



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

Zoning Code Interpretation

Purpose:	Clarify Where Generators and HVAC Equipment Can be Located
Northbrook Zoning Code Section(s):	Article III Single Family Residential District
Date:	April 7, 2015

Reason for Interpretation

The Zoning Code does not establish clear standards regarding when or if residential mechanical equipment, such as air conditioner condenser units and back-up power generators can encroach into a required yard. There are often practical difficulties in locating such equipment.

Interpretation:

1. Generators and Air Conditioning condenser units need only meet minimum district yard standards and do not have to meet the 25% combined side yard standard.
2. Generators and Air Conditioning units can be located in front of a homes, but they cannot encroach into any required front or corner side yard.
3. Wall mounted air conditioners and other mechanical components of a home are allowed to encroach up to two (2) feet into a required yard, (like a chimney) so long as they are elevated above grade (wall-mounted) and have no foundation (no impervious).

Reviewed and Affirmed:

Thomas R Poupard, AICP
Director of Development & Planning Services