

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Public Hearing – Barry Vineyards, LLC, Special Use Request, 1774 E. Cruger Road  
DATE: July 31, 2019

**Summary:** Barry Vineyards, LLC, has submitted a special use application for the allowance of a winery to operate at 1774 E. Cruger Road. The zoning code requires a special use permit be issued for the operation of a winery in the AG-1 zoning district. Staff recommends approval of the special use contingent on the conditions specified below.

**Background:** Bob and Lisa Barry of Barry Vineyards, LLC, recently purchased the property from the City of Washington. Neither city water or sewer are extended to the property nor are they planned for extension in the near future. The requested annexation of this property is on the City Council's agenda as a second reading ordinance on August 5. If approved, the property would be zoned as AG-1.

The subject property to be annexed totals about 51.59 acres. The Barry's propose to operate Tres Rojas Winery with most of the operation located on the southern half of the property. Nearly two-thirds of the property is located in the 100-year floodplain and the soil conditions are best near the rear of the property. Furthermore, the floodplain would restrict any building construction unless it was raised above the base flood elevation or floodproofed. Its location near the southern portion of the property is best in order to maintain a rural, quieter setting.

The Barry's intend to have a 60'x100' building with space for the wine processing, bottling/inventory, a tasting bar, and small event space. Total occupancy would be for 180 people with the event space available for parties of 90 guests or less. Off-street parking would be provided on the southern portion of the parcel for 80 standard spaces and four ADA spaces. This parking would be constructed according to City standards and all gravel would be treated to create a durable and dustless surface.

In order to ensure that the winery is compatible with the area, staff proposes the following conditions for the approval of the special use permit:

- One ground sign is allowed near the entrance to the property that does not exceed 32 square feet in size;
- The ground sign shall only be illuminated with limited-powered lights that are directed solely on the sign;
- Lighting utilized within the ingress-egress and parking lot shall only operate from dusk to dawn, not exceed 14 feet in height, and provide a minimal security level;
- The winery shall only be open to the public until 8:00 p.m. Friday and Saturday and until 6:00 p.m. Sunday through Thursday;
- Amplified sound shall be minimized as much as possible and outside music shall not be allowed after 8:00 p.m. Friday and Saturday or after 6:00 p.m. Sunday through Thursday;
- Any buildings located on the property shall be kept at least 50 feet away from the west, south, and east property lines and at least 1,000 feet away from the north property line; and
- No parking shall be allowed adjacent to E. Cruger Road and any off-street parking shall not be closer than 500 feet from E. Cruger.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, August 7 to make a recommendation to the City Council on the special use permit.

Enclosures

# CITY OF WASHINGTON, ILLINOIS

## APPLICATION FOR SPECIAL USE

To have a complete application for a special use, you must submit the following:

- Signed and completed application
- Plat showing subject property and all adjacent properties – See below for plat requirements
- Ownership documentation (lease, deed, mortgage, etc.)
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: 1774 E. Cruger Rd

Property Tax ID (PIN) number: 02 - 03 - 18 - 200 - 007

Current zoning classification of the property: AG1

Current use of the property: Pow Crops

What is the Special Use for? Winery

How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)?

All parking and landscaping will be within property

Name of Applicant: Robert Barry/Tres Rojas Winery Phone Number of Applicant: \_\_\_\_\_

Address of Applicant: 148 Tamarack Ave, Morton, IL 61550

Owner of Property: Barry Vineyards, LLC

Address of Owner: 148 Tamarack Ave, Morton, IL 61550

I would like to receive correspondence by: ☐ Mail ☒ Email Email address: \_\_\_\_\_

### PLAT REQUIREMENTS: Your special use plat must show:

- Building or site plan layout and locations of proposed special uses, including square footage
- Adjacent properties, rights-of-way, streets, roads, railroads, waterways, and other physical features

