

# APPROVED MINUTES

**VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES  
PUBLIC HEARING – 7:00 PM  
Municipal Building: 874 Main Street, Antioch, IL  
May 21, 2012**

## **I. CALL TO ORDER**

Mayor Hanson called the May 21, 2012 Public Hearing regarding the annexation into the Village of Antioch and rezoning the property from its current Open Space/Home with Farmland Lake County zoning classification to the Village of Antioch's RE-1 Rural Estate/Agricultural zoning classification to order at 7:30 pm in the Municipal Building: 874 Main Street, Antioch, IL.

## **II. PLEDGE OF ALLEGIANCE**

The Board of Trustees led the Pledge of Allegiance.

## **III. ROLL CALL**

Roll call indicated the following Trustees were present: Pierce, Sakas, Poulos, Crosby, Dominiak and Jozwiak. Also present were Mayor Hanson, Attorney Long and Deputy Clerk Folbrick.

## **IV. MAYORAL REPORT**

**Award presentation of the Louise Tilford Pierce Award from the Illinois Emergency Services Management Association by the Immediate Past President Chuck Genesis** – Mayor Hanson announced his pride in presented Lee Shannon with the prestigious state award. President Genesis provided an overview of the agency and the loyalty of the association. This is the most prestigious award of the association. He thanked the Village representatives for allowing the agency to setup in the Village of Antioch during the NATO summit. Lee Shannon recognized the IESMA team, and reviewed the recent activity of the agency during the summit.

## **V. PUBLIC HEARING REGARDING ANNEXATION INTO THE VILLAGE OF ANTIOCH AND REZONING THE PROPERTY FROM ITS CURRENT OPEN SPACE/HOME WITH FARMLAND LAKE COUNTY ZONING CLASSIFICATION TO THE VILLAGE OF ANTIOCH'S RE-1 RURAL ESTATE/AGRICULTURAL ZONING CLASSIFICATION**

- Deputy Clerk Folbrick read aloud the hearing notice and administered the oath to those who wished to testify. Attorney Jelinek reviewed the annexation request. She stated that the petitioner intends to run a boutique vineyard on the property, and is currently growing 2,300 grapevines on the property with a proposed increase to 4,500 vines, which will mature in 3-5 years, yielding a maximum of 24,960 bottles per year. All wine will be produced on the property. During the months of September and October, the petitioners will hire short term seasonal work in order to harvest the grapes and prune the vines. The tasting facility will only be operated by the owners, Donna, James and Debra Trombino. The winery will be 2,000 square feet including an office and production area consisting of 2,300 square feet. The remaining 700 square feet will be a gift shop & wine tasting area. The targeted opening date will be March, 2013. She explained that the petitioners will charge \$15-\$20 per tasting consisting of a maximum of 5 oz. which is equivalent to one glass of wine. They already have their federal license, and will apply for a Class 6 wine making license from the State of Illinois. This will allow the petitioner to manufacture up to 50 gallons of wine per year. They will also apply for a wine maker retail license with a self distribution exemption from the State of Illinois. This will limit the petitioners to a production of 25,000 gallons, and prohibits them from producing any other type of alcoholic liquor. No current uses exist in Lake County for a winery. She reviewed the location of the site and the surrounding residential area. Traffic and parking will be minimal, and the vineyard will stimulate the area and economy, and enhance the Authentic by Nature theme of the Village.

# APPROVED MINUTES

## **Public Comment**

Mr. Bob Maday, 42213 N. Crawford Road, asked about village water and sewer and when the submittal was turned in. He asked if Antioch will take over road maintenance, and expressed concern with previous issues between Newport Township and Old Mill Creek.

Ms. Kathleen Shea, 42275 N Crawford Road, discussed due diligence and the process thus far. She discussed the additional 20 acres of land, and said that the neighbors are aware of the impacts on their property. She discussed production levels and expressed concern with the expansion of the business.

Mrs. Deb Maday, 42213 N. Crawford Road, discussed the email she sent regarding the watershed, and the critical area that experiences flooding each year. She expressed concern with the flooding and pollution, and asked if there would be stipulations in place.

Ms. Dee Reeves, Antioch Township resident, said she would much rather see a winery than a large development.

Ms. Sue Frankeburger Rabkin, N. Crawford Road resident, presented a petition with 21 Crawford Road residents opposed to the project. She discussed the quality of the neighborhood and the impact of the development on the neighbors. She expressed concern with alcohol dispensed close to her young daughters, and traffic on the road. She asked if the future of the development could be expanded and turned into something bigger.

Ms. Pamela Eigman, 42360 N. Crawford, presented a letter to the planning and zoning board, and expressed concern with how this will affect the neighborhood. She is concerned with setting a precedent encouraging business owners to come in and buy other properties on the street. She would like safeguards in place to protect the neighborhood.

## **Staff Report**

Director Nilsen summarized the process for annexation, and presented an overview of the request. He discussed surrounding properties and the zoning designation of the area. He discussed the watershed study in the Dutch Gap watershed analysis, and stated that it is not in a critical area according to SMC. Water and Sewer is not requested at this time, and a bathroom would be required. Road maintenance will be the Village jurisdiction and responsibility, which is coordinated with Lake County. He explained that the petition for a text amendment was heard on May 10 by the Planning and Zoning Board to add a winery as a permitted use in the Village code, and a positive unanimous approval was given with certain conditions. The conditions included maintaining the site to be 5 acres, maximum production of 25,000 gallons annually, and sales on site limited to wine produced on site, and accessory retail would be customary to wine. Any special event permits would need to come before the Village Board. If annexed, 3 ordinances would have to be in place, including annexation agreement including terms and conditions, annexation, and approval of text amendment. He added that the site plan is available at library.

