

Village of Round Lake
Building Department



442 North Cedar Lake Road • Round Lake, IL 60073 • 847-546-0963 • Fax 847-546-5405

FENCE REGULATIONS

A building permit from the Round Lake Building Department is required for all installations of fences.

No change to the approved plans is authorized without prior written approval by the code official and only the construction indicated on the attached plans is authorized by the issuance of this permit. Building permits expire 180 days from the date on the permit.

Permit application checklist:

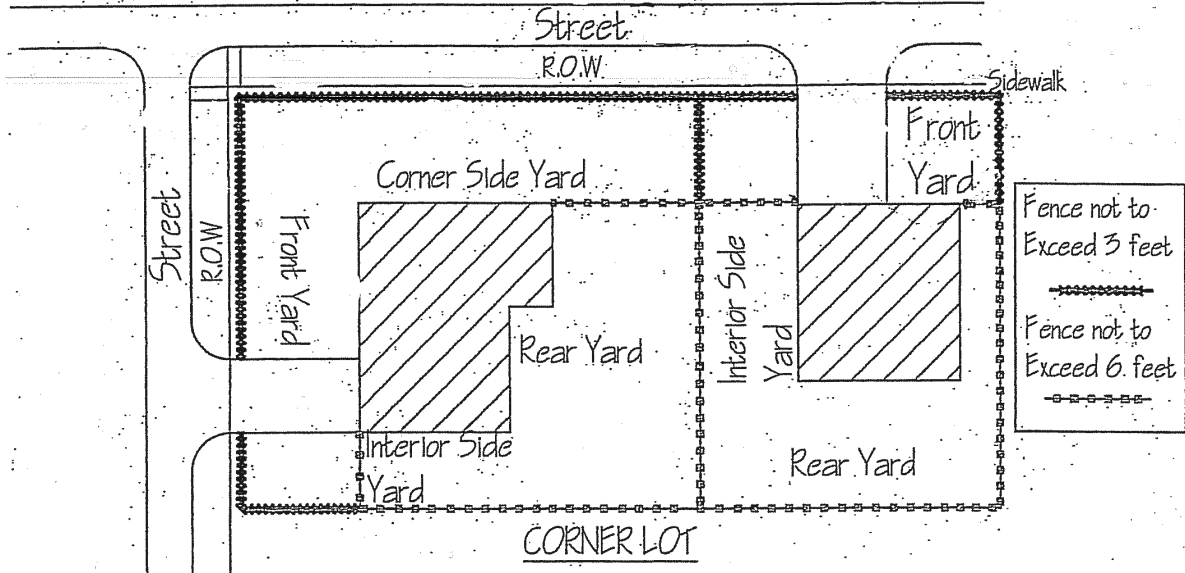
Submit to the Round Lake Building Department for review:

- Building permit application.
- Two copies of the plat of survey with the exact location of the proposed fence clearly marked on both copies of the plat of survey.
- One copy of the fence company's proposal.
- Homeowner's Association approval letter if applicable.
- Indemnification and hold harmless form signed by property owner.

Fence, Walls and Hedges:

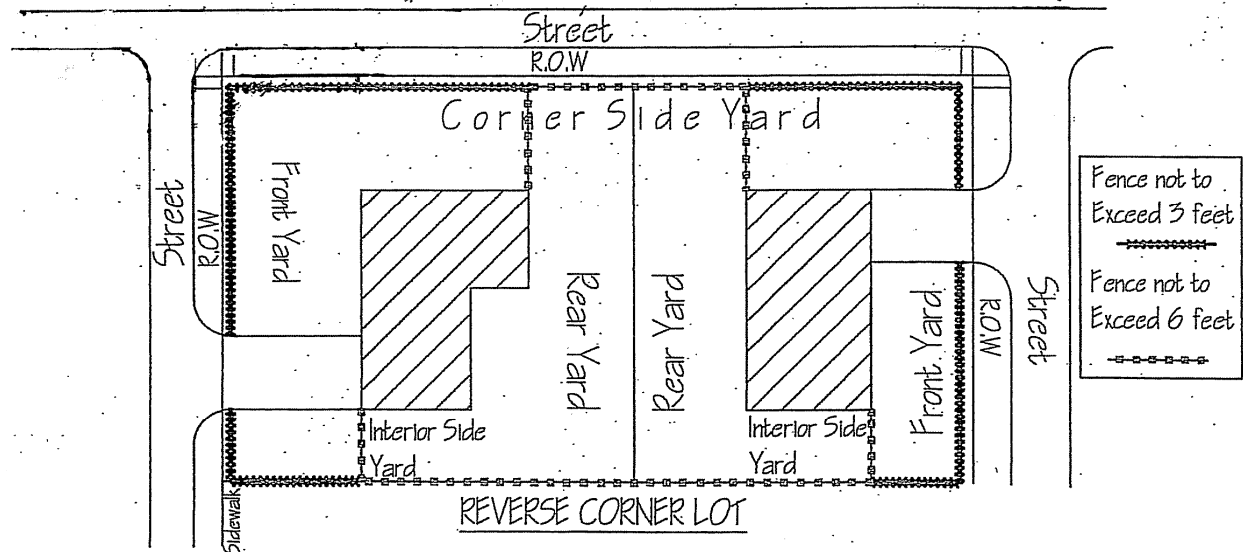
1. A fence, wall, hedge or shrubbery may be erected, placed, maintained or grown along a residential property line to a height not exceeding 6 feet above the ground level, except that no such fence, wall, hedge or shrubbery which is located in a required front yard shall exceed a height of 3 feet. (See figure 1 and 2)
2. Corner lots in which the rear yard abuts the front yard are defined as front yards. (See figure 1)
3. Fences erected in any drainage easement or swales are not permitted to restrict the flow of storm water through the easement or swale. Fences located in a drainage easement shall have a minimum 2 inches clearance from grade to allow for proper drainage.
4. Installation of a fence is generally allowed in the utility easement, but if necessary may be removed at the owner's expense if the Village or utility company performs work within the easement. Indemnification and hold harmless agreement must be signed as a condition of the fence permit. (Available on last page of this packet)
5. Fences are not allowed to be installed directly on top of any utilities or storm/sanitary pipes.

