

John and Lori McConville

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May 2, 2006

Ken Koehler, Chairman
McHenry County Board
2200 North Seminary Avenue
Woodstock, IL 60098

Re: In the Matter of the Application of Jonathan Pease & Rick Mancini, Owner,
For an Amendment of the Zoning Ordinance of McHenry County, Illinois
For a Reclassification with a Condition Use Permit

Chairman Koehler and Board Members:

My name is Lori McConville, and I live in the Burton's Bridge subdivision of Nunda Township, McHenry County, Illinois. I am writing this letter because I am concerned, as are many of other residents, about the industrial facility proposed for the parcel of farmland that abuts our subdivision on Route 176. This issue is coming before the Board of Appeals on Wednesday, April 26, 2006.

It is important that you know that this parcel is next to a church, in front of a farm, and next to two residential subdivisions, one zoned R-1 and the other zoned E-1. There are no other major businesses of any kind within one mile of this property. It is in a spot between unincorporated and rural land and high and medium density residential areas.

A commercial business that serves building contractors is not suitable in this residential area and will bring light, air, water and noise pollution, plus a general downgrade of our community. A business that rents space to commercial building contractors and stores the heavy equipment and supplies used in such businesses is bound to bring great disturbance to our community aesthetically and environmentally.

The increased traffic this business will generate, and the ingress and egress of commercial vehicles onto Route 176 as it is now, is not conducive for the use of commercial vehicles at the current capacity. The size and number of commercial vehicles alone to be used in the businesses will create hazardous road conditions on a section of Route 176 where school busses travel regularly.

Residential homes are a better choice for this location. Even an office building that could blend in with our community and our neighbors in Prairie Grove would be acceptable, but a business that directly disturbs and upsets our community by infringing on our way of life is not a good choice. It will have negative consequences to specifically those of use that live in Burton's Bridge and our neighboring subdivision, High View Estates.

A commercial contractor's facility built on this farmland will also be a detriment to the neighboring Village of Prairie Grove, which prides itself on preserving a village atmosphere and maintaining a high level of community and aesthetics. There must be a parcel of land in another area of McHenry County, Lake County, or even Wisconsin that is more suitable for such a business, a piece of land that is more isolated and protected, that would not be a disruption to our small and peaceful neighborhood.

Weighing the problems and benefits, the scale tips heavily towards potentially serious upsets and problems. This, of course, brings up the greatest point, that there is a large possibility that our home values will be lessened, and this disturbs and begins to destroy the excellent quality of life we enjoy in our community now.

I am opposed to rezoning this area to B-3 to include a Conditional Use Permit that would allow storage of commercial equipment of any kind. I do support residential zoning, and I do support business zoning that would allow a small business or office building that would operate during regular business hours.

In my opinion, this project will bring more problems to the citizens and communities in this neighborhood and part of the county, than the revenue it will produce. The negative and destructive results this project will have, far out-weigh the benefits. Please consider altering the plan to provide protection for the citizens of your county. If, however, the county deems this property to be a business zone, I plead with you to zone it for appropriate use within a residentially concentrated and not to allow the Conditional Use Permit. Proper zoning would insist that the owner:

- Restrict business to normal business hours during Monday through Friday so our community continues to enjoy the quiet benefits of the area
- Eliminate the outdoor storage of commercial supplies and equipment
- Insist on the proper environmental studies to protect our health now and in the future
- Limit the height and intensity of lighting on the premises so it is not intrusive into our existing lifestyle.
- Exclude the potential installation of billboards
- Exclude businesses that use petroleum products and chemicals such as, fueling stations and truck wash bays
- Provide an attractive business that will blend into the residential community that already exists in this area of the county
- Provide intense natural screening surrounding the business, if necessary, and/or attractive landscaping that will be aesthetically appealing to residents and property owners
- Have safety measures to protect our children and families.

You, the members of the Board of Appeals, that serve the residents of McHenry, are our only chance to protect ourselves and our property. You have a great power in making your recommendation to the McHenry County Board to persuade a decision that is compatible and safe for the homeowners and residents of our community. Please research this issue, even visit the location, and take considerable effort, as we the residents have, to make your decision.

Sincerely,

A handwritten signature in cursive script that reads "Lori J. McConville".

Lori J. McConville
Homeowner and Citizen
Burton's Beach Bridge Subdivision
Nunda Township
McHenry County, Illinois

PLEASE COPY ALL BOARD MEMBERS