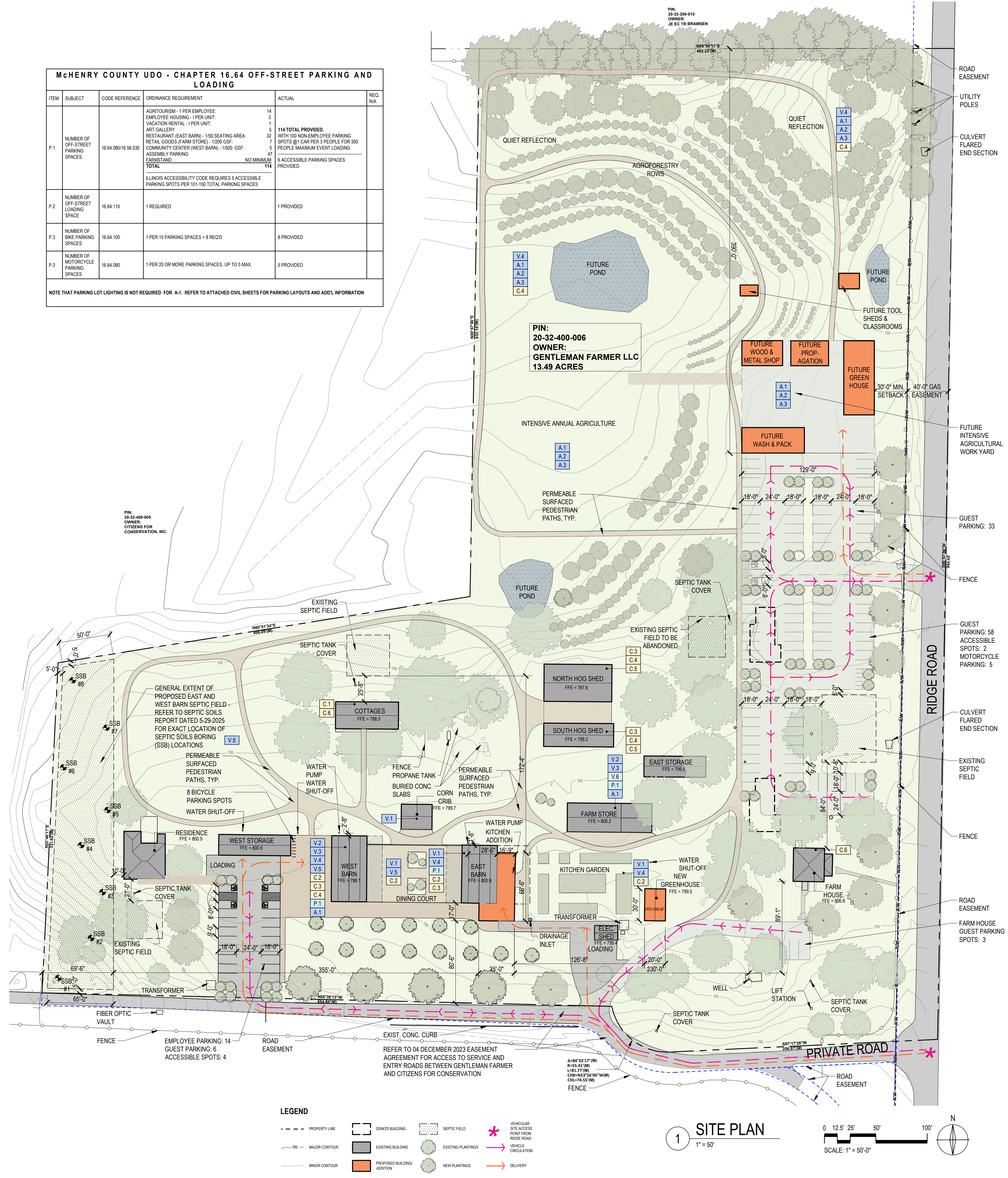


| McHENRY COUNTY UDO - CHAPTER 16.64 OFF-STREET PARKING AND LOADING | | | | |
|--|-------------------------------------|---------------------|--|--|
| ITEM | SUBJECT | CODE REFERENCE | ORDINANCE REQUIREMENT | ACTUAL |
| P.1 | NUMBER OF OFF-STREET PARKING SPACES | 16.64.080/16.56.030 | AGRICULTURE - 1 PER EMPLOYEE; EMPLOYEE HOUSING - 1 PER UNIT; VACATION RENTAL - 1 PER UNIT; ART GALLERY RESTAURANT (EAST BARN) - 150 SEATING AREA; RETAIL GOODS (FARM STORE) - 1200 GSF; COMMUNITY CENTER (WEST BARN) - 1500 GSF; ASSEMBLY PARKING FARMSTAND TOTAL ILLINOIS ACCESSIBILITY CODE REQUIRES 5 ACCESSIBLE PARKING SPOTS PER 101-150 TOTAL PARKING SPACES | 14 3 1 1 32 7 5 47 114 6 ACCESSIBLE PARKING SPACES PROVIDED |
| P.2 | NUMBER OF OFF-STREET LOADING SPACES | 16.64.110 | 1 REQUIRED | 1 PROVIDED |
| P.3 | NUMBER OF BIKE PARKING SPACES | 16.64.100 | 1 PER 15 PARKING SPACES = 8 REQ'D | 8 PROVIDED |
| P.3 | NUMBER OF MOTORCYCLE PARKING SPACES | 16.64.080 | 1 PER 20 OR MORE PARKING SPACES, UP TO 5 MAX. | 5 PROVIDED |
| NOTE THAT PARKING LOT LIGHTING IS NOT REQUIRED FOR A-1. REFER TO ATTACHED CIVIL SHEETS FOR PARKING LAYOUTS AND ADD'L INFORMATION | | | | |



| McHENRY COUNTY ZONING MATRIX | | | | | | |
|---|-------------------------------------|---|--|--|---------------------------------|---|
| McHENRY COUNTY, IL TITLE 16: UNIFIED DEVELOPMENT ORDINANCE | | | | | | |
| PROJECT ADDRESS: 11719 RIDGE ROAD ZONING DISTRICT: A-1 | | | | | | |
| ITEM | SUBJECT | CODE REFERENCE | ORDINANCE REQUIREMENT | ACTUAL | REQ. | N/A |
| McHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS | | | | | | |
| Z.01 | ZONING DISTRICT | McHENRY COUNTY GIS ID: 20-32-400-006 | PARCEL | A-1 | | |
| Z.02 | EXISTING ZONING USE | 16.36 | A-1 - WITH INTENSIVE AGRITOURISM ACTIVITIES | A-1 | | |
| Z.03 | PROPOSED ZONING USE | 16.20.020/.040 | VARIANCE NEEDED FOR INTENSIVE AGRITOURISM DUE TO LOT SIZE AND CONDITIONAL USE PERMIT REQUIRED | A-1 | | |
| Z.04 | MINIMUM LOT AREA | 16.56.030 - E.1 | 20 ACRES | 13.49 | | |
| Z.05 | LOT AREA | McHENRY COUNTY GIS, PLAT OF SURVEY DATED 09/15/2023 | 20 ACRES | 13.49 | | |
| Z.06 | FLOOR AREA RATIO (FAR) | - | - | - | | |
| Z.07 | TOTAL FLOOR AREA | - | - | - | | |
| Z.08 | BUILDING HEIGHT | 16.36.040 | A-1 (AGRICULTURAL) - NONE A-1 (ALL OTHERS) - 35'-0" | 34'-0" WEST BARN | | |
| Z.09 | FRONT SETBACK | 16.36.040/16.56.030 | 30'-0" FROM ROW, OR 65'-0" FROM THE ROAD CENTERLINE IF NO DEDICATED ROW EXISTS | NO ENCROACHMENTS | | |
| Z.10 | SIDE SETBACKS | 16.36.040/16.56.030 | 30'-0" (FARMSTANDS EXEMPTED) | NO ENCROACHMENTS | | |
| Z.11 | REAR SETBACK | 16.36.040/16.56.030 | 30'-0" (FARMSTANDS EXEMPTED) | NO ENCROACHMENTS | | |
| Z.12 | REAR YARD / ON-SITE OPEN SPACE | 16.36.040 | NONE REQUIRED | - | | |
| Z.13 | NUMBER OF OFF-STREET PARKING SPACES | 16.64.080/16.56.030 | AGRITOURISM - 1 PER EMPLOYEE: 14 EMPLOYEE HOUSING - 1 PER UNIT: 3 VACATION RENTAL - 1 PER UNIT: 1 ART GALLERY 5 RESTAURANT (EAST BARN) - 1/50 SEATING AREA: 32 RETAIL GOODS (FARMSTORE) - 1/200 GSF: 7 COMMUNITY CENTER (WEST BARN) - 1/500 GSF: 47 FARMSTAND NO MINIMUM TOTAL 114 | 114 TOTAL PROVIDED. WITH 100 NON-EMPLOYEE PARKING SPOTS @ 1 CAR PER 3 PEOPLE FOR 300 PEOPLE MAXIMUM EVENT LOADING 6 ACCESSIBLE PARKING SPACES PROVIDED | | |
| Z.14 | NUMBER OF OFF-STREET LOADING SPACES | 16.64.110 | 1 REQUIRED | 1 PROVIDED | | |
| Z.15 | NUMBER OF BIKE PARKING SPACES | 16.64.100 | 1 PER 15 PARKING SPACES | 8 PROVIDED | | N/A |
| Z.16 | NUMBER OF MOTORCYCLE PARKING SPACES | 16.64.080 | 1 PER 20 OR MORE PARKING SPACES, UP TO 5 MAX. | 5 PROVIDED | | N/A |
| Z.17 | STORMWATER MANAGEMENT | 17.60.010 | STORMWATER MANAGEMENT PLAN REQ'D FOR ZONING SITE PLAN REVIEWS AND PRIOR TO PERMITTING WORK | NOT REQUIRED - REFER TO ATTACHED CIVIL DRAWINGS FOR IMPERVIOUS SURFACES REDUCTION CALCULATIONS | | N/A |
| Z.18 | SITE DEVELOPMENT STANDARDS | 16.60.010 | CURRENT SURVEY TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION | | | N/A |
| Z.19 | SEPTIC TANKS | 8.04.520 | SEPTIC TANKS FOR ANY ESTABLISHMENT OTHER THAN RESIDENTIAL PROPERTY SHALL BE SIZED IN ACCORDANCE WITH THE ESTIMATED FLOW DETERMINED FROM DATA PROVIDED IN TABLE II (SEE APPENDIX B) | | | N/A |
| Z.24 | WELL WATER/SEPTIC LAYOUT | 8.04 - ARTICLE V. PRIVATE,SEMI-PRIVATE, CLOSED LOOP, AND NON-COMMUNITY WATER SUPPLIES | HEALTH (CONSTRUCTION IMPACT) REVIEW REQ'D THROUGH McHENRY COUNTY DEPARTMENT OF HEALTH | | | N/A |
| INTENDED SITE USAGE & REQUIRED ZONING RELIEF | | | | | | |
| SITE KEY | | USE TYPE | ZONING STATUS / REQUIRED APPROVALS | | | |
| | | | VARIATION | CONDITIONAL USE PERMIT | PERMITTED | AS OF RIGHT |
| | | VARIATION REQUIRED FOR AGRITOURISM, INTENSIVE USE ON A PARCEL < 20 ACRES | 13.5 ACRE SITE DOES NOT MEET 20 ACRE REQUIREMENT | | | *WITH APPROVAL OF VARIATION FOR INTENSIVE AGRITOURISM |
| | V.1 | TICKETED MEALS (BOTH INDOORS AND OUT), AND BREAKFAST AND LUNCH WALK-UP MEALS | | | | FARM TO TABLE DINNERS/RESTAURANT |
| | V.2 | FARM STORE SALES, READY MADE AND PREPARED FOODSTUFFS | | | | LIMITED AGRITOURISM/ AGRITOURISM GIFT SHOP/ FARMSTAND |
| | V.3 | AGRITOURISM FOOD CONCESSION STAND, 3RD PARTY VENDORS OF COFFEE/NON-ALCOHOLIC DRINKS, READY MADE AND PREPARED | | | | AGRITOURISM FOOD CONCESSION STAND/FARMSTAND |
| | V.4 | FARM TOURS, COOKING, AND GARDENING CLASSES, FIELD TRIPS, AFTER SCHOOL PROGRAMS | | | | LIMITED AGRITOURISM/ AGRICULTURAL CLASSES AND TOURS |
| | V.5 | COMMUNITY EVENTS AS PERMITTED UNDER LIMITED AGRITOURISM | | | | AMPHITHEATER |
| | V.6 | SALE OF SEALED, NON PRODUCED ON-SITE ALCOHOL | PACKAGED LIQUOR (UNLESS PRODUCED ON SITE) | | | |
| | C.0 | INTENSIVE AGRITOURISM | | REQUIRED FOR INTENSIVE AGRITOURISM | | |
| | C.1 | STAFF HOUSING | | AGRICULTURAL EMPLOYEE HOUSING | | |
| | C.2 | PRIVATE EVENT RENTALS | | RECEPTION FACILITY | | |
| | C.3 | CRAFTS AND ARTS CLASSES FOR CHILDREN AND ADULTS, YOGA CLASSES, LECTURES, BOOK SIGNINGS AND PARTNERSHIP WITH AREA COLLEGE TO USE SITE FOR A LEARNING LAB | | COMMUNITY CENTER | | |
| | C.4 | SUMMER DAY CAMPS FOR KIDS | | DAY CAMP | | |
| | C.5 | ART GALLERY INSTALLATION | | ART GALLERY | | |
| | C.6 | SHORT TERM RENTAL | | VACATION RENTAL/RECEPTION FACILITY | VACATION RENTAL | |
| | P.1 | MAKING/SELLING VALUE ADDED PRODUCTS | | | AGRICULTURAL PRODUCE PROCESSING | |
| | A.1 | GROWING AND SELLING VEGETABLES, FRUITS, NUTS, FLOWERS | | | | A-1 |
| | A.2 | SMALL SCALE LIVESTOCK | | | | A-1 |
| | A.3 | U-PICK EVENTS | | | | A-1 |

