



RESIDENTIAL FENCE PERMITS

VILLAGE OF LOMBARD | DEPARTMENT OF COMMUNITY DEVELOPMENT | BUILDING DIVISION |

This handout was developed to identify the basic requirements and assist you with your fence permits. The guidelines provided herein are by no means all-inclusive, but they do identify the most critical items that are involved in this type of project.

PERMIT REQUIRED: **YES**

REQUIRED INSPECTIONS: **NONE**

REFERENCED VILLAGE CODE SECTION: **SEC. 155.205**

HOW TO APPLY FOR A PERMIT

Residents and contractors are encouraged to apply for permits through the Village's online permitting portal at: PERMITS@VILLAGEOFLOMBARD.ORG/ONLINEPERMITS

ONLINE PORTAL APPLICATION PROCESS

- Create a username and password
- Apply for a Residential permit (select fence)
- Upload required documents (pdf file format preferred):
 - **Plat of survey**, marked to show location(s) where fence will be installed, height of fence, and fence materials (wood, vinyl, chain link., etc.)
 - **Copy of fence contractor's agreement** (if available)

PAPER APPLICATIONS (IN-PERSON)

- Fill out permit application form
- Gather required documents, as noted above
- Submit permit to Building Counter staff at Village Hall

PAPER PERMIT APPLICATIONS MAY TAKE LONGER TO PROCESS THAN PERMITS SUBMITTED THROUGH THE ONLINE PERMITTING PORTAL.

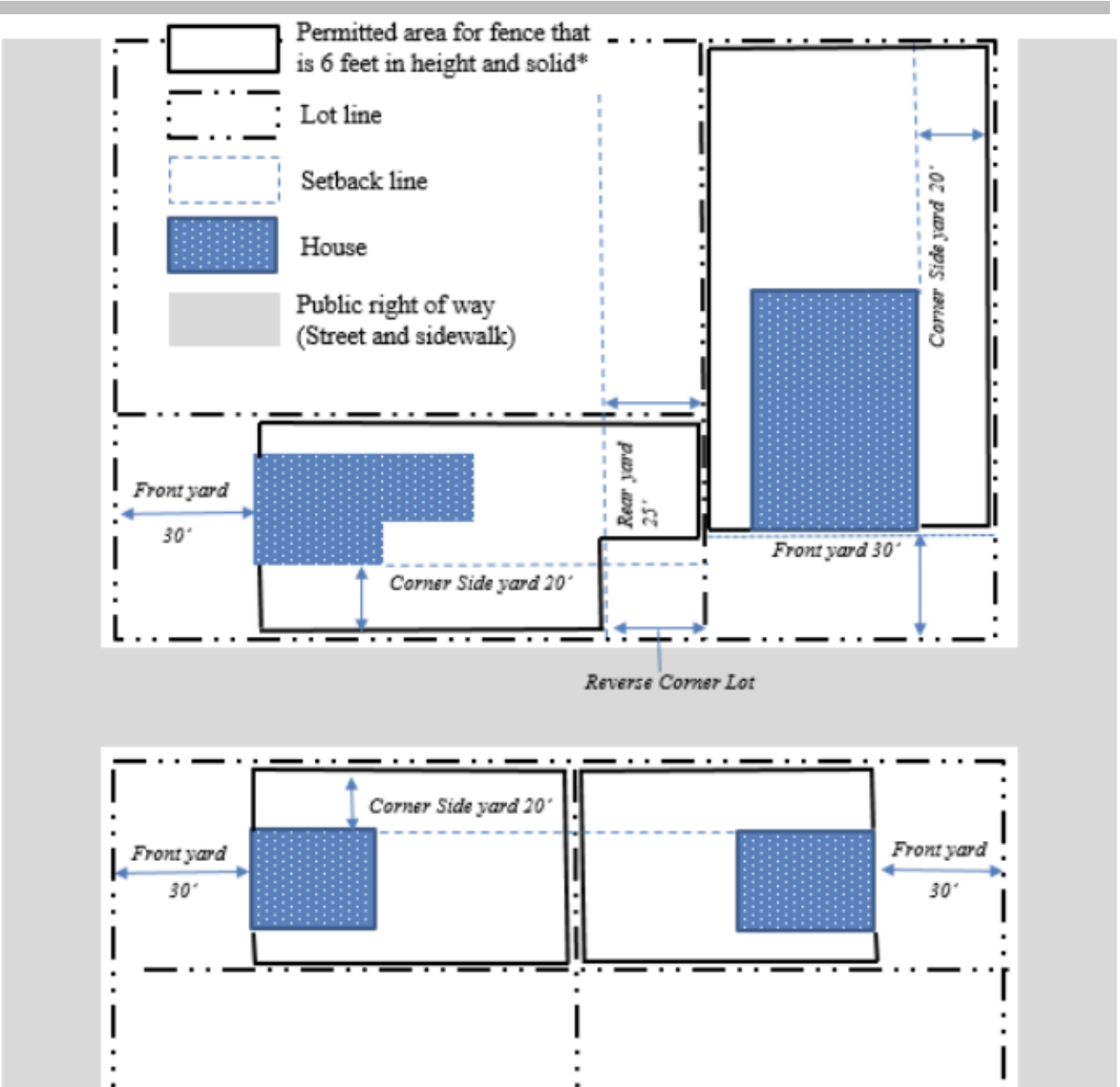
QUESTIONS OR CONCERNS? PLEASE CONTACT:

VILLAGE OF LOMBARD | DEPARTMENT OF COMMUNITY DEVELOPMENT | PLANNING SERVICES
255 EAST WILSON AVENUE, LOMBARD, IL 60148 | (630) 620-5750 | PERMITS@VILLAGEOFLOMBARD.ORG

FENCE HEIGHT AND LOCATION IN RESIDENTIAL DISTRICTS

- Fences in residential districts shall not exceed 6 feet in height, except as noted below.
- Where a residential district abuts a railroad right-of-way or a property in a business, office or industrial district, the fence along the property line adjoining the railroad right-of-way or non-residential district may be up to 8 feet in height.
- Fences in required front yards shall not exceed 4 feet in height, and cannot be chain link.
- Fences in rear yards that abut the front yard of an adjacent lot shall not exceed 4 feet in height.

PERMITTED LOCATIONS FOR 6-FOOT TALL FENCES ON RESIDENTIAL PROPERTY

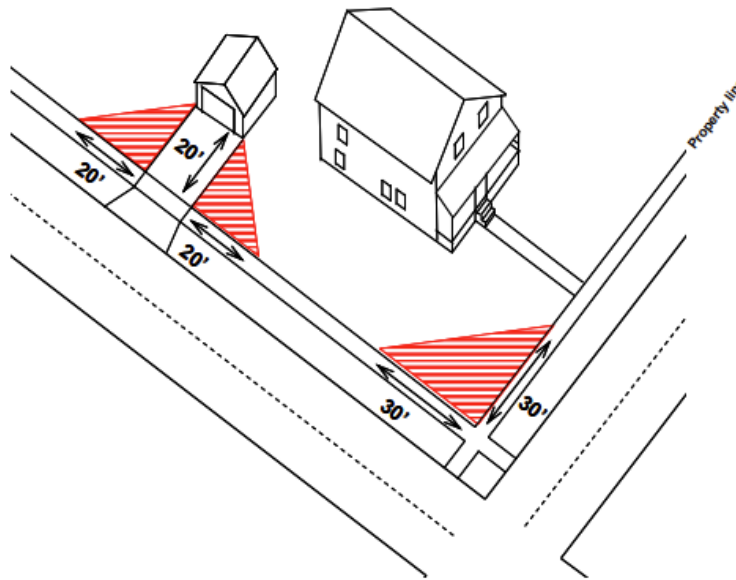


FENCES IN THE CLEAR LINE OF SIGHT

The clear line of sight area is a triangular-shaped area at the intersection of two rights-of-way, and at the intersection of a driveway and a right-of-way. The purpose of a clear line of sight area is to preserve good visibility at intersections.

In the clear line of sight area, solid-construction fences can be a maximum of 2 feet in height. If the fence is of open construction (at least 66% open), such as split rail, wrought iron, or chain link without slats, the fence must meet the regular height requirement. Supporting members can be no more than 6" in width.

