

The Village of Lake Bluff
Building Scale Check Sheet

Date: _____

1. Address: _____

2. Contractor: _____ Phone: _____ Email _____

3. Owner: _____ Phone _____ Email _____

4. Lot: _____ Block _____ Subdivision _____

5. Lot Area: _____ Source _____

Lot Width _____

Lot Depth _____

Year Built _____ Verify if Historic Preservation Review is required No- <50%

6. Zoning District:

PRINCIPAL STRUCTURE SETBACKS		
SET BACKS	REQUIRED	PROPOSED
Front yard		
Corner Side Yard		
Side Yard		
Side Yard		
Rear Yard		
Ravine Set Back		
Bluff Set Back		
ACCESSORY STRUCTURE SETBACKS		
Side Yard Setbacks		
Corner Side Yard Setbacks		
Rear Yard Set Backs		
Through Lot Set Back		
Ravine Set Back		
Bluff Set Back		

7. Enter the actual **building height** as per section 10-3-5 and 10-2-5 _____ ft.

8. Enter the **allowable height** per section 10-3-5 _____ ft.

9. Max height for accessory structures is 17 ft., enter the actual height of proposed. N/A ft.

10. Has the Village or subdivision imposed building **size restrictions**? If subject to size restrictions

enter the Max FAR Allowable : _____

11. Select the appropriate calculation for **Max. FAR** and enter on appropriate line.

- For any lot of less than or equal to 9000 sq. ft. shall be computed as follows:
 (.4x lot size in square feet.) Max FAR Allowable: _____

- For any lot more than 9000 sq. ft. but less than or equal 18,000 sq. ft. shall be computed as follows: $3600 + (.2 \times \text{total square feet of lot size in excess of 9000})$

Max FAR Allowable: 5032.96

- For any lot more than 18,000 sq. ft. shall be computed as follows:
 $5400 + (.1 \times \text{total sq. feet of lot size in excess of 18,000})$ Max FAR Allowable _____

12. Daylight Plane, verify compliance with section 10-3-6 of the zoning code

Approved _____

Disapproved _____

13. Maximum Impervious Allowable.

For lots in the R-1, R-2, R-3, R-4, and R-5 Residence District, calculations are as follows:

- For a lot width less than 50 feet maximum percent is 60% of the total area of the lot.
- For a lot width of 50 feet to 75 feet calculations are 50% of the total area of the lot plus $((75 \text{ feet minus the actual width of the lot in feet}) \times .4)$
- For a lot width more than 75 feet maximum percent is 50%.

For lots in the E-2, E-1 and C-E Residence District, calculations are as follows:

- For lots less than 12,000 Square feet maximum percent is 50%
- For lots 12,000 Square feet to 43,560 square feet calculations are as follows: 40% Plus $[(43,560 \text{ square feet minus lot size}) \times .000317]$
- For lots more than 43,560 square feet maximum percentage is 40%

Maximum Impervious

Allowable _____

Actual Impervious Surface

Calc _____

Remainder _____

14. Required Front Yard Setback Impervious Surface Limitation. The total amount of impervious surfaces in the required front yard setback of any lot in any residence district shall not exceed the following percentages of total area of the required front yard of the lot as follows:

- Lot width of less than 25 feet = 75%
- Lot width of 25 feet to 49 feet = 45% plus $[(50 \text{ feet minus lot width}) \times 1.2]$
- Lot width of 50 feet = 45%
- Lot width of 51 to 99 feet = 35% plus $[(100 \text{ feet minus lot width}) \times .2]$
- Lot width of 100 feet or more = 35%

Lot width _____

Allowable FY Impervious _____

Actual FY Impervious _____

Remainder _____

15. Building Coverage: The total coverage area of all buildings and accessory structures on any lot in any residential district shall not exceed the following percentage of the total area of the lot:

Zoning District	Maximum Building Coverage
Country Estate (C-1)	20 percent
Estate (E-1)	20 percent
“A-A-A-A” (E-2)	20 percent
“A-A-A” (R-1)	30 percent
“A-A” (R-2)	30 percent
“A” (R-3)	30 percent
“B” (R-4)	30 percent
“C” (R-5)	30 percent

Enter the allowable building coverage per the above zoning district. ___30% or _____

Enter the actual building coverage on the lot _____

Enter the total building coverage less any exclusions per section 10-3-9 of the zoning code.

Approved _____
 Disapproved _____
 Remainder _____

16. Floor area of building 1st floor Column 1

Column 2

A _____ x _____ = _____ sq. ft.