## **Village Board**

Trustee Jozwiak asked what the volume would be for tastings. Ms. Trombino replied that it would be approximately 20 people on a good day. Trustee Jozwiak asked if sales would be limited. Ms. Trombino replied that the limit would be placed on the tasting, and not the retail sales.

Trustee Dominiak asked about hours of operation. Ms. Trombino replied that they are not yet certain on hours for tasting, but proposed hours may be early evenings from 4-6pm on weekdays, and weekend hours. Most sales will be to area restaurants. Trustee Dominiak asked about the process of bringing in outside resources. Ms. Trombino said that there was enough work without bringing in additional wine, and they are not planning to do that at this time. Mr. Jim Trombino said that if any other grapes are brought in it would be because they lost their crop. The additional land on the property is a private golf course, and he does not plan on turning his golf course into additional vines.

## APPROVED MINUTES

Trustee Crosby stated that he visited the area, and doesn't understand where the building will be located. Exhibit A reflects a plat of annexation, and shows the property and proposed building. Deb Trombino presented an overview of the area and visibility of the home. Trustee Crosby asked if the number of parking spaces could be limited by ordinance. Director Nilsen replied that it can be specifically stated in the annexation agreement. Trustee Crosby asked what signage is planned. Ms. Trombino said the sign will be a wooden sign on their property, and no signage on Crawford Road, but possibly on Route 173. Director Nilsen added that signage can also be regulated.

Trustee Poulos discussed potential future uses for the property if allowed. Director Nilsen replied that the uses would be restricted to RE/AG zoning, but have not discussed further reduction of uses as a part of the annexation agreement. Trustee Poulos asked if the liquor license would be strictly wine tasting. Director Nilsen replied that a license would have to be created, and could specify terms of that license when the designation is created. Trustee Poulos suggested the board use the same criteria as considered before, and that the intended use remain.

Trustee Sakas asked if there are any nurseries or orchards across Crawford Road. Director Nilsen presented other areas on the map that operate with those uses. Trustee Sakas asked if drainage is east to west. Director Nilsen showed the stormwater basin built by IDI, and other watershed areas. Mr. Trombino discussed the drain tile, and that it has been repaired. It does not go through the retention pond, but is directed north. He explained that they spoke with the county, and were not turned down by the county, but liked the responsiveness of Antioch staff. Trustee Sakas asked if the eastern 33 feet of the property could be dedicated for road purposes. Ms. Trombino replied yes.

Trustee Pierce asked if there was any representative from Brighton Farms present in the audience. Nobody was present. He asked what the difference is between the stables that have constant traffic and the proposed winery. Mr. Maday replied that it is a dedicated development with a cul-de-sac, and that there are only 4 houses on Brighton Road that side of Edwards. He asked where Ms. Shea lived. She replied south of Edwards Road and North of the Trombino property. He said that he has heard that the neighbors are concerned with a winery ruining the beauty of the area, and said that there are other neighbors with machinery, broken down semis, and does not see how a winery differs from a working farm. Trustee Pierce asked Chief Somerville who neighbors will call in an emergency. Chief Somerville said if it's in the Village of Antioch jurisdiction, the Antioch Police Department will be dispatched to the area. Trustee Pierce asked Director Nilsen the difference between a nursery and winery. Director Nilsen replied that a winery required fermentation and a process that a nursery does not. Nurseries can be retail or wholesale.

Trustee Sakas verified that the winery currently would produce less than 6,000 gallons, which is equivalent to 25,000 liter bottles. The permit would allow for 25,000 gallons to be produced annually.

Deb Trombino commented that the house will overshadow winery, and will not be visible from road.

Mr. Maday stated that Newport Township was scheduled to repave Crawford this year, and asked if Antioch would cover that cost. Administrator Keim replied that staff will discuss that with Newport Township. Mr. Maday discussed the proposed winery in negotiation for over 7 months at Blue Star Vineyard in McHenry. He asked if fire truck access would be reviewed. He discussed property setback, and asked if an agricultural building has to be a certain distance from the property line. Mr. Trombino replied that it must be 25 feet and it is currently 35 feet.

Ms. Shea discussed the importation of grapes, and asked for a mapping of the drain tiles and retention ponds. She said that she has not seen an overall business plan, and no schematic. She asked if signage would be regulated, or if it could be blinking red and lit up.

Ms. Pam Eigman asked the Board to consider that there are surrounding properties zoned rural estate.

## APPROVED MINUTES

Ms. Patricial Palmeri, 18241 W. Edwards Road, asked how many have been to wine tasting and paid, stating that she has never been charged for a wine tasting. She discussed well & septic and the aquifers in the area. She also asked who will monitor how much alcohol is consumed.

Trustee Sakas asked if staff would be obligated to issue a permit for an 1,800 square foot accessory building in an RE-1 zoned property on 10-acres. Director Nilsen responded yes, as long as the principle structure is greater than 1,800 square feet.

Trustee Crosby moved, seconded by Trustee Jozwiak to close the public hearing regarding a plan of operation for an electricity aggregation program for the Village of Antioch. Upon roll call, the vote was:

YES: 6: Pierce, Sakas, Poulos, Crosby, Dominiak and Jozwiak.

NO: 0.

ABSENT: 0.

**THE MOTION CARRIED.**

### **VI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees Public Hearing adjourned at 8:55 p.m.

Respectfully submitted,

---

Lori K. Folbrick, RMC/CMC  
Deputy Clerk