confined indoors, as required by the home occupation regulations, which mandate that operations must take place entirely within a principal or accessory building.

Visitor Participation:

Agricultural experiences require limited, manageable community engagement through small-scale, scheduled visits, workshops, and events. These activities, while more interactive than traditional home-based businesses, remain modest in scale, ensuring minimal impact on the neighborhood. The home occupation code's limit of four visitors at a time is too restrictive for these experiences, but under a special use permit, such activities can be appropriately regulated to align with Barrington Hills' character and avoid overwhelming the community.

Challenges with Amending the Home Occupation Code

Complexity and Overreach:

Amending the home occupation code to accommodate agricultural experiences would require broad legislative changes that may disrupt the town's ability to regulate different types of operations effectively.

Loss of Control:

Amending the home occupation code reduces the town's ability to manage specific concerns. The current regulations are finely tuned to address small-scale indoor operations. Expanding them to include outdoor activities not tied to agriculture would dilute the town's control over other home-based businesses, potentially creating enforcement challenges.

No Public Input:

If agricultural experiences operate under the home occupation code, the public would not have the opportunity to participate in the decision-making process. This lack of community engagement means residents are excluded from decisions that impact their neighborhoods.

Current Zoning Limitations

Agricultural Experiences Not Explicitly Recognized as Agriculture:

Barrington Hills' zoning regulations define agriculture in traditional terms, such as farming, pasturage, and horticulture, but do not recognize agricultural experiences—such as U-pick, workshops, or educational farm visits—as agricultural uses.

Beyond Conventional Agriculture:

Agricultural experiences go beyond traditional agricultural production for wholesale or retail purposes. They promote education, community engagement, and a deeper connection to sustainable farming practices.

Why Amending the Agricultural Code is Not Ideal:

Amending the agricultural definition to include agricultural experiences would involve extensive legislative changes. This broad adjustment could reduce the town's ability to manage specific concerns related to these activities, making it harder to tailor regulations to the needs of individual operations.

Existing Special Uses

Barrington Hills already accommodates several special uses, each granted with strict conditions to ensure they fit the town's character. Examples include non-commercial event facilities, which have been integrated into the community without compromising its residential or rural nature.

These existing special uses have not led to overdevelopment or a significant change in the character of the town. This shows that the special use permit process, when properly regulated, can allow unique operations to coexist harmoniously with Barrington Hills' goals and values.

Special Use Application Process: A Solution for Agricultural Experiences**Thorough Review and Community Input:**

The special use permit process involves comprehensive review and public input, ensuring that each case is evaluated on its individual merits. This method ensures that Barrington Hills is not overrun by special uses, maintaining a balanced and thoughtful approach to development.

Public Hearings:

A key aspect of the special use process is public involvement. Residents have the opportunity to participate in hearings, voice their concerns, and engage in the decision-making process. This transparency fosters trust in the system and builds community consensus.

Custom Conditions:

Each special use permit can be tailored with specific conditions to address potential concerns. These conditions can regulate aspects like traffic, hours of operation, and the impact on neighboring properties, ensuring minimal disruption to the community.

Protecting Residential Community:

The special use process preserves the rural and residential character of Barrington Hills. Unlike broad zoning changes, it is not a blanket approval but a carefully controlled measure to allow

beneficial uses while maintaining community standards. The process provides flexibility to adapt to each unique case while protecting the town's core values.

Examples From Other Municipalities as a Framework

These examples from other municipalities referenced below provide useful case studies, showing how different towns have incorporated **agricultural experiences** into their zoning codes. While Barrington Hills has its own unique priorities, the village can use these examples as a **framework** to pick and choose which agricultural activities fit its rural character. Whether it's U-pick, small farm tours, or educational workshops, Barrington Hills can design an agricultural experience that reflects its values while ensuring that these activities remain compatible with the local community.

By using these case studies, the village has a **flexible template** to build its own set of agricultural experiences, deciding which activities work best for residents and the environment.

The Case For Small Farms

Some residents may argue that these experiences should only be allowed on larger farms, but these case studies show that small farms can successfully operate agricultural experiences. Smaller-scale operations provide a more intimate, manageable experience, which minimizes traffic and community impact, without needing large tracts of land.

Incorporating agricultural experiences on small farms supports the preservation of open spaces, local agriculture, and Barrington Hills' rural landscape. This allows the town to remain vibrant without the strain of high-density development.

References

- **Harvard, IL:** Available at <https://www.cityofharvard.org/> (See page 10 of the Unified Development Ordinance)
- **Spring Grove, IL:** Available at <https://springgrovevillage.com/> (See Chapter-15-Appendix-A-Definitions)
- **Eldorado, IL:** Available at <https://townofeldorado.com/> (See Chapter 17 Zoning)
- **Prairie Grove, IL:** Available at <https://prairiegrove.org/> (See Chapter.021.Art2.May2021)
- **Fox Lake, IL:** Available at https://codelibrary.amlegal.com/codes/foxlakeil/latest/foxlake_il_zoning/0-0-0-78
- **Homer Glen, IL:** Available at <https://ecode360.com/29898585?highlight=agritourism&searchId=4293762586797179#28851584>

