



**Zoning Board of Appeals
AGENDA & NOTICE OF MEETING
TUESDAY, FEBRUARY 18, 2025 6:30 PM
Village Hall | MacArthur Room
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 - Special Meeting Minutes November 12, 2024
11-12-24 ZBA Special Meeting Minutes - Draft.pdf](#)

4. Public Hearing

- 4.1 [Text Amendment to Section 5-2-1 Definitions of the Zoning Ordinance to Amend the Definition of Agriculture, filed by Chris Yamamoto
Text Amendment_Agriculture-Posted.pdf
NWDH Cert of Pub-Text Amend Ag Definition.pdf](#)

5. Public Meeting

- 6. [Vote] Text Amendment to Section 5-2-1 Definitions of the Zoning Ordinance to Amend the Definition of Agriculture**
Documents under 4.1.

7. Adjournment

NOTICE AS POSTED

Zoning Board of Appeals Agenda Item Report

Meeting Date: February 18, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Minutes

Agenda Section: Minutes

Subject:

[Vote] Minutes - Special Meeting Minutes November 12, 2024

Suggested Action:

Attachments:

[11-12-24 ZBA Special Meeting Minutes - Draft.pdf](#)

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS SPECIAL MEETING
Minutes November 12, 2024**

1. Call to Order/Roll Call:

The Meeting was called to Order at 6:31 p.m. by Chairman Dan Wolfgram.

On roll call, the following Members were present:

Dan Wolfgram, Chairman
Arnold Cernik
Eric Humbert
Gina Koertner
Jim Root
John Gigerich

Absent: Edward Carfora

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

2. Public Comment:

No public comment was received.

3. Approval of Minutes

Member Gigerich moved, seconded by Member Cernik, to approve the minutes of the September 9, 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 | | | |
| Gina Koertner | X | | | |
| Jim Root | X | | | |
| Edward Carfora | | | X | |
| Eric Humbert | X | | | |

4. Public Hearing – Amendment to Special Use Text – Agricultural Experience

Chairman Wolfgram opened the Public Hearing concerning the application of Chris Yamamoto (“Applicant”) for a text amendment to Section 5-5-3(A) of the Zoning Code to include in the list of special uses in the R-1 Zoning District “Agricultural Experience.”

Member Cernik moved, seconded by Member Gigerich, to cancel the Public Hearing because the only change made to the Text Amendment was the name of the text amendment.

In discussion, Ms. Dickson stated that the Village Code does not prohibit repeated text amendments, and in this application, following review, it was determined that enough changes were made to constitute a new proposed amendment.

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 | | | |
| Gina Koertner | | X | | |
| Jim Root | | X | | |
| Edward Carfora | | | X | |
| Eric Humbert | | X | | |

Chairman Wolfgram questioned the presence of a videographer, who was there at the request of Mr. Yamamoto. Ms. Dickson informed the Board that the Illinois Open Meetings Act allows videotaping of public meetings, and therefore, so long as the filming is not interrupting the proceedings, it is allowed.

Prior to the start of testimony, all those who wished to testify were placed under oath. Ms. Paul testified as to the notice of the hearing being properly published in a newspaper of general circulation and posted at Village Hall.

The Applicant seeks a text amendment to allow Agricultural Experience, as defined in the text amendment, as a special use in the R1 Zoning District. He and his wife reside at 350 Dundee Road. Mr. Yamamoto opened the discussion by providing a history of gentleman farming in the Village. While the number of farms has decreased, hobby farming continues. Agricultural experiences connect people with the land in a meaningful way and are in line with environmental practices. He outlined suggested conditions including limiting the special use to properties of at least 6 acres which would decrease the number of properties in the Village which could apply for the special use proposed. Conditions also include: properties on private roads are ineligible, daily activities must conclude at sunset, limiting the sale of products to those produced on site, no tour buses, daily participant limits, low impact, low noise activities, no amplified sound, mandating visual tree screens. The use aligns with the Village's Comprehensive Plan. In response to prior comments regarding enforcement, the application includes a requirement for biannual review of the use to ensure compliance.

He stated that the purpose of the special use will be to allow a unique, intimate opportunity to learn about agriculture. It will allow those who secure a special use to have an agricultural operation and to invite visitors to participate in the agricultural setting. To a large degree the use would be seasonal. Such a use would maintain the character of the Village and would remain consistent with the Comprehensive Plan Objectives.

Chairman Wolfgram questioned the Village's enforcement abilities, and Member Gigerich referenced past letters received which did not believe the use (at the time agritourism) would be in compliance with the Comprehensive Plan.