kaufman o'neil
architecture

1102 Davis Street
Evanston, Illinois 60201
T: 847.440.2180

THE FARMSTEAD
AT HILL 'N DALE

11719 RIDGE ROAD
BARRINGTON, ILLINOIS 60010

ZONING APPLICATION 06.13.2025

ISSUE DATE

ZONING
SITE PLAN
S001

LOT AREA
587,625 SQ FT
13.49 AC

GRAVEL DRIVE
3,211 SQ FT

ASPHALT
438 SQ FT

BUILDINGS (ALL)
23,232 SQ FT

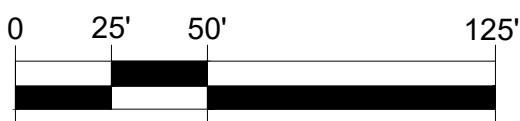
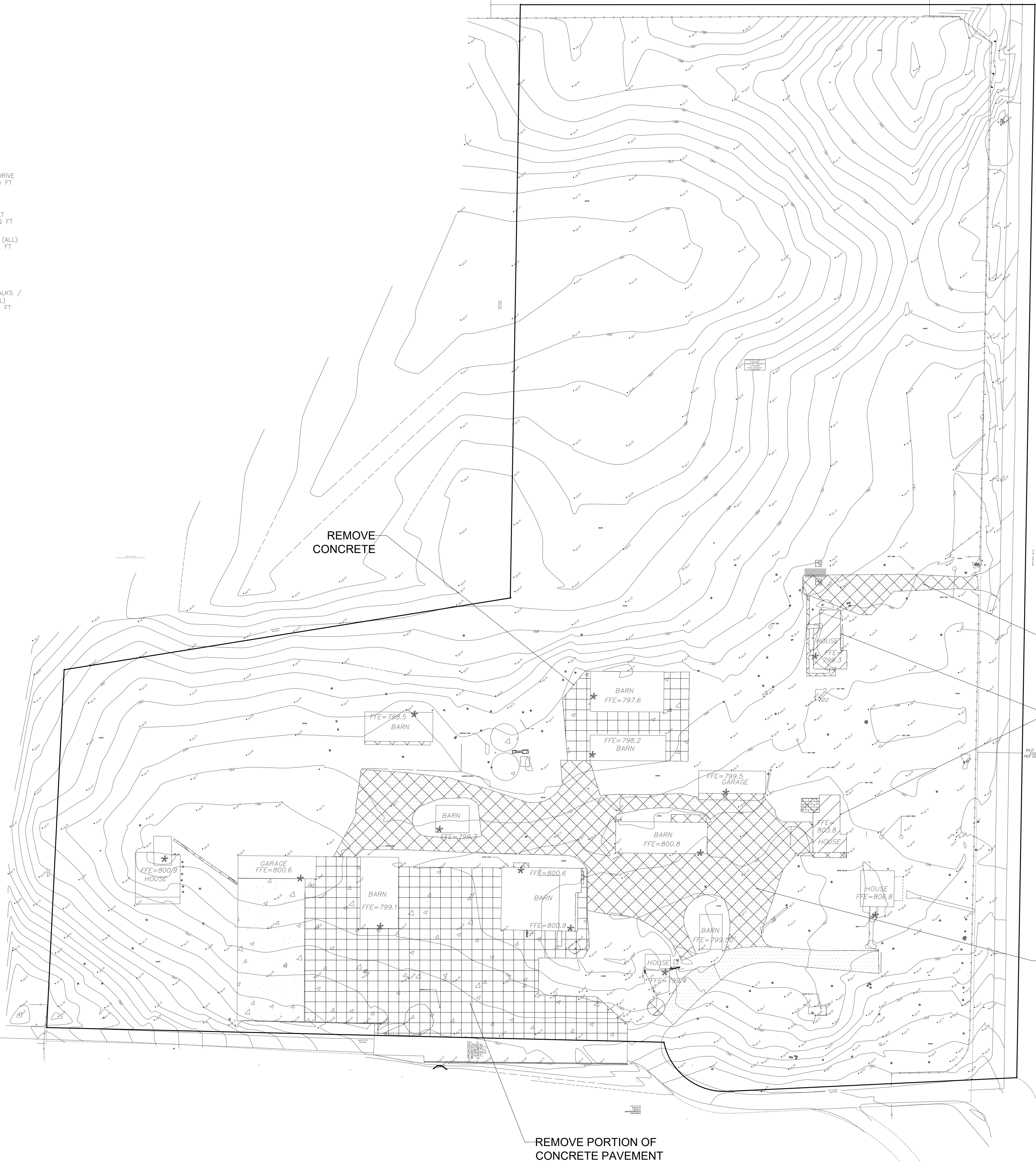
CONC. WALKS
PADS (ALL)
8,187 SQ FT

GRAVEL DRIVE
32,845 SQ FT

ASPHALT
580 SQ FT

CONCRETE
39,763 SQ FT

PORCH/PATIOS (ALL)
880 SQ FT



| PROJECT STAFF | | | ISSUE | REVISIONS | DATE |
|------------------|-------------------|---|-------|-----------------------------|------------|
| PROJECT MANAGER: | M. OPI-ANISH P.E. | 1 | | ISSUED FOR ZONING SUBMITTAL | 06/13/2008 |
| ENGINEER: | | | | | |
| ENGINEER: | E. KALCHAK | | | | |
| TECHNICIAN: | | | | | |

BCI
BONO CONSULTING
CIVIL ENGINEERS
A Sewee & Maher Engineers company

4234 MERIDIAN PKWY, STE
AURORA, IL 60004
815-225-3512
m@bonoconsulting.com
DESIGN FIRM NO. 184-009852-0002

1018 BLUISE HIGHWAY
PARK RIDGE, IL 60068
847-426-3300
bono@bonoconsulting.com

SME
SEVEE & MAHER
ENGINEERS



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

EXISTING CONDITIONS, TOPOGRAPHIC
SURVEY, AND DEMOLITION PLAN

SITE IMPROVEMENT PLANS

11719 RIDGE RD, BARRINGTON, IL 60010

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AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 250682

BASE FILE:
SHEET FILE:

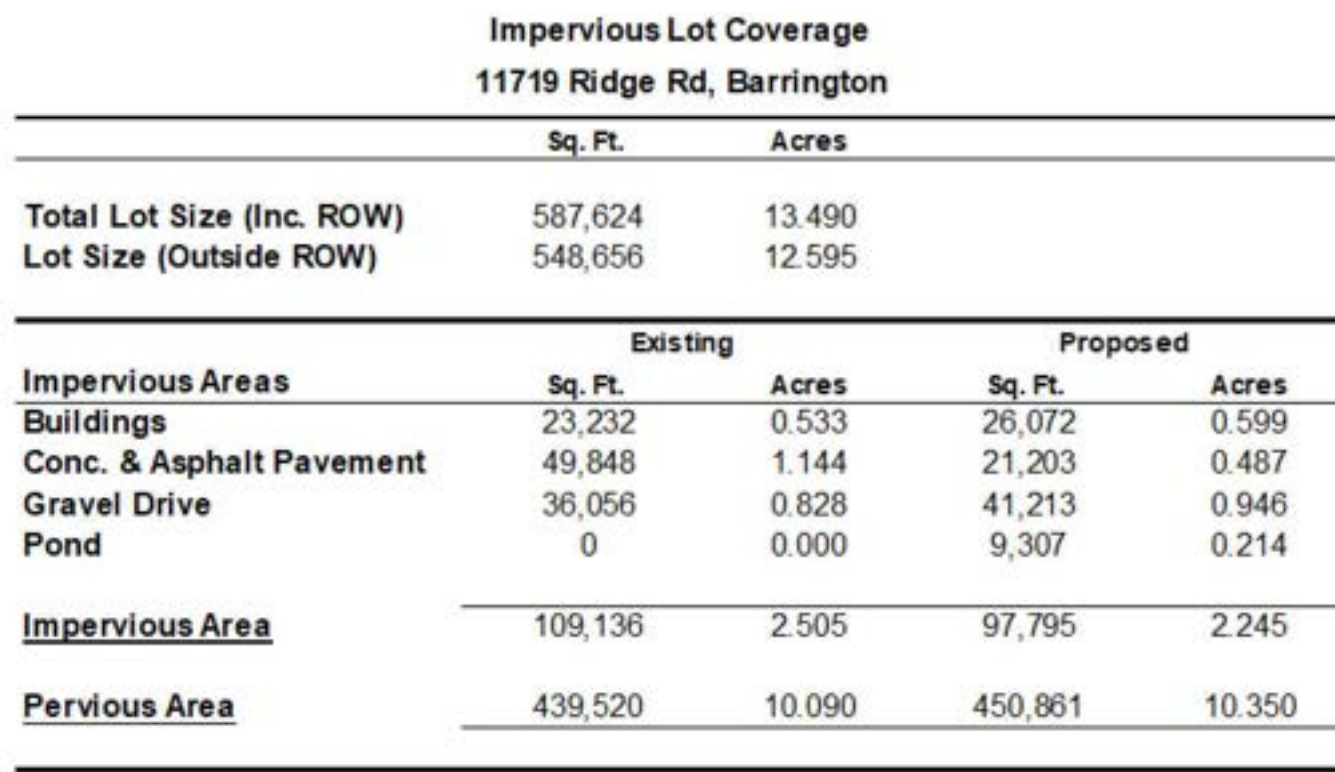
ISSUE DATE: JUNE 13, 2025

SCALE: 1"=50'

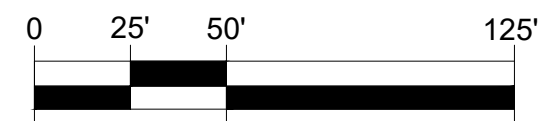
SHEET NUMBER

C-1.0

SCALE: 1"=200



- PROPOSED NET DECREASE IN IMPERVIOUS AREA.
- STORM WATER DETENTION NOT REQUIRED PER KANE COUNTY.
- STORM WATER BMP (PERMEABLE PAVEMENT) PROPOSED IN FUTURE PHASE.
- NO FLOODPLAIN ON SITE.
- ASSUMED NO WETLANDS ON SITE PER NWI MAP AND MCHENRY COUNTY GIS.

[illegible]

BCI
BONO CONSULTING
CIVIL ENGINEERS
A Seave & Maher Engineers company
4234 MERIDIAN PKWY
HIGHWAY 11, 60068
IL, 60068
331-229-3512
walkers@bonoconsulting.com
DESIGN FIRM NO. 184-006857-0002

SME
SEWEE & MAHER
ENGINEERS



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207-829-5016 • Fax 207-829-5692 • sme-engineers.com

CONCEPT SITE PLAN & GRADING PLAN

SITE IMPROVEMENT PLANS

11719 RIDGE RD, BARRINGTON, IL 60010

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| | |
|--------------|---------------|
| PROJECT NO.: | 250682 |
| BASE FILE: | |
| SHEET FILE: | |
| ISSUE DATE: | JUNE 13, 2025 |
| SCALE: | 1"=50' |
| SHEET NUMBER | |
| C-2.0 | |

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

June 13, 2025

Kim Goldman
1 Pierce Pl, Ste 400
Itasca, IL 60143
Email (kimlarimoregoldman@gmail.com)

Re: Parcel # 20-32-400-006
Common Location: 11719 Ridge Rd., Barrington, IL
NRI# L25-046-4707
Zoning Change: Conditional Use Permit and Variance for agritourism.

Dear Ms. Goldman:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the The Gentleman Farmer LLC property as applied for in Report #25-046-4707. Due to the amount of previously disturbed soils on the site and the nature of the request, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No floodplain or wetlands were found on the site from office maps. Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

Approval Standards for Conditional Use
(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for Conditional Use(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room, please provide a separate response page.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards).

Employee Housing (C.1 on Site Plan) is defined as: DWELLING UNIT(S) provided for housing agricultural employees on a year-round or seasonal basis.

Housing for employees will be provided in an existing single-story structure referred to on the site plan as the Cottages. The building contains three individual units, each with a private entrance, kitchen, bathroom, and bedroom. Originally constructed in the 1950s to house farm workers, the Cottages will be restored for that same purpose. The structure is currently served by gas, electricity, and a functioning well water and septic system. Located in the interior of the property, it complies with all applicable site development standards.

Private Event Rentals (C.2 on Site Plan) ~ Reception Facility is defined as: A BUSINESS that provides the hosting and rental services of a banquet hall or similar FACILITY for private events including, but not limited to, wedding receptions, holiday parties and fundraisers, with food and beverages that are prepared on site or by a caterer and served to invited guests during intermittent dates and hours of operation. A RECEPTION FACILITY may have overnight guest rooms for the use of persons attending events. A RECEPTION FACILITY is not operated as a RESTAURANT with regular hours of operation nor as a HOTEL offering overnight accommodations to persons other than persons attending events.

The proposed Reception Facility use will take place within existing structures on the property, with activities centered around the two historic barns. The East Barn will include a new kitchen addition and a dining room, while the West Barn will feature an open-plan assembly space. When weather permits, the courtyard between the barns will also serve as a venue for outdoor gatherings and programming.