**PUBLIC HEARING:** Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the Planning and Zoning Commission meeting, you will present your request. A special use cannot be recommended by the Planning and Zoning Commission unless the Commission finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- 1) The special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish or impair property values;
- 3) The special use will not impede development of surrounding property;
- 4) Adequate utilities, access roads, drainage, or necessary facilities will be provided;
- 5) Adequate ingress and egress provided to minimize traffic congestion in public streets;
- 6) The special use will conform to all other application regulations of the zoning district; and
- 7) If the special use would not otherwise be acceptable, the Planning Commission may recommend certain conditions be met to make the use acceptable, such as, but not limited to: landscape screening or fencing, specific hours of operation, night lighting or lighting restrictions, parking area requirements, signage restraints, outdoor storage limitations.

**Certification:** To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Special Use.

Robert Barry  
Signature of Applicant

7/2/19  
Date

Robert Barry  
Signature of Owner

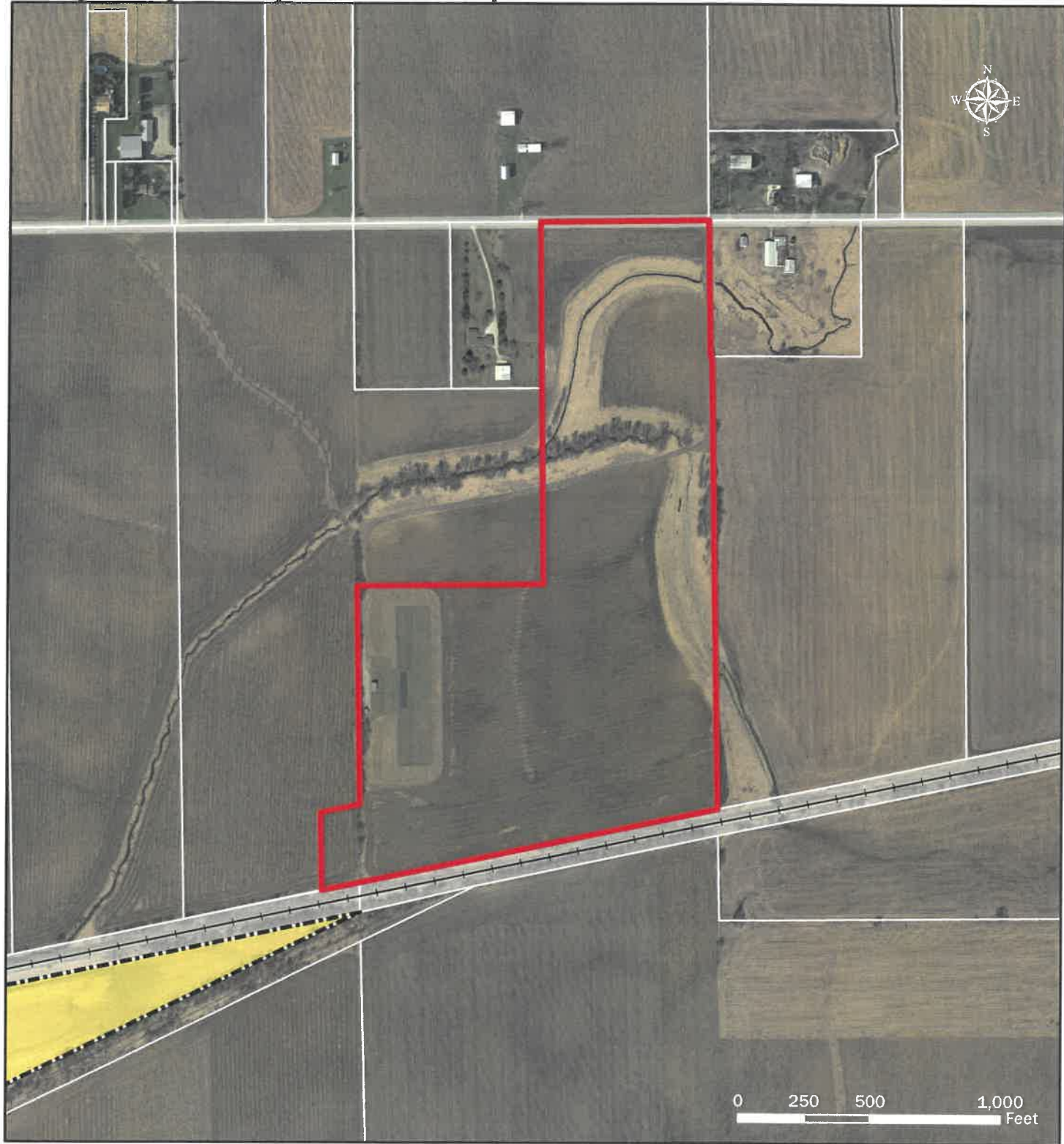
7/2/19  
Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY Case No.: \_\_\_\_\_  
Plat Submitted? Y / N Date: \_\_\_\_\_  
Documentation of Authority Submitted: \_\_\_\_\_  
Commission Action: \_\_\_\_\_

