



Community Development Department Building Division

255 E. Wilson Avenue
Lombard, IL 60148

Online Portal: www.villageoflombard.org/onlinepermits

Tel: 630-620-5750 Fax: 630-629-2374

Residential Fence Permit Handout

-A Permit is Required Before Any Work Begins-

TO GET YOUR PERMIT FASTER APPLY ONLINE AT VILLAGEOFLOMBARD.ORG/ONLINEPERMITS

ONLINE REQUIREMENTS:

- **Go to our online portal at Villageoflombard.org/onlinepermits**
 - ✓ Create a username and password
 - ✓ Apply for a Residential permit (select fence)
- **Copy of Plat of Survey**
 - ✓ Must show locations(s) where fence will be installed including the height of the fence.
- **Type of Fence to be Installed**
 - ✓ Must indicate the fence type (chain-link, board-on-board, etc.) A picture or drawing should be uploaded into **ONE pdf** if available.
- **Copy of Fence Contractor's Agreement (If Available)**

PAPER APPLICATIONS: (the review process will take longer with paper applications)

- **Permit Application**
 - ✓ Must be completely filled out
- **Copy of Plat of Survey**
 - ✓ Must show locations(s) where fence will be installed including the height of the fence. **Submit 3 copies**
- **Type of Fence to be Installed**
 - ✓ Must indicate the fence type (chain-link, board-on-board, etc.) A picture or drawing should be submitted if available.
- **Copy of Fence Contractor's Agreement (If Available)**

- **Your permit cannot be submitted or processed without ALL of the above items.**

Answers to Questions about Residential Fence Regulations in the Village of Lombard

Why does the Village 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:

- 1. Fences can be hazardous.** Fences can obstruct the vision of motorists and pedestrians at street intersections and driveways. Solid fences of more than two feet (2') 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.
- 2. Fences can change the feel and appearance of a neighborhood.** Fences higher than four feet (4') 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.
- 3. 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 also believe it will adversely affect their property value.
- 4. 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 OF THESE PROBLEMS ARE MINIMIZED THROUGH FENCE REGULATIONS AND THE ENFORCEMENT OF THOSE REGULATIONS.

Is a permit required for a fence?

YES, the Village of Lombard does require a permit to install a fence. A permit is required in order to ensure that a fence is constructed in full compliance with all Lombard regulations.