While there are no specific use standards for Reception Facilities, all proposed activities will occur within existing buildings and designated outdoor areas that fully comply with current A-1 zoning setbacks and requirements. The site will be served by well water and supported by newly installed, properly designed septic systems.

Craft and art Classes, yoga classes, lectures, partnerships with area colleges (C.3 on Site Plan)~ Community Center is defined as: COMMUNITY CENTER. A FACILITY for recreational, social, educational, and cultural activities owned and operated by a public or non-profit group or agency. A COMMUNITY CENTER may include retail sales of related items and RESTAURANTS as ACCESSORY USES.

Similar to the Reception Facility use, the proposed Community Center use will be integrated into existing structures on the property, with many activities centered around the East and West Barns. Most culinary classes will be held in the East Barn, while the West Barn will host lectures and other educational programming; in a future phase, the Hog Sheds will be renovated into art studios. Outdoor areas, including the central courtyard and potager, will support seasonal and hands-on classes when weather permits.

Although there are no specific use standards for Community Centers, all activities will occur within existing buildings and outdoor spaces that conform to A-1 zoning setbacks and development standards. The site will be served by well water and newly designed septic systems to meet operational needs.

Summer Day Camp (C.4 on Site Plan) ~ Day Camp is defined as: FACILITIES providing recreational and education activities during the day within a CAMPGROUND, CONSERVATION AREA, school, PLACE OF WORSHIP, or other public or institutional FACILITY.

The proposed Day Camp will utilize most areas of the site, including gardens and existing buildings. It will be operated in full compliance with all applicable state and county regulations and codes. The site currently meets all yard requirements and development standards.

Art Gallery Installation (C.5 on Site Plan) - Art Gallery is defined as: A BUSINESS engaged in the sale, loan, and/or display of paintings, sculpture, photographs, video art, or other works of art. ART GALLERY does not include a CULTURAL FACILITY, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

While there are no specific use standards for Art Galleries, the project will incorporate this use within existing structures that fully comply with current site use and development standards.

Short Term Rental (C.6 on Site Plan)~ Vacation Rental is defined as: A furnished DWELLING UNIT, or portion thereof, that is rented or offered for rent for more than twelve (12) rental periods per calendar year or more than ninety (90) days per calendar year to guests on a nightly, daily, weekly, or any other occupancy period of less than thirty (30) consecutive days regardless of whether or not the DWELLING UNIT is occupied as a full time residence or whether or not the full time resident remains on the premise during the time that the DWELLING UNIT is utilized by guests, but where the operator does not provide guests with any additional services such as breakfast. A VACATION RENTAL serves the purpose of providing the opportunity for tourism or recreation to guests similar to a HOTEL/MOTEL or BED AND BREAKFAST. A VACATION RENTAL does not serve the purpose of allowing guests to establish a permanent or short term residence. (See BOARDING HOUSE.)

While there are no specific use standards for Vacation Rentals, this use will be accommodated within the existing four-square farmhouse, which currently complies with all applicable site use and development standards. The farmhouse will undergo renovations to include en suite bathrooms for each of the three bedrooms. The main level will offer a shared kitchen, dining area, and living room—providing a comfortable, self-contained experience for short-term guests.

The vacation rental will primarily serve guests who are participating in on-site programming, offering them the opportunity to extend their visit in an immersive, farm-centered environment. Adequate guest parking will be provided near the farmhouse itself, ensuring it does not impact the main parking lot.

Additionally, once renovated, the Cottages may also be used for overnight accommodations when not needed as worker housing.

2. Is the conditional use compatible with the existing or planned future development of the area?

The proposed conditional uses are compatible with the existing and future development of the area, which includes a mix of agricultural and low-density residential zoning. In fact, they enhance the landscape by preserving open space, revitalizing historic structures, and introducing low-impact, community-oriented programming. Additionally, the uses complement the neighboring Citizens for Conservation land, offering aligned programming that reinforces CFC's mission of ecological stewardship.

All activities are rooted in fostering deeper connections to land, food, and community through educational and hands-on experiences. Programming includes wellness lectures, children's day camps centered on gardening and food systems, and nature-based art classes—such as botanical painting, natural dyeing, and outdoor photography.

Short-term vacation rentals will primarily serve guests participating in on-site experiences who wish to extend their visit in an immersive setting. Private group rentals will be limited to mission-aligned uses that engage meaningfully with the farmstead's offerings.

Given our mission to serve the local community, proximity to nearby residential areas makes the farmstead accessible while maintaining a rural character. Programming is intentionally small in scale: most gatherings will host fewer than 50 guests, with occasional events up to 300. All activities are designed to be respectful of the area's quiet, natural setting.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

No, the proposed conditional uses will not be detrimental to public health, safety, morals, comfort, or general welfare. Each use—and the broader mission of our organization—is thoughtfully designed to contribute positively to the community. Educational offerings—including art classes, lectures, and partnerships with area colleges—promote creativity, learning, and community engagement. Wellness-focused programming like yoga classes and summer day camps supports physical and emotional well-being for all ages. Short-term rentals and staff housing ensure that guests and employees can engage conveniently and sustainably.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

No, the proposed conditional uses will not be injurious to the use or enjoyment of nearby properties. Unlike more disruptive commercial agri-entertainment activities—such as hayrides, corn mazes, or pumpkin cannons—our programming is peaceful, purposeful, and rooted in education, wellness, and land stewardship. We have personally spoken with all adjacent property owners, and they have expressed support for our overall vision and plans for the property. The boutique scale and intentional nature of our activities are designed to enhance, not detract from, the surrounding environment and community.

5. Will the conditional use substantially diminish and impair property value in the area?

No, the proposed conditional uses will not diminish or impair property values in the area. On the contrary, introducing a vibrant agri-business is likely to enhance the appeal of the neighborhood and contribute to local economic vitality, which can positively influence nearby property values.

Much of the surrounding land is already zoned agricultural, and our proposed uses are fully compatible with that designation. In addition, most of our programming will be set back from property lines, further reducing any impact on neighbors. The entire northern section of our property will be dedicated to market gardens with minimal guest traffic, while primary gathering spaces are located in our two large barns on the southern end. Because the southern boundary borders conservation land, there is no possibility of residential development along that side of the property.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

Yes, the property is equipped with adequate utilities, access roads, drainage, and supporting infrastructure to accommodate the proposed uses. Electrical, gas, and well water systems are already in place, and any necessary upgrades will be made to meet operational needs and comply with current code requirements.

Two existing access points off Ridge Road will be reused to provide familiar, safe, and direct entry to the site, with internal circulation designed to efficiently serve guest, staff, and service vehicles.

Drainage has been thoughtfully integrated into the site plan. Much of the core area is currently paved with impervious surfaces, contributing to runoff. To mitigate this, existing concrete paving and compacted gravel will be reduced and replaced with permeable materials—such as ground covers and native plants—to slow, spread, and infiltrate water into the soil. We also plan to harvest rainwater from rooftops for storage in tanks to support garden irrigation. In a future phase, ponds and swales will be added in the northern growing areas to establish a self-irrigating system that will also help recharge groundwater supplies.

Additional improvements—including defined parking areas and appropriate lighting—will further support safe, efficient, and accessible use of the property by guests, staff, and service providers.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

Yes, the proposed plan maintains the property's two historic access points, ensuring continuity for the surrounding community and preserving familiar traffic patterns.

Staff and service vehicles will use the southern access drive, which features clear sightlines, safe turning radii, and internal circulation routes designed to prevent backups onto Ridge Road.

Guests will enter via the eastern access drive and park in a newly designated lot, effectively separating vehicle flows to reduce congestion and support safe operations.

Events are intentionally small in scale—with most gatherings under 50 guests—and are scheduled in a staggered manner to minimize traffic impact on public streets.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

Yes, the proposed conditional uses are consistent with the intent and character of the A-1 Agricultural zoning district. Each use is either directly related to agriculture or supports public engagement with the land in a low-impact, educational, or seasonal capacity. Activities such as summer day camps and gardening classes promote land-based learning and community connection, which reflect the purpose and spirit of agricultural zoning.

Private event rentals (i.e., team building retreats, fundraising events), vacation rentals, and staff housing will take place within existing buildings and are thoughtfully scaled to fit the site without altering the agricultural character of the land. These uses provide essential support for the viability of the farm operation and are managed in a way that respects the surrounding environment and zoning standards.

No new structures are being introduced that conflict with agricultural land use, and all site improvements will comply with applicable setbacks, building codes, and development regulations under the A-1 district.

9. Will the conditional use be reasonably in the interest of the public welfare?

Yes, the proposed uses serve the public welfare by providing enriching programs that promote wellness, education, and cultural engagement. Arts and yoga classes, lectures, and day camps encourage health, lifelong learning, and community connection. Partnerships with area colleges and rotating art installations contribute to the region's cultural vitality. On-site staff housing and short-term rentals will ensure smooth operations and enhance guest comfort, further strengthening the site's ability to serve the public in a safe, welcoming, and sustainable way.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

Yes, adequate measures will be taken to protect groundwater recharge and quality. The property, shaped by a series of ridges, functions largely as a self-contained watershed. This natural topography allows for the collection of stormwater in strategically placed ponds and bioswales,

which will support groundwater recharge while also filtering runoff and reducing erosion. Collected water will be reused for purposes such as irrigation, emergency storage, educational and recreational programming, and wildlife habitat.

Approval Standards for Variation
(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum one (1) or two (2) sentence explanation. If there is insufficient room, please provide a separate response page.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

Though the property is 13.5 acres—below the 20-acre minimum required for Agritourism Intensive zoning—it has historically served as the central farmstead of a much larger agricultural operation. With its historic barns, open fields, and established infrastructure, it is uniquely suited for agritourism.

Strict application of the acreage requirement would create a hardship by preventing the property from being used in a manner consistent with its agricultural heritage and existing character. The current parcel size resulted from a subdivision following the sale of 240+ surrounding acres to Citizens for Conservation, which will remain permanently undeveloped. This conserved land effectively preserves the open space and rural context intended by the 20-acre threshold.

Without the variance, the owners would be unable to implement a low-impact, community-focused business plan that includes farm dinners, classes, tours, and seasonal events—all well-matched to the site's scale and existing features.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

The hardship is unique to this 13.5-acre property due to its historical role, existing infrastructure, central location within preserved open space, and public visibility. Formerly the heart of a larger agricultural operation, the property retains two prominent historic barns, open fields, and a layout well-suited to small-scale agritourism uses such as market gardening, limited livestock, and walkable educational programming. Unlike other parcels in the same zoning district, it is surrounded by 240+ acres of permanently protected land owned by Citizens for Conservation, preserving its rural context and enhancing its potential as a public-facing site. Its visibility from County Line Road—anchored by its iconic barns—further distinguishes it as an ideal location for agritourism. Denying the variance would prevent the productive use of a uniquely suited and historically significant property, a hardship not shared by most parcels in the district.

3. Other than increased monetary gain, what is the purpose of the variation?

The purpose of this variance request is not financial gain. Rather, the owners aim to honor the property's long-standing agricultural legacy by opening it up to the community through meaningful, land-based programming. This historic farmstead—held in the same family for around 60 years—was among the first clusters of farm buildings in the area and has operated as a dairy, hog,

and thoroughbred horse farm. Today, the owners are committed to preserving and revitalizing the site by renovating its two 1920s-era dairy barns, the 1890's foursquare farmhouse, and the surrounding grounds for hands-on classes, farm dinners, and mission-aligned community gatherings.

In addition to preserving the character of the property, the owners wish to continue and deepen their partnership with Citizens for Conservation (CFC), who currently use the parcel for visitor parking during birding walks through adjacent conservation land. There may be further opportunities for collaboration with CFC as the farmstead evolves, reinforcing a shared commitment to stewardship, education, and public access to natural spaces.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

No, the hardship was not created by the current or previous property owners. The 13.5-acre parcel was originally part of Hill 'n Dale Farm, a larger family-owned agricultural property, and was subdivided during a sale to Citizens for Conservation (CFC) for land preservation purposes. The parcel was later purchased back from CFC by members of the original farm family. At the time of sale, CFC was unable to sell additional acreage due to grant conditions requiring them to retain ownership of a minimum number of acres.

As a result, the current owners acquired a parcel that—while historically functioning as the core of the original farm—falls just below the 20-acre minimum required for Agritourism Intensive zoning. The requested variance would allow this uniquely suited property to honor its agricultural legacy and serve the broader community without compromising the original conservation goals of the land transfer.

5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?

No, the proposed variation will not be detrimental to the public welfare or injurious to surrounding properties. The planned uses—such as farm store sales, cooking and gardening classes, and seasonal events—are intentionally modest in scale and designed to foster education, community engagement, and appreciation for local agriculture. Events like wellness lectures, ticketed meals, and community gatherings will be carefully managed to maintain a respectful volume and frequency, with most activities occurring during daytime or early evening hours and all programming concluding by 10pm.

Adequate onsite parking and intentional site design will help minimize traffic, noise, and visual impact on neighbors. Rather than disrupt the surrounding area, these uses are intended to enrich it—offering meaningful experiences that draw the community into closer connection with the land.

6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

The proposed variation will not impair access to light or air for adjacent properties. All buildings on the site are existing structures; no new construction is planned that would block views or alter access to natural light and air. Renovations are focused on revitalizing current buildings in a way that preserves the site's pastoral character and supports the surrounding environment, including land, air, and wildlife.

The project will not increase the risk of fire. All applicable fire codes will be met or exceeded, including the installation of a fire suppression system in the new commercial kitchen. Additional safety measures include regular grease management, strategically placed fire extinguishers, and staff training in fire response procedures.

Traffic impacts will be minimal. The site is designed with defined entrances and exits to promote safe traffic flow, along with adequate onsite parking to accommodate guests and minimize congestion on public roads.