6. All fences shall be installed inside the property lines with the rough or unfinished side of the fence facing toward the interior of the lot.
7. Only standard materials may be used for construction of a fence, such as chain-link, wood boards, pickets, split rails, stockade or approved brick or decorative masonry.
8. Fence posts must be installed 36" below grade.



Fences may be installed to a maximum of 3'-0" in height, in a front yard and a corner side yard, that abutts a front yard and/or is catty corner to an interior side yard of an abutting lot.

Figure 1



Fences may be installed to a maximum of 6'-0" in height, on a portion of a corner side yard that abutts a corner side and/or is catty corner to a rear yard abutting lot.

Figure 2

Required Inspections:

1. Post holes: Inspection includes location and depth of post holes. Property markers must be exposed for this inspection.
2. Fence final: When the fence installation has been completed.

It is the contractor's and ultimately the owner's responsibility to know the village code provisions. The owner or his agent is responsible for constructing all permitted work in compliance with village codes. Failure to identify any aspect of the proposed design not in compliance with the village code during plan review does not relieve the owner of the obligation to achieve full village code compliance. The Code Official cannot list all code sections on the drawings or documents.

CALL JULIE AT 811 FOR LOCATION OF UTILITIES PRIOR TO DIGGING.

CALL THE BUILDING DEPARTMENT 24 HOURS IN ADVANCE AT 847-546-0963 FOR INSPECTIONS

I M P O R T A N T !

The following page contains an agreement that must be signed by the property owner as a condition of issuing the fence permit.

The agreement is intended to acknowledge that the property owner understands that the fence may need to be removed and /or could be damaged in the event that the Village or an authorized utility provider were to be perform repairs, maintenance or installations on any of the utilities located in the utility easement, or if the fence impedes the flow of storm water in the drainage easement.

Any work that is performed by the Village or the authorized utility providers is normally done with care to minimize the potential for damage; however, that cannot be guaranteed.

Signing this agreement acknowledges that the property owner understands that it is their responsibility to remove the fence upon notification by the Village if the fence impedes the flow of storm water drainage or utility work is required in the easement. It is your option to remove the fence or leave it in place; however, if the Village takes action to remove any fencing to perform the work, you will not hold the Village of Round Lake liable for the removal or damage to the fence located within the easement.

Updated 8/19/11



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INDEMNIFICATION AND HOLD HARMLESS With respect to the installation of FENCE IN UTILITY EASEMENTS

In consideration for the Village of Round Lake issuing a permit to the undersigned for the installation of a fence on the property at:

_____, Round Lake, Illinois
Street Address

the undersigned shall indemnify and hold harmless the Village of Round Lake, its employees and agents for any liability arising from the issuance of the above permit, including, but not limited to:

1. Any damage to pipes, conduits, wires and other apparatus in any utility easement in which such fence may be installed;
2. Any damage to the fence resulting from the installation, repair, removal, replacement, or other work done on such pipes, conduits or wires; and
3. Installation of the fence shall not obstruct natural drainage or storm water flow inside or outside of easements.

This agreement runs with the land and is in effect until the Village of Round Lake is notified the fence is permanently removed.

Signature of Property Owner

Print Name

Date

Updated 8/19/11