Fee Paid? Y / N / N/A Amount: \_\_\_\_\_ Date: \_\_\_\_\_  
Landscaping Plan Submitted? Y / N / N/A Date: \_\_\_\_\_  
Date to go before the Planning and Zoning Commission: \_\_\_\_\_  
Ordinance Review: (first reading) \_\_\_\_\_ (second reading) \_\_\_\_\_

# Barry Vineyards Special Use Request



- Barry Vineyards Property
- Existing Washington City Limits

## Zoning Classifications

AG-1 (Agriculture)	C-1 (Local Retail)
CE (Country Estates)	C-2 (General Retail)
R-1A (Single Family Residential)	C-3 (Service Retail)
R-1 (1-2 Family Residential)	I-1 (Light Industrial)
R-2 (Multifamily Residential)	I-2 (Heavy Industrial)



## TRES ROJAS WINERY

### Company Background

Tres Rojas Wines, LLC was established in 2015 by Bob and Lisa Barry. Commercial wine production began in July 2016 in a warehouse located in Morton IL. The existing vineyard is 1.3 acres on Allentown Rd in Pekin, IL. Tres Rojas Wines has a distributor's license and product is currently sold through local retail stores and in area restaurants for wine pairing events.

Bob Barry is the vineyard manager and winemaker. His amateur wines have won several dozen awards in state and national competitions since 2015. Last summer, our first commercial entries won a top state award, two gold and two silver medals. The wine portfolio offers a range of wine styles to include Illinois wine, California wine and fruit wines.

Bob is a career long biologist for the Federal government and is currently a wildlife refuge manager. Sustaining the proposed parcel with respect to the nature, wildlife, and shifting the agricultural activities to that of viticulture is well within Bob's area of expertise.

### Winery Plan

**Objective:** To combine the vineyard, wine production and storage space, and open a retail tasting room which would allow for immediate sale of current wine inventory valued at over \$100k. This venture would provide immediate sales tax contribution to Washington and city tourism as wineries are often a day trip or vacation attraction.

**Parcel and Site Plan:** The 50.2 acres on Cruger Road provides a unique location for the winery. The building and 8 acres of grapes will be located on the back hill on the south portion of the parcel, farthest from Cruger Rd. (See figure 1) The gravel road will bring guests over the improved creek crossings and beyond the first tree line, where the vineyard rows will greet them as they drive up the lane to the tasting room.

The building would be 60x100. The rear section 60x40 would house grape processing, bottling and inventory. The front section 60x60 would have the tasting bar area and gathering space. Max occupancy would be 180. The winery would not have a kitchen, but people could bring food in or have food delivered or catered in. A 30x50 patio would overlook the vineyard and adjacent farm land. The Washington R/C Flyers club will continue to operate on the property and their lease will be renewed in 2025.