Finally, the addition of a vibrant agri-business—with mid- to high-end retail, farm dinners, and educational experiences—is expected to enhance nearby property values by making the area more desirable and contributing to local economic vitality.

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

No, granting this variation does not confer an unfair special privilege. The property is already zoned for agricultural use and, at 13.5 acres, is relatively close to the 20-acre minimum required for Agritourism Intensive zoning. Its historic role as a working farmstead—with existing barns, open land, and numerous outbuildings—makes it uniquely suited for agritourism. Few parcels under 20 acres in the area share the same combination of size, layout, infrastructure, and long-standing agricultural use. This request reflects a thoughtful and appropriate use of the land and does not set a precedent for broader exceptions.

The narrative description of the proposed site use or site construction shall include the following information:

1. Proposed uses, services, or activities (i.e. food establishment, bed and breakfast, landscape business, cold storage).

Guided by a mission to inspire meaningful connection—between people, the land, and the food we share—**The Farmstead at Hill ‘n Dale** will offer immersive, hands-on experiences rooted in farming, food, and community.

This is a deeply personal and place-based project. The 13.5-acre parcel—carved from the larger Hill ‘n Dale property that has been in the owner’s family since the 1960s—includes one of the region’s earliest farmsteads, dating back to the 1800s. From 2010 to 2016, the owners operated a CSA on a nearby part of the property, laying a foundation of sustainable agriculture and community engagement that this new chapter builds upon. Surrounded by more than 240 acres recently placed under permanent conservation by Citizens for Conservation, The Farmstead at Hill ‘n Dale shares in a broader commitment to land stewardship and ecological education.

The site will operate as a working farm centered around a market garden that produces vegetables, fruits, and flowers for sale through an onsite farm store. The store will also carry gardening and cooking tools, artisan goods, packaged meals, and locally sourced provisions.

We will host guided farm tours and classes in gardening, cooking, and agricultural arts. Seasonal offerings may include U-pick, seed-starting workshops, and field days. A small number of animals—such as chickens, ducks, or goats—may be kept to enrich the learning environment.

The Farmstead at Hill ‘n Dale will also offer ticketed and walk-up farm-to-table meals that highlight produce from our gardens, with seasonal dining experiences offered both indoors and out.

The 1890s-era farmhouse will be used as short-term lodging for visiting chefs, guest artists, and overnight guests. The three-unit employee housing structure will be restored to support on-site staff and long-term operations. We will also offer limited private rentals for gatherings that align with our mission—prioritizing events connected to food, farming, the arts, or community well-being.

2. Existing site conditions and proposed site modifications (grading, buildings, other structures).

The 13.5-acre parcel includes approximately 5.5 acres of open pasture to the north and 15 existing outbuildings on the southern eight acres. These structures include the original foursquare farmhouse built around 1890, two 1920s-era gambrel roof dairy barns, two former hog sheds, a corn crib, two multi-stall garages, a three-bay workshop, three single story

residences, a three-unit worker residence, a shed, and a small pump house that serves as the site's electrical hub. Most of these buildings are currently unused, aside from a couple being used for storage and one as a mechanic's shop. All structures are in varying states of disrepair. Two of the dwellings will soon be demolished.

In the first phase of development, we will renovate the two primary barns and the farmhouse, adapt a three-stall garage into a designated farm store, and construct a new greenhouse, replacing an existing shed on the property. We are committed to preserving and adapting existing buildings wherever possible to maintain the integrity and character of the original farmstead while meeting modern functional needs.

Future phases may include construction of a second, larger greenhouse; a new work shed and washing/packing shed; updates to the existing worker cottages; the renovation of two former hog sheds into art studios; and the conversion of a residence into staff offices.

Site design and construction are guided by a commitment to sustainability, accessibility, and ecological resilience. We are working with Whole Systems Design, a permaculture and landscape consulting firm, to shape the landscape in ways that support both function and long-term environmental stewardship. Most existing mature trees and shrubs will be preserved, while new plantings will include native and edible perennials. A network of accessible pedestrian pathways will connect key areas of the site, encouraging exploration and engagement with the land. Future grading will be minimal and targeted, with the northern pasture shaped to incorporate small ponds and swales that create passive, self-irrigating systems. Additional features such as composting systems, permeable surfaces, and rainwater harvesting will further support regenerative practices.

All public-facing areas, including both dairy barns and the farm store, will be designed to meet ADA standards, and accessible parking will be provided on multiple parts of the farm. New construction and renovations will emphasize energy efficiency, adaptive reuse, and low-impact materials—supporting our goal of creating a site that fosters education, connection, and meaningful engagement with the land.

3. Estimated maximum number of employees on site at one time.

We estimate a maximum of 14 employees on site at any one time during peak operations. This includes kitchen staff, farm crew, farm store and front-of-house staff, educators, and administrative personnel. Staffing levels will vary seasonally and by day, depending on programming and farm activity.

4. Estimated maximum number of customers, visitors, or patrons on site per activity per day.

All events will be ticketed to control attendance, ensuring it remains within the site's parking capacity and aligned with our mission to host intimate, meaningful gatherings. Attendance at

any one time will not exceed 300 guests, which also reflects the maximum number our staff can appropriately support.

At peak programming, we anticipate the following maximum attendance levels:

- Farm Store: Up to 100 shoppers per day during peak season weekends
- Breakfast & lunch dining: Up to 100 guests per day during peak service days
- Ticketed Farm-to-Table Meals: Up to 50 guests per seating, with a maximum of four meals per week
- Ticketed and Timed Casual Community Dinners: Not to exceed 100 guests per event, with a maximum of two events per week
- Educational Classes (e.g., gardening, cooking, arts, yoga): Maximum of 25 participants per class, with up to five (5) classes per day and 22 classes per week
- Ticketed Community Events (e.g., lectures, field days): Up to 300 guests per event, with a maximum of three events per month

These numbers represent estimated maximums; most activities will be smaller in scale and vary seasonally.

An example of a typical week's schedule at The Farmstead at Hill 'n Dale:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|-------------------|---|--------|--------|---|--|--|---|
| Farm Store Hours | 8:30a-4:30p | | | 8a-2p, 5-9:30p | 8a-2p, 5-9:30p | 8a-2p, 5-9:30p | 8a-9:30p |
| Classes & Events | 9-10a Yoga 1-4pm Arts Class 1-4pm Gardening Class | Closed | Closed | 9-10a Kids Class 6-8p Wellness Lecture 6-9p Gardening class | 8:30-9:30a Yoga 6-9p Gardening Class 6-9p Arts Class | 9-10a Kids Class 3-6p Guest Chef Demonstration OR Class | 8:30-9:30a Yoga 9-10a Kids Class 10a-1pm Cooking Class 10a-1pm Gardening Class |
| Breakfast & Lunch | | | | 8-2pm | 8-2pm | 8-2pm | 8-2pm |
| Ticketed Meals | 10-5p Brunch | | | 6-9p Carry Out Meal | 6p Casual Dinner | 6p Farm Dinner | 6p Guest Chef Dinner OR Private Rental |

5. Type of and estimated maximum number of vehicles that will be using the access points.

Southern Access (Staff and Accessible Access Point):

- Up to 14 staff vehicles on site daily during peak operations
- Up to 3 delivery or service vehicles per day (for food deliveries, vendor drop-offs, and maintenance)
- The southern lot accommodates 4 accessible spots

Eastern Access (Staff and Overflow Parking):

- On a typical operating day—when the farm store and breakfast/lunch café are open—we anticipate 35–55 passenger vehicles, primarily from local shoppers and diners. The eastern parking lot is designed to accommodate this volume, with all vehicles entering via the eastern access point.
- On peak programming days—such as during farm dinners, educational classes, or community events—daily traffic may increase to up to 100 passenger vehicles, depending on event overlap.

Traffic volumes will vary seasonally and by event type. Access points and parking layouts have been designed to support safe, efficient circulation during both daily operations and larger events.

6. Existing and proposed number of parking spaces (handicap accessible and total)

While it was never intended for public use, the existing large concrete pad on the property can accommodate approximately 150 vehicles. Historical use appears to have been for cattle containment, farm equipment, and worker parking. As part of our site improvement, we plan to remove most of this concrete to allow for natural landscaping around the barns, enhancing the site's aesthetics and environmental integration.

The existing western parking lot will primarily be used for staff but includes 14 staff spaces, 6 guest spaces, and 4 accessible spaces.

We propose to create a new parking lot for guests on the eastern part of the property using the eastern access point off of Ridge Road. The plan includes **114 defined parking spaces**, which includes:

- 100 guest spaces
- 6 accessible spaces, provided in full compliance with the Illinois Accessibility Code
- 5 motorcycle parking spots
- 8 Bike parking spaces

Based on our business plan and lean staffing model, we intend to host a maximum of **300 guests on site at any one time**. To manage capacity, all events will be ticketed, ensuring total attendance remains within the site's parking limitations.

For residential uses, the farmhouse (vacation rental) requires 1 designated space per ordinance; however, we have allocated 3 spaces to ensure ample guest and service parking.

| Ordinance Requirement | | Actual |
|-------------------------------|----|--|
| Agritourism - 1 per employee | 14 | 114 total spaces provided, including 6 accessible spaces. 100 spaces allocated for assembly use (based on |
| Employee housing - 1 per unit | 3 | |
| Vacation rental - 1 per unit | 1 | |

| | | |
|--------------------------------|-------------------------|--|
| Art gallery | 5 | 300-person occupancy at 1 space per 3 people). |
| Restaurant - 1/50 seating area | 32 | |
| Retail goods - 1/200 GSF | 7 | |
| Community center - 1/500 GSF | 5 | |
| Assembly Parking | 47 | |
| Farmstand | No minimum | |
| TOTAL | 114 | |
| | | |
| Number of bike parking spaces | 1 per 15 parking spaces | 8 provided |

7. Existing and proposed public restrooms.

There are currently no public restrooms on site. As part of our development plan, we will add new public restroom facilities to comply with Illinois Plumbing Code, accommodate guests, and ensure comfort during events, classes, and daily operations. These facilities are designed to meet both the anticipated guest volumes and all applicable code requirements for accessibility, health, and safety.

In the West Barn ground floor assembly space, there will be two restrooms. The women's restroom will include three fixtures, and the men's will include four. Each restroom will have one lavatory. Two drinking fountains will serve the space.

In the East Barn, restrooms will be installed to support the restaurant and kitchen operations. Two restrooms, each with two fixtures and one lavatory, will serve restaurant guests. An additional toilet room will be provided for kitchen staff use.

8. Existing and proposed floor drains. If present, provide information regarding discharge location.

There are currently no known public-facing floor drains on site. Any existing private drains within the outbuildings, such as those associated with former agricultural or workshop use, are either decommissioned or are not in active service.

As part of our development plan, new floor drains will be installed in the commercial kitchen, restaurant service areas, and restroom facilities to meet health, safety, and building code requirements. All new floor drains will discharge into the approved on-site septic system and will be designed in compliance with county and state regulations.

No exterior drains for stormwater runoff are proposed at this time beyond standard surface drainage measures. Rainwater harvesting systems will be incorporated separately for irrigation use.

LOCATION: PART OF SE1/4 SEC32-T43N-R9E

REQUESTOR: DOMINICK GREEN

PROPRIETOR: DOMINICK GREEN

SURVEYOR: JAMES A. FAETANINI

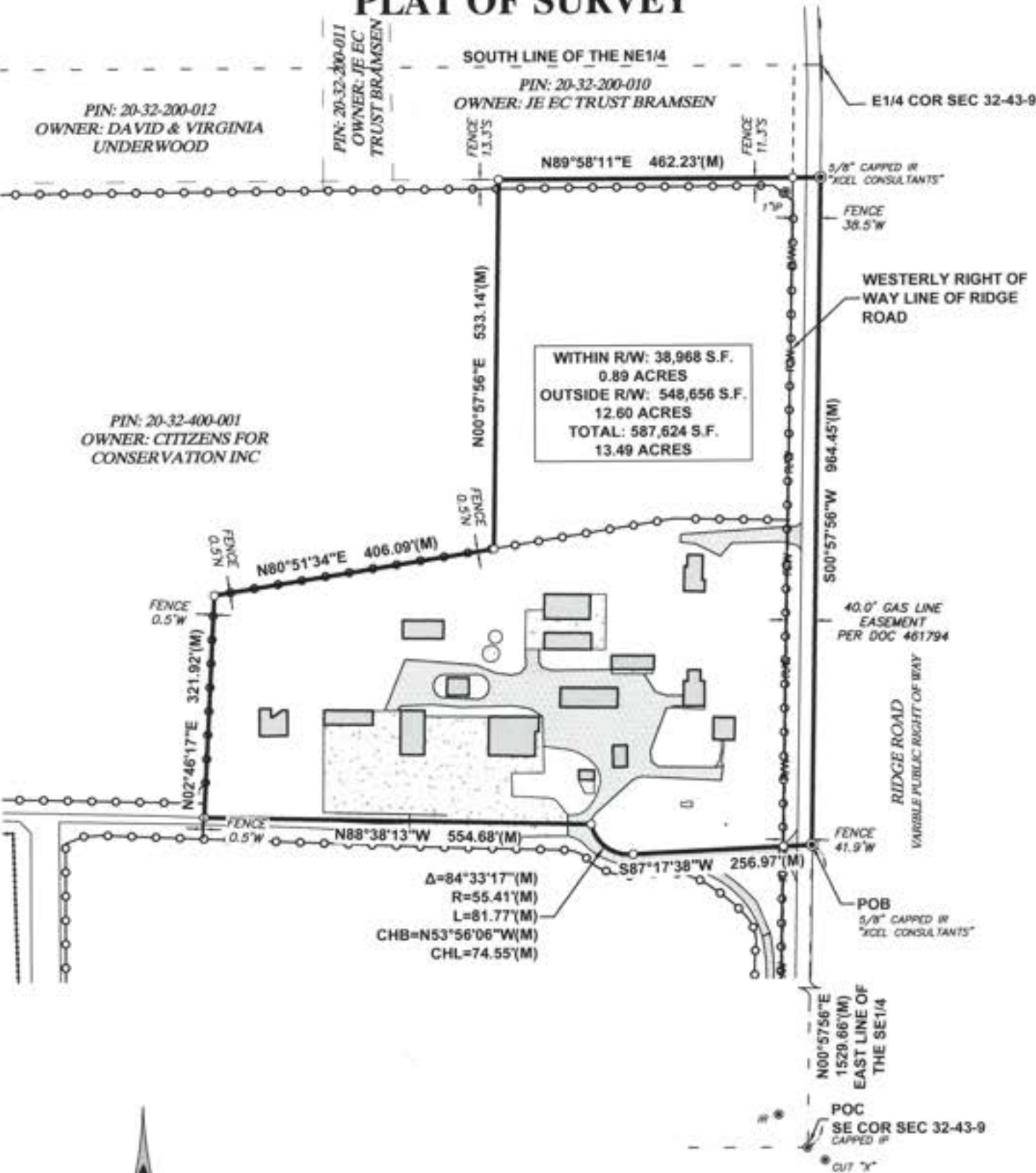
SURVEYOR COMPANY: XCEL CONSULTANTS, INC.
8300 42nd STREET WEST
ROCK ISLAND, IL 61201

