

FINAL NOTE

Please remember that once installed, you are required to keep your fence maintained. Painted fences are expected to be maintained with a proper surface coating, free from loose and flaking paint chips. Growth of tall grass and weeds need to be maintained on both sides of your fence. Damaged or worn components of fence require proper replacement or repairs.



MISSION STATEMENT

The City of Sycamore's Building & Engineering Department strives to provide professional assistance in planning, development and construction by adopting and enforcing current codes and standards in a uniform and unbiased manner in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.

Building & Engineering Department

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RESIDENTIAL FENCES

PERMIT REQUIREMENTS / CHECK LIST

INSPECTIONS

GENERAL REGULATIONS

APPLICABLE BUILDING CODES

FINAL NOTE

This brochure contains general information and is not to be used for interpretation of actual city codes. The drawings used in this brochure are intended to aid in the understanding of the zoning ordinance. They are for illustrative purposes only and are not intended to be used for interpretation of actual zoning regulations. Please contact the Building and Engineering Department during regular business hours regarding specific questions.

Revised: 5-2-2018

RESIDENTIAL FENCES

This brochure is intended to assist you with your plans of building a new fence. Please remember to call J.U.L.I.E. at 800-892-0123 to locate any underground utilities in your yard prior to excavation.

PERMIT REQUIREMENTS / CHECKLIST

Permits are required and must be obtained prior to the construction of a fence. Please ensure the following items are provided to the Building & Engineering Department:

- A completed Application for Permit.
- A plat of survey or site plan showing the location of the fence in relation to all property lot lines and existing structures on the lot.

Please allow a **minimum of 5 to 7 business days** for permit review.

INSPECTIONS

A stakeout inspection is required prior to installation or construction of the fence. Prior to this inspection, you must indicate where the fence will be constructed in relation to the property line(s):

1. Locate the property pins at all corners of your lot and connect them with a string line to form an outline of your property. (If property pins cannot be located, you may have to hire a licensed surveyor to locate the pins for you.)
2. Use another string line or spray paint to designate where your fence will be located inside your property line(s).
3. Ensure that all underground utilities are clearly marked.

Call (815) 895-4434 (minimum 24 hour in advance) to schedule all required inspections.

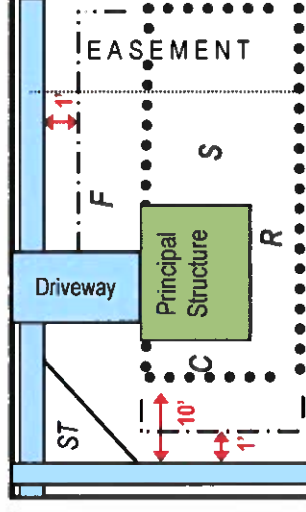
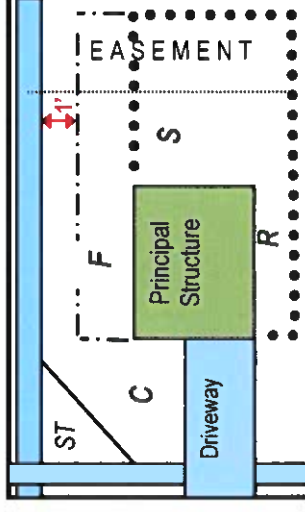
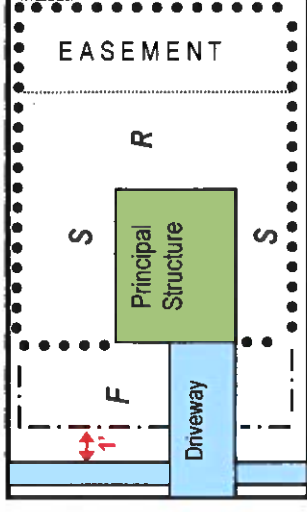
GENERAL REGULATIONS

1. Fences shall not be located on top of any property line. All fences and walls must be located entirely on the lot of the property owner constructing the fence or wall.
2. Fences may be constructed within utility and drainage easements; however, the City and public utility companies have the right to remove said fence to repair or maintain utilities with no obligation to repair or restore said fence.
3. All fences are required to have the finished side facing out.
4. The maximum permitted height of any residential fence is 6 feet.
5. No fence shall be located within any sight triangle, the sides of which are formed by the property lines of two intersecting streets or a street and a driveway.
6. Post holes shall be a minimum of 24" deep.
7. Only decorative fences are allowed in the front yards. Front yard fences shall not exceed 3' above adjoining ground, shall be located no less than 1' to the front property lines and no less than 2' to any public sidewalk.
8. No fence or wall shall be constructed in such a manner as to obstruct, inhibit, alter or impair overland surface drainage across any adjoining lot.

APPLICABLE BUILDING CODES

All fences shall comply with the City of Sycamore's Municipal Code and Unified Development Code, Article 6.2.1(D)(2).

Drawings are for illustrative purposes only.



.....	=	6' solid or open fence
-----	=	3' decorative fence
	=	The length of the sides of said triangle shall be 30' along the street right-of-way that intersect, and 10' along the street right-of-way and driveway that intersect, or along the street right-of-way and alley that intersect.
	F	Front Yard
	C	Corner Side Yard
	S	Side Yard
	R	Rear Yard