

APPROVAL STANDARDS FOR CONDITIONAL USE

1. The facility will be located more than five hundred (500) feet from any residential zoning district or residential structure located in an agricultural zoning district. Petitioner will only process animals owned and raised by Petitioner on other agricultural property owned by Petitioner in McHenry County. Live animals will not be held on site for more than 24 hours. All slaughtering/processing will be conducted in an enclosed building. Petitioner will comply with all applicable federal, state, and county rules and regulations. Petitioner's facility will satisfy all requirements of the McHenry County Health Ordinance and building codes.
2. The subject property is zoned A-1 Agricultural District. Petitioner's proposed use is permitted in an A-1 Agricultural District with a Conditional Use. The property is surrounded on all sides by parcels, the use of which is primarily agricultural. The conditional use is compatible with the existing development in the area.
3. For all intents and purposes, the processing facility contemplated by Petitioner will in all respects simply resemble another agricultural building on the 107 acre parcel owned by Petitioner. The proposed structure is more than 800 feet from the nearest residential district.
4. For the reasons previously enumerated, the conditional use will not be injurious to the use and enjoyment of other property in the area.
5. Petitioner will take all reasonable requirements to limit noise and odor at the property. Because of the restrictions imposed by the McHenry County Ordinance, the impact on surrounding properties would be much less than if Petitioner sought to raise animals at the property, which use is permitted as a matter of right in the A-1 Agriculture District.
6. Utilities and access roads servicing the property already exist. Seller has worked with the Health Department to design an appropriate septic system and to address drainage issues.
7. Given the limited scope of Petitioner's operations at the property, the operation will not generate any more traffic than would otherwise be associated with farm activities. Additionally, Petitioner has elected to locate the facility in an area of Petitioner's property so as to minimize traffic congestion and hazard on public streets.
8. The Conditional Use will conform with the applicable standards of the underlying zoning district.