



VILLAGE OF GRAYSLAKE
DEPARTMENT OF BUILDING AND ZONING
Ten South Seymour
Grayslake, IL 60030
(847) 223-8515

FENCE REQUIREMENTS

Permit Requirements:

A permit is required to construct, alter, or repair a fence.

Along with a completed permit application, provide three (3) copies of:

1. A current Plat of Survey showing the location and height of the fence.
2. Documents showing the type, construction, material, and finish of the fence.
3. Where required, indicate the opening percentage of the fence pickets.

Some homeowner associations either prohibit fences or have more restrictive requirements than the Village. Check with your association and secure its approval prior to applying for a permit to install a fence. There may also be covenants going with the land which may be more restrictive. Check your title policy for any restrictions. **The Village has no enforcement rights over homeowner association restrictions or restrictive covenants.**

General Requirements for Residentially Zoned Properties:

A fence or wall may be erected, placed or maintained to a height not to exceed six feet above the ground level, except that fences and walls surrounding outdoor tennis courts may be erected or maintained to a height not exceeding twelve (12) feet above the ground level or as required by the U.S. Lawn Tennis Association, whichever is lesser. Where such lot line is parallel to a railroad right-of-way, there shall be an eight-foot limit on the height of a fence or wall along such lot line. **In no instance, however, shall any fence or wall which is located in a required front or corner side yard exceed a height of four feet and such fences shall be forty (40) percent open.** Fences exceeding three (3) feet in height erected in any front yard or corner side yard shall be set back at least two (2) feet from the property line.

Fences or walls up to six feet in height may be erected along major arterial streets (except in front and corner side yards), as indicated below, in conjunction with earthen mounds or berms so as to create a sight and sound barrier between such major arterial streets and the adjoining properties:

1. Illinois Route 120
2. Washington Street

3. Alleghany (south of Route 120)
4. Shorewood Road
5. Center Street (east of Atkinson Road)
6. Illinois Route 83
7. Atkinson Road
8. Lake Street
9. Brae Loch Road

Landscape planting between such fences or walls and said street right-of-way shall be provided and fences or walls shall be set back at least three feet from the property line to allow for the placement on the lot of a landscape planting. At the end of two growing seasons, the planting shall consist of landscape material that will provide a consistent year-round coverage of at least seventy-five (75) percent of the fence or wall area.

Rear and side-yard fences on residential properties abutting Gray's Lake shall not be greater than four feet in height and shall be at least forty (40) percent open. New landscaping installed ten (10) days after the publication of the ordinance codified in this section, on properties abutting Gray's Lake, shall not grow to a maximum height greater than four feet in height.

General Requirements for Non-Residential Zoned Properties:

Notwithstanding any other provision of this chapter, no fence shall be erected or constructed in any way, in a location which may obstruct or reduce traffic sight lines or may create any traffic hazard.

In limited industrial, limited industrial-A, and general industrial zoning classifications, no fence or wall may be erected, placed, or maintained to a height exceeding ten (10) feet above the ground level, except that no such fence which is located in a required front or corner side yard shall exceed a height of four feet.

In all other nonresidential classifications, fencing shall conform to the regulations contained in the General Requirements for Residentially Zoned Properties above.

Required Vision clearance at Corner Lots.

At all street intersections, no fence or wall exceeding four feet in height above the established street roadway grade shall be erected or maintained within the triangle formed by the intersecting street right-of-way lines and a line joining the points a distance of twenty-five (25) feet from the point of street intersection.

Notwithstanding any other provisions of this chapter, no fence shall be erected or constructed in any way in a location which may obstruct or reduce traffic sight lines or may create any traffic hazard.

Prohibited fences.

The following fences are prohibited:

1. Electrically charged fences.
2. Barbed wire fences in all zones except general industrial and limited industrial classifications of the zoning ordinance.
3. Barbed wire shall be at a minimum height above ground level of seven feet and shall be directed inward.
4. Fences erected in violation of this chapter.
5. Unsafe fences.
6. Unstable or insecure fences.
7. Chain link or "cyclone" type fences in front yards or corner side yards in residential zoned property.

Location of fences along lot lines.

A structural fence shall be erected so that the entire fence and all supporting structures are entirely on the owner's property. **The owner shall be solely responsible for correctly siting the fence on his or her property, and no inspection by the building department nor any permit issued by it shall be any evidence or guarantee that the fence has been so correctly located on the subject property.**

Fences may be constructed across or upon certain easements located on the owner's property, provided:

1. That no fence shall be constructed across or upon any easement for access or pedestrian purposes.
2. That the owner shall pay all removal, repair, and replacement costs for a fence located across or upon any easement, if said fence is removed or damaged by those to whom the benefit of the easement runs in their use and enjoyment of their easement rights.
3. That the construction of any fence shall not interfere with the flow of water across any drainage easement or with any utility lines placed in or over any utility easement.

The finished or dress side of the fence shall face away from the subject property, except in situations described as follows:

1. When said fence separates a residentially zoned lot from a non-residentially zoned lot or railroad right-of-way.
2. When attached to the request for such fence permit, Village of Grayslake building department written consent forms are submitted from all of the owners of neighboring adjoining property approving of the constructed posts, support members and rough side of the fence facing out towards the neighboring adjoining properties.

Note: This is informational only and DOES NOT contain all requirements for construction.

Contact J.U.L.I.E., 811, prior to digging.

By way of signature below, I, being the owner/or agent applying for a Fence Permit, certify that I have read the requirements, understand their content and will abide by the specifications.

SIGNATURE OF OWNER/AGENT: _____

PRINT NAME: _____

DATE: _____

The issuance of a Fence permit does not relieve the permit holder from compliance with the relevant ordinances, codes, laws, covenants, or restrictions of record applicable to subject property.