

Approval Standards for Map Amendments
(McHenry County Unified Development Ordinance §16.20.010E.1)

This form must be completed for requests for rezoning. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

The proposed zoning designation of the subject property from the A-1 Agricultural District to the A-2 Agricultural District is compatible with the existing use and zoning of nearby properties in that the proposed zoning designation will remain an agricultural district, and the owners will continue to farm the surrounding property. There are also several parcels in the general area of the subject property that are classified as A-2 Agricultural District. The A-2 Agricultural District is intended to permit single-family residences within agricultural portions of McHenry County. The requested reclassification would permit the owners to sell the subject property for use as a single-family residence within the agricultural portions of the County.

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?

The property value of the subject property as part of the larger parcel is significantly diminished because the residence and outbuildings have minimal value to a farmland owner using the property for farmland. Additionally, the reclassification allows the applicant to sell the existing residence and outbuildings while continuing to farm the surrounding tillable land.

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

There is no benefit to the health, safety, and welfare of the public under the current zoning designation. The portion of the property where the reclassification is requested currently contains a single-family residence, and after reclassification, this portion of the property would remain as a single-family residence. The balance of the property will continue to be farmed. Therefore, there is also no detriment to the public by the reclassification.

4. Is this property suitable for uses allowed under the **current zoning designation**?

The current A-1 designation is most suitable for the tillable farmland, whereas the A-2 designation would be more compatible for the area of the single-family residence and outbuildings as depicted on the subject reclassification, so it may be used as a single-family residence.

5. How long has the property been vacant under the **current zoning designation**?

The Property is not currently vacant. The residence has a tenant.

6. Is there a public need for the **proposed use** of the property?

There is a public need for residential uses. There is currently a shortage of residential housing in the real estate market. Therefore, there is a need for the subject property to be used as a single-family residence while preserving the surrounding farmland. The A-2 designation is designed to allow for single-family residential uses within the agricultural portions of McHenry County. This reclassification petition is requesting a rezone consistent with the intended purpose of the A-2 designation.

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

The reclassification is consistent with the future land use designation of Agricultural since the A-2 district will allow the land to continue to be used for agricultural purposes as well as containing a single-family dwelling. The proposed reclassification will preserve the rural landscape and does not promote development in an area designated for agriculture in that the A-2 reclassification requires the land to contain existing buildings, which the subject property does have. The 2030 and Beyond Comprehensive Plan supports the reclassification to the A-2 Agriculture District. There is minimal impact to the agricultural, natural, and water resources on the site. The proposed reclassification to the A-2 Agricultural District is a mechanism to preserve agricultural lands in McHenry County. "Living with the land is the core belief of the rural lifestyle..." (*McHenry County 2030 Comprehensive Plan*, pg. 23) Reclassification to A-2 would preserve the essential aspects of rural character.