
USE VARIANCE

**Planning and Zoning Commission
City of McHenry**

333 South Green Street □ McHenry, IL 60050 □ Tel: (815) 363-2170 □ Fax: (815) 363-2173

Table 32(A) of the City of McHenry Zoning Ordinance provides that in recommending approval or conditional approval of a use variance, the Planning and Zoning Commission shall transmit to the City Council written findings that all of the conditions listed below apply to the requested action.

Please respond to each of these conditions as it relates to your request.

1. Practical Difficulties or Particular Hardship

The strict application of the provisions of the Zoning Ordinance relating to the use of the buildings or structures, or the use of the land, would result in unnecessary and undue hardship upon the applicant, as distinguished from a mere inconvenience.

2. Reasonable Return

The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance for the pertinent zoning district.

3. Unique Circumstance

Special circumstances exist that are peculiar to the property for which the use variance is sought which do not apply generally to other properties in the same zoning district.

4. Not Alter Local Character

The granting of the use variance will not alter the essential character of the locality nor substantially impair environmental quality, property values, or public safety or welfare in the vicinity.

5. Consistent with Comprehensive Plan

The granting of the use variance will be in harmony with the general purpose and intent of the Zoning Ordinance and Comprehensive Plan of the City, as viewed in light of any changes conditions since their adoption.
