



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

Zoning Code Interpretation

Purpose:	Clarification of Average Setback Rule – Survey Documentation of Recorded Building Setback Line
Northbrook Zoning Code Section(s):	3-110-H-11
Date:	December 3, 2014

Reason for Interpretation

When receiving building permit applications for new homes in older subdivisions, there is often poor documentation of when recorded “Building Setback Lines” have been established for properties.

Interpretation:

If a Plat of Survey is submitted by an Applicant does not display a recorded Building Setback Line (BSL), but Village records for the adjacent lots on both sides do indicate that a BSL exists, then the Village will presume that lot in the middle also has an applicable BSL can be subject to the same building line as the adjacent properties without requiring the submittal of an updated plat of survey.

Reviewed and Affirmed:

Thomas R Poupard, AICP
Director of Development & Planning Services