

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, the proposed zoning designation is compatible with surrounding properties both in proximity and size. The neighborhood that is right across the street is all zoned E2.

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

The value of the subject property is not currently diminished by the existing zoning designation; it is in-line with the county's current E2 Zoning standards for properties of this size and location.

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

No, not to my knowledge, there isn't a benefit or detriment to the health safety or welfare under the current designation.

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

Yes, the property is suitable for uses allowed under the current designation and would be suitable under the proposed designation.

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

Prior to my purchasing the property on 2/26/25, it had been vacant for over Ten years.

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

No, there is no public need for the proposed use of the property.

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?

The proposed use is consistent with the McHenry County 2030 and Beyond Comprehensive Plan.

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?