The intent is to provide a space to sit down with family and friends and enjoy a glass of wine in a very serene environment.

### Business Plan:

- Hours of operation: Wednesday/Thursday 11am-5pm, Friday/Saturday 11am-7pm, Sunday 12-5pm.
- The winery would be available for special occasions or events for 90 guests or less. With the exception of wedding vows in the vineyard, wedding activities (food, music) would be housed inside.
- On occasion there may be an acoustic performer on the patio, weather permitting, in accordance with any noise ordinance for the city. It is expected that the noise level would be no different than highway traffic, or your neighbor playing a radio in their backyard. This will not be a concert venue like Mackinaw Valley Winery. (Read: we are old and not planning on working all night...lol)

## **FAQs**

### **What about the monarch butterfly migration?**

- As a wildlife biologist, Bob will be improving the butterfly habitat by converting crop ground to a vineyard. The front/North end of the parcel adjacent to Cruger Rd will be converted to native grasses and wildflowers that provide nectar and milkweed for the entire migratory season. The non-native invasive reed canary grass along the creeks will be replaced with native species and trees will be encouraged to grow.

### **What about lighting and parking lot lights?**

- Lighting for the winery would consist of 6 dusk to dawn solar parking lot lights 12-14 feet high at low wattage and be motion activated to turn on. These lights would power down to 30% unless activated by motion. Lights would be directed downward.
- Motion detection lights would be on the front and rear of the building.
- Signage at the entry would have a solar light directed on the face of the sign itself.
- Three to five, motion detection solar light posts may be positioned on the drive way to the facility. Again, these lights would power down to 30% unless activated by motion.

### **Will there be a huge Sign?**

- We will have a sign on Cruger Rd to the west of the entrance. This will be closer to the ground than the current RC flyer sign and less than the allowable size by the city. A solar light will be attached on top to shine down on the face of the sign.

### **What about parking?**

- The facility will have 80 standard and 4 ADA parking spots. If we have an event that requires additional parking, there is ample room for more cars on the grass around the main parking lot area and at the bottom of the hill. All parking will be located on the south end of the parcel, behind the first tree line. All gravel will be treated to minimize dust according to city requirements.

### **Will we see increased traffic for concerts, like Mackinaw Valley Winery?**

- The short answer is NO. We do not intend to become a concert venue. While we may have music on the patio or advertise a performer, our events will be during hours of operation, in accordance with the city noise ordinance, during day light hours, and possibly outdoors with weather permitting. We won't need to have a band to sell wine. We make really good wine.
- Our intent is to provide a scenic venue for guests to gather with family and friends and enjoy the view, celebrate a birthday or anniversary, or other event. The traffic pattern for our winery will generate intermittent comings and goings, where a mass exodus is not a norm.

