

FENCES

APPLYING FOR A PERMIT

Permits are required for a new fence and an existing fence which has been altered by repairing or replacing any structural element (e.g. posts) or repairing or replacing more than three (3) panels or 25 linear feet of fence.

The following must be submitted for the issuance of a building permit:

- 1) Completed building permit application, specify:
 - height of fence
 - type of material
- 2) Copy of your plat of survey indicating:
 - proposed location of the fence
- 3) If an attachment is being made to an existing fence owned by another, written consent must be obtained from the owner of the existing fence and submitted as part of the submittal documents for the permit application.

CONSTRUCTION REQUIREMENTS

Postholes:

- fences over 4 feet in height, posthole depth must be minimum 42 inches
- fences 4 feet and under in height, posthole depth must be minimum 32 inches
- postholes must be 6 inches minimum in diameter
- fences constructed of concrete or masonry block shall be built upon a foundation with a minimum depth of 42 inches

Materials:

- Wood, wood composite, aluminum, vinyl/PVC, wrought iron, chain-link without slats.
- **NO** material is permitted which is obviously intended to inflict great bodily harm should a person or animal attempt to climb or scale it in a residential zone or lots that abut a residential zone
- Barbed wire is permitted in business and industrial zones only, on the top one foot of any fence along side or rear lot lines, except where the fence fronts any street or residential property

Other requirements:

- structural elements or supports shall be located on the side of the fence facing toward the property on which the fence is constructed
- privacy fences must be raised 2 inches above grade

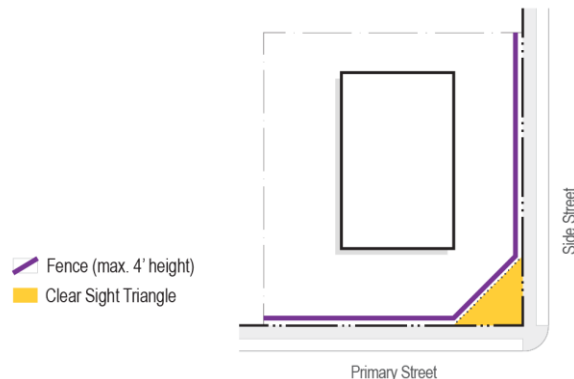
ZONING REQUIREMENTS

Height restrictions:

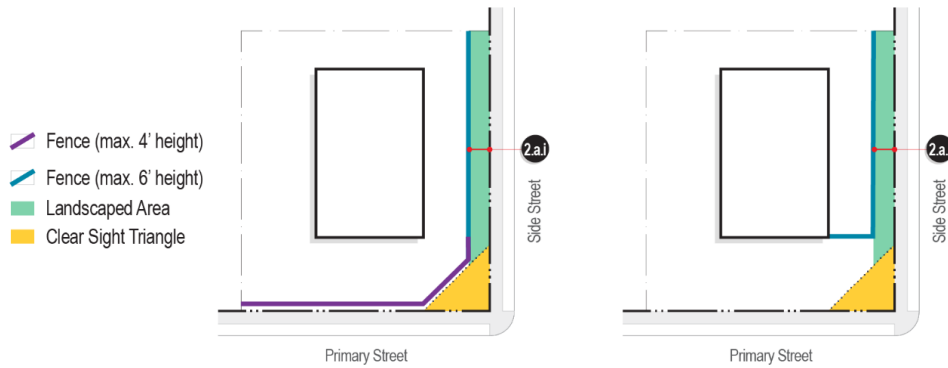
In calculating fence height, any extensions, such as posts, with the exception of ornamental caps on top of fence posts, shall be considered as fence. Fence height is measured from grade and shall follow grade along its length although a variation of six (6) inches shall be allowed to compensate for minor grade changes.

Fences on Lots with Sing-family Detached, Duplex Dwellings, and Townhomes:

1. Front and Exterior Side yards
 - a. Fences in front and/or exterior side yards may have a maximum four feet (4') in height.
 - b. Fences in front yards and/or exterior side yards shall be an open-style ornamental fence with a maximum of fifty percent (50%) solid.



2. Exterior Side Yard Exception
 - a. Fences in exterior side yards may have a maximum height of six feet (6') compliant with the following:
 - i. The fence is located a minimum of three feet (3') from the property line; and
 - ii. The area between the fence and the property line is landscaped with a combination of shrubs, native grasses and perennials to cover a minimum seventy-five percent (75%) of the planting bed along the full length of the fence fronting the street.
 - iii. Fences complying with these requirements may be eighty percent (80%) solid.



3. Interior Side and Rear Yards
 - a) Fences in interior side and rear yards may have a maximum height of six feet (6').
 - b) Fence in interior side and rear yards may be one hundred percent (100%) solid.
4. Fence Materials utilized in front yards and/or exterior side yards shall complement fence materials utilized in other yards.

Fences on Lots with Multifamily, Mixed Use, and Nonresidential Uses.

- 1) Height
 - a. Fences may have a maximum height of six feet (6').
 - b. In the M-1 and M-2 Districts, fences may have a maximum height of eight feet (8').
- 2) Location.
 - a. Fences shall be located in rear and interior side yards only.
 - b. In the M-1 District or M-2 District, fences may also be located in exterior side yards.
 - c. Ornamental fences may be located in a front or exterior side yard for parking lot perimeter screening.

Clear Sight Triangle

A. Unobstructed visibility shall be maintained at the intersection of any driveway and right-of-way, and at the intersection of two or more streets. Such area of unobstructed visibility shall be referred to as a clear sight triangle.

B. The clear sight triangle shall be measured perpendicular to and starting at the back curb of each intersecting street or driveway.

C. The minimum distance at any intersection shall be fifteen feet (15'). Greater distances may be required based on the criteria of the American Association of State highway and Transportation Officials (AASHTO), the Illinois Department of Transportation (IDOT), and the discretion of the Village Engineer.

D. The maximum height of any building or structure within the clear sight triangle shall be three feet (3').

Location:

- Fences shall be placed a minimum of 4 inches on the inside of the property line unless an attachment is made to an existing fence.
- Fences shall not be located within radiuses of 15 feet measured from the points of intersection of driveways with public walkways unless it has adequate openings to permit clear visibility of pedestrians from ground level up and is approved by the building inspector.
- Fences may be placed on a public utility easement so long as the structures do not interfere in any way with existing underground, ground or over-ground utilities. The Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences if they are moved, damaged or destroyed by virtue of the lawful use of the easement.
- Fences shall not be located on a public street, highway, or alley right-of-ways.

INSPECTIONS REQUIRED

- Posthole inspection
- Final inspection

Call 24 hours in advance for inspections: 708-206-3856