RETURN TO: XCEL@XCELCONSULTANTSINC.COM
(309) 787-9988

RETURN TO: XCEL CONSULTANTS: 8300 42ND STREET WEST, ROCK ISLAND, IL 61201 - 309-787-9988

XCEL DRAWING: 234680

PLAT OF SURVEY



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

James A. Faetanini 9/15/23
JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024
SHEETS COVERED BY THIS SEAL 1 AND 2 OF 2



| | |
|-------------------|--|
| LOCATION: | PART OF SE1/4 SEC32-T43N-R9E |
| REQUESTOR: | DOMINICK GREEN |
| PROPRIETOR: | DOMINICK GREEN |
| SURVEYOR: | JAMES A. FAETANINI |
| SURVEYOR COMPANY: | XCEL CONSULTANTS, INC. 8300 42nd STREET WEST ROCK ISLAND, IL 61201 |
| RETURN TO: | XCEL@XCELCONSULTANTSINC.COM (309) 787-9988 |

| | |
|---------------|---|
| RETURN TO: | XCEL CONSULTANTS: 8300 42ND STREET WEST, ROCK ISLAND, IL 61201 – 309-787-9988 |
| XCEL DRAWING: | 234680 |

PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE UPON THE EAST LINE OF THE SOUTHEAST QUARTER, N 00°57'56" E, A DISTANCE OF 1529.66 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" FOUND AT THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; FROM THE POINT OF BEGINNING, THENCE S 87°17'38" E, A DISTANCE OF 256.97 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" SET AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 81.77 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 55.41 FEET AND A CENTRAL ANGLE OF 84°33'17" (SAID CURVE HAVING A CHORD DISTANCE OF 74.55 FEET BEARING N 53°56'06" W) TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" SET AT THE END OF SAID CURVE; THENCE UPON A NON-TANGENT LINE, N 88°38'13" W, A DISTANCE OF 554.68 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" SET; THENCE N 02°46'17" E, A DISTANCE OF 321.92 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" SET; THENCE N 80°51'34" E, A DISTANCE OF 406.09 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" SET; THENCE N 00°57'56" E, A DISTANCE OF 533.14 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" SET; THENCE N 89°58'11" E, A DISTANCE OF 462.23 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "XCEL CONSULTANTS" FOUND ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE UPON SAID LINE, S 00°57'56" W, A DISTANCE OF 964.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 587,624 SQUARE FEET OR 13.49 ACRES, MORE OR LESS.

| | |
|--|----------------|
| I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS. | |
| <u>James A. Faetanini</u> | <u>9/15/23</u> |
| JAMES A. FAETANINI | DATE |
| LICENSE NUMBER 035-003494 | |
| MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024 | |
| SHEETS COVERED BY THIS SEAL 1 AND 2 OF 2 | |



CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

CONSENT

I/We hereby authorize that the applicant, attorney, or agent to act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.


Owner's Signature

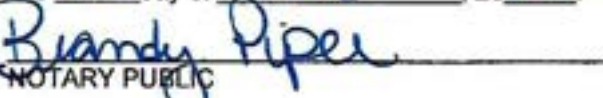
JESSICA P. SWOYER GREEN
Print Name

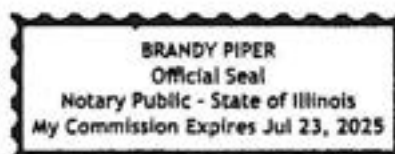

Signature

DOMINIC GREEN
Print Name

SUBSCRIBED and SWORN to before me

this 10 day of June, 2025.










NOTARY PUBLIC





June 11, 2025

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

The narrative description of the proposed site use or site construction shall include the following information:

1. Proposed uses, services, or activities (i.e. food establishment, bed and breakfast, landscape business, cold storage).

Our farmstead is guided by a mission to connect people to the land, their food, and each other through immersive, hands-on experiences rooted in agriculture, education, and community. The site will operate as a working farm centered around a market garden that produces vegetables, fruits, and flowers for sale through an onsite farm store. The farm store will also offer gardening and cooking tools, artisan goods, packaged meals, and locally sourced pantry items.

The farmstead will host ticketed farm-to-table meals that prominently feature produce grown in our own gardens, reinforcing the connection between cultivation and consumption. In a future phase of programming, we also plan to offer breakfast and lunch to walk-up customers, inviting them to enjoy casual dining experiences both indoors and outdoors.

In addition to its culinary offerings, the farmstead will provide guided farm tours and classes in gardening, cooking, and agricultural arts. Seasonal programming may include U-pick opportunities, seed-starting workshops, or a Field Day with hands-on garden activities. A small number of livestock—such as chickens, ducks, or goats—may also be kept to enrich the learning environment.

The existing farmhouse will be used as short-term housing for visiting chefs, guest artists, and as overnight guest accommodations. In a future phase of development, the existing employee cottages will be renovated to provide on-site housing for farm staff, supporting the farm's long-term operational needs.

2. Existing site conditions and proposed site modifications (grading, buildings, other structures).

The 13.5-acre parcel includes approximately 5.5 acres of open pasture to the north and 15 existing outbuildings on the southern eight acres. These structures include the original foursquare farmhouse built around 1890, two 1920s-era gambrel roof dairy barns, two former hog sheds, a corn crib, three multi-stall garages, a three-bay workshop, three additional residential dwellings, and a small pump house that serves as the site's electrical hub. Most of these buildings are currently unused, aside from a few being used for storage and one as a mechanic's shop. All structures are in varying states of disrepair. Two of the residential buildings will soon be demolished.

In the first phase of development, we will renovate the two primary barns and the foursquare farmhouse, and construct a new greenhouse to support market gardening, replacing an existing shed on the property. We are committed to preserving and adapting existing buildings where possible to maintain the integrity and character of the original farmstead while meeting modern functional needs.

Future phases will include converting an existing residential structure into staff offices, adapting a three-stall garage into a designated farm store, constructing a second larger greenhouse and work shed, and updating existing worker cottages.

Site design and landscaping are being developed in partnership with Whole Systems Design, a permaculture and landscape consulting firm. Their plan emphasizes sustainability and ecological resilience. Existing mature trees and shrubs will be preserved, while new landscaping will feature native and edible perennials, small ponds to support passive irrigation, and a network of accessible pedestrian pathways.

Grading will be minimal and targeted. For example, in a future phase, the northern pasture will undergo grading to include small ponds and swales, creating a self-irrigating system.

Accessibility is a core consideration. All public-facing areas, including both barns, will be designed to meet ADA standards, and the parking areas will include accessible spaces.

Sustainability is central to the project. All renovations and new construction will emphasize energy efficiency, adaptive reuse, and low-impact design. We will incorporate regenerative agricultural practices, rainwater harvesting, composting systems, and permeable surfaces. The long-term goal is to create a site that reflects environmental stewardship while providing space for education, connection, and community engagement.

3. Estimated maximum number of employees on site at one time.

We estimate a maximum of 14 employees on site at any one time during peak operations. This includes kitchen staff, farm crew, farm store and front-of-house staff, educators, and administrative personnel. Staffing levels will vary seasonally and by day, depending on programming and farm activity.

4. Estimated maximum number of customers, visitors, or patrons on site per activity per day.

All events will be ticketed to control attendance, ensuring it remains within the site's parking capacity and, more importantly, aligned with our mission to host intimate, meaningful gatherings. Attendance at any one time will not exceed 300 guests, which also reflects the maximum number our staffing levels can appropriately support.

At peak programming, we anticipate the following maximum attendance levels:

- Farm Store: Up to 100 shoppers per day during peak season weekends
- Breakfast & lunch dining: Up to 100 guests per day during peak service days
- Ticketed Farm-to-Table Meals: Up to 50 guests per meal, with a maximum of four meals per week
- Ticketed and Timed Casual Community Dinners: Not to exceed 100 guests per event, with a maximum of two events per week
- Educational Classes (e.g., gardening, cooking, arts, yoga): Maximum of 25 participants per class, with up to five (5) classes per day and 22 classes per week

- Ticketed Community Events (e.g., lectures, field days): Up to 300 guests per event, with a maximum of two events per month

These numbers represent estimated maximums; most activities will be smaller in scale and vary seasonally.

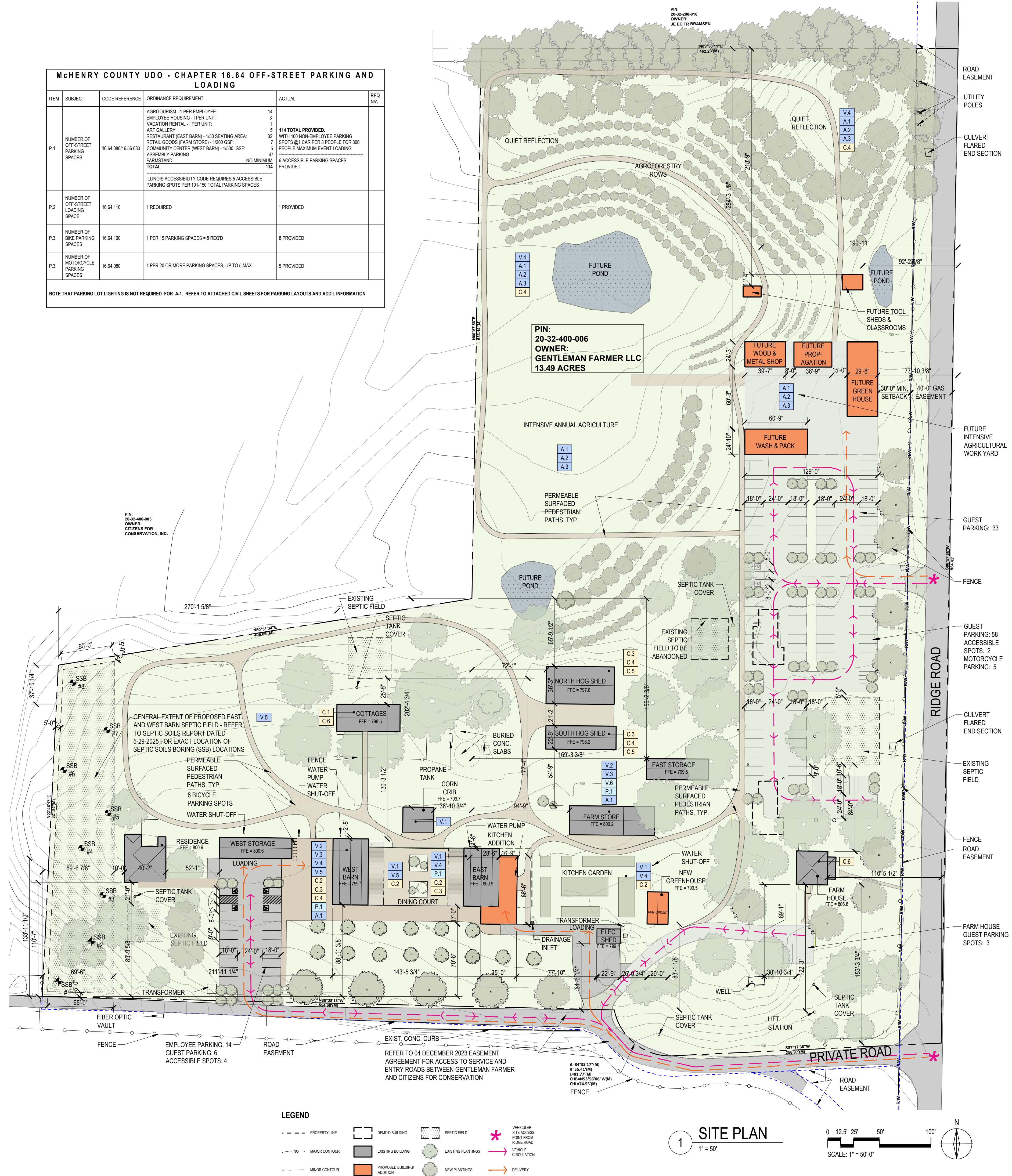
An example of a typical week's schedule:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|-------------------------------|--|-----------|-----------|--|---|---|---|
| Farm Store Hours | 8a-5p | Farm Dark | Farm Dark | 8a-8:30p | 8a-9:30p | 8a-9:30p | 8a-9:30p |
| Breakfast & Lunch at the Barn | | | | 8-2pm | 8-2pm | 8-2pm | 8-2pm |
| Ticketed Meals | 10-1p Ticketed Brunch | | | | 6p Ticketed Casual Dinner | 6p Ticketed Farm Dinner | 6p Ticketed Farm Dinner |
| Classes and Ticketed Events | 8:30-9:30a Yoga 1-4p Classes Kitchen: Fermenting Arts: Botanical Painting 1-5 Community Event | | | 8:30-9:30a Yoga 9-10a Kids Class 6p-9p Classes Field: Season Extension Kitchen: Charcuterie Arts: Book Making 6-8p Wellness Lecture | 8:30-9:30a Yoga 10a-1p Classes Field: Homestead Livestock Kitchen: Curing & Smoking Arts: Creative Writing | 8:30-9:30a Yoga 3-6p Classes Field: Intro to Permaculture Kitchen: Preserving Jams Arts: Natural Dying | 8:30-9:30a Yoga 9-10a Kids Class 10-1p Classes Field: Mushroom Foraging Kitchen: Baking with Apples Art Studio: Felting |