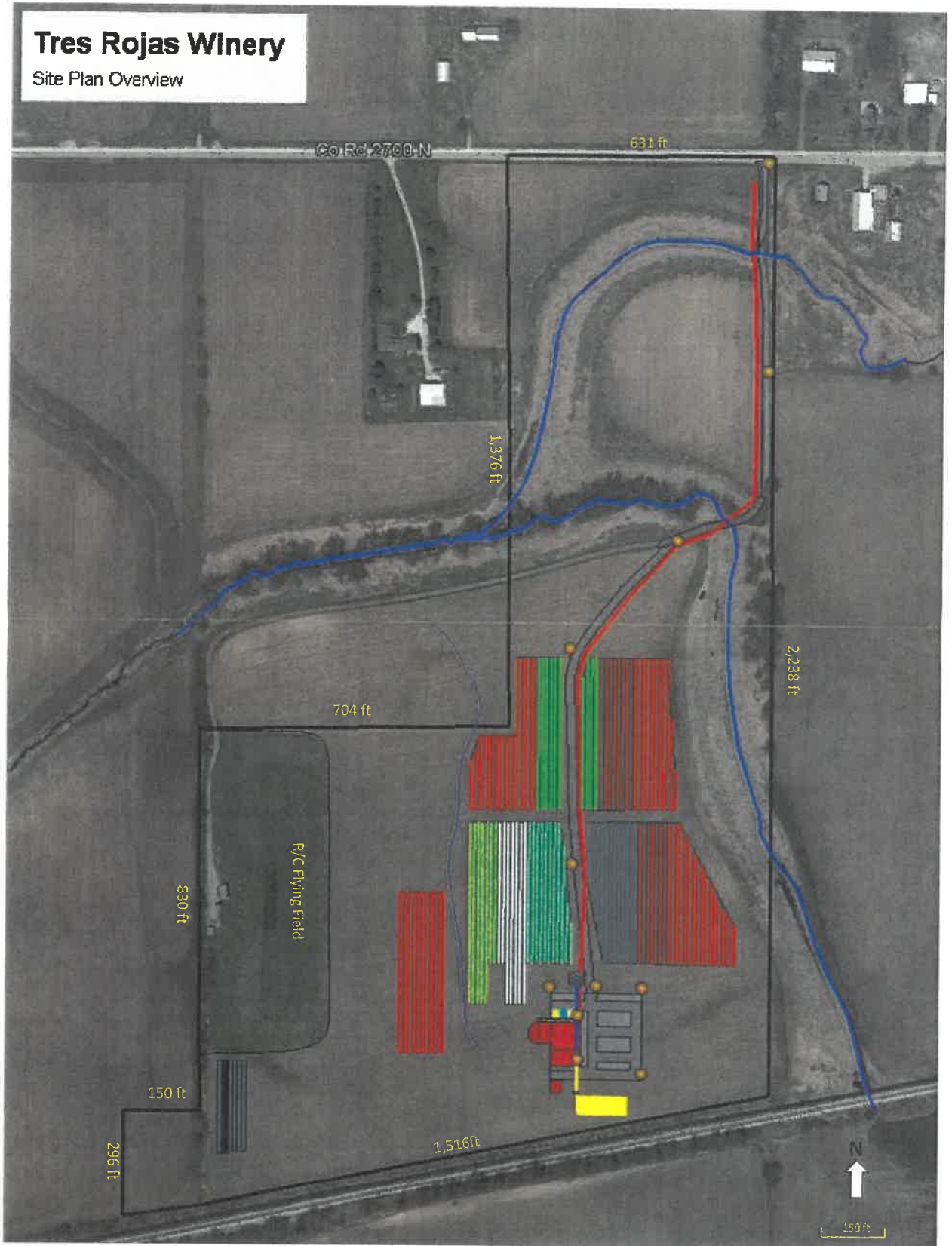
### **What about neighboring farms, spraying pesticides, etc?**

- The two herbicides of most concern are dicamba and 2,4-D. Both of these chemicals can cause major damage to grapes in small doses, especially during flowering. We will work with neighboring farmers to minimize impacts to our grapes. Any person spraying fields and crops is required to adhere to product use and spray directions. When used properly, drift and volatilization is minimized and row crops and vineyards can co-exist, the same as if a row crop farm was adjacent to an organic farm.
- There are nearby hog farms, and we are cool with that. We currently reside in Morton - so we are used to that lovely rotting pumpkin smell!



# Tres Rojas Winery

Site Plan Overview



# Tres Rojas Winery

Building and Vineyards



60 ft

Perennial grasses in all vineyard blocks and non-planted areas will be maintained as green space

Non native grasses replaced with native grasses and wildflowers. Trees will also be encouraged to grow in here

