

**Approval Standards for Map Amendments**  
(McHenry County Unified Development Ordinance §16.20.010E.1)

This form must be completed for requests for map amendment(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

Yes, surrounding properties are currently zoned A-1 and A-2.

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?

The subject property's value would be diminished if it is not re-zoned to its highest and best use, while preserving the surrounding agricultural land.

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

Yes, the proposed re-zoning would benefit the welfare, as it is more suitable to re-zone the subject to A-2, while preserving the surrounding agricultural land.

4. Is the property suitable for uses allowed under the **current zoning designation**?

No, the proposed zoning seeks to separate 1.908 acres from the larger tract for the house and buildings. The subject parcel would no longer meet the requirements for A-1 zoning.

5. How long has the property been vacant under the **current zoning designation**?

The subject currently is occupied.

6. Is there a public need for the **proposed use** of the property?

Yes, A-2 parcels are sought after, while maintaining and protecting the integrity of the productive surrounding agricultural land.

7. Is the proposed use consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

Yes, the subject property is consistent in that the Petition being brought seeks to maintain and protect productive agricultural land.

*If the requested zoning classification is A-2 Agriculture District, then address the following (From McHenry County Unified Development Ordinance §16.36.020)*

1. What is the current zoning of the subject property (note: only properties which are currently zoned A-1 Agriculture may be considered for A-2 Agriculture zoning)?

A-1 Agriculture District

2. Excluding mobile homes, agricultural trailers, and agriculture employee housing, is there a residence on the property?



Yes



No

3. Is the area being reclassified part of more than one parcel?



Yes



No

4. Which exemption from the Illinois Plat Act (765 ILCS 205/ et seq.) applies to this request?



a. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access?



b. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access?



c. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of property?