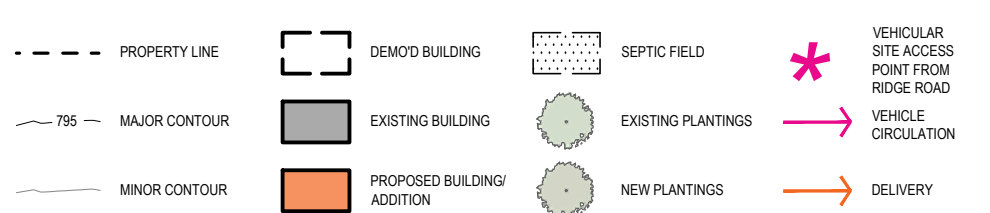
McHENRY COUNTY UDO - CHAPTER 16.64 OFF-STREET PARKING AND LOADING

| ITEM | SUBJECT | CODE REFERENCE | ORDINANCE REQUIREMENT | ACTUAL | REQ. N/A |
|------|-------------------------------------|---------------------|--|--|--|
| P.1 | NUMBER OF OFF-STREET PARKING SPACES | 16.64.080/16.56.030 | AGRICULTURE - 1 PER EMPLOYEE: EMPLOYEE HOUSING - 1 PER UNIT: VACATION RENTAL - 1 PER UNIT: ART GALLERY RESTAURANT (EAST BARN) - 150 SEATING AREA: RETAIL GOODS (FARM STORE) - 1200 GSF: COMMUNITY CENTER (WEST BARN) - 1500 GSF: ASSEMBLY PARKING FARMSTAND TOTAL ILLINOIS ACCESSIBILITY CODE REQUIRES 5 ACCESSIBLE PARKING SPOTS PER 101-150 TOTAL PARKING SPACES | 14 3 1 5 32 7 5 47 NO MINIMUM 114 6 ACCESSIBLE PARKING SPACES PROVIDED | 114 TOTAL PROVIDED. WITH 100 NON-EMPLOYEE PARKING SPOTS @ 1 CAR PER 3 PEOPLE FOR 300 PEOPLE MAXIMUM EVENT LOADING |
| P.2 | NUMBER OF OFF-STREET LOADING SPACES | 16.64.110 | 1 REQUIRED | 1 PROVIDED | |
| P.3 | NUMBER OF BIKE PARKING SPACES | 16.64.100 | 1 PER 15 PARKING SPACES = 8 REQ'D | 8 PROVIDED | |
| P.3 | NUMBER OF MOTORCYCLE PARKING SPACES | 16.64.080 | 1 PER 20 OR MORE PARKING SPACES, UP TO 5 MAX. | 5 PROVIDED | |

NOTE THAT PARKING LOT LIGHTING IS NOT REQUIRED FOR A-1. REFER TO ATTACHED CIVIL SHEETS FOR PARKING LAYOUTS AND ADD'L INFORMATION

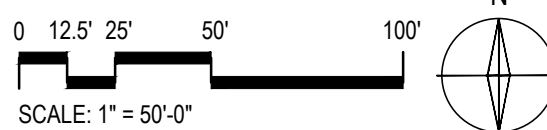


LEGEND



1 SITE PLAN

1" = 50'



McHENRY COUNTY ZONING MATRIX

McHENRY COUNTY, IL TITLE 16: UNIFIED DEVELOPMENT ORDINANCE

PROJECT ADDRESS: 11719 RIDGE ROAD ZONING DISTRICT: A-1

| ITEM | SUBJECT | CODE REFERENCE | ORDINANCE REQUIREMENT | ACTUAL | REQ. N/A |
|---|-------------------------------------|--|---|--|--|
| McHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS | | | | | |
| Z.01 | ZONING DISTRICT | McHENRY COUNTY GIS ID: 20-32-400-006 | PARCEL | A-1 | |
| Z.02 | EXISTING ZONING USE | 16.36 | A-1 - WITH INTENSIVE AGRITOURISM ACTIVITIES | A-1 | |
| Z.03 | PROPOSED ZONING USE | 16.20.020/.040 | VARIANCE NEEDED FOR INTENSIVE AGRITOURISM DUE TO LOT SIZE AND CONDITIONAL USE PERMIT REQUIRED | A-1 | |
| Z.04 | MINIMUM LOT AREA | 16.56.030 - E.1 | 20 ACRES | 13.49 | |
| Z.05 | LOT AREA | McHENRY COUNTY GIS, PLAT OF SURVEY DATED 09/15/2023 | 20 ACRES | 13.49 | |
| Z.06 | FLOOR AREA RATIO (FAR) | - | - | - | |
| Z.07 | TOTAL FLOOR AREA | - | - | - | |
| Z.08 | BUILDING HEIGHT | 16.36.040 | A-1 (AGRICULTURAL) - NONE A-1 (ALL OTHERS) - 35'-0" | 34'-0" WEST BARN | |
| Z.09 | FRONT SETBACK | 16.36.040/16.56.030 | 30'-0" FROM ROW, OR 65'-0" FROM THE ROAD CENTERLINE IF NO DEDICATED ROW EXISTS | NO ENCROACHMENTS | |
| Z.10 | SIDE SETBACKS | 16.36.040/16.56.030 | 30'-0" (FARMSTANDS EXEMPTED) | NO ENCROACHMENTS | |
| Z.11 | REAR SETBACK | 16.36.040/16.56.030 | 30'-0" (FARMSTANDS EXEMPTED) | NO ENCROACHMENTS | |
| Z.12 | REAR YARD / ON-SITE OPEN SPACE | 16.36.040 | NONE REQUIRED | - | |
| Z.13 | NUMBER OF OFF-STREET PARKING SPACES | 16.64.080/16.56.030 | AGRICULTURE - 1 PER EMPLOYEE: EMPLOYEE HOUSING - 1 PER UNIT: VACATION RENTAL - 1 PER UNIT: ART GALLERY RESTAURANT (EAST BARN) - 150 SEATING AREA: RETAIL GOODS (FARMSTORE) - 1200 GSF: COMMUNITY CENTER (WEST BARN) - 1500 GSF: FARMSTAND TOTAL | 14 3 1 5 32 7 47 NO MINIMUM 114 | 114 TOTAL PROVIDED. WITH 100 NON-EMPLOYEE PARKING SPOTS @ 1 CAR PER 3 PEOPLE FOR 300 PEOPLE MAXIMUM EVENT LOADING |
| Z.14 | NUMBER OF OFF-STREET LOADING SPACES | 16.64.110 | 1 REQUIRED | 1 PROVIDED | |
| Z.15 | NUMBER OF BIKE PARKING SPACES | 16.64.100 | 1 PER 15 PARKING SPACES | 8 PROVIDED | N/A |
| Z.16 | NUMBER OF MOTORCYCLE PARKING SPACES | 16.64.080 | 1 PER 20 OR MORE PARKING SPACES, UP TO 5 MAX. | 5 PROVIDED | N/A |
| Z.17 | STORMWATER MANAGEMENT | 17.60.010 | STORMWATER MANAGEMENT PLAN REQ'D FOR ZONING SITE PLAN REVIEWS AND PRIOR TO PERMITTING WORK | NOT REQUIRED - REFER TO ATTACHED CIVIL DRAWINGS FOR IMPERVIOUS SURFACES REDUCTION CALCULATIONS | N/A |
| Z.18 | SITE DEVELOPMENT STANDARDS | 16.60.010 | CURRENT SURVEY TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION | | N/A |
| Z.19 | SEPTIC TANKS | 8.04.520 | SEPTIC TANKS FOR ANY ESTABLISHMENT OTHER THAN RESIDENTIAL PROPERTY SHALL BE SIZED IN ACCORDANCE WITH THE ESTIMATED FLOW DETERMINED FROM DATA PROVIDED IN TABLE II (SEE APPENDIX B) | | N/A |
| Z.24 | WELL WATER/SEPTIC LAYOUT | 8.04 - ARTICLE V. PRIVATE, SEMI-PRIVATE, CLOSED LOOP, AND NON-COMMUNITY WATER SUPPLIES | HEALTH (CONSTRUCTION IMPACT) REVIEW REQ'D THROUGH McHENRY COUNTY DEPARTMENT OF HEALTH | | N/A |

INTENDED SITE USAGE & REQUIRED ZONING RELIEF

| SITE KEY | USE TYPE | ZONING STATUS / REQUIRED APPROVALS | | | |
|----------|---|--|------------------------------------|---------------------------------|---|
| | | VARIATION | CONDITIONAL USE PERMIT | PERMITTED | AS OF RIGHT |
| | VARIATION REQUIRED FOR AGRITOURISM, INTENSIVE USE ON A PARCEL < 20 ACRES | 13.5 ACRE SITE DOES NOT MEET 20 ACRE REQUIREMENT | | | *WITH APPROVAL OF VARIATION FOR INTENSIVE AGRITOURISM |
| V.1 | TICKETED MEALS (BOTH INDOORS AND OUT), AND BREAKFAST AND LUNCH WALK-UP MEALS | | | | FARM TO TABLE DINNERS |
| V.2 | FARM STORE SALES, READY MADE AND PREPARED FOODSTUFFS | | | | LIMITED AGRITOURISM/ AGRITOURISM GIFT SHOP/ FARMSTAND |
| V.3 | AGRICULTURE FOOD CONCESSION STAND, 3RD PARTY VENDORS OF COFFEE/NON-ALCOHOLIC DRINKS, READY MADE AND PREPARED | | | | AGRICULTURE FOOD CONCESSION STAND/FARMSTAND |
| V.4 | FARM TOURS, COOKING, AND GARDENING CLASSES, FIELD TRIPS, AFTER SCHOOL PROGRAMS | | | | LIMITED AGRITOURISM AGRICULTURAL CLASSES AND TOURS |
| V.5 | COMMUNITY EVENTS AS PERMITTED UNDER LIMITED AGRITOURISM | | | | AMPHITHEATER |
| V.6 | SALE OF SEALED, NON PRODUCED ON-SITE ALCOHOL | PACKAGED LIQUOR (UNLESS PRODUCED ON SITE) | | | |
| C.0 | INTENSIVE AGRITOURISM | | REQUIRED FOR INTENSIVE AGRITOURISM | | |
| C.1 | STAFF HOUSING | | AGRICULTURAL EMPLOYEE HOUSING | | |
| C.2 | PRIVATE EVENT RENTALS | | RECEPTION FACILITY | | |
| C.3 | CRAFTS AND ARTS CLASSES FOR CHILDREN AND ADULTS, YOGA CLASSES, LECTURES, BOOK SIGNINGS AND PARTNERSHIP WITH AREA COLLEGE TO USE SITE FOR A LEARNING LAB | | COMMUNITY CENTER | | |
| C.4 | SUMMER DAY CAMPS FOR KIDS | | DAY CAMP | | |
| C.5 | ART GALLERY INSTALLATION | | ART GALLERY | | |
| C.6 | SHORT TERM RENTAL | | VACATION RENTAL/RECEPTION FACILITY | VACATION RENTAL | |
| P.1 | MAKING/SELLING VALUE ADDED PRODUCTS | | | AGRICULTURAL PRODUCE PROCESSING | |
| A.1 | GROWING AND SELLING VEGETABLES, FRUITS, NUTS, FLOWERS | | | | A-1 |
| A.2 | SMALL SCALE LIVESTOCK | | | | A-1 |
| A.3 | U-PICK EVENTS | | | | A-1 |

kaufman o'neil
architecture

1102 Davis Street
Evanston, Illinois 60201
T: 847.440.2180

THE FARMSTEAD
AT HILL 'N DALE
11719 RIDGE ROAD
BARRINGTON, ILLINOIS 60010

ZONING REVISION 06.25.2025

ZONING APPLICATION 06.13.2025

ISSUE DATE

ZONING
SITE PLAN
S001

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only

Petition #/Permit # _____

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

| Name of Entity: The Gentleman Farmer LLC | | | |
|---|--|--|-------------------------------|
| Name | Title (officers, directors, shareholders/stockholders) | Address (address, city, state, zip) | Percent of ownership interest |
| Jessica P Swoyer Green | Co-President, Manager | 82A Meadow Hill Rd, Barrington, IL 60010 | N/A |
| Dominic Leslie Green | Co-President, Manager | 82A Meadow Hill Rd, Barrington, IL 60010 | N/A |
| Jessica Swoyer Descendants Trust U/A/D 3/28/80 | Owner | c/o Atacama Management, 1 Pierce Place, Suite 400E, Itasca, IL 60143 | 50% |
| Jessica BED Descendants Trust U/A/D 10/3/79 | Owner | c/o Atacama Management, 1 Pierce Place, Suite 400E, Itasca, IL 60143 | 50% |
| James Piszczek | Vice President of Atacama Management, Manager | c/o Atacama Management, 1 Pierce Place, Suite 400E, Itasca, IL 60143 | N/A |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

1

Compose

Mail

Chat

Meet

Labels

6 Jennifer Court - Viviani

7 Barrington Bourne

11 Rock Ridge Lane

160 Hawthorne Rd Al Az...

191 Old Sutton Easement

317 Old Sutton Road

350 Bateman - Polo Clu...

11719 Ridge Road - Bar...

Algonquin Township

Audit & Finance

BACOG

Board Reports

Boards and Commissions

Building

Buildings and Grounds

Com Ed

Cuba Township

Engineering

Fall Festival

Fire District


FOIA

Information Technology

***NEW SUBMISSION* Planning & Development FOIA Response**

External 11719

✦ Summarize this email


Shannon Jackson <SA.Jackson@mchenrycountyil.gov>
to administrator@vbhil.gov, Plandev

Thank you for contacting **McHenry County Planning and Development** with your request for information pursuant to the **Ill**

On June 20, 2025, you requested **information concerning PIN# 20-32-400-006 – Copy of all plans and application docu property at 11719 Ridge Road and commonly referred to as Barrington Farmstead.**

The McHenry County Planning and Development Department is granting your request and has attached copies of the above

Please let me know if I can assist with anything further.



Shannon Jackson
Administrative Specialist II

Department of Planning and Development
2200 N. Seminary Ave, Woodstock, IL 60098
Direct: (815) 334-4213
Email: sajackson@mchenrycountyil.gov



McHenry County is *always* [hiring!](#) #Work4McH

NOTE: All McHenry County permits are now **ONLINE**. This includes Building, Stormwater, and Zoning Applications. Go to [htt](#) the QR code below to apply!



1

Compose

Mail

Chat

Meet

Labels

6 Jennifer Court - Viviani

7 Barrington Bourne

11 Rock Ridge Lane

160 Hawthorne Rd Al Az...

191 Old Sutton Easement

317 Old Sutton Road

350 Bateman - Polo Clu...

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Fire District

FOIA

Information Technology

label:11719-ridge-road---barrington-farmstead

David Riff - Village of Barrington Hills | President Pro-Tem|Trustee Re: Prop
Unincorporated McHenry County

11719 Ridge Road - Barrington Farmstead x

◆ Summarize this email

David Riff

to me

Thank you for your email. I will review it and respond if necessary.

--

Best regards,

David Riff
President Pro-Tem | Trustee
Village of Barrington Hills

Email: driff@vbhil.gov

Facebook: <https://www.facebook.com/riff21>

Village Hall:
112 Algonquin Rd, Barrington Hills, IL 60010
Phone: (847) 551-3000
[Village of Barrington Hills](#)

please don't print this e-mail unless you really need to

BARRINGTON
HILLS

https://mail.google.com/mail/u/0/#label/11719+Ridge+Road+--+Barrington+Farmstead/FMfcgzQbfpFZBnrRMVdHwKNSiGktHhXs

1/1

1

Compose

Mail

Chat

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Information Technology

label:11719-ridge-road---barrington-farmstead

Re: Access Permit for 11719 Ridge Road

External11719 Ridge Road - Barrington Farmstead x

◆ Summarize this email



Anna Paul

<apaul@barringtonhills-il.gov>

to Matthew, Kim, Tim, Jim, me

Hi Matthew,

Thanks for reaching out, I will be going on maternity leave shortly, so I am copying Doug Pollock, who will be filling in for me

If you could please send over some basic details of the project and a map indicating the project location, we can review and ge

Thanks,

Anna

On Tue, May 20, 2025 at 3:40 PM Matthew Kuhl <mkuhl@kaufmanoneil.com> wrote:

Anna,

Steve Cieslika recommended that I give you a call to discuss the next steps for an access permit for a project that we're wc


their planning officials noted that since that portion of Ridge Road is in Barrington Hills, that your village will need to sign of

Feel free to call or email me back to discuss what the Village will need from us and the submission process,

Regards

--

Matthew W. Kuhl, RA, LEED ND



Kaufman | O'Neil Architecture

1102 Davis Street

Evanston IL 60201

o: 847.440.2180

c: 312.498.2277

https://mail.google.com/mail/u/0/#label/11719+Ridge+Road+-+Barrington+Farmstead/FMfcgzQbflZHsvhBLBsJVRSPcCDWqwQb

1/1

**Doug Pollock** <administrator@barringtonhills-il.gov>

Barrington Farmstead Project

3 messages

Doug Pollock <Administrator@barringtonhills-il.gov>
To: Brian Cecola <bcecola@barringtonhills-il.gov>

Wed, Jun 4, 2025 at 9:42 AM

Brian - attached is information about this project.

--

Doug Pollock, AICP

Interim Director of Administration

Village of Barrington Hills

112 Algonquin Rd, Barrington Hills, IL 60010-5199

2 attachments**Pages from 11719 Ridge Road_McHenry County_4.30.25.pdf**
160K**25_0521_20BARRINGTON_20FARMSTEAD_SITE_20PLAN-S001.pdf.pdf**
1477K

Brian D. Cecola <bcecola@barringtonhills-il.gov>
To: Doug Pollock <Administrator@barringtonhills-il.gov>

Wed, Jun 4, 2025 at 9:54 AM

Thank you,

Brian D. Cecola

Village President of Barrington Hillsus

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

On Jun 4, 2025, at 9:43 AM, Doug Pollock <Administrator@barringtonhills-il.gov> wrote:

[Quoted text hidden]

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

<Pages from 11719 Ridge Road_McHenry County_4.30.25.pdf>
<25_0521_20BARRINGTON_20FARMSTEAD_SITE_20PLAN-S001.pdf.pdf>

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

Doug Pollock <Administrator@barringtonhills-il.gov>
To: Nikki Panos <npanos@barringtonhills-il.gov>

Wed, Jun 18, 2025 at 2:43 PM

Attached are the two Barrington Farmstead documents for the Board agenda.

[Quoted text hidden]

2 attachments



Pages from 11719 Ridge Road_McHenry County_4.30.25.pdf

160K



25_0521_20BARRINGTON_20FARMSTEAD_SITE_20PLAN-S001.pdf.pdf

1477K

The narrative description of the proposed site use or site construction shall include the following information:

1. Proposed uses, services, or activities (i.e. food establishment, bed and breakfast, landscape business, cold storage).

Our farmstead is guided by a mission to connect people to the land, their food, and each other through immersive, hands-on experiences rooted in agriculture, education, and community. The site will operate as a working farm centered around a market garden that produces vegetables, fruits, and flowers for sale through an onsite farm store. The farm store will also offer gardening and cooking tools, artisan goods, packaged meals, and locally sourced pantry items.

The farmstead will host ticketed farm-to-table meals that prominently feature produce grown in our own gardens, reinforcing the connection between cultivation and consumption. In a future phase of programming, we also plan to offer breakfast and lunch to walk-up customers, inviting them to enjoy casual dining experiences both indoors and outdoors.

In addition to its culinary offerings, the farmstead will provide guided farm tours and classes in gardening, cooking, and agricultural arts. Seasonal programming may include U-pick opportunities, seed-starting workshops, or a Field Day with hands-on garden activities. A small number of livestock—such as chickens, ducks, or goats—may also be kept to enrich the learning environment.

The existing farmhouse will be used as short-term housing for visiting chefs, guest artists, and as overnight guest accommodations. In a future phase of development, the existing employee cottages will be renovated to provide on-site housing for farm staff, supporting the farm's long-term operational needs.

2. Existing site conditions and proposed site modifications (grading, buildings, other structures).

The 13.5-acre parcel includes approximately 5.5 acres of open pasture to the north and 15 existing outbuildings on the southern eight acres. These structures include the original foursquare farmhouse built around 1890, two 1920s-era gambrel roof dairy barns, two former hog sheds, a corn crib, three multi-stall garages, a three-bay workshop, three additional residential dwellings, and a small pump house that serves as the site's electrical hub. Most of these buildings are currently unused, aside from a few being used for storage and one as a mechanic's shop. All structures are in varying states of disrepair. Two of the residential buildings will soon be demolished.

In the first phase of development, we will renovate the two primary barns and the foursquare farmhouse, and construct a new greenhouse to support market gardening, replacing an existing shed on the property. We are committed to preserving and adapting existing buildings where possible to maintain the integrity and character of the original farmstead while meeting modern functional needs.

Future phases will include converting an existing residential structure into staff offices, adapting a three-stall garage into a designated farm store, constructing a second larger greenhouse and work shed, and updating existing worker cottages.

Site design and landscaping are being developed in partnership with Whole Systems Design, a permaculture and landscape consulting firm. Their plan emphasizes sustainability and ecological resilience. Existing mature trees and shrubs will be preserved, while new landscaping will feature native and edible perennials, small ponds to support passive irrigation, and a network of accessible pedestrian pathways.

Grading will be minimal and targeted. For example, in a future phase, the northern pasture will undergo grading to include small ponds and swales, creating a self-irrigating system.

Accessibility is a core consideration. All public-facing areas, including both barns, will be designed to meet ADA standards, and the parking areas will include accessible spaces.

Sustainability is central to the project. All renovations and new construction will emphasize energy efficiency, adaptive reuse, and low-impact design. We will incorporate regenerative agricultural practices, rainwater harvesting, composting systems, and permeable surfaces. The long-term goal is to create a site that reflects environmental stewardship while providing space for education, connection, and community engagement.

3. Estimated maximum number of employees on site at one time.

We estimate a maximum of 14 employees on site at any one time during peak operations. This includes kitchen staff, farm crew, farm store and front-of-house staff, educators, and administrative personnel. Staffing levels will vary seasonally and by day, depending on programming and farm activity.

4. Estimated maximum number of customers, visitors, or patrons on site per activity per day.

All events will be ticketed to control attendance, ensuring it remains within the site's parking capacity and, more importantly, aligned with our mission to host intimate, meaningful gatherings. Attendance at any one time will not exceed 300 guests, which also reflects the maximum number our staffing levels can appropriately support.

At peak programming, we anticipate the following maximum attendance levels:

- Farm Store: Up to 100 shoppers per day during peak season weekends
- Breakfast & lunch dining: Up to 100 guests per day during peak service days
- Ticketed Farm-to-Table Meals: Up to 50 guests per meal, with a maximum of four meals per week
- Ticketed and Timed Casual Community Dinners: Not to exceed 100 guests per event, with a maximum of two events per week
- Educational Classes (e.g., gardening, cooking, arts, yoga): Maximum of 25 participants per class, with up to five (5) classes per day and 22 classes per week

- Ticketed Community Events (e.g., lectures, field days): Up to 300 guests per event, with a maximum of two events per month

These numbers represent estimated maximums; most activities will be smaller in scale and vary seasonally.