Vineyard 1.2ac

Vineyard 1.6ac

Vineyard 1.9ac

Vineyard 2.3ac

Vineyard 0.9ac

Well

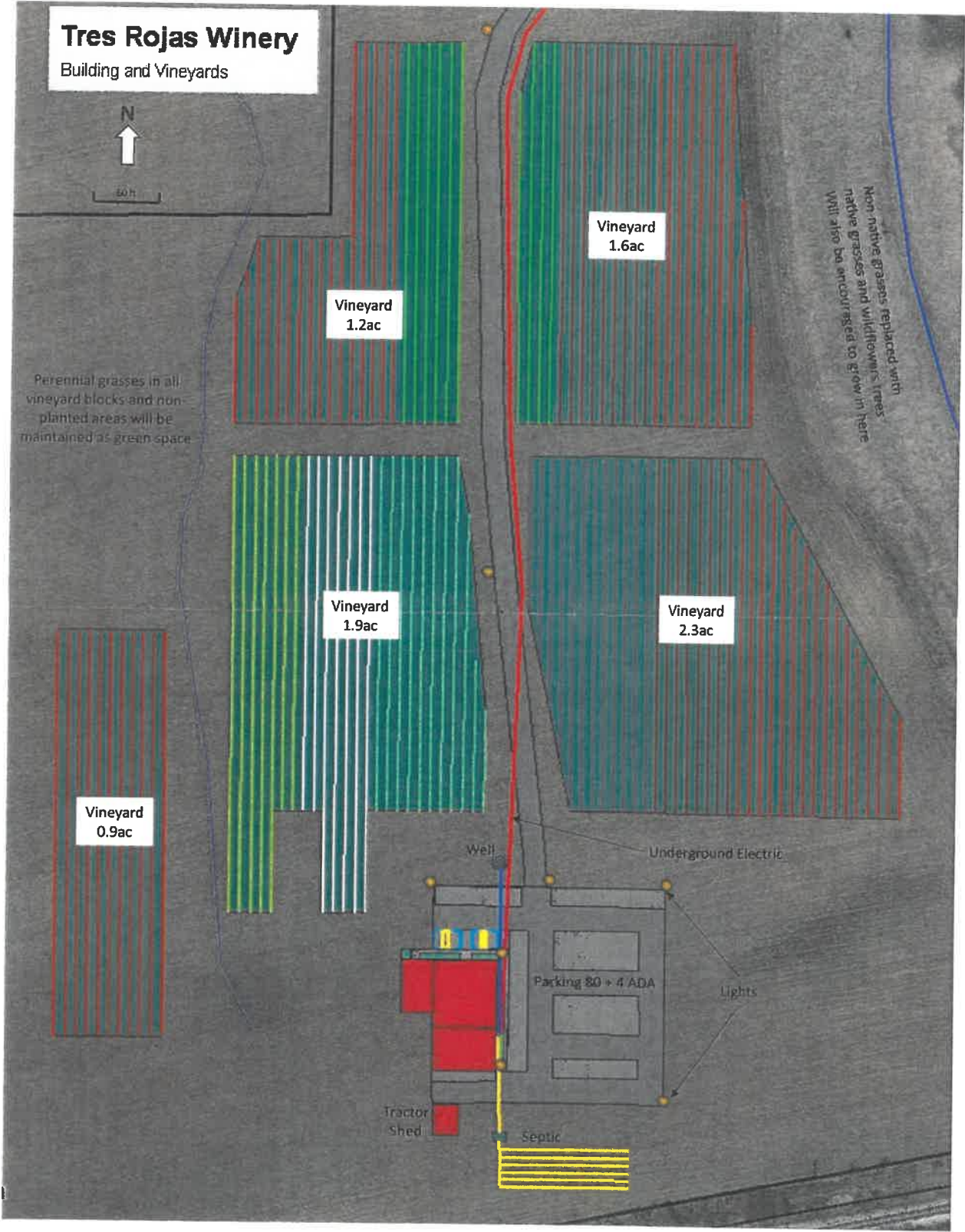
