

Narrative for Reclassification of Property

Property Information:

- **PIN:** 07-36-100-013
- **Address:** 704 N. Rose Farm Road, Woodstock, IL 60098

Proposed Changes:

- **Current Classification:** A-1 (Agricultural)
- **Proposed Classification:** E-2 (Estate)
- **Total Property Size:** 6.1 acres
- **Proposed E-2 Parcel Size:** 2.31 acres
- **Remaining A-1 Parcel Size:** 3.79 acres

Justification for Reclassification: The proposed reclassification of the property located at 704 N. Rose Farm Road, Woodstock, IL, from A-1 to E-2 is consistent with the McHenry County 2030 and Beyond Comprehensive Plan

This plan promotes sustainable development and land use that aligns with the county's long-term vision for growth and community enhancement.

Compatibility with Existing Uses and Zoning Designations:

The proposed E-2 classification is compatible with existing uses and zoning designations of nearby properties. The surrounding area includes similar estate properties, making the reclassification harmonious with the neighborhood's character and land use patterns

Compliance with Zoning Districts Bulk and Setback Regulations:

The proposed E-2 parcel meets the county's Zoning Districts Bulk and Setback Regulations as outlined in the McHenry County Code of Ordinances

The new plat ensures that all development standards, including minimum lot size, building setbacks, and bulk regulations, are adhered to, thereby maintaining the integrity and orderly development of the area.

Conclusion:

Reclassifying the 2.31-acre portion of the property to E-2 while retaining the remaining 3.79 acres as A-1 will facilitate the appropriate use of the land in accordance with county plans and regulations. This change supports the county's goals for sustainable development and enhances the compatibility of land use within the community.

Respectfully submitted,

Ryan S. Nikolich