

5.2 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)?

Response: The Conditional Use (CU) shall comply with the applicable standards for § 16.56.030 P. Earth Extraction and Mining and applicable standards for § 16.60 Site Development. Many of the standards become conditions of the CU. Please see the Development Plan for more information.

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

Response: The CU is an interim land use, approximately 15 years and contemporaneous agricultural use shall occur per phasing plan. Agricultural use is compatible with the existing surrounding area land use. The interim CU provides a natural resource the general public demands and future residential development that is also compatible with surrounding land use and the 2030 Comprehensive and Beyond Plan.

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

Response: The UDO and subsequent CU have stringent regulations in place that are not detrimental or endanger public health, safety, morals, comfort, or general welfare of the area. Sand/gravel mining sites have coexisted with residential developments in the County for decades.

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

Response: The UDO and subsequent CU have stringent regulations that ensure its use will not be injurious or impact any use of other property in the area. Please see the Development Plan and CU Supplement for additional mitigation and best management practices.

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

Response: Many studies have examined the relationship between the interim CU and property values and all conclude there is no consistent relationship between the interim CU and property values. Please see CU Supplement for detailed information regarding the CU and property values.

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

Response: The interim CU site will be internally drained, have paved internal access roads, McDOT approved access improvements and will be powered by Com Ed electric service. The scale house shall be served by well and septic approved by the Health Department. Please see Development Plan for more information.

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

Response: The subject property and CU ingress and egress have been designed to access Main Street. Access improvement design is currently under review by McDOT. Right in Right out access design is proposed. Please see Development Plan for more information.

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

Response: Agricultural use shall continue on the site, per phasing plan and reclaimed areas shall be returned to agricultural use. The CU shall comply with all applicable standards of the agricultural zoning designation.

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

Response: The interim CU is in the best interest of public welfare providing a local and economical source of sand/gravel materials used in area construction projects. The County has developed, grown, and benefited from local, economical sources for decades. These local sources are being depleted and new local sources need approval for continued future maintenance and growth of the area. Please see CU Supplement for additional information.

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

Response: A hydrological study has been completed to examine the relationship between the proposed CU and groundwater quantity and quality. The study has concluded that the proposed CU will not have any effect on the groundwater quantity and quality. Additionally, the applicant shall comply with the UDO § 16.56.030, P,7b & § 16.56.030, P,8 to provide groundwater protection. Please see Development Plan and CU Supplement for more information.