



FENCE PERMIT REGULATIONS

Community Development Department
925 Burlington Avenue • Lisle, Illinois 60532 • 630-271-4150

PERMITS

The Village of Lisle does require a permit to erect a fence on private property and the Lisle Zoning Code does regulate both fence location and height. In an effort to assist property owners in understanding these regulations, the Community Development Department has prepared this summary.

GENERAL ZONING REQUIREMENTS

- Fences shall always be installed with the “finished side” out, facing the adjacent lot.
- Fences may not exceed six feet (6’) in height in side yards and rear yards [Village Code 5-1-10-B(3)].
- Alternate front yard - Solid fences above three feet (3’) in height must be set back at least ten feet (10’) from the property line along a street frontage or adjoining an adjacent front yard. An open fence not exceeding five feet (5’) in height is permitted [Village Code 5-1-10-B(2)].
- Fences may not exceed three feet (3’) in height in principal front yards and visibility triangles * (Village Code 5-17-6).
- Fences in front yards shall be at least 50% open and consist of an ornamental-type fence, including wrought aluminum/iron, picket, split-rail or other decorative fence approved by the Village.
- A maximum fence height of 8 feet (8’) is allowed where a side, corner side or rear property line abuts a non-residential zoning district or Interstate 355, Interstate 88, Ogden Avenue, Route 53, or Warrenville Road.
- Outside the front yard, there is no limitation on materials for fences although barbed wire, chicken wire, plastic snow fence and electric fences are prohibited unless approved by special use permit or variation; and all fences must be maintained in good repair and the “finished” side of the fence shall face out towards the adjacent property.

CONSTRUCTION REQUIREMENTS

- Fences must be totally located on private property. It is recommended that fence posts be placed a minimum of six inches (6”) inside the property line to avoid encroaching on adjacent properties. Check your property survey to locate the property irons (survey pins) in order to identify your property line and boundaries. ***The Village of Lisle does not locate property irons or stake out property lines. If the homeowner cannot locate this information, then a surveyor should be contacted to provide this service.***
- Fences may be installed in some Village and utility easements but could be removed by the Village or utility companies if maintenance or utility repairs are necessary. Refer to your plat of survey to confirm the location of Village and utility easements. Also, fences in or across drainage swales and easements must be erected so there is enough room under the bottom of the fence for storm water to pass through.

- Contact J.U.L.I.E. at 1-800-892-0123 before digging for a fence post. Avoid any underground utilities.
- Invisible fences located in the front yard shall be clearly identified with a sign no larger than one square foot.

DRAINAGE & FLOODPLAIN REQUIREMENTS

- No fence may be constructed that may impede the natural flow of stormwater.
- Fences in or across drainage swales and easements must be erected so there is enough room under the bottom of the fence for stormwater to pass through.
- Fences in the regulatory floodplain, must also apply for a DuPage County Stormwater Management permit, General Certification No. 6, Pertaining to the Construction of Posts, Fencing, and Guard Rails in a Floodplain or Buffer.