CLEAR LINE OF SIGHT AREAS



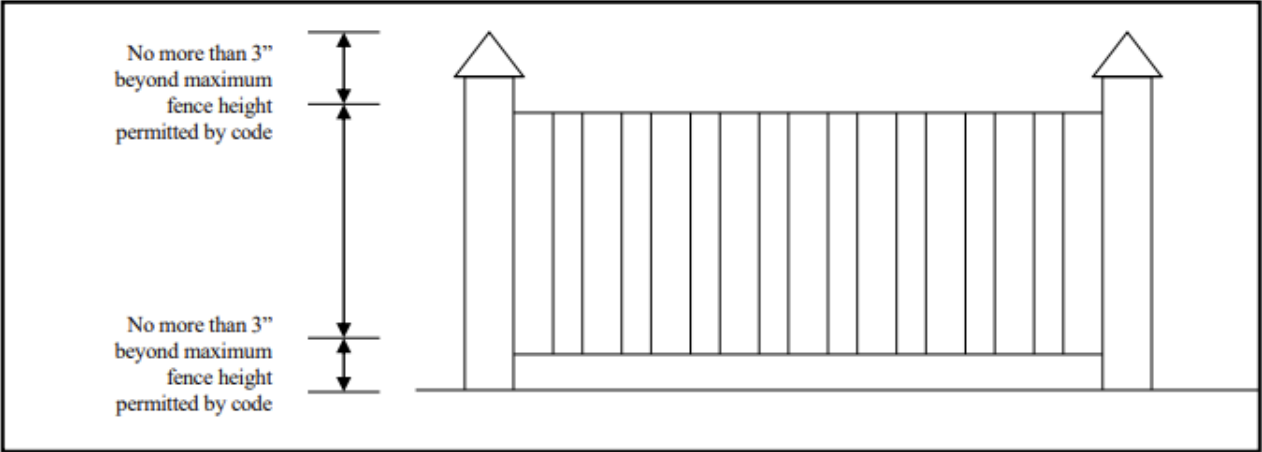
OPEN CONSTRUCTION FENCES

	<p>As an example, a fence with three inch boards would have six inches between each board in order to maintain the 66% open fence.</p>	<p>Pickets can be no more than 6" in width</p>	
<p>Wrought Iron</p>			
<p>Split Rail</p>			

CALCULATION OF FENCE HEIGHT

Maximum fence height shall be permitted to vary by up to three inches to allow for grade changes; clearance under fences for maintenance, footers or other obstacles customary to the use intended to be fenced; or reasonable human error. Fence posts or decorative finials may not cause the fence to exceed the maximum height limitation by more than three inches.

FENCE HEIGHT



SAFETY BARRIERS (POOL)

Where new or replacement fencing serves as the safety barrier around a pool or hot tub/spa, the fencing must comply with all relevant regulations for safety barriers.

305.2.1 Barrier height and clearances.

Barrier heights and clearances shall be in accordance with all of the following:

- The top of the barrier shall not be less than 48 in. above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 ft. measured horizontally from the outside of the required barrier.
- The vertical clearance between grade and the bottom of the barrier shall not exceed 2 in. for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.
- The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 in. when measured on the side of the required barrier that faces away from the pool or spa.
- Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted

on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 in.

- For questions on these regulations, contact the Building Division at 630-620-5750.

FREQUENTLY ASKED QUESTIONS

CAN I PUT UP A FENCE ALONG MY PROPERTY LINE AND IN EASEMENTS?

Fences can be installed along a property line and within easements. However, if a property owner installs a fence in a utility easement, the utility company must still have access to that easement.

The utility company has a right to remove the fence and does not have to replace it or pay to have it replaced. Before digging post holes, contact JULIE (call 811, or illinois1call.com) for identifying utility locations. Additionally, fences installed in drainage easements must be installed so that they do not block drainage flow.

WHAT MATERIALS ARE PERMITTED FOR FENCES?

Fences can be wood, vinyl, PVC, aluminum, chain link, or similar materials. Chain link fencing is prohibited in front yards.

DOES THE DECORATIVE OR FINISHED SIDE HAVE TO FACE OUTWARD?

In the required front and corner side yards, the decorative or finished side of the fence shall face the adjacent property or street. In all other instances, the property owner may determine the fence orientation.

HOW ARE THE FENCE REGULATIONS ENFORCED?

The Village of Lombard enforces its fence regulations on a complaint basis. The Code Enforcement Division of the Community Development Department may receive a complaint about a fence through a neighbor or other witness.

- The Code Enforcement Division then informs the property owner of the violation, if any. The property owner may remedy the situation by bringing the fence into compliance with the Lombard Zoning Ordinance or by applying for a variation through the Lombard Zoning Board of Appeals.
- If the property owner chooses not to remedy the situation, they may be fined, and court action may be taken.

WHY DOES THE VILLAGE OF LOMBARD REGULATE FENCES?

The Village of Lombard regulates fences to protect the property owner, neighbors, and other residents of the Village of Lombard. Regulating fences also protects the public's interest and property values. The reasons the Village of Lombard regulates fences are described below:

- **Fences can be hazardous.**
 - Fences can obstruct the vision of motorists and pedestrians at street intersections and driveways. Solid fences of more than 2 ft. in height can be particularly dangerous, as they may block the view of small children. Sometimes the fence material is dangerous. Without fencing regulations, barbed wire and electrified fences would be allowed and could cause injury. Many of Lombard's Zoning Ordinance regulations are to improve safety.
- **Fences can change the feel and appearance of a neighborhood.**
 - Fences higher than 4 ft. in the front yard of a single-family residential lot can create a fortress appearance. When fence heights vary substantially from one residential lot to another, the appearance and the character of the neighborhood can be adversely affected.
- **Fences affect property values.**
 - Many people install fences to enhance the appearance of their property, which may, in turn, affect their property values. When a fence is installed improperly, neighbors believe it is a nuisance, similar to overgrown weeds and litter, and believe it will adversely affect their property value.
- **Fences can block or obstruct light and restrict air flow.**
 - Just as the construction of a garage too close to a house can disrupt the surrounding environment, so can an improperly placed high fence.

All these problems are minimized through fence regulations and the enforcement of those regulations.

Contact JULIE before you dig: call 811, or visit illinois1call.com