PUBLIC HEARING
Before the Zoning Board of Appeals
Village of Barrington Hills
Text Amendment – Adding Agricultural Experience to
Special Uses, Section 5-5-3(A), R1 District
Notice is hereby given that a Public Hearing will be
held on Tuesday, November 12, 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, concerning 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 District, of the
Zoning Ordinance to include, in the list of Special
Uses, Agricultural Experience.
A copy of the Zoning Ordinance and the text amend-
ment 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
Hearing and will be given an opportunity to be heard.
Written comment on the proposed amendment, which
will be provided to the members of the Zoning Board
of Appeals but will not be part of the public record of
the public hearing, will be accepted in the Office of the
Village Clerk through 3:00 PM, November 8, 2024.
By: Village Clerk
Village of Barrington Hills
clerk@barringtonhills-il.gov
847-551-3000
Published in Daily Herald October 24, 2024 (265732)

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 10/24/2024 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


Designee of the Publisher of the Daily Herald

Control # 265732



Zoning Board of Appeals Agenda Item Report

Meeting Date: November 12, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: [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, Agricultural Experience, submitted by Chris Yamamoto

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, Agricultural Experience, submitted by Chris Yamamoto

Suggested Action:

See documents under 3.1.

Attachments:

Zoning Board of Appeals Agenda Item Report

Meeting Date: November 12, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: [Vote] Code Modification to Public Hearing - Solar Energy

Subject:

[Vote] Code Modification to Public Hearing - Solar Energy

Suggested Action:

Attachments:

[Solar Code Draft.pdf](#)

Renewable Energy

5-2-1 Definitions (Additions to existing code)

ACTIVE SOLAR ENERGY SYSTEM: A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of a building. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

GROUND MOUNT: A solar energy system on a rack or pole that rests on or is attached to the ground.

PHOTOVOLTAIC SYSTEM: A solar energy system that converts solar energy directly into electricity.

ROOF MOUNT: A solar energy system mounted on a rack fastened onto a roof.

SOLAR ENERGY SYSTEM: A system that uses the power of the sun to capture, distribute, and/or store energy for on-site consumption of utility power within a principal or accessory structure.

SOLAR ENERGY SYSTEM, PRIVATE: A collection of one (1) or more solar collectors designed for use by the occupant(s) of the zoning lot on which said system is located; excess power generation is limited to net metering or similar technology with regulations set by the local power utility, community, county and state. Private solar energy system equipment shall conform to applicable industry standards, and applicants for building permits for private solar energy systems shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards.

SOLAR FARM: A commercial facility that converts sunlight into electricity, whether by photovoltaic, concentrating solar thermal devices, or other conversation technology, for the primary purpose of wholesale sales of generated electricity.

5-3-15 SOLAR ENERGY SYSTEM REGULATIONS

- A. Purposes: The purpose of this section is to preserve the health, safety, and welfare of the Village by promoting the safe, effective, and efficient use of solar energy systems. For such purposes, this section:

1. Establishes zoning regulations relative to the installation and operation of solar energy systems permitted to be installed within the Village.
 2. Accommodates sustainable energy production from a renewable energy source.
 3. Preserves the character and aesthetics of the Village's zoning districts to maintain property values and promote the public health, safety, and welfare of Village residents and businesses.
- B. Permitted Accessory Use: Solar energy systems, private, as defined herein, are permitted accessory uses in all zoning districts where structures of any sort are allowed, subject to the requirements set forth in this section.
- C. General Requirements: The requirements set forth in this section shall govern the Solar Energy Systems that may be installed within the Village. The provisions of this section are intended to establish zoning regulations for Solar Energy Systems that may be installed in the Village.
1. Use: A Solar Energy System shall be an accessory to the principal permitted use of zoning lot.
 2. Approval: Any approval granted for a Solar Energy System shall not, under the provisions of this section, be construed to prevent ordinary or permitted building, landscaping, or other accessory improvements on any adjacent properties.
- D. Permitting and Installation:
1. A building permit is required to be obtained from the Village prior to the commencement of any construction activity relative to the installation of any Solar Energy System.
 2. The owner of a Solar Energy System shall ensure that it is installed and maintained in good condition and in compliance with all applicable provisions of the Village code and the laws, statutes, codes, and regulations enforced by any State or Federal agency of competent jurisdiction.
 3. All wiring associated with a Solar Energy System shall be underground or contained within a raceway that complements the building materials of the principal structure.
 4. Interconnection: Energy produced by a Solar Energy System shall be utilized on-site, subject to legal provisions that allow the sale of excess energy back to the electric grid.
 5. Illumination of a Solar Energy System shall be prohibited, except to accommodate co-installation of parking lot lighting luminaries, where applicable.

6. Signage: Other than safety signage, no commercial signage or attention-getting device is permitted on any Solar Energy System.
7. Ground-Mounted Solar Energy Systems: Not allowed in any zoning district of the Village.
8. Solar Farms: Not allowed in any zoning district of the Village.
9. Height:
 - a. Roof-Mounted Solar Energy System:
 - (i) When installed on a flat roof, a Roof-Mounted Solar Energy System shall not exceed a maximum height of six feet (6') as measured from the roof surface of the building on which the system will be mounted to the highest point of the system as installed.
 - (ii) When installed on a pitched roof, a Roof-Mounted Solar Energy System shall be mounted parallel to the pitch of the roof and not extend more than one (1) foot off the roof surface.
10. Setback:
 - a. Roof-mounted Solar Energy Systems shall not extend beyond the exterior perimeter of the building on which the system is mounted.

5-3-17 Decommissioning

- A. A decommissioning plan shall be required to be submitted to the Village at the time of the building permit application to ensure that all energy systems are properly removed after their useful life or while no longer in use.
- B. The decommissioning plan shall include provisions for the removal of all structures and foundations and the restoration of soil and vegetation.