

City of Crystal Lake

Community Development Department

100 W. Woodstock Street
Crystal Lake, IL 60014
www.crystallake.org



Phone (815) 356-3605
Fax (815) 479-1647
building@crystallake.org

FENCES

Please provide the following information when applying for a permit:

- [Building permit application