He also asked Mr. Yamamoto if he would be willing to revise the application to remove the ability to sell products onsite to remove the commercial nature of the use. Mr. Yamamoto said he would be unable to, as there is a cost to providing the agricultural experience on site, so it must be able to be financially supported.

Questions also arose as to the maximum daily number of visitors allowed under the use, which Mr. Yamamoto calculated it would be 160. From the calculation provided it appears cars could be coming and going from any one site every thirty minutes.

Member Koertner stated that taking Mr. Yamamoto's property out of the equation, a lot of good results from agricultural experiences.

Member Root commented that the application is to allow a commercial business. The Village is unique for its peace, quiet, and tranquility. For anyone wanting to experience an agricultural experience, they can do so already for free, and he referenced various properties already allowing similar uses. The difference between those properties he referenced, he said, is that the others provide the experience for free, and Mr. Yamamoto wants to be able to make money. Take the onsite sales out, and the discussion could be different, particularly if there is a limit on cars per day.

Testimony was also heard from:

Matthew Blume, 102 Brinker Road, Barrington Hills, IL. He supports the text amendment. Approval of the amendment will not open the floodgates to unmitigated commercial operations. In reality, he stated, it provides a pathway to small scale agricultural events for intimate experiences. Agriculture is of value to the community.

Matt Vondra, 332 Old Sutton Road, Barrington Hills, IL, who is also chairman of the Village's Plan Commission. He testified that 1/3 of the Village is owned by the Forest Preserve District and is open to the public. Special uses are for unique properties. The conditions proposed on the special use as applied for would not help and the use would upset the balance of the planned and intended uses of properties. The application is insufficient in meeting the objections of residents to the prior application. To adopt it would have far ranging, unintended consequences.

Carolyn Grandstaff, 145 Old Sutton Road, Barrington Hills, IL. Testified in opposition to the application stating the Village is special, it provides a peaceful, quiet environment. The special use is not needed to protect the character of the Village from high density development. The special use sought would bring about a minimum of 200 people a day even if the only thing occurring is agricultural tours. This is not the character of Barrington Hills.

Bona Heinsohn, 35221 Irene Road, Kirkland, IL, a representative of the Cook County Farm Bureau, 6438 Joliet Road, Countryside, IL. She spoke in support of the proposed amendment, stating that the special use permit process will ensure the use is proper, and that it will not routinely come up.

Gillian Stoettner, 362 Old Sutton Road, Barrington Hills, IL, who stated she is a member of the Village's Plan Commission. She does not support the proposed text amendment because it appears to be for a financial, commercial purpose which provides a blanket zoning change in the entire Village. It is not why people have moved to Barrington Hills.

Aneta Bies, 2209 N. Camden Lane, Round Lake Beach, IL. Stated she supports farmers and farmers markets and supports the text amendment. Farms can be a learning process. Adopting the text amendment would allow Little Ducky Farms to continue its mission.

Kimberly Van Fossan, 5 Bow Lane, Barrington Hills, IL. Testified that the residents of the Village should be considered, and that input from those from outside Barrington Hills should not be. Ms. Van Fossan testified that what is proposed would allow a commercial enterprise in the R1 zoning district and would set a dangerous precedent.

Brittany Avery, 70 Windrush Lane, Barrington Hills, IL. Supports the text amendment. Under the proposed text, neighbors would have a say in whether a special use should be granted. The Village needs to evolve as a community and needs to consider its interest in providing an agricultural experience.

Katherine Tracy, 46 Old Hart Road, Barrington Hills, IL. Questioned the appeals process if an applicant for special use is denied, and that she hopes it does not turn into a fight. She encouraged the Board to be on task and to fight for resident rights.

Brent Burval, 128 Old Dundee Road, Barrington Hills, IL. Testified he is a hobby farmer, with dairy goats on his property. He has a lot of neighbors who do similar things. On its face, he stated he could not support the text amendment, but he does support farming. He has visited with the applicant and his wife and finds what they are doing to be pretty neat, and that they are giving people an experience which is appealing. But it would not be good for the residents of the Village. He agreed with Member Root's comments that the residents have a number of opportunities to explore natural experiences, so this amendment is not needed for that purpose. He encouraged working with the applicant to arrive at a text amendment which would be appropriate.

Alistair Truong, 603 S. Cook St., Barrington, IL. He supports the text amendment. He visited Little Ducky Farms. With agritourism one can learn to be respectful and get off devices and go outside.