PLAN SUBMITTAL DOCUMENTS

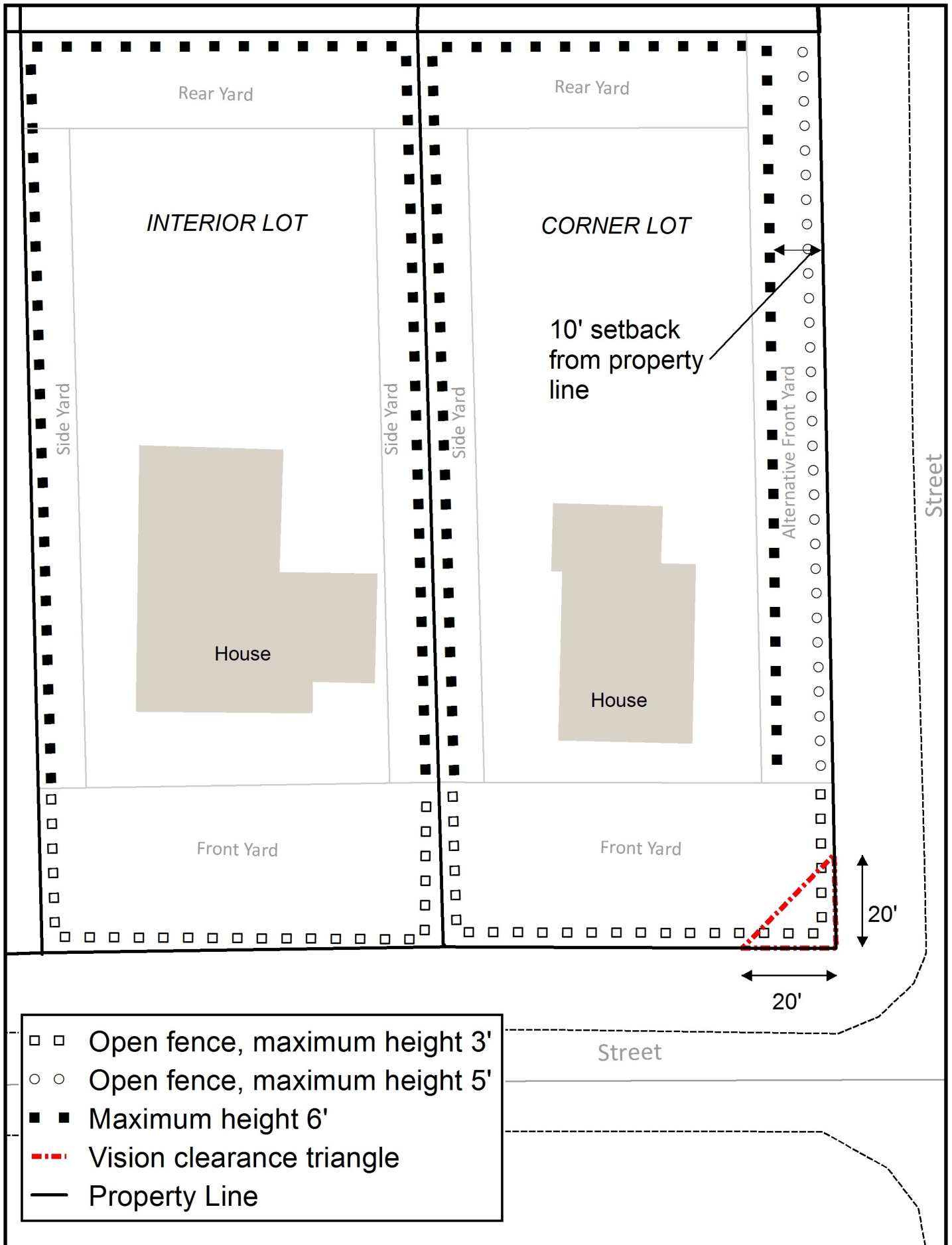
- Completed building permit application with required signatures
- 2 plats of survey showing the following
 - Location of the proposed fence
 - Distance of the fence from all property lines
 - Fence height
- Description or copy of contract describing:
 - fencing materials
 - fence type/style (picket, board-on-board, solid, etc.) showing a photo or drawing or provide fence company's website

INSPECTIONS

- Contractor or homeowner to be on site with stamped approved "plans".
- Please call Community Development at 630-271-4150 at least 24 hours in advance to schedule an inspection.
- Site Inspection – The property irons (survey pins) and proposed fence location must be marked by the homeowner before the concrete is poured.
- Final – When the fence is completed to verify installed location and plan compliance.

ADDITIONAL INFORMATION

- Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Lisle's zoning ordinance. Therefore, it is the responsibility of the homeowner to inquire with their HOA for any construction proposed under this building permit. The Village does not require HOA approval prior to issuing a permit.
- Although the Village of Lisle normally does not enforce private covenant restrictions on fences, by special P.U.D. regulations the Village does prohibit fencing of any kind in the Tall Oaks Subdivision (Village of Lisle Ordinance 87-1581)
- Fences or swimming pools shall be provided in accordance with Chapter 7 Swimming Pools of the Lisle Building Code.





Application Received (Office Use Only)

BUILDING PERMIT APPLICATION

Village of Lisle – Community Development Department

925 Burlington Avenue, Lisle, IL 60532
(Office) 630-271-4150 (Fax) 630-271-4155
www.villageoflisle.org

Permit # _____
(Office Use Only)

Application Date: _____ **Estimated Value of Work:** \$ _____ **Area:** _____
(Today's Date) (Fair Market Value of Work Including Labor & Materials) (Square Feet of Construction)

Building Permit Applicant: _____
(Name of Person or Company Responsible for Work)

Applicant's Address _____
(Street Address, Town, State, Zip Code)

Contact Info. _____
(Phone - Cell / Office/ Home) (Fax #) (e-mail)

Applying for a Permit to: _____
(Build / Remodel / Demolish / Install / Occupy / Etc.) (Type of Improvement)

At Location: _____ Property Tax Parcel # _____
(Address or Lot & Subdivision if Address Unknown)

Property Owner _____
(Name, Address & Phone # of Legal Owner of the Property Where Work Will Be Performed)

Contractor Information:

General Contractor _____
(If Different Than Permit Applicant) (Name / Address / Phone #)

Plumbing Contractor _____
(Name / Address / Phone # / Illinois Plumbing Contractors License #)

Roofing Contractor _____
(Name / Address / Phone # / Illinois Roofing Contractors License #)

Reimbursement of Fees Agreement: (Recovery of Professional Fees)

By signing below, the permit applicant and property owner acknowledge that each of them has read Village of Lisle Code Section 1-14-1 (attached) concerning reimbursement of fees and each fully understands the provisions contained therein and each agrees to comply with the terms set forth. Further, by signing below, each signatory warrants that he/she possesses full authority to so sign.

Person to be billed: _____
(Owner or Permit Applicant / Petitioner) (Please Print)

Acknowledgement of Notice:

The Village of Lisle is subject to many laws and regulations that are enforced by other agencies (See attached handout information). By signing this form you are acknowledging that you have been notified of these additional regulations with which you may need to comply with in the performance of your construction project.

