

Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

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

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?
The CUP request will allow the County to correctly zone the parcel which has been used in various businesses prior to applicant's purchase of the Property. All provisions of 16.56 shall be addressed in the CUP.
2. Is the conditional use compatible with the existing or planned future development of the area? **Yes. The area has been used for various outside storage for many years prior to the applicant's purchase of the Property.**
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? **No. The use shall have no adverse consequences to the public.**
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
No. The use will lawfully allow this use of the Property.
5. Will the conditional use substantially diminish and impair property value in the area?
No. The Property is shielded and away from any adjoining homes.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes. The Property has utilities currently serving the existing buildings.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? **Yes. There is an existing easement to get to Kasper Avenue.**
8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes.
9. Will the conditional use be reasonably in the interest of the public welfare?
Yes. The use will be in a lawful designation as a CUP.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? **Yes. No activity on the Property will be undertaken that will affect the groundwater, i.e. there will be no washing of vehicles or service of vehicles on site.**