

AMENDED NARRATIVE

Petitioner seeks a (i) Conditional Use for Food Processing with Animal Slaughter, (ii) a variance to the frontage requirements from the required 330' frontage to 0' frontage, and (iii) a variance to the 500' distance requirement set forth in Section HH of Paragraph 16.56.030 of the UDO as the same relates to the distance between an animal slaughter operation and a residential structure located in an agricultural zoning district only.

In support thereof, Petitioner states as follows:

Petitioner owns approximately 107 acres at 3712 Greenwood Road, in Woodstock. Petitioner intends to construct and operate a USDA regulated processing facility to process animals raised by Petitioner, and to utilize approximately 1 acre of such property for such purposes. The facility will accommodate local customers who order meat online to be able to pick up their order at the facility. Petitioner estimates that 8-9 local customers would utilize such pick up service per week. Otherwise, the meat processed in the facility will be transported by Petitioner to Petitioner's retail stores in Wheeling, Lake Zurich, and Skokie, Illinois.

Petitioner intends to have up to 4 employees at the facility at any one time. Petitioner raises animals on several farms owned by Petitioner in McHenry County. Petitioner will only process animals raised by Petitioner, and will not process animals for other suppliers. Because of the small scale of the operation, Petitioner anticipates that the facility will operate on a part time basis up to 3 days a week.

Petitioner presently accesses the site via a perpetual access easement through the neighboring cemetery property, which is the reason for the requested Variance. Given the limited scope of Petitioner's anticipated operations at the property, the facility will not generate any more traffic than would otherwise be associated with farm activities. Additionally, Petitioner has elected to locate the facility in an area of Petitioner's property so as to minimize traffic congestion and hazard on public streets. Seller will not locate a sign on the property for which the zoning relief is sought.

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. The facility will not require any lighting structures. All exterior lighting will be affixed to the building itself.

Petitioner has worked with the McHenry County Health Department to design a septic system to adequately address the requirements for the facility. A portion of the septic system will be located on property adjacent to the property in question, which is also owned by Petitioner. Petitioner will record a deed restriction ensuring that neither the property in question nor the adjacent property could be sold without the facility's continuing right to utilize such portion of the septic system.

Additional Variance Request: Petitioner has amended its Zoning Application to request a variance to the 500' distance requirement set forth in Section HH of Paragraph 16.56.030 of the UDO as the same relates to the distance between an animal slaughter operation and a residential structure located in an agricultural zoning district only. Prior to filing its Application, Petitioner had numerous discussions with Planning and Development staff. In particular, the existing residence located on Petitioner's property was discussed in relation to the restriction set forth in Paragraph HH of Section 16.56.030 of the UDO that prohibits an animal slaughter operation within 500 feet of a residential structure located in an agricultural zoning district. At that time, Planning and Development staff informed Petitioner that the 500 foot restriction would not apply because the only residential structure located in an agricultural zoning district within 500 feet of the proposed facility is owned by Petitioner. Based on such assertion, Petitioner finalized its site design and filed its zoning Application. Now, after Petitioner has filed its Application, paid for necessary site plans, paid for necessary septic design plans, after Petitioner has gone through the Staff Plat Review process and has received Staff Plat Review approval, Planning and Development staff has informed Petitioner that the 500 foot restriction does in fact apply. The purpose of the Variation is to allow Petitioner to keep the facility located in the area previously approved by County staff, avoiding a duplication of the substantial costs that Petitioner has already incurred in connection with this Application if Petitioner were required to relocate the proposed facility. Petitioner is NOT requesting a variance to the required 500' distance requirement as it relates to the distance between an animal slaughter operation and any residential zoning district.