In consideration of the issuance of said permit, I will conform to all Village of Lisle Ordinances and amendments thereto. I also agree that all work performed under said permit will be in accordance with the approved plans which accompanies this permit except for such changes as may be authorized by the Village of Lisle.

Signature _____
(Permit Applicant)

Signature _____
(Property Owner)

RECOVERY OF PROFESSIONAL FEES

SECTION: 1-14-1: Reimbursement of Fees: In the event that it is necessary for the Village to retain the services of a professional, including, but not limited to attorneys, engineers, planners, architects, surveyors, traffic or drainage experts, or other consultants, in connection with any petitioner's request for the Village to consider or otherwise take action upon any zoning change, special use, planned unit development, variation from Village code, subdivision or other improvement or development upon real property, then the petitioner and the owner of the property shall be jointly and severally liable for payment of such professional fees and reimbursement shall be made to the Village within thirty (30) days of receipt of an invoice for same. In addition, any expenses incurred, including but not limited to mailing and copying, as a result of any such request, application, or development application shall be reimbursed to the Village in the same manner. Further, any professional opinion or otherwise requesting relief or assistance from the Village, whether or not related to real property, shall be reimbursed in accordance with this Section, if, in the discretion of the Village, a professional opinion is desired. (Ord. 89-1799, 2-6-89)

Failure to reimburse the Village in accordance with this subsection may, in the Village's discretion, result in the refusal of any board, committee or other governing body to consider or take action upon any further requests from a petitioner or owner who has failed to pay in full all amounts due under this Section. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full and the Village may elect to file a lien against any real property associated with such a petitioner's request. Interest in the amount of one and one-half percent (1-1/2%) per month shall accrue on all sums outstanding for thirty (30) days or more.

When any professional service contemplated by this Section are rendered by the Village staff, including any staff engineers, or services performed by the Assistant Village Manager, then, the party making the request shall reimburse the Village for its costs incurred by providing the professional services of the Village staff, at the rate of thirty dollars (\$30.00) per hour.

The Village Manager or his designee, is hereby authorized to assign requests for professional services to Village staff or to consultants as the Village Manager deems appropriate. (Ord. 85-1366, 12-2-85).

ACKNOWLEDGEMENT OF NOTICE

The Village of Lisle is subject to many laws and regulations that are enforced by other agencies. Please be advised that depending upon the scope of work, you may need to contact some or all of the following offices concerning your project.

J.U.L.I.E.

Any excavation or underground work requires 48 hours prior notification to J.U.L.I.E. Please contact J.U.L.I.E. at 1-800-892-0123.

DuPage County Department of Public Works

Any new building, renovation or remodeling of an existing building, or change in use of any existing building may require a new or amended DuPage County Sanitary District connection permit. This requirement is applicable to both commercial and residential construction and renovation. For county permits and questions contact: DuPage County Department of Environmental Concerns, 421 N. County Farm Road, Wheaton, Illinois 60187, 630-407-6809.

Americans with Disabilities Act (ADA)

All public buildings as defined by the Americans with Disabilities Act, must comply with the terms of that Act. For questions call the U.S. Department of Justice. Their phone number is 202-514-0381 (TDD). Responsibility for conformance rests with the building owner. The Village of Lisle neither interprets nor enforces this act.

DuPage County Health Department

A separate DuPage County Health Department Permit is required for any work involving the processing or handling of food items as defined by their code. Please contact the Westmont office at (630) 682-7400 for further information concerning the permitting process.

Illinois Environmental Protection Agency (IEPA)

A National Emissions Standards for Hazardous Air Pollutants (NESHAP) notification form must be submitted to the IEPA at least 10 working days prior to starting any demolition work, or starting any extensive renovation work entailing the disturbance of regulated quantities of asbestos containing materials. Please contact the IEPA Asbestos Unit at 217-785-2011 or visit their website at www.epa.state.il.us/air/asbestos/ for further information.



PERMIT #: _____

ESCROW #: _____

ACCOUNT #: _____

SECURITY DEPOSIT

ADDRESS OF PERMITTED WORK: _____

PERSON/FIRM MAKING DEPOSIT (TO WHOM MONEY WILL BE REFUNDED)

NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: (_____) _____

SIGNATURE

APPLYING FOR A PERMIT TO: _____

FOLLOWING SECTIONS TO BE COMPLETED BY VILLAGE

AMOUNT OF DEPOSIT: _____

\$5.00 APPLICATION FEE: _____

TOTAL: _____

(AMOUNT TO BE INCLUDED WITH PERMIT FEES DUE AT PERMIT ISSUANCE)

THIS SECURITY DEPOSIT IS BEING MADE IN ACCORDANCE WITH THE VILLAGE OF LISLE ANNUAL FEE ORDINANCE TO GUARANTEE COMPLETION OF WORK MENTIONED ABOVE. THIS DEPOSIT WILL BE REFUNDED WHEN THE VILLAGE DETERMINES THAT THE WORK HAS BEEN PROPERLY COMPLETED.

REFUND RELEASE

APPROVED FOR REFUND BY: _____ DATE: _____

AGENT SIGNATURE: _____ DATE: _____