

## **Residential Fence Regulations and Codes for Mount Prospect, IL**

The Village of Mount Prospect, a suburb in Cook County, is located northwest of Chicago and is just east of Arlington Heights. With a population of about 55,000, it's a popular commuter community. A family-oriented, diverse city, it has a higher median household income than many suburbs. The city's motto, "Where friendliness is a way of life," typifies local attitudes and values. Pride of ownership is important to homeowners, and that's reflected in how they care for their homes and their surroundings.

### **General Ordinances for Residential Fences**

Property owners thinking about fence installations for their homes will need to review the city's building code requirements and apply for a permit before beginning any work. Those regulations are designed to ensure that all projects are constructed properly and are an attractive addition to their neighborhoods. As in most Illinois suburbs, there are common-sense restrictions, too, so careful planning is crucial, whether you're thinking about a DIY project or hiring a local contractor. The information below will help guide you in your planning:

- **Building Permit Required?** – Building permits are required for all fences. Permit fees vary.
- **Permit Documentation Needed** – When applying for a permit, you'll need three copies of a current plat of survey, as well as three copies of a contract or proposal that clearly shows the type and design of your proposed fence.
- **Fence Materials Allowed** – All normal materials are allowed, including wood, ornamental metal, PVC vinyl and chain link.
- **Maximum Height Limits** – Typical residential fences are limited to 5' maximum height. Posts or post caps can extend up to 8" above that height.
- **Property Line Issues** – In most cases, fences can be built up to the property line, but may not encroach on adjacent properties. Property owners are responsible for properly locating property lines.
- **Inspections Needed** – A final inspection is required after completion.
- **Building Division Contact** – 847-870-5675
- **Building Division Website**

### **Specific Rules and Codes**

- **Front Yard Fences** – These are not allowed.
- **Side Yard Fences** – These are allowed, but must not extend beyond the front of the principal building on a lot, unless the fence separates two adjoining lots. Then, the fence may extend to 1' from the front lot line, if it

is of open construction, or 10' if it is a solid design. Side and rear yard fences adjacent to streets have the same setback rules.

- **Back Yard Fences** – These are allowed, but where a back yard abuts a street or the front yard of an adjacent property, the setbacks described for side yard fences apply.
- **Corner Lot Restrictions** – All fences within a 10' sight triangle of street intersections or driveways are limited to 3' in height for safety reasons.
- **Other Restrictions**
  - Chain link fences must be installed with closed loops on top.
  - Posts and supports must face the inside, with the finished side facing outward.
  - Fences may be installed in utility easements and drainage easements, but the homeowner is responsible for replacement costs if they must be moved for work in those easements.
  - Barbed wire fences and fences of substandard materials are not permitted.
- **Homeowner's Association Issues** – Property owners in developments and subdivisions with an HOA, must follow the covenants and restrictions in their contract, which may supersede city codes.
- **Commercial Fence Ordinances** – Fences on commercial and industrial properties have different requirements, depending on zoning and other factors. Consult with the Village Building Division for details for a particular property.

### **Fence Installation Codes in Mount Prospect, IL**

Whether you're creating a brand new fence or replacing an existing one, careful planning is essential. From making sure your project will meet city codes to creating a complete materials list and assembling the documents you need to apply for a permit, a thorough plan is essential. If this is a DIY installation, contact the Village Building Division in advance and get a copy of their guidelines. If you're hiring a local, licensed contractor for the job, as most homeowners do, you can rely on the company you hire to meet all requirements and obtain the necessary permit as part of their contract. As you plan, you'll be able to choose from a wide range of materials and styles that will enhance your home's appearance and value.