

Exhibit "A"

NARRATIVE

RENEWAL OF CONDITIONAL USE PERMIT

The Petitioner owns 5 acres located at 2917 N. Ringwood Road, McHenry, Illinois. The parcel identification number is # 09-21-201-002. The property is currently zoned "B-3C".

The applicant originally obtained the zoning and conditional use in Petition #03-60 with McHenry County. In 2013 the Petitioner requested no reclassification of the subject property from its present classification "B-3C" General Business District, but the renewal and amendment of Conditional Use Permit #03-60 to allow the indoor and outdoor storage of commercial vehicles and equipment, including the storage of firewood, and to allow two single-family dwellings on the subject property with certain conditions.

Again, the Petitioner requests no reclassification of the subject property from its presents classification which is "B-3C" General Business District, but the renewal of Conditional Use Permit #13-38 to allow the indoor and outdoor storage of commercial vehicles and equipment, and to allow a single-family dwelling on the subject property with the same conditions provided in Permit #13-38. Petitioner does not seek storage of firewood as in the previous application, nor any salvage operation.

The zoning to the North is "A-1" Agriculture District, South is "B-3C" General Business District, the zoning to the East is "A-1" Agriculture District, and the zoning to the West is "E-3" Estate District.

The indoor storage of commercial vehicles and equipment, including accessory uses shall be limited to the one-story metal building as depicted on the Plat of Survey by Mark Bernhardt dated 09/18/2023 (Exhibit B) and submitted with the Petition, and further designated on the site plan marked as Exhibit C, highlighted in yellow.

The outdoor storage of commercial vehicles and equipment, including accessory uses shall be limited to the area so designated on the site plan marked as Exhibit C, highlighted in green.

The applicant is seeking only a single family dwelling on the subject property, the most northern dwelling as designated on the site plan marked as Exhibit C, and highlighted in blue, and further described on the survey attached as Exhibit B. The southern dwelling is to be abandoned.