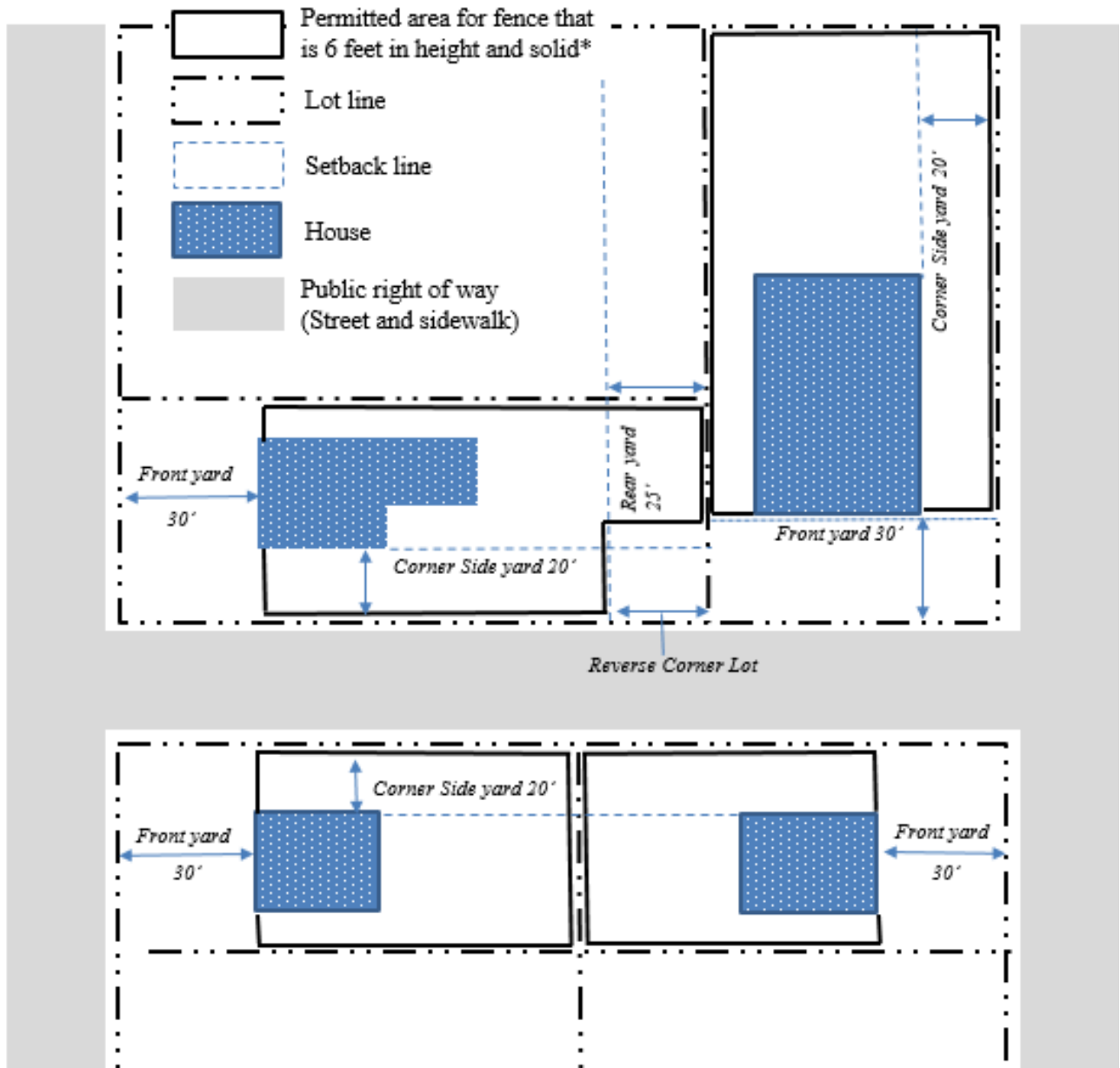
How tall can a fence be?

On most lots in residential zoning districts, the maximum height for a fence is six feet (6'). However, there are a few exceptions. See FIGURE 1.

- When a residential lot backs up to a lot zoned for commercial, office, or industrial uses, a fence no more than eight feet (8') in height can be installed along the abutting property line
- In the required front and reverse corner side yard, the maximum height for a fence is four feet (4').

PLEASE NOTE, Fences in required front yards shall not be constructed of chain link (with or without slats).

FIGURE 1: Fence heights in front and reverse corner side yards for typical residential lots