Member Gigerich moved, seconded by Member Koertner, to close the public hearing.

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 | | | |
| Gina Koertner | X | | | |
| Jim Root | X | | | |
| Edward Carfora | | | X | |
| Eric Humbert | X | | | |

The Motion Carried.

5. Public Meeting – Special Use Amendment

Chairman Wolfgram sought a motion concerning the Application for Special Use. Member Root moved, seconded by Member Humbert, to recommend approval of the Text Amendment Application to the Village Board, finding that it is in the public interest and not solely for the benefit of the Applicant. The Board opened discussion on the finding required for the text amendment.

Members generally did not find the text amendment to be in the public interest. Member Gigerich commented that the text amendment is not in the public interest, but only in the interest of the Applicant. Tours and the selling of products on site are commercial in nature, and this is not in the public interest. Members Root and Cernik agreed, with Member Root commenting on the fact he keeps coming back to the belief that this use would allow for commercial business, and that once this door is opened it will lead to more. There are currently a lot of options for agricultural experience in or near the Village, and there is no need for more. Member Koertner stated she thought the application for agricultural experience had a lot of good points, but that she could not support it the way it was written as it is too loose, but she might be able to support an application with a decrease in the number of people and cars who could be on site. Member Gigerich agreed, but stated he is opposed to sale on site as it becomes commercial. Member Humbert stated 6 acres may be too small for the use, and that traffic is a concern. The hours of operation as applied for are too long, and the requisite of 60% of neighboring owners in favor of the use is too small a percentage. He is also concerned over the potential increase in the need for public services if the use was approved.

On the Motion, a roll call vote was held as follows:

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

The Motion Failed.

6. Public Meeting - Text Amendment Solar Energy

Chairman Wolfgram asked Administrator Paul to update the ZBA on the status of the proposed text amendment as presented. She informed them she had provided a copy of the proposed text to the Village's Zoning Enforcement Officer who suggested changes in the text relative to decommissioning. The Board reviewed the proposed revisions and determined to include the revisions in the text.

Member Gigerich moved, seconded by Member Koertner, to move this text forward to a public hearing.

Roll Call:

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

The Motion was adopted. Staff will schedule the Public Hearing.

7. Adjournment

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

On a voice vote, all members present voted "aye."

The meeting stands adjourned at 8:36 p.m.

Zoning Board of Appeals Agenda Item Report

Meeting Date: February 18, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: Public Hearing

Subject:

Text Amendment to Section 5-2-1 Definitions of the Zoning Ordinance to Amend the Definition of Agriculture, filed by Chris Yamamoto

Suggested Action:

Attachments:

[Text Amendment _Agriculture-Posted.pdf](#)

[NWDH Cert of Pub-Text Amend Ag Definition.pdf](#)

Dear Village Clerk and Members of the Village Board,

We respectfully submit our third proposal for your consideration. This proposal seeks to amend the definition of Agriculture within the Zoning Code to better support and enhance the agricultural landscape of Barrington Hills while preserving our village's community values. It has garnered strong backing from many residents who value both the preservation of our rural character and the opportunity to purchase locally grown and produced goods.

For this proposal, we have drawn significant inspiration from the New Hampshire roadside stand law (N.H. Rev. Stat. § 21:34-a). However, rather than rely solely on visible roadside stands, we have proposed a higher percentage threshold and broadened the approach. This ensures a more discreet integration into our community, better suited to Barrington Hills' rural character and unique needs. This adjustment underscores our unwavering commitment to maintaining agricultural activities at a highly local level, ensuring that Barrington Hills remains a hub for diverse, homegrown, community-based agricultural practices.

The amendment designates that the sale of agricultural products grown or produced entirely on-site is a permitted component under Section 5-5-2 of the Zoning Code. This provision promotes sustainable farming and supports local agricultural practices without classifying these activities as commercial. By ensuring that these offerings remain strictly agricultural, the proposal naturally creates safeguards against other commercial activities that could erode the village's rural charm. In other words, only items genuinely derived from the property's own agricultural operations—such as homegrown fruits, flowers, and vegetables, farm-raised eggs, or honey harvested on-site—may be sold. Such clear boundaries protect against the incremental emergence of unrelated commercial enterprises. To further prevent disruptions and preserve harmony with residential life, we stress that the purpose of the redefinition is not to contradict the village's acceptable-operational standards, focusing on discretion and neighborhood compatibility.

