



COMMUNITY DEVELOPMENT DEPARTMENT

200 E. Wood Street, Palatine IL 60067-5339
(847) 359-9042 www.palatine.il.us

2026 Fence Permit Handout



Express permits are exclusively available online at our Citizen Self Service Portal. Please visit the link below to register and apply:

<https://Citizen.palatine.il.us>

CONSTRUCTION REQUIREMENTS:

- A building permit is required to install a fence.
- The finished side of the fence shall face out.
- Fences shall be constructed in a manner to resist 115 mph wind loads and to maintain its form.
- Chain link fences shall be constructed of at least 11.5-gauge woven wire (open ends of a wire fence shall be along the ground).
- Support posts must be spaced no greater than 8 feet on center. If using wood support posts, they must be a minimum 4"x4" preservative treated in accordance with the American Wood Protection Association. If using galvanized steel posts, they must be a minimum 2" (2 3/8" O.D.).
- Except for lattice work and other decorative components, wood infill shall have minimum 1" thickness.
- All fasteners and brackets must be manufactured for the intended use.
- Any other products must be manufactured for the intended use and supported by the appropriate testing agency standards and installed in accordance with the manufacturer's instructions.

ZONING REQUIREMENTS:

- The Village's residential fencing regulations are summarized below (please see Section 6.03 of the Palatine Zoning Ordinance for all of the applicable fence regulations):
 - **Height:** Fencing, unless otherwise specified, shall not exceed 6 feet in height (except fencing in rear or interior side yards that abut properties in a Business or Manufacturing Zoning District shall not exceed 8 feet in height).
 - **Type:** No barbed wire or electrically charged fences are permitted.
 - **Location and Setbacks:**
 - **Front yards:** Fences, except for decorative fencing, shall meet the front yard setback requirement of the underlying zoning district. For those lots platted on or before January 1, 1930, fencing may follow the established front building line of the home (excluding any stairs and porches).
 - **Side yard abutting a street (when abutting another side yard abutting a street):** Decorative fences (48" or less in height) shall have a minimum setback of 3 feet from the lot line. All other fences shall have a minimum setback of 5 feet from the lot line. Any non-decorative fence that is located 10 feet or less from the lot line shall comply with the applicable landscaping requirements.
 - **Side yard abutting a street (when abutting a front yard):** Fences, except for decorative fencing, shall meet the side yard abutting a street setback requirement of the underlying zoning district.
 - **Interior side yards and rear yards:** Fences are permitted with no setback requirement.
 - **Rear yard abutting a street:** Fences shall be setback a minimum of 5 feet from the rear lot line and include a gate to allow access to the rear street frontage. Landscaping, with a minimum planting height of 36", shall be installed in the area between the fence and rear lot line.
 - **Decorative Fencing:** Decorative fencing, not exceeding 3 feet in height and a total length of 20 feet, is permitted in front yards and side yards abutting a street (when abutting a front yard).
 - **Replacement of Existing Fence:** Any existing non-conforming fence may be replaced in its current location provided that such replacement fence is no taller and of a similar style to the existing non-conforming fence. Prior to obtaining a building permit, the property owner shall provide proof that the fence existed in its current location, as well as proof of the style and height of the existing fence, in a manner acceptable to the Village.



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CSS PERMIT APPLICATION REQUIREMENTS: The following information must be uploaded through the Village's Citizen Self Service (CSS) on-line building permit portal:

- Signed contract.
- Plat of Survey showing proposed fence **location, height, and material (example: 6' wood)**

GENERAL PERMIT INFORMATION:

- The permit application review may require up to 5 days to complete.
- The permit fee is \$77.00
- The permit is good for 90 days from date of issuance.
- Contractor must be registered and bonded with the Village.
- The location and style of any fencing shall not interfere with the natural flow of stormwater. Any fencing proposed in any drainage easement, or within any area where the natural flow of stormwater occurs, shall be subject to the review and approval of the Village Engineer.