AA _____ x _____ = _____ sq. ft.

B _____ x _____ = _____ sq. ft.

BB _____ x _____ = _____ sq. ft.

C _____ x _____ = _____ sq. ft.

CC _____ x _____ = _____ sq. ft.

D _____ x _____ = _____ sq. ft.

DD _____ x _____ = _____ sq. ft.

E _____ x _____ = _____ sq. ft.

EE _____ x _____ = _____ sq. ft.

F _____ x _____ = _____ sq. ft.

FF _____ x _____ = _____ sq. ft.

G _____ x _____ = _____ sq. ft.

GG _____ x _____ = _____ sq. ft.

H _____ x _____ = _____ sq. ft.

HH _____ x _____ = _____ sq. ft.

I _____ x _____ = _____ sq. ft.

II _____ x _____ = _____ sq. ft.

J _____ x _____ = _____ sq. ft.

JJ _____ x _____ = _____ sq. ft.

K _____ x _____ = _____ sq. ft.

KK _____ x _____ = _____ sq. ft.

L _____ x _____ = _____ sq. ft.

LL _____ x _____ = _____ sq. ft.

M _____ x _____ = _____ sq. ft.

MM _____ x _____ = _____ sq. ft.

N _____ x _____ = _____ sq. ft.

NN _____ x _____ = _____ sq. ft.

O _____ x _____ = _____ sq. ft.

OO _____ x _____ = _____ sq. ft.

Total Square feet for first Floor _____

Less Deck Bonus _____

Less open/screen porch bonus _____

Total Square feet to be counted for FAR _____

Remaining Deck Bonus _____

Remaining Porch Bonus _____

17. Floor area of building 2nd floor Column 1

Column 2

A _____ x _____ = _____ sq. ft.

AA _____ x _____ = _____ sq. ft.

B _____ x _____ = _____ sq. ft.

BB _____ x _____ = _____ sq. ft.

C _____ x _____ = _____ sq. ft.

CC _____ x _____ = _____ sq. ft.

D _____ x _____ = _____ sq. ft.

DD _____ x _____ = _____ sq. ft.

E _____ x _____ = _____ sq. ft.

EE _____ x _____ = _____ sq. ft.

F _____ x _____ = _____ sq. ft.

FF _____ x _____ = _____ sq. ft.

G _____ x _____ = _____ sq. ft.

GG _____ x _____ = _____ sq. ft.

H _____ x _____ = _____ sq. ft.

HH _____ x _____ = _____ sq. ft.

I _____ x _____ = _____ sq. ft.

II _____ x _____ = _____ sq. ft.

J _____ x _____ = _____ sq. ft.

JJ _____ x _____ = _____ sq. ft.

K _____ x _____ = _____ sq. ft.

HH _____ x _____ = _____ sq. ft.

L _____ x _____ = _____ sq. ft.

LL _____ x _____ = _____ sq. ft.

M _____ x _____ = _____ sq. ft.

MM _____ x _____ = _____ sq. ft.

N _____ x _____ = _____ sq. ft.

NN _____ x _____ = _____ sq. ft.

O _____ x _____ = _____ sq. ft.

OO _____ x _____ = _____ sq. ft.

Total Square feet for second Floor _____

18. Floor area of building 3rd floor Column 1

Column 2

A _____ x _____ = _____ sq. ft.

AA _____ x _____ = _____ sq. ft.

B _____ x _____ = _____ sq. ft.

BB _____ x _____ = _____ sq. ft.

C _____ x _____ = _____ sq. ft.

CC _____ x _____ = _____ sq. ft.

D _____ x _____ = _____ sq. ft.

DD _____ x _____ = _____ sq. ft.

E _____ x _____ = _____ sq. ft.

EE _____ x _____ = _____ sq. ft.

F _____ x _____ = _____ sq. ft.

FF _____ x _____ = _____ sq. ft.

G _____ x _____ = _____ sq. ft.

GG _____ x _____ = _____ sq. ft.

H _____ x _____ = _____ sq. ft.

HH _____ x _____ = _____ sq. ft.

I _____ x _____ = _____ sq. ft.

II _____ x _____ = _____ sq. ft.

J _____ x _____ = _____ sq. ft.

JJ _____ x _____ = _____ sq. ft.

K _____ x _____ = _____ sq. ft.

HH _____ x _____ = _____ sq. ft.

L _____ x _____ = _____ sq. ft.

LL _____ x _____ = _____ sq. ft.