The definition clarifies what constitutes legitimate agricultural activity while reinforcing that selling what is grown on one's own land is a natural extension of farming, not commercial retail. Barrington Hills already has strong safeguards in place to address activities it considers nuisances. This addition fills an existing gap in the code, providing clarity, preventing unnecessary restrictions on farmers, and ensuring that Barrington Hills continues to reflect its agricultural roots while respecting the needs of all residents.

We believe this proposal addresses both the practical and community-oriented aspects necessary for its success, and we respectfully request the Village Board's favorable consideration. By supporting this measure, you will not only uphold Barrington Hills' rural heritage but also cultivate a thriving, sustainable agricultural environment that benefits all our residents.

Thank you for your time and attention. We are available to provide any further information or clarification as needed and look forward to the opportunity to discuss this proposal in greater detail.

Warm regards,

Chris Yamamoto

Resident at 315, Dundee Road,

Barrington Hills

On behalf of all co-signatories (interested parties)

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

On this 12th December 2024 (Revised 30th January 2025), the undersigned respectfully petition the Village of Barrington Hills for the following Text Amendment to the Village Code (hereafter, "Zoning Code"). We request that a Zoning Board of Appeals ("ZBA") notice of hearing on this amendment be published as prescribed by code, and a hearing on such amendment be held on 02/18/2025 (m/d/y) or as soon thereafter as can be accommodated by the ZBA.

1. Chris Yamamoto, the owner of the property located at 315, Dundee Road, Village of Barrington Hills, Illinois ("Village")
2. Elizabeth Blume, the resident at property located at 102 Brinker Road, Village of Barrington Hills, Illinois ("Village")
3. Matthew Blume, the resident at property located at 102 Brinker Road, Village of Barrington Hills, Illinois ("Village")
4. Stephanie Johnson, the resident at property located at 30 Dundee Lane, Village of Barrington Hills, Illinois ("Village")
5. Rick Johnson, the resident at property located at 30 Dundee Lane, Village of Barrington Hills, Illinois ("Village")
6. Mona Knock, the resident at property located at 31W450 Penny Road, Village of Barrington Hills, Illinois ("Village")
7. Patti Fahey, the resident at property located at 71 Windrush Lane, Village of Barrington Hills, Illinois ("Village")
8. Marty Fahey, the resident at property located at 71 Windrush Lane, Village of Barrington Hills, Illinois ("Village")
9. Wendy Bellagamba, the resident at property located at 37 Oakdene Drive, Village of Barrington Hills, Illinois ("Village")
10. Tim Bellagamba, the resident at property located at 37 Oakdene Drive, Village of Barrington Hills, Illinois ("Village")

11. Catalina Gilbert, the resident at property located at 121 Deepwood Road, Village of Barrington Hills, Illinois ("Village")
12. Nicholas Gilbert, the owner of the property located at 121 Deepwood Road, Village of Barrington Hills, Illinois ("Village")
13. Brian Singer, the resident at property located at 83 Paganica Drive, Village of Barrington Hills, Illinois ("Village")
14. Julie Dunne, the resident at property located at 734 Plum Tree Road, Village of Barrington Hills, Illinois ("Village")
15. Corey Dunne, the resident at property located at 734 Plum Tree Road, Village of Barrington Hills, Illinois ("Village")
16. Brittany Avery, the resident at property located at 70 Windrush Lane, Village of Barrington Hills, Illinois ("Village")
17. Steven Lee, the resident at property located at 70 Windrush Lane, Village of Barrington Hills, Illinois ("Village")
18. Hilary Hodzic, the resident at property located at 104 West County Line Road, Village of Barrington Hills, Illinois ("Village")

The proposed amendment seeks to revise the definition of "Agriculture" in Section 5-2-1 (Definitions) and Section 5-5-2(A) (Permitted Uses in the R-1 District) of the Zoning Code to clarify that the sale of agricultural products grown or produced entirely on the property, when sold directly on the farm, is permitted as part of the agricultural use and does not constitute inappropriate commercial activity in and of itself.

This amendment clarifies that the sale of agricultural products grown or produced entirely on-site is an intrinsic part of agricultural use as permitted under Section 5-5-2 of the Zoning Code. It ensures that on-site sales are considered a natural extension of agriculture, not a separate or commercial activity. This clarification supports the Village's intent to preserve its rural and agricultural character while promoting responsible farming practices and encouraging local agricultural engagement. These practices will comply with village standards, including limited hours, no signage, and

on-site traffic management, ensuring compatibility with the surrounding environment.