INSPECTIONS:

- Contractor or homeowner should be on site.
- A 'Final Inspection' is required when the work is completed.
- Please call the Building Division at (847) 359-9042 at least 24 hours in advance to schedule an inspection or request the inspection through your CSS account.

ADDITIONAL INFORMATION

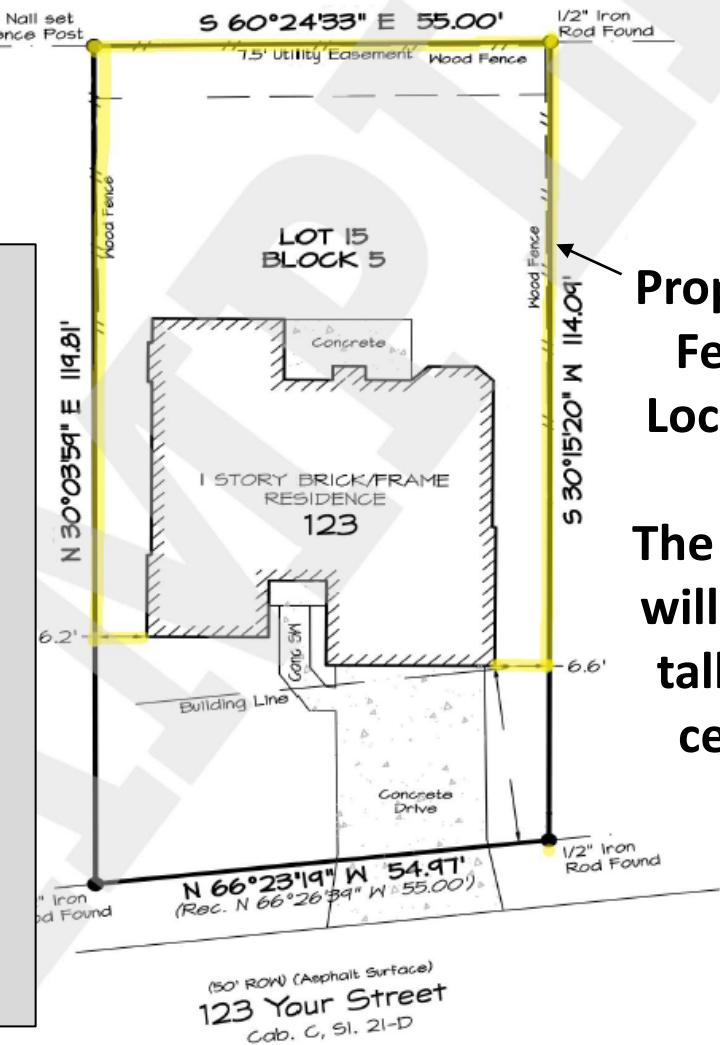
Homeowner's Associations (HOAs) may have covenants, conditions, or restrictions that are more restrictive than the Village of Palatine's Zoning Ordinance. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed with a building permit. The Village does not require HOA approval prior to issuing a permit.

PLAT OF SURVEY

Survey showing LOT FIFTEEN (15), BLOCK FIVE (5), of PAINTER'S CREEK, PHASE IX, an addition in the Village of Palatine, Cook County, Illinois, according to the plat of record in Cabinet C, Slide 21-D, Plat Records of Cook County, Illinois.

**Please indicate the
following on your
Plat of Survey:**

- **Highlight** the location of the proposed fence
- List the height and material of the fence
(example: 6' tall cedar fence)



Proposed Fence Location

The fence
will be 6'
tall and
cedar



COUNTY SURVEYING, INC.
123 Main St.
Palatine, IL 60067



Survey completed: 08-20-2019
Scale: 1" = 20'
Job No.: 190851
Dwg No.: 190851
Drawn by: SLW
Surveyor: CCL # 4636
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