

Approval Standards for Variation

1. The subject parcel is part of a larger 57 acre parcel. In total, Petitioner owns 107 acres that surround the subject parcel. Neither the underlying parcel, nor the surrounding 107 acres have any road frontage. Ingress and Egress to and from Petitioner's property is granted in two perpetual easements through adjacent property. The easements have been in effect since 1896 and 1935, respectively, and the 107 acre parcel has been accessed in such a manner prior to the adoption of any zoning ordinance in McHenry County.

2. Because the property has been accessed via the easements, the condition is unique to the subject parcel.

3. The purpose of the Variation is to allow a portion in the middle of Petitioner's agricultural property to be utilized as a processing facility for the processing of animals raised by Petitioner. Such use is complementary to Petitioner's agricultural use of the surrounding parcel.

4. The hardship was created when the parcels were created. Neither the underlying parcel, nor the surrounding 107 acres have any road frontage. Ingress and Egress to and from Petitioner's property is granted in two perpetual easements through adjacent property. The easements have been in effect since 1896 and 1935, respectively, and the 107 acre parcel has been accessed in such a manner prior to the adoption of any zoning ordinance in McHenry County.

5. The variation will not be detrimental to public welfare or injurious to other property or improvements in the neighborhood. There will be no change in how the property is accessed. The use will be no more intensive than the current agricultural use. 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.

6. The variation will not impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood. The proposed use is no different than that of any other agricultural building on the property.

7. The variation will not confer a special privilege to the property owner that is denied to other owners with property in the same zoning district.