Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for Conditional Use(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. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards).

   The conditional use application for the storage barn meets the applicable standards of UDO 16.560.30 subpart C for Agriculture Employee Housing. The conditional use application also meets the applicable standards of the UDO 16.60 site development standards as the section relates to Agricultural Uses.

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

   The conditional use is compatible with the existing A1- Agriculture Zoning of the area.

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

   The conditional use is not detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area due to the structures consistency with applicable UDO sections and other agricultural buildings in the county.

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

   The conditional use will not be injurious to the use and enjoyment of other property in the area. Adjacent property owners will be unaffected by the conditional use building since it is in accordance with applicable sections of the UDO. Also, the proposed building is located in a strategic location that is far from any structures or residential homes on adjacent parcels.

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

   The conditional use will not substantially diminish or impair property value in the area, the conditional use building is not anticipated to create any detrimental impacts to adjacent properties as it will not create excessive noise or smell pollution and the visual impact to adjacent sites is minimal.

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

   Yes, adequate utilities, access roads, drainage, and other facilities will be provided for the conditional use agriculture employee housing building.

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

   Yes, coordination has been completed with the McHenry County Highway Department to provide a safe and practical egress and ingress point to the site.

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 zoning district, A1-Agriculture.

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

   The conditional use will be reasonably in the interest of the public welfare.

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

    Adequate measures will be taken to provide protection to groundwater recharge and groundwater quality as required by the UDO.