



**Community Development Department
2 Community Boulevard • Wheeling, Illinois 60090
Phone: 847.459.2620 • Fax: 847.459.2656**

FENCE PERMIT REQUIREMENTS

The Wheeling Zoning Ordinance defines a "fence" as any structure which is a barrier and is used for purposes of privacy, protection or confinement. Fences are divided into two types: those which interrupt vision (SOLID) and those which permit vision (OPEN).

FENCE HEIGHT

For safety, light and ventilation purposes, heights of fences are limited depending upon their location. Solid fences may be 6'0" high in side and rear yards and 3'0" high in front yards. An open fence may also be 6'0" high in rear and side yards and up to 4'0" high in front yards. Front lot line is the boundary of your lot which is along an existing or dedicated public street. Corner houses are considered to have two front yards and both are subject to the height restrictions for front yard. The height of a fence is the distance from the existing ground (grade) to the top-most portion of the fence. To avoid creating a drainage problem on both your property and your neighbor's, you cannot change the ground level without first getting approval from the Village Engineer.

FENCE LOCATION

A fence of approved height may go almost anywhere on your property. If a fence is constructed in the front yard, it must be at least 1'0" away from your front property line. If a fence is to be built across a drainage easement or swale, the bottom must be at least 4" above the ground to allow storm water to pass beneath it. If another fence is already built along any property line, it is not a good idea to put another one next to it. To do this creates a lawn area which is impossible to keep up and the outside of the fence cannot be maintained or repaired. It may be possible, with your neighbor's written permission, to attach your fence to his fence, or another end post can be installed on your property.

OTHER CONSIDERATIONS

Since fences may only be installed on your property, it is important to know exactly where the property lines are. If you cannot locate them from your survey, it would be wise to hire a surveyor to establish your lot corners. With these corners established, it will be possible for you or your fence builder to install the new fence in the right location. Do not rely on your neighbor's fence or hedge, a utility pole or the sidewalk when deciding where to install your fence.

THE FOLLOWING INFORMATION IS REQUIRED TO OBTAIN A PERMIT:

- A completed fence permit application indicating the type (solid or open), height and length of fence to be installed.
- A copy of your plat of survey showing the proposed location of the fence.
- The property owner must complete a Utility Easement Form.

A post hole depth below the frost line of 42" is recommended.

Contact the Community Development Department @ 847-459-2620 to schedule the following inspections:

- **Post holes**
- **Final**

Most homeowner associations have requirements for the design and location of fences. If you are a member of such an association, check the rules and regulations. Authorization from the association is required, and must accompany the application for construction of the fence.

After the permit is issued, J.U.L.I.E. should be contacted for utility locates before you begin to dig @ 811 or 1-800-892-0123.