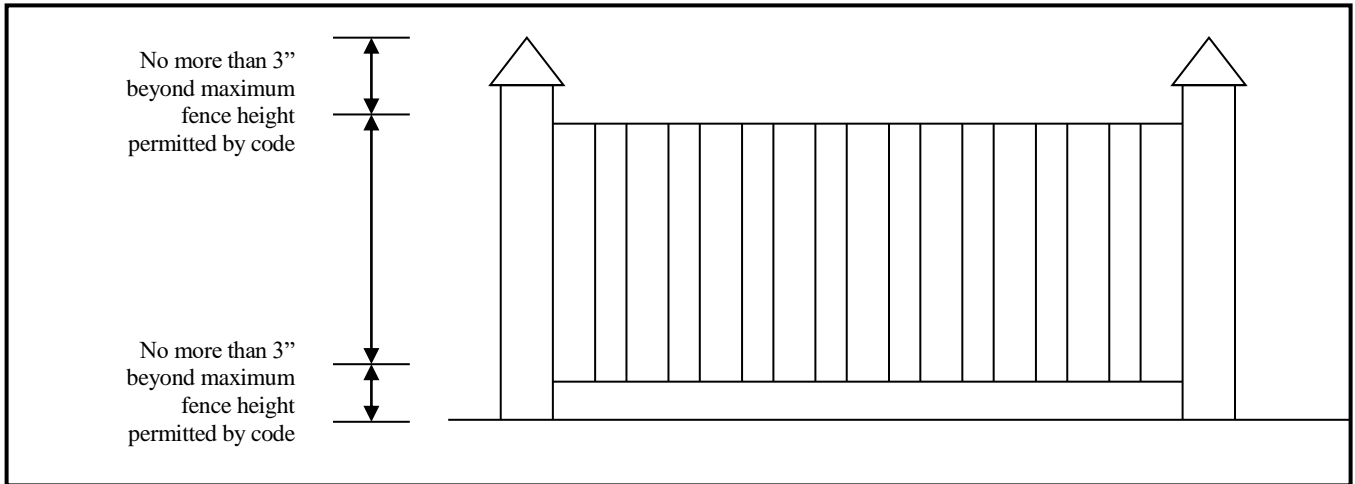
*See FIGURES 3 and 4: Clear line of sight areas for typical residential lots with exceptions to solid fencing.

How is fence height calculated?

Generally, fence height is measured from the grade at the fence to the highest point of the fence. However, there are a few allowances in calculating fence height. See FIGURE 2.

- Fence posts and decorative finials are permitted to reach a maximum of three inches (3") above the maximum fence height allowed by code;
- Fences are permitted to vary no more than three inches (3") beyond the allowable fence height permitted by code in order to allow grade changes, clearance under the fence for proper drainage or maintenance purposes, or reasonable human error.

FIGURE 2: Fence Height



Can I install any type of fence?

Only certain types of fences can be installed in clear line of sight areas. The clear line of sight area is a triangular shaped area at the intersection of two (2) 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, a fence can only be a maximum of two feet (2') in height if the fence is of solid construction (brick, board-on board, stockade, etc.). 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 requirements and supporting members can be no more than six inches (6") in width. See FIGURE 3 and FIGURE 4.

