



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 870-5675

Fence Supplement

Email: permit@mountprospect.org

IMPORTANT- It is the property owner and fence installer's responsibility to determine/locate property lines prior to starting work. IF the fence location is in question at any time during construction or at the final inspection, The Village reserves the right to request a spot survey for the fence location from the property owner having the fence installed.

PERMIT SUBMITTAL REQUIREMENTS- ONLINE OR IN PERSON:

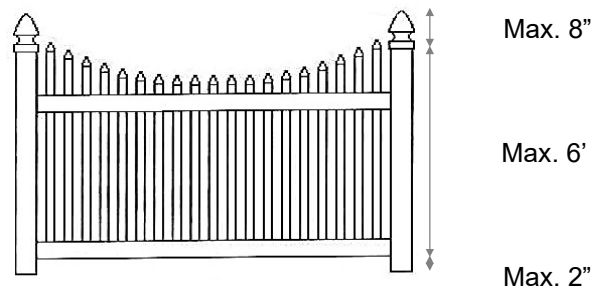
Depending on the scope of work this project may be reviewed to verify code compliance. Reviews take 10 business days.

- ☐ **APPLY ONLINE** go to www.mountprospect.org/permits upload the documents listed below
- ☐ **APPLYING IN PERSON** bring our Building Permit Application completed & signed by contractor and homeowner plus:
 - ☐ A copy of the signed estimate between the homeowner and contractor.
 - ☐ A copy of the plat of survey for the property. Indicate fence location using XXXXXX.
 - ☐ A detailed scope of work **if the owner is** doing all the work. Include materials and fence height.
 - ☐ **Final inspection required**

FENCE REGULATIONS (Sec. 14.318, Chapter 14)

Height

- The maximum height permitted is six feet (6').
- Posts, including caps, used specifically for supporting a fence may exceed the applicable height by a maximum of eight inches (8").
- A maximum two-inch (2") separation shall be maintained between the fence and the base grade to provide for adequate drainage.





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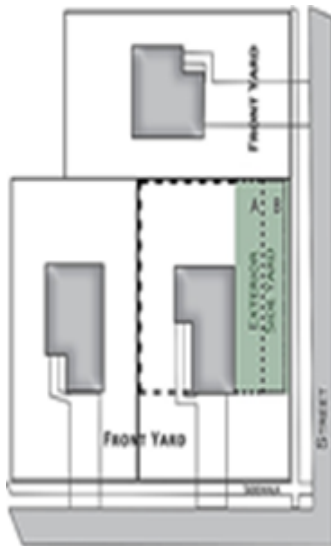
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Location

- Fences in front yards are not permitted.
- Fences may be installed in the rear and interior side yards, provided the fence is located behind the front line of the principal building structure.
- Fences in exterior side yards which abut the front yard of an adjacent lot may be installed provided that the fence is placed behind the front line of the principal building and setback one foot (1') if an open style fence or setback ten foot (10') if a solid style.

----- A. Solid Style 10' Setback

..... B. Open Style 1' Setback





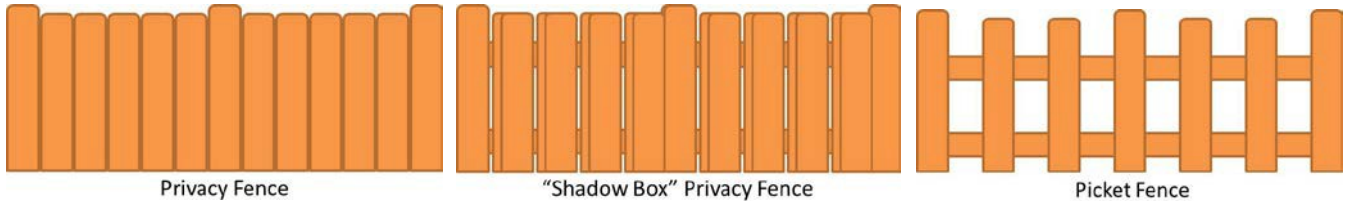
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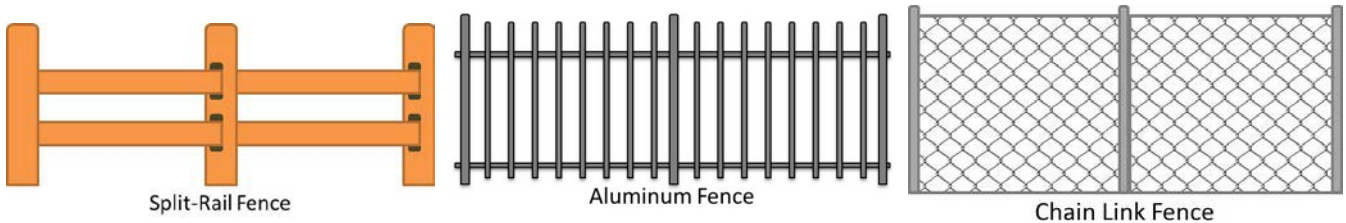
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The following images provide examples of fence types, based on openness:

A. Solid Style Fences (more than 50% opaque):



B. Open Style Fences (less than 50% opaque):



- No fence greater than 3' in height shall be placed within a sight triangle so as to obstruct or limit the line of sight for a motorist, cyclist, or pedestrian. Such a triangle shall have legs of ten feet (10') along the rights of way when two (2) streets intersect or when a right of way and a driveway intersect. The following provides examples of sight triangles:



Construction

- Fences must be constructed finished-side facing out. Chain link fences must be erected so that the barbs are on the bottom.
- Grades at property lines shall not be altered due to fence construction unless a grading plan is submitted to and approved by the Community Development Director.
- Fences may be constructed in public utility and drainage easements. However, it is the property owner's responsibility to replace the fence if the fence is removed by a utility company.