

Approval Standards for Conditional Use
(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?
This CUP was approved prior to the Unified Development Ordinance and is a renewal of a Conditional Use Permit that began in 2002.
2. Is the conditional use compatible with the existing or planned future development of the area?
Yes. The requested use is not in conflict with the surrounding agricultural uses in the vicinity and only the extreme southern portion of the Subject Property will be used for outdoor storage.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?
This use has been allowed on the Subject Property since 2002 and received approval by the County in 2014.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
The use has been in existence on this property since 2002 so it will not impose any new impacts if renewed.
5. Will the conditional use substantially diminish and impair property value in the area?
The use of the Subject Property as permitted by the requested CUP has been in existence since 2002 and the requested renewal will not expand or change the current use of the property.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes, the Conditional Use Permit approved in 2014 required conditions which related to utilities, access roads, drainage and necessary facilities. The petitioner has complied with those conditions.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?
Yes, the access drive has been the same since this CUP began in 2002.
8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes, the outdoor storage of commercial equipment and vehicles in a property zoned A-1 Agricultural is common.
9. Will the conditional use be reasonably in the interest of the public welfare?
Yes, there is a need for the services provided by the petitioner.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?
Yes, the attached letters from the McHenry-Lake County Soil and Water Conservation District and the Illinois Department of Natural Resources found no adverse impact on protected resources, no flood plain, no wetland on the Subject Property.