The modified definition is designed to address both what is acceptable agricultural activity and what is not appropriate agricultural activity by stressing that the sale of produce in and of itself will not be deemed inappropriate commercial activity. The village already has safeguards against activities that it deems a nuisance. This addition thoughtfully addresses the existing gap, ensuring that Barrington Hills remains a harmonious place for all residents.

By adopting this amendment, the Village demonstrates responsiveness to community interest, as shown by the number of undersigned Barrington Hills residents who support this proposal.

A solid black rectangular box used to redact the signature of the undersigned resident.

Signature

5-2-1, 5-5-2(A): CLARIFICATION OF PERMITTED AGRICULTURAL USES

(A) Purpose and Intent

This amendment clarifies that the sale of agricultural products grown or produced entirely on-site is a permitted component of agriculture under Section 5-5-2 of the Zoning Code. It ensures that on-site sales of agricultural products are recognized as part of agricultural use, not as a commercial activity. By promoting sustainable farming and supporting community-based agricultural practices, this amendment reinforces the Village's commitment to preserving its rural character, protecting open space, and maintaining compatibility between agricultural activities and residential life.

(B) Rationale

The Village of Barrington Hills' Zoning Code does not currently address the sale of agricultural products produced on-site. This amendment clarifies that the sale of agricultural products grown, raised, or produced entirely on-site, and sold directly from the property, is part of the permitted agricultural use. This eliminates ambiguities and ensures alignment with the Village's rural character and zoning framework. The amendment also proposes operational standards, including limited hours, no signage, and on-site traffic management, to minimize disruption and maintain compatibility with residential life. By adopting this amendment, the Village responds to community interest, as shown by the support of numerous Barrington Hills residents.

(C) Current Definitions

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry including the breeding and raising of horses as an occupation and the necessary accessory uses for handling or storing the produce; provided, however that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

(D) Revised Definitions

The definition of Agriculture under Section 5-2-1 of the Zoning Code shall be amended as follows:

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, including the breeding and raising of horses as an occupation, and the necessary accessory uses for handling or storing the produce; provided, however that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. *The sale of agricultural products grown, raised, or produced entirely on the property shall be permitted as part of the agricultural use and shall not in and of itself be deemed inappropriate commercial activity.*

Considerations for Agricultural Sales in Barrington Hills

The Village already has established clear parameters to ensure that agriculture in Barrington Hills remains aligned with the village's rural character. While this proposal does not introduce new regulatory provisions, it ensures agricultural integrity of properties and landowners' ability to engage with their farms in a structured, intentional, and community-centered way. Barrington Hills has always been a place where land stewardship and thoughtful planning go hand in hand.

By refining the definition of agriculture, we create a clear delineation of appropriate commercial activity that supports both farmers and the broader community versus inappropriate commercial activities that are not aligned with the character of Barrington Hills. Rather than leaving small farms in a regulatory gray area, this approach ensures that the village retains control while providing clarity and fairness for those who work the land.

Clarifying the definition of agriculture ensures that agricultural sales remain aligned with the rural character and residential nature of Barrington Hills while respecting the village's existing considerations for scope, operation, and compliance. The following points reflect best practices observed in similar communities and provide a framework for maintaining agricultural integrity while allowing responsible land use:

Scope of Sales

Agricultural sales would still be limited to products grown, raised, or produced on the property, ensuring that only genuine, locally grown goods are offered. No third-party, wholesale, or off-site products could be permitted with this amendment, reinforcing the principle that agricultural sales support true farming operations rather than external commercial activity.

Operational Considerations

The amendment would have no impact on the surrounding community, because agricultural product sales cannot take place other than by invitation or during reasonable daylight hours, ensuring a controlled and intentional engagement rather than unrestricted retail activity. Sales of agricultural products are seasonal and occur within the natural farm operations while respecting residential surroundings. Additionally, all parking and traffic would have to remain on-site to prevent disruptions to neighboring properties and public roads.

Maintaining Agricultural Integrity

To preserve the working farm atmosphere, the amendment would not allow retail-style elements such as permanent display shelves, racks, or signage. The amendment does not allow exterior advertising, ensuring that agricultural sales remain an extension of farming operations rather than a retail-driven enterprise.

Community Compatibility & Compliance

The amendment does not allow excessive noise, light, or traffic beyond what is already typical for residential properties. U-pick experiences and on-site sales have traditionally been low-impact activities, typically without amplified sound, disruptive machinery, or retail-style operations that could alter the rural character. Any new structures or modifications would

naturally follow existing zoning requirements, ensuring that farms remain within the established framework of the village. As with all land use matters, the Village's existing zoning enforcement mechanisms provide oversight, maintaining consistency with Barrington Hills' long-standing approach to land stewardship.

