

Approval Standards for Map Amendments
(McHenry County Unified Development Ordinance §16.20.010E.1)

This form must be completed for requests for rezoning. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

Yes, the parcel is contiguous to A-1, A-2 & E-5 zoning.

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?

The existing A-1 zoning does not allow single family residence to be constructed.

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

There is no public benefit under the current A-1 Zoning District. The property is heavily wooded and unable to be farmed. The general public would benefit from additional tax dollars generated from the proposed zoning change.

4. Is this property suitable for uses allowed under the **current zoning designation**?

No, the extensive tree cover prohibits farming.

5. How long has the property been vacant under the **current zoning designation**?

The property has been vacant under this zoning since at least 1996.

6. Is there a public need for the **proposed use** of the property?

Yes, there is a desire for single family residences in heavy agricultural areas.

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

Yes, 2030 plan shows agriculture and environmental resource uses.

Approval Standards for Variation
(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

Due to previous land splits, the required frontage was not provided for this parcel to conform to the 330' minimum frontage. All other zoning district requirements are met for this parcel, therefore if the frontage variance is not granted, the parcel is unbuildable for residential use.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

The frontage exists on other parcels.

3. Other than increased monetary gain, what is the purpose of the variation?

To create a lot for a single family residence in a rural area of the county.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

Past parcel splits by others have created reduced frontage.

5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?

No, the variation will allow one single family residence to be constructed on a very large lot.

6. Will the variation: impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

No, one single family residence will not impair the surrounding properties.

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

No, the variance allows the parcel to be rezoned appropriately.