

# FENCE PROJECT SHEET



## Village of Lake in the Hills Community Development Department

600 Harvest Gate  
Lake in the Hills, IL 60156

Phone: 847-960-7400

Website [www.lith.org](http://www.lith.org)

Email: [cd@lith.org](mailto:cd@lith.org)

Please provide the following information when applying for a fence permit:

1. Building permit application. Applications are available at the Village Hall or online at the Village's website at <https://www.lith.org/buildingpermits>
2. Copy of the current Plat of Survey depicting all existing structures and proposed fence location.
3. Copy of the fence contractor's proposal or description of work. Include information indicating fence height, material, total length, style, and material.
4. Submit your building permit application and all attachments via email to [cd@lith.org](mailto:cd@lith.org), or bring it to the Village Hall.
5. Refer to the fence reference table on the last page of this project sheet to standards and requirements on certain homesites.

### Interior home sites

1. Interior home sites, or lots, can either have frontage along one (1) road or along two (2) roads. Interior lots along one (1) road are just standard "interior lots". Interior lots with frontage along two (2) roads, one along the front of the house and one along the rear of your house, are called "through interior lots". For through interior lots, if either of your neighbors' houses faces a different direction than yours, fronts a different road, you will have a different height limitation than for standard interior lots or through interior lots where everyone's house faces the same direction.
2. Fence height may be up to 6 feet in the rear yard for standard interior lots. That includes the ornament. For through interior lots where a neighbor's house is facing a different direction than yours, you'll be limited to 4 feet in the rear yard.
3. Fence height may be up to 6 feet in the side yards
4. Fence can be solid. Fence can be installed on the property line.
5. For lake homesites, the fence height is 4 feet maximum, setback is 15 feet from the shoreline, and fence type must be either picket or split rail.

### Corner home sites

1. Corner home sites, or lots, can have two (2) or even three (3) street frontages, the type of corner lot you have will determine where your new fence can be located.
2. Establish the type of corner lot you have if you have two (2) street frontages.
  - a. Does your neighbor's house face the same direction, fronts on same street, as yours? If so, you have a "corner lot (rear yards abutting)" and you will have a "front yard (front)" and a "front yard (side)". See Yard Reference Table for height and setbacks.
  - b. Does your neighbor's house face the opposite direction, fronts a different street, as yours? If so, you have a "corner lot (rear and side yards abutting)" and you will have a "front yard (front)" and a "front yard (side)". See Yard Reference Table for height and setbacks.
3. What if you have three (3) street frontages?

- a. You have a "Through Corner lot".
- b. You will have a "front yard (front)", a "front yard (side)", and a "front yard (rear)". See Yard Reference Table for height and setbacks.

For additional lot descriptions and illustrations please see Section 3 - Definitions of the zoning code, here;  
<https://www.lith.org/Home/ShowDocument?id=364>

### **Buffer Fencing**

1. Buffer fencing is fencing along thoroughfares having a speed limit of 30 mph or higher. Fence height up to 6 feet high and solid style is permitted.

### **Inspections**

Please schedule inspections by 3:00 p.m. the day before the inspection. Nobody needs to be present, and an inspection report will be left by the front door. Inspections can be scheduled online using the public portal (account set up required) at <https://www.lith.org/public-portal> or by calling Village Hall at 847-960-7400.

### **The following inspections are needed for fences:**

1. Post hole (before post installation and pouring of the concrete)
2. Final inspection (upon completion of the entire fence installation)

### **Please provide the following information when requesting an inspection:**

1. Inspection type
2. Address and permit number
3. Date and time frame (morning inspections are between 9 a.m. and noon. Afternoon inspections are between noon and 4 p.m.)
4. Name and telephone number of homeowner/contractor requesting the inspection.