M _____ x _____ = _____ sq. ft.

MM _____ x _____ = _____ sq. ft.

N _____ x _____ = _____ sq. ft.

NN _____ x _____ = _____ sq. ft.

O _____ x _____ = _____ sq. ft.

OO _____ x _____ = _____ sq. ft.

Total Square feet for Third Floor _____

19. Attic Calculation, Areas of attics with a height equal to or greater than 6 feet per section 10-3-7 of the zoning ordinance.

A _____ x _____ = _____ sq. ft.

AA _____ x _____ = _____ sq. ft.

B _____ x _____ = _____ sq. ft.

BB _____ x _____ = _____ sq. ft.

C _____ x _____ = _____ sq. ft.

CC _____ x _____ = _____ sq. ft.

D _____ x _____ = _____ sq. ft.

DD _____ x _____ = _____ sq. ft.

E _____ x _____ = _____ sq. ft.

EE _____ x _____ = _____ sq. ft.

F _____ x _____ = _____ sq. ft.

FF _____ x _____ = _____ sq. ft.

G _____ x _____ = _____ sq. ft.

GG _____ x _____ = _____ sq. ft.

H _____ x _____ = _____ sq. ft.

HH _____ x _____ = _____ sq. ft.

Total Square feet for Attic Areas _____

20. Basement Calculation (per zoning code section 10-3-7B1)

Calculate the Basement Area

- A. _____ x _____ = _____
- B. _____ x _____ = _____
- C. _____ x _____ = _____
- D. _____ x _____ = _____
- E. _____ x _____ = _____
- F. _____ x _____ = _____
- G. _____ x _____ = _____ Not Applicable
- H. _____ x _____ = _____
- I. _____ x _____ = _____
- J. _____ x _____ = _____
- K. _____ x _____ = _____
- L. _____ x _____ = _____
- M. _____ x _____ = _____
- N. _____ x _____ = _____
- O. _____ x _____ = _____
- P. _____ x _____ = _____

1. Enter the sum of A thru P.

2. Enter the Lineal Footage of the perimeter of the entire foundation.

3. Enter the Lineal Footage of the perimeter of the Basement for area that is 3 foot or more above pre-existing grade and constructed after 1950.

4. Enter the Lineal Footage of the perimeter of the Basement for area that is 5 foot or more above pre-existing grade and was constructed before 1950.

5. Divide Line 3 or 4 (which ever is applicable by date) by line 2 this will give the percentage of the basement area to be counted.

_____ %

6. Multiply Line 3, or 4 (which ever is applicable by date) by line 1 to determine the square footage of the basement area included Bulk.

Total Basement area calculation.

21. Detached Accessory Structures, Specify all accessory structures existing and proposed.

A Garage

E _____

B _____

F _____

C _____

G _____

D _____

H _____

Compute areas of all detached accessory structures.

A _____ x _____ = _____

E _____ x _____ = _____

B _____ x _____ = _____

F _____ x _____ = _____

C _____ x _____ = _____

G _____ x _____ = _____

D _____ x _____ = _____

H _____ x _____ = _____

Total sq. ft. 807

Subtract any accessory bonus per section 10-5-6 of the zoning codes. 0

22. New Additions Specify new additions and sizes below

A _____

E _____

B _____

F _____

C _____

G _____

D _____

H _____

Compute areas of all new Additions.

A _____ x _____ = _____

E _____ x _____ = _____

B _____ x _____ = _____

F _____ x _____ = _____

C _____ x _____ = _____

G _____ x _____ = _____

D _____ x _____ = _____

H _____ x _____ = _____

Total Sq. Ft. _____

23.

- A. Enter the total amount for first floor item # 16 page 4. sq.ft. _____
- B. Enter the total amount for second floor item # 17 page 5. sq. ft. _____
- C. Enter the total amount for third floor item # 18 page 6. sq. ft. _____
- D. Enter the total amount for the attic area item #19 page 7. sq. ft. _____
- E. Enter the total amount for the basement area item # 19 page 8. sq. ft. _____
- F. Enter the total amount for detached structures less any approved Bonus, item #21 page 9. sq. ft. _____
- G. Enter the total amount for new additions, item #22 page 9. sq. ft. _____

G. Enter the total of the above A thru G Total _____

H. Enter the Allowable FAR from appropriate calculation # 10, page 1

FAR Allowable _____
FAR Actual _____
Approved _____
Disapproved _____
Total square foot over allowable _____
Percent over FAR Allowable _____

NOTES OR COMMENTS
