



Village of Round Lake Beach
1937 Municipal Way, Round Lake Beach, IL 60073
(T) 847/546-2351 (F) 847/201-7229 (W) roundlakebeachil.gov

RESIDENTIAL FENCE GUIDELINES

Residential Permit Application Review Guidelines

SPECIFICATIONS TO INCLUDE IN PLANS/DRAWINGS – 2 COPIES REQUIRED

1. Indicate proposed fence location on the Plat of Survey.
2. Show post-hole depth of at least 42 inches below grade and post-hole diameter.
3. Show fence heights and type of fence at each area of fencing.

REQUIRED INSPECTIONS

1. Post-Hole Inspection, to occur prior to pouring concrete
 2. Final Inspection, at completion of all work
- **Call JULIE before you dig at 811 or 800/892-0123**

MAXIMUM HEIGHTS BY LOCATION

1. Measurements are from the ground (*Title 8, Chapter 5*)
2. Maximum heights by location for residential properties are:
 - a. Front Yard: 48 inches
 - b. Rear Yard: 72 inches
 - c. Side Yard: 72 inches
 - d. Corner Side Yard: 48 inches
3. 96 inches is allowed in rear yards of conforming lots located adjacent to the south side of Monaville Road, between Route 83 and the Wisconsin Central Railroad right-of-way.

GENERAL MATERIALS

Reference Title 8, Chapter 5

1. Specifications for fences made of WOOD include:
 - a. Post must be a minimum of 3 inches in diameter
 - b. Decorative wood must be a minimum thickness of 5/8 inch
 - c. Crosspieces must be a minimum of 2" x 3" inches
2. Specifications for fences made of CYCLONE TYPES OR METAL MESH include:
 - a. Minimum of 9 gauge or 11 gauge
 - b. Line post is a minimum of 1⁵/₈ inches in diameter
 - c. Terminal posts must be a minimum of 2½ inches in diameter

INSTALLATION

Reference Title 8, Chapter 5

1. Posts must be installed with a surrounding 2 inches of concrete. For example, a 4x4 post requires an 8 inches minimum diameter hole.
2. Posts must be installed with a minimum of 42 inches set in the ground.

3. Posts must be spaced not more than 10 ft centerline to centerline.
4. On cyclone fences, post may not extend higher than 6 inches over finished height.
5. On wood fences, posts may not extend higher than 12 inches over the finished height.
6. Cyclone or metal mesh must be installed so that the unfinished or protective edge of the wire is at the bottom or ground.
7. All fences must be installed on or inside the property lines. No fences will be allowed beyond the front property markers.
8. Installation of fences will be allowed on utility easement property. However, if necessary, the fence will be removed at the Owner(s)' expense, and the utility company will not be held responsible for any damage to the fence.
9. The finished side of all fences must face the exterior of the property on all sides.
10. All gates must be installed with a proper catch and locking device.
11. No electric-type fences or any type of electrical devices installed to a fence will be allowed.
12. Electric fences and installation of electric devices on or to a fence are not allowed.
13. Farm-type or portable-type fences may not be used to construct fences. For example, silt fence, snow fence and chicken wire are not allowed.

FOR YOUR CONSIDERATION – PROTECT YOUR INVESTMENT

Large privacy fences offer the potential for criminal mischief and defacement, particularly in high visibility areas. The result is emotional distress and costly repair for the victimized homeowner. Consider the below preventative strategies.

1. *Purpose & Material:* If you want a fence strictly to demarcate the boundaries of your property, consider a material that cannot be easily defaced (for example, wrought iron). For larger privacy fences, choose a material such as fiberglass, plastic or composite materials that are easy to clean. Be advised that wood fences are notoriously difficult to clean. Spray paint soaks into the wood and may show through even a repainted fence over time.
2. *Screening:* Make it difficult to get close to the fence through landscaping features. For example, grow vines on the fence or plant hedgerows in front of it.