### **General Installation Requirements**

1. Property corners and lot lines need to be located and clearly marked. It is the sole responsibility of the property owner and contractor to ensure the fence is installed in the proper location. Property markers are typically buried at the four corners of the lot.
2. Suitable fence materials include plastic, vinyl, treated wood, chain link, decorative aluminum, and wrought iron.
3. Posthole depth for chain link fences is 36 inches. Posthole depth for wood fences is 42 inches. Posthole depth must be inspected prior to fence post installation.
4. Fences are to be erected with support members on the side of the fence facing the property to which the fence is accessory to, such as the house or building. The "finished" side of the fence must face outward to the neighboring property.
5. A fence gate of minimum of 36 inches in width shall be constructed at least along one fence line that is adjacent to the public street to allow for access for emergency response personnel.
6. Fences must be installed so as not to interfere or impede the flow of surface drainage. Soil spoils may need to be removed from the property, as to not interfere with the flow of water.
7. Fences are not to be installed within drainage easements (D.E) or public utility easements (P.U.E). The plat of survey will indicate the location of any that may be located on the property.
8. Provide for weed control between adjacent fences.

9. Before you dig, contact J.U.L.I.E, (Joint Utility Locating Information for Excavators). This company will contact all applicable utility companies on your behalf to locate and mark any underground utilities on or near your property. This is a free service and is the law. To submit a request, call either 811, (800)-892-0123, or visit their website at [www.illinois1call.com](http://www.illinois1call.com)
10. The cost of a fence permit is \$35 and \$.07 a lineal foot. There is no payment due at time of submittal. We will calculate the permit cost and have it ready when issuing the permit to you.

For more detailed information on fences, please refer to Section 15, Fences, of the Lake in the Hills Zoning Ordinance at [www.lith.org](http://www.lith.org)

Questions? Email us at [cd@lith.org](mailto:cd@lith.org), call Village Hall at 847-960-7400

**Table 15.10 Fences - Reference Table**

Yard Fencing								
Lot Type	Allowable Opacity	Allowable Height	Setbacks (Distance from lot)		Alignment/Location relative to building	Bonus Foot for Lattice	Vision Triangles Apply (Yes/No)	Corner Fencing Allowed (Yes/No)
			Distance	From Lot Line Type				
							Section 15.4	Section 15.3-1
<b>Interior Lot</b>								
Front	-	-	-	-	-	No	No	Yes
Side	100%	Up to 6'	-	-	-	No	No	No
Rear	100%	Up to 6'	-	-	-	No	No	No
<b>Corner Lot</b>								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side) - Abutting front yard (side)	100%	Up to 4'	10' or more	Front yard (side) lot line	Behind or in line with rear elevation of	Yes	Yes	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
<b>Reversed Corner Lot</b>								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side) - Abutting front yard (front)	100%	Up to 4'	Front yard (front) building setback of adjacent	Front yard (side) lot line	Behind or in line with rear elevation of building	Yes	Yes	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
<b>Through Corner Lot</b>								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side)	100%	Up to 4'	Front yard (side) building setback line	Front yard (side) lot line	Behind or in line with rear elevation of	Yes	Yes	No
Front yard (rear) - Abutting front yard (side or front)	100%	Up to 4'	-	-	-	Yes	No	No
Front yard (rear) - Abutting front yard (rear)	100%	Up to 6'	-	-	-	No	No	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
<b>Interior Through Lot</b>								
Front yard (front)	-	-	-	-	-	No	No	Yes
Front yard (rear) - Abutting front yard (side or front)	100%	Up to 4'	-	-	-	Yes	No	No
Front yard (rear) - Abutting front yard (rear)	100%	Up to 6'	-	-	-	No	No	No
Side yard	100%	Up to 6'	-	-	-	No	No	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No
<b>Entire Block Through Lot</b>								
Front yard (front)	-	-	-	-	-	No	Yes	Yes
Front yard (side)	-	-	-	-	-	No	Yes	No
Front yard (rear)	-	-	-	-	-	No	Yes	No
Rear yard	100%	Up to 6'	-	-	-	No	No	No