These considerations strike a balance between supporting small-scale agriculture and maintaining the tranquility of Barrington Hills, ensuring that agricultural activities remain genuinely farm-based, respectful of neighbors, and aligned with the intent of residential zoning.

Justification for Clarifying the Definition of Agriculture

Barrington Hills has long prided itself on its **commitment to agriculture, conservation, and open space**—principles that have defined its rural character. However, the current definition of agriculture does not reflect the way real, working farms operate today. Across the country, municipalities have refined their agricultural definitions to keep pace with modern, sustainable practices, ensuring that agriculture remains distinct from commercial enterprises while remaining viable for farmers.

This proposal **does not change zoning or introduce commercialization**. Instead, it provides much-needed **clarity and consistency** so that small farms—those that align with Barrington Hills’ values—can continue to exist without unnecessary restrictions.

What’s at Stake?

If we fail to address this issue, Barrington Hills risks sending the message that real farming is not welcome here—that only large-scale, high-volume, wholesale agriculture is allowed, while the very farms that make up the fabric of rural life are pushed out.

Without a clear definition, the village risks:

- **Losing small farms** that focus on sustainable, community-centered agriculture.
- **Sending an inconsistent message** by allowing wholesale-only farming, which benefits large corporate buyers but **not** local residents.
- **Restricting landowners unnecessarily** while other municipalities embrace forward-thinking policies that allow small farms to survive and thrive.

Addressing Common Concerns

1. “Why can’t small farms just sell wholesale?”

Small farms cannot sustain themselves through wholesale alone. The wholesale market is dominated by high-volume suppliers, often reliant on imports and corporate distributors. Expecting small farms to survive through wholesale sales alone is like **expecting a local bakery to compete with grocery store chains while banning them from selling directly to customers**. The value isn’t just in growing but it’s in the ability to connect directly with people who appreciate what’s produced.

2. “But isn’t agriculture just about growing things?”

No. The ability to share what is grown is fundamental to agriculture. Traditional farming has always involved direct engagement with the people who rely on it—whether through farm stands, seasonal sales, or community education. To prohibit these activities while allowing wholesale-only production is inconsistent with agricultural traditions.

3. “How do we ensure this doesn’t lead to commercial businesses?”

This proposal **maintains the integrity of residential zoning**. It does not open the door to unrelated commercial activities. Instead, it refines the definition of agriculture **so that the village retains control while ensuring farms are not unfairly restricted**.

4. “If people can farm and sell wholesale, why do they need this change?”

If wholesale is allowed but direct engagement is not, it sends a contradictory message about the village’s commitment to supporting agriculture. Why should the only acceptable agricultural activity be selling to middlemen rather than directly to the people who appreciate and value locally grown crops?

What This Proposal Ensures

- **Clear and consistent guidelines** so that small farms remain viable without falling into regulatory gray areas.
- **A village that supports its farmers** instead of unintentionally making it harder for them to exist.
- **Agriculture that is true to Barrington Hills’ rural character**—not dependent on large-scale corporate systems.

Without this change, Barrington Hills sends a message that corporate agriculture has a place here, but small, independent farmers do not.

This is a simple, responsible, and necessary refinement that keeps Barrington Hills a place where agriculture thrives as it was always intended to.

PUBLIC HEARING
Before the Zoning Board
of Appeals
Village of Barrington Hills
Text Amendment –
Definition 5-2-1, Agriculture
Notice is hereby given
that a Public Hearing will
be held on Tuesday,
February 18, 2025, at 6:30
p.m. by the Zoning Board
of Appeals of the Village
of Barrington Hills at the
Village Hall, 112 Algo-
nquin Road, Barrington
Hills, Illinois, concerning
an application filed by
Chris Yamamoto, 315
Dundee Road, Barrington
Hills, Illinois, which
requests a text amend-
ment to section 5-2-1 Defi-
nitions of the Zoning Ord-
inance to amend the defini-
tion of Agriculture.
A copy of the Zoning Ord-
inance and the text
amendment application is
available for examination
by appointment at the
office of the Village Clerk
at the Village Hall, week-
days 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, Febru-
ary 14, 2024.
By:
Village Clerk
Village of Barrington Hills
clerk@barringtonhills-il.gov
847-551-3000
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CERTIFICATE OF PUBLICATION

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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 02/01/2025 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 # 277980

