

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 conditional use meets all the applicable standards of the UDO, Section 16.56 and 16.60, and should be considered in harmony with the general purpose and intent of the UDO. Specifically, the conditional use for a indoor and outdoor storage and two single-family dwellings has and continues to fit seamlessly with the the surroundings of the property and area as depicted on the plat of survey / site plan attached. Furthermore, the storage and the use of two single-family dwellings on the subject property will not have any undue deleterious effect on the environment utility, property values, or neighborhood character. The conditional use is a renewal of a previous CUP #2013-038.

2. Is the conditional use compatible with the existing or planned future development of the area?

The conditional use requested is specific to the intended use of this property for an indoor and outdoor storage and two single family dwellings . The CU requested has existed from a prior petition and this uniqueness of property and the CU requested compliments and is compatible with the existing or planned future developments of the area.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

The conditional use requested is not detrimental to or endangers the public health, safety, morals, comforts or general welfare of the area. In fact, the conditional use requested is provide and nurture harmony, relaxation and community togetherness in the area.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

The conditional use requested is not injurious to the use and enjoyment of the property in the area.

5. Will the conditional use substantially diminish and impair property value in the area?

The conditional use requested will not diminish and/or impair property values in the area.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

The conditional use requested will will provide adequate utilities, access roads, drainage, and other necessary facilities.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

The conditional use requested has been designed to provide ingress and egress to minimize traffic congestion and hazards on the public streets. The Plat of Survey / Site Plan demonstrates the ingress and egress and necessary parking.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

The conditional use requested will conform to the applicable standards of the underlying zoning district, in that the use is currently a conditional use and nothing has changed and there are no proposed improvements and such use is in harmony with the existing nature of the property and surrounding area.