FIGURE 3: Clear line of sight areas for typical residential lots

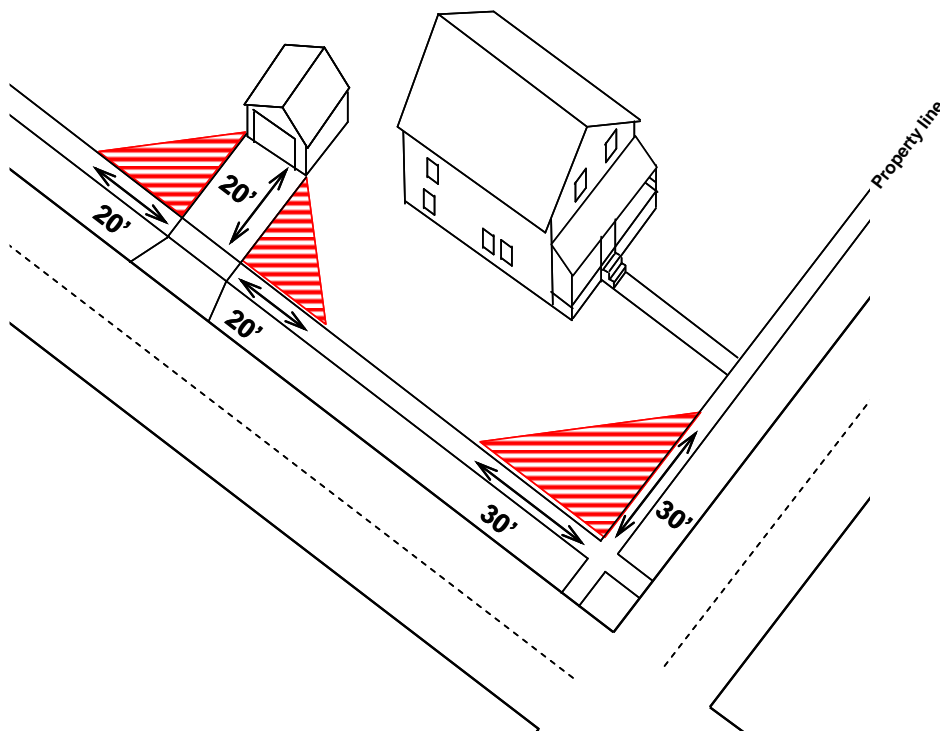
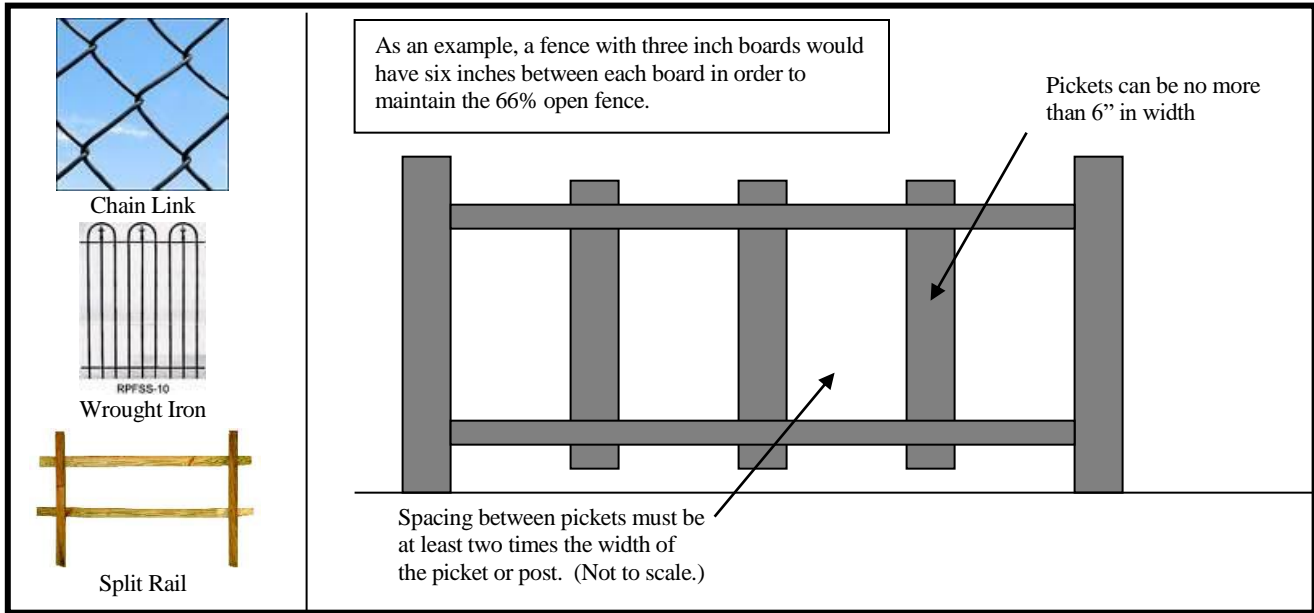


FIGURE 4: Examples of 66% open fencing



Can I put up a fence along my property line and in easements?

Yes, 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, call J.U.L.I.E. (1-800-892-0123) for identifying utility locations. Additionally, fences installed in drainage easements must be installed so that they do not block drainage flow.

Does the decorative or finished side have to face outward?

In the required front and corner side yards, the decorative or finished side must face the adjoining property or the 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.

**CALL J.U.L.I.E. BEFORE YOU DIG
1-800-892-0123**