



FORM 2.4

VILLAGE OF NORTHBROOK
Development & Planning Services
 1225 Cedar Lane
 Northbrook, Illinois 60062
 847 664-4050 FAX: 847 272-5068
 www.northbrook.il.us

Zoning Worksheet – Residential

New Residence / Addition / Detached Garage / Gazebo / Pool House

Address of Proposed Project _____

Type of Project: New Residence Addition Detached Garage Gazebo/Pool House

Zoning Class _____

R-1 R-2 R-3 R-4 R-5

Lot Area _____

Setbacks (Yards)

Per:
Arch
Eng

	Min./Aver. Setback Req'd (ft)	Proposed Setback(ft)	Easement/Encroach.
Front			
Corner / Side		a	<input type="checkbox"/>
Side		b	
Side setbacks must equal 25% width of lot ^c	_____ x .25 = _____ Req'd	a + b = _____ ^c	
Rear	40		

C – Vertical/side extension - Side setback may meet the required minimum (not totaling 25% width of lot) with a reduced building height of 27' (R-5) or 30' (R-2, R-3, R-4)

Height

Max. allowed _____ ft
 Proposed _____ ft

Stories: Max. allowed _____
 Proposed _____

Gross Floor Area (FAR)

40% lot area maximum allowed

Allowable Gross Floor Area: _____ x .4 = _____
Lot Area Max. Allowable Gross Floor Area

This section not applicable

Proposed Floor Area Calculation:

Per:
Arch
Eng

	Existing (if applicable) (sf)	New/Added (sf)	Total (sf)
Basement (if more out of ground than in)			
First Floor (including attached garage)			
Second Floor			
Attic/Third Floor (finished or unfinished – circle one) <small>(do not include unfinished space in total floor area)</small>			
Detached Garage			
Accessory Structure / Shed			
Total Floor Areas			

Notes: Each 14" of ceiling height counts as floor area
 The first 200sf in an access. storage structure (other than a garage) is exempted from gross floor area.

Gross Floor Area Ratio: _____ ÷ _____ = _____
Total Floor Areas Lot Area Proposed Floor Area Ratio

Compare

Maximum Building Coverage

35% lot area maximum allowed

Allowable Bldg. Coverage: _____ x .35 = _____
Lot Area Max. Allow. Bldg. Coverage

This section not applicable

Proposed Building Coverage Calculation:

Per:
Arch
Eng

	Existing (if applicable) (sf)	New Bldg. Cov. Added (sf)	Total
First Floor (including attached garage)			
Detached Garage			
Accessory Structure / Shed			
Total Bldg. Areas			

Building Coverage Ratio: _____ ÷ _____ = _____
Total Bldg. Areas Lot Area Bldg. Coverage Ratio

Compare

Maximum Lot Coverage (Impervious Surface)

50% lot area maximum allowed:

Allowable Lot Coverage: _____ x .5 = _____
Lot Area Max. Allowable Lot Coverage

This section not applicable

Proposed Impervious Surface Calculation:

Per:
Arch
Eng

	Existing Imp. Surf.	New/Added	Total Imp. Surf. (sf)
Building footprint (Incl. attached garage)			
Detached Garage			
Driveway			
Walks / Stoops			
Deck / Patio			
Total Impervious Surface Areas ^b			^a

Net Increase / Decrease (circle): a – b = _____

Impervious Surface Ratio: _____ ÷ _____ = _____
Total Impervious Surface Areas Lot Area Impervious Surface Ratio

Compare

Driveway or Garage (Accessory Structure) in Required Setback

30% required setback area max. allowed

Allowable Coverage:

This section not applicable

$$\frac{\text{Req'd Setback}}{\text{Width or length of lot}} \times \text{Req'd Yard Area} = \text{Max. Allowable Cov.} \times .3 =$$

Compare



Per:
Arch
Eng

Proposed Coverage:

Area in Req'd Setback

Driveway Coverage Ratio:

$$\frac{\text{Area in Req'd Setback}}{\text{Req'd Yard Area}} = \text{Driveway Coverage Ratio}$$

Applicant to Complete the Following Information

Name of person completing this worksheet

Telephone / Fax

Date

- Owner
- Architect
- General Contractor
- Zoning Reviewer

Please Stamp
Architect's Seal
In Space Provided
At Right

For office use only:

Zoning Review Notes: (Items requiring compliance or verification)

Average Setback Rule (4 lots, typical)

Lots to South	_____	_____	_____	_____
Lots to North	_____	_____	_____	_____
Lots to East	_____	_____	_____	_____
Lots to West	_____	_____	_____	_____

Date of Architectural Drawings _____ (final approved)

Date of Engineering Drawings _____ (final approved)

Date of Zoning Review _____

Comments:

Reviewer Checklist:

Zoning Variance Approved (ZBA # _____, date granted _____)

Variance for: _____

- Plans match ZBA drawings
- Plat of Survey submitted
- Second story projections conform to setbacks
- A/C (Not allowed in required front/ corner side / side setback)
- Window well location

Approval
Stamp