

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)?

There is appropriate road frontage, access for ingress and egress, the area where the vehicles will be stored will be paved, and the proposed conditional use is compatible with surrounding properties. No maintenance of the vehicles will be done in the storage area.

2. Is the conditional use compatible with the existing or planned future development of the area?

Yes, the proposed conditional use is compatible with existing and possible future development. It is currently zoned B-3 and has several similarly situated uses surrounding the parcels.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

No, the proposed use would not endanger or be detrimental to the public health, safety, morals, comfort or general welfare of the area. The proposed conditional use is compatible with surrounding area uses.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

The proposed conditional use would not be injurious to the use and enjoyment of the surrounding properties in the area.

5. Will the conditional use substantially diminish and impair property value in the area?

No, the proposed use would not diminish or impair the surrounding property values and would arguably increase the surrounding properties values.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

There are adequate utilities, access roads, drainage, and necessary facilities surrounding the proposed conditional use.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

The proposed conditional use will not have any additional impact on the ingress and egress. However, in conjunction with the Petitioner's intended use for the B-3 parcel as a repair shop, office, and parts warehouse, the proposed conditional use has been taken into consideration to minimize any traffic congestion relative to ingress and egress to the property.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

Yes, the conditional use will conform to the applicable standards of the underlying B-3 zoning district.

9. Will the conditional use be reasonably in the interest of the public welfare?

Yes, the proposed conditional use would be in the interest of public welfare. It will help to bolster the local economy and have the potential impact of increasing surrounding property values, as well as filling a need in the community.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

Yes, the Petitioner is working with an engineer and taking all necessary measures to protect and preserve the ground water recharge and quality.