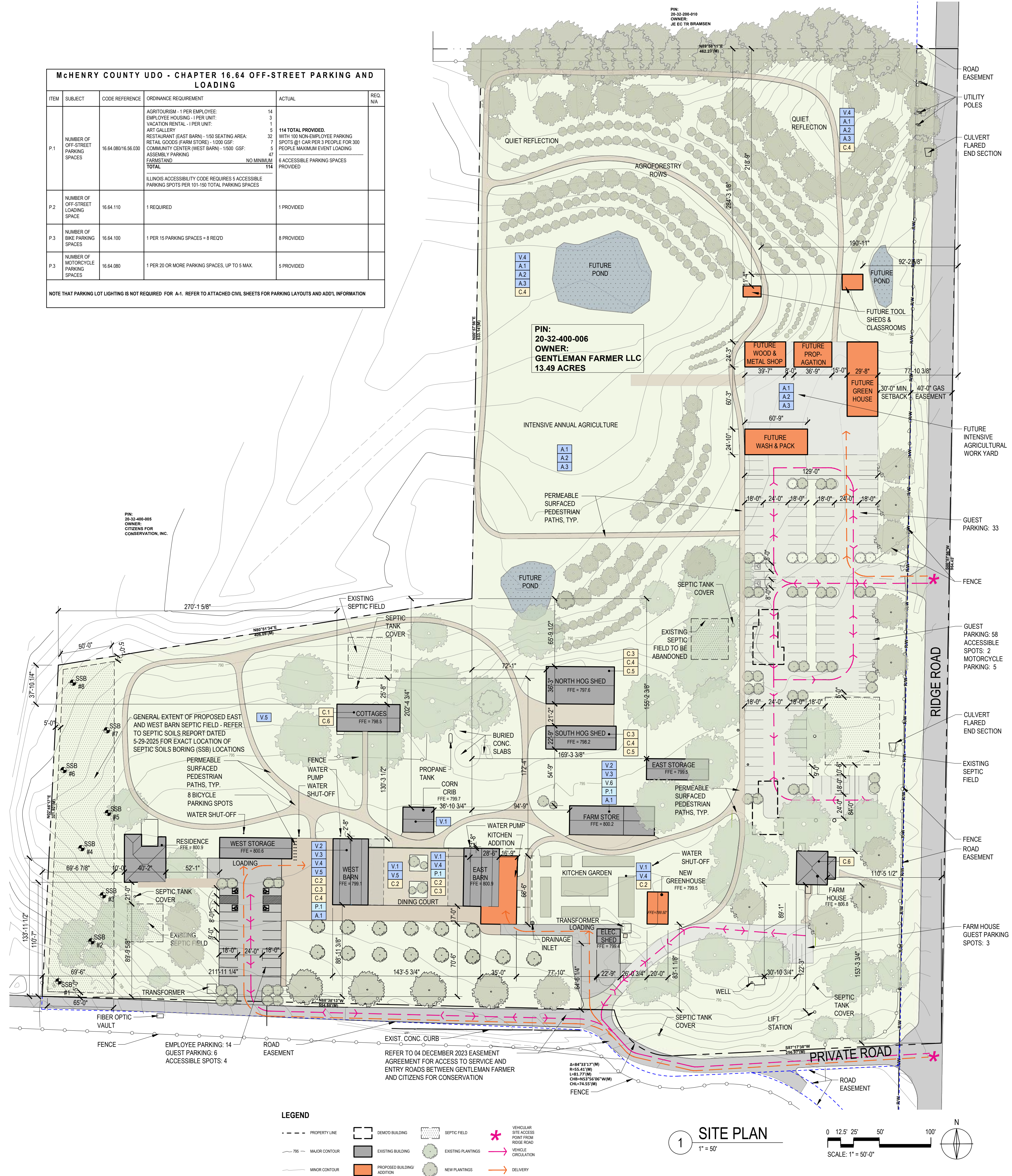
An example of a typical week's schedule:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|-------------------------------|--|-----------|-----------|--|---|---|---|
| Farm Store Hours | 8a-5p | Farm Dark | Farm Dark | 8a-8:30p | 8a-9:30p | 8a-9:30p | 8a-9:30p |
| Breakfast & Lunch at the Barn | | | | 8-2pm | 8-2pm | 8-2pm | 8-2pm |
| Ticketed Meals | 10-1p Ticketed Brunch | | | | 6p Ticketed Casual Dinner | 6p Ticketed Farm Dinner | 6p Ticketed Farm Dinner |
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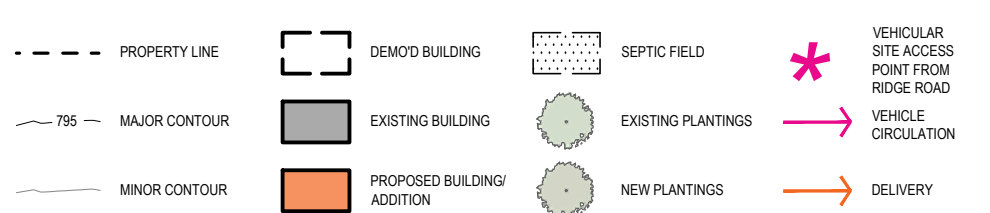
McHENRY COUNTY UDO - CHAPTER 16.64 OFF-STREET PARKING AND LOADING

| ITEM | SUBJECT | CODE REFERENCE | ORDINANCE REQUIREMENT | ACTUAL | REQ. N/A |
|------|-------------------------------------|---------------------|---|--|--|
| P.1 | NUMBER OF OFF-STREET PARKING SPACES | 16.64.080/16.56.030 | AGRICULTURE - 1 PER EMPLOYEE: EMPLOYEE HOUSING - 1 PER UNIT: VACATION RENTAL - 1 PER UNIT: ART GALLERY RESTAURANT (EAST BARN) - 1500 SEATING AREA: RETAIL GOODS (FARM STORE) - 1200 GSF: COMMUNITY CENTER (WEST BARN) - 1500 GSF: ASSEMBLY PARKING FARMSTAND TOTAL ILLINOIS ACCESSIBILITY CODE REQUIRES 5 ACCESSIBLE PARKING SPOTS PER 101-150 TOTAL PARKING SPACES | 14 3 1 5 32 7 5 47 NO MINIMUM 114 6 ACCESSIBLE PARKING SPACES PROVIDED | 114 TOTAL PROVIDED. WITH 100 NON-EMPLOYEE PARKING SPOTS @ 1 CAR PER 3 PEOPLE FOR 300 PEOPLE MAXIMUM EVENT LOADING |
| P.2 | NUMBER OF OFF-STREET LOADING SPACES | 16.64.110 | 1 REQUIRED | 1 PROVIDED | |
| P.3 | NUMBER OF BIKE PARKING SPACES | 16.64.100 | 1 PER 15 PARKING SPACES = 8 REQ'D | 8 PROVIDED | |
| P.3 | NUMBER OF MOTORCYCLE PARKING SPACES | 16.64.080 | 1 PER 20 OR MORE PARKING SPACES, UP TO 5 MAX. | 5 PROVIDED | |

NOTE THAT PARKING LOT LIGHTING IS NOT REQUIRED FOR A-1. REFER TO ATTACHED CIVIL SHEETS FOR PARKING LAYOUTS AND ADD'L INFORMATION

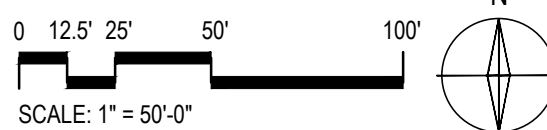


LEGEND



1 SITE PLAN

1" = 50'



McHENRY COUNTY ZONING MATRIX

McHENRY COUNTY, IL TITLE 16: UNIFIED DEVELOPMENT ORDINANCE

PROJECT ADDRESS: 11719 RIDGE ROAD ZONING DISTRICT: A-1

| ITEM | SUBJECT | CODE REFERENCE | ORDINANCE REQUIREMENT | ACTUAL | REQ. N/A |
|---|-------------------------------------|--|--|--|--|
| McHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS | | | | | |
| Z.01 | ZONING DISTRICT | McHENRY COUNTY GIS ID: 20-32-400-006 | PARCEL | A-1 | |
| Z.02 | EXISTING ZONING USE | 16.36 | A-1 - WITH INTENSIVE AGRITOURISM ACTIVITIES | A-1 | |
| Z.03 | PROPOSED ZONING USE | 16.20.020/.040 | VARIANCE NEEDED FOR INTENSIVE AGRITOURISM DUE TO LOT SIZE AND CONDITIONAL USE PERMIT REQUIRED | A-1 | |
| Z.04 | MINIMUM LOT AREA | 16.56.030 - E.1 | 20 ACRES | 13.49 | |
| Z.05 | LOT AREA | McHENRY COUNTY GIS, PLAT OF SURVEY DATED 09/15/2023 | 20 ACRES | 13.49 | |
| Z.06 | FLOOR AREA RATIO (FAR) | - | - | - | |
| Z.07 | TOTAL FLOOR AREA | - | - | - | |
| Z.08 | BUILDING HEIGHT | 16.36.040 | A-1 (AGRICULTURAL) - NONE A-1 (ALL OTHERS) - 35'-0" | 34'-0" WEST BARN | |
| Z.09 | FRONT SETBACK | 16.36.040/16.56.030 | 30'-0" FROM ROW, OR 65'-0" FROM THE ROAD CENTERLINE IF NO DEDICATED ROW EXISTS | NO ENCROACHMENTS | |
| Z.10 | SIDE SETBACKS | 16.36.040/16.56.030 | 30'-0" (FARMSTANDS EXEMPTED) | NO ENCROACHMENTS | |
| Z.11 | REAR SETBACK | 16.36.040/16.56.030 | 30'-0" (FARMSTANDS EXEMPTED) | NO ENCROACHMENTS | |
| Z.12 | REAR YARD / ON-SITE OPEN SPACE | 16.36.040 | NONE REQUIRED | - | |
| Z.13 | NUMBER OF OFF-STREET PARKING SPACES | 16.64.080/16.56.030 | AGRICULTURE - 1 PER EMPLOYEE: EMPLOYEE HOUSING - 1 PER UNIT: VACATION RENTAL - 1 PER UNIT: ART GALLERY RESTAURANT (EAST BARN) - 1500 SEATING AREA: RETAIL GOODS (FARMSTORE) - 1200 GSF: COMMUNITY CENTER (WEST BARN) - 1500 GSF: FARMSTAND TOTAL | 14 3 1 5 32 7 47 NO MINIMUM 114 | 114 TOTAL PROVIDED. WITH 100 NON-EMPLOYEE PARKING SPOTS @ 1 CAR PER 3 PEOPLE FOR 300 PEOPLE MAXIMUM EVENT LOADING 6 ACCESSIBLE PARKING SPACES PROVIDED |
| Z.14 | NUMBER OF OFF-STREET LOADING SPACES | 16.64.110 | 1 REQUIRED | 1 PROVIDED | |
| Z.15 | NUMBER OF BIKE PARKING SPACES | 16.64.100 | 1 PER 15 PARKING SPACES | 8 PROVIDED | N/A |
| Z.16 | NUMBER OF MOTORCYCLE PARKING SPACES | 16.64.080 | 1 PER 20 OR MORE PARKING SPACES, UP TO 5 MAX. | 5 PROVIDED | N/A |
| Z.17 | STORMWATER MANAGEMENT | 17.60.010 | STORMWATER MANAGEMENT PLAN REQ'D FOR ZONING SITE PLAN REVIEWS AND PRIOR TO PERMITTING WORK | NOT REQUIRED - REFER TO ATTACHED CIVIL DRAWINGS FOR IMPERVIOUS SURFACES REDUCTION CALCULATIONS | N/A |
| Z.18 | SITE DEVELOPMENT STANDARDS | 16.60.010 | CURRENT SURVEY TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION | | N/A |
| Z.19 | SEPTIC TANKS | 8.04.520 | SEPTIC TANKS FOR ANY ESTABLISHMENT OTHER THAN RESIDENTIAL PROPERTY SHALL BE SIZED IN ACCORDANCE WITH THE ESTIMATED FLOW DETERMINED FROM DATA PROVIDED IN TABLE II (SEE APPENDIX B) | | N/A |
| Z.24 | WELL WATER/SEPTIC LAYOUT | 8.04 - ARTICLE V. PRIVATE, SEMI-PRIVATE, CLOSED LOOP, AND NON-COMMUNITY WATER SUPPLIES | HEALTH (CONSTRUCTION IMPACT) REVIEW REQ'D THROUGH McHENRY COUNTY DEPARTMENT OF HEALTH | | N/A |

INTENDED SITE USAGE & REQUIRED ZONING RELIEF

| SITE KEY | USE TYPE | ZONING STATUS / REQUIRED APPROVALS | | | |
|----------|---|--|------------------------------------|---------------------------------|---|
| | | VARIATION | CONDITIONAL USE PERMIT | PERMITTED | AS OF RIGHT |
| | VARIATION REQUIRED FOR AGRITOURISM, INTENSIVE USE ON A PARCEL < 20 ACRES | 13.5 ACRE SITE DOES NOT MEET 20 ACRE REQUIREMENT | | | *WITH APPROVAL OF VARIATION FOR INTENSIVE AGRITOURISM |
| V.1 | TICKETED MEALS (BOTH INDOORS AND OUT), AND BREAKFAST AND LUNCH WALK-UP MEALS | | | | FARM TO TABLE DINNERS |
| V.2 | FARM STORE SALES, READY MADE AND PREPARED FOODSTUFFS | | | | LIMITED AGRITOURISM/ AGRITOURISM GIFT SHOP/ FARMSTAND |
| V.3 | AGRICULTURE FOOD CONCESSION STAND, 3RD PARTY VENDORS OF COFFEE/NON-ALCOHOLIC DRINKS, READY MADE AND PREPARED | | | | AGRICULTURE FOOD CONCESSION STAND/FARMSTAND |
| V.4 | FARM TOURS, COOKING, AND GARDENING CLASSES, FIELD TRIPS, AFTER SCHOOL PROGRAMS | | | | LIMITED AGRITOURISM AGRICULTURAL CLASSES AND TOURS |
| V.5 | COMMUNITY EVENTS AS PERMITTED UNDER LIMITED AGRITOURISM | | | | AMPHITHEATER |
| V.6 | SALE OF SEALED, NON PRODUCED ON-SITE ALCOHOL | PACKAGED LIQUOR (UNLESS PRODUCED ON SITE) | | | |
| C.0 | INTENSIVE AGRITOURISM | | REQUIRED FOR INTENSIVE AGRITOURISM | | |
| C.1 | STAFF HOUSING | | AGRICULTURAL EMPLOYEE HOUSING | | |
| C.2 | PRIVATE EVENT RENTALS | | RECEPTION FACILITY | | |
| C.3 | CRAFTS AND ARTS CLASSES FOR CHILDREN AND ADULTS, YOGA CLASSES, LECTURES, BOOK SIGNINGS AND PARTNERSHIP WITH AREA COLLEGE TO USE SITE FOR A LEARNING LAB | | COMMUNITY CENTER | | |
| C.4 | SUMMER DAY CAMPS FOR KIDS | | DAY CAMP | | |
| C.5 | ART GALLERY INSTALLATION | | ART GALLERY | | |
| C.6 | SHORT TERM RENTAL | | VACATION RENTAL/RECEPTION FACILITY | VACATION RENTAL | |
| P.1 | MAKING/SELLING VALUE ADDED PRODUCTS | | | AGRICULTURAL PRODUCE PROCESSING | |
| A.1 | GROWING AND SELLING VEGETABLES, FRUITS, NUTS, FLOWERS | | | | A-1 |
| A.2 | SMALL SCALE LIVESTOCK | | | | A-1 |
| A.3 | U-PICK EVENTS | | | | A-1 |

kaufman o'neil
architecture

1102 Davis Street
Evanston, Illinois 60201
T: 847.440.2180

THE FARMSTEAD
AT HILL 'N DALE
11719 RIDGE ROAD
BARRINGTON, ILLINOIS 60010

ZONING REVISION 06.25.2025
ZONING APPLICATION 06.13.2025

ISSUE DATE

ZONING
SITE PLAN
S001