Underground Electric

Lights

Parking 80 + 4 ADA

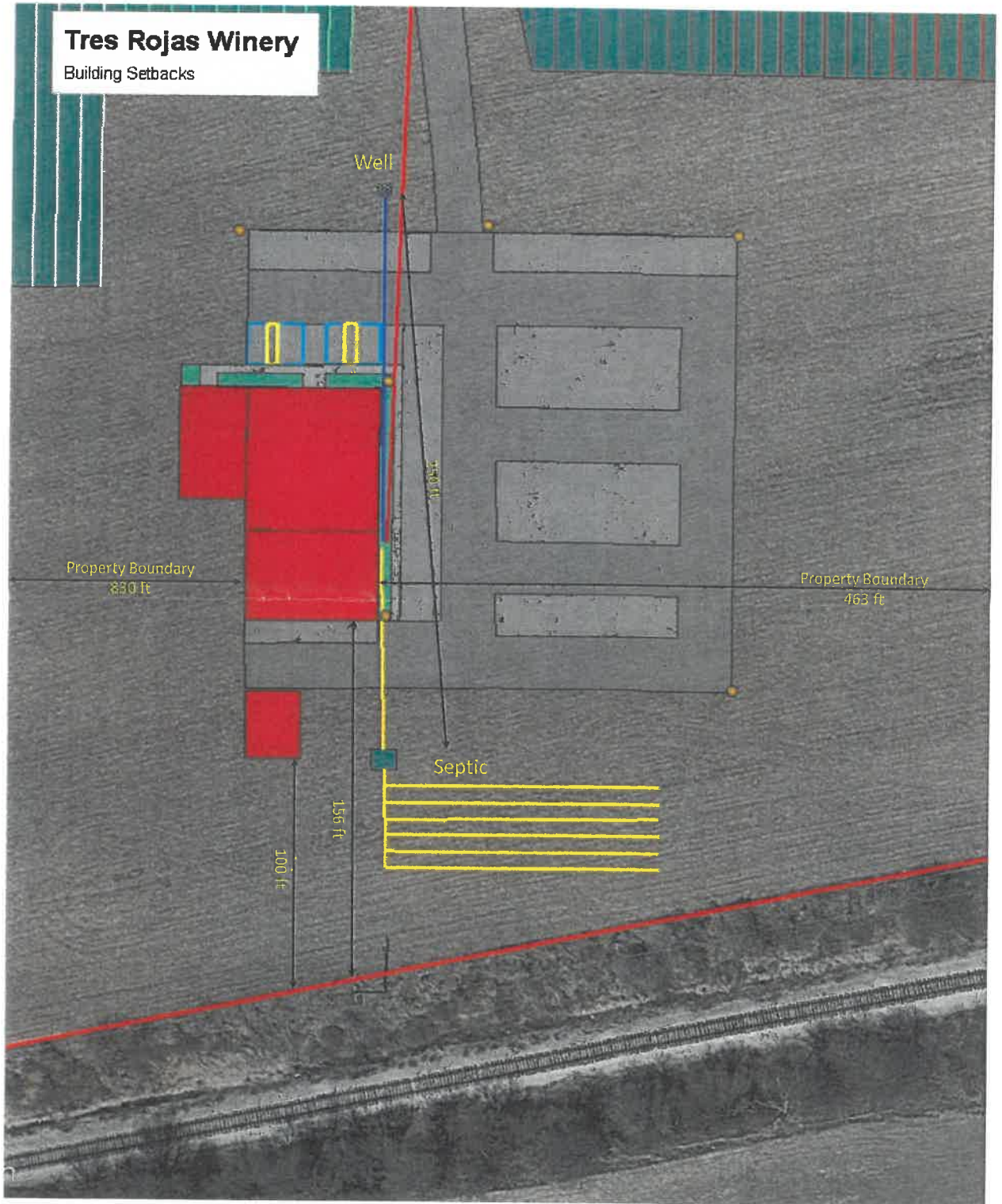
Tractor Shed

Septic





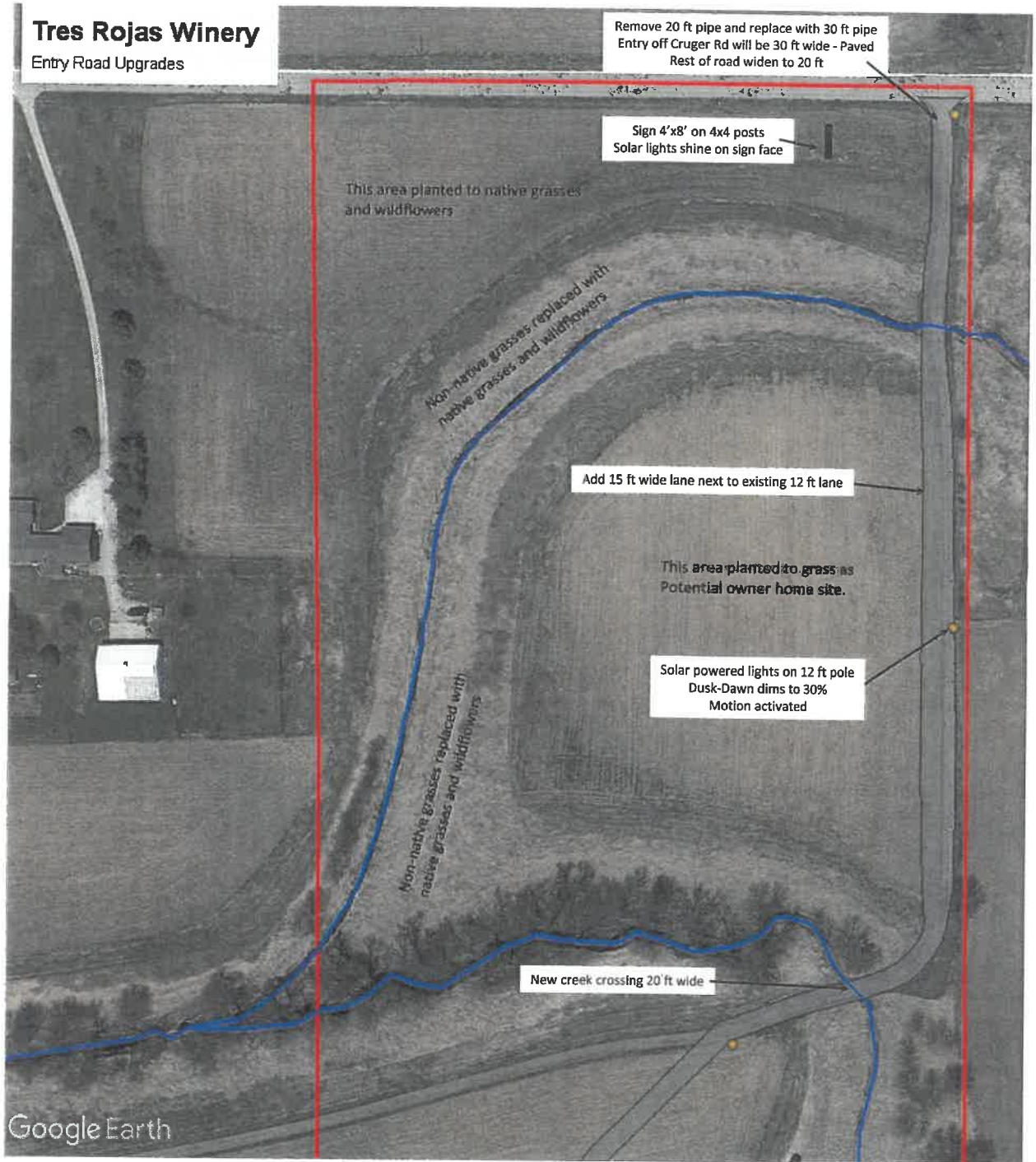
**Tres Rojas Winery**  
Building Setbacks





# Tres Rojas Winery

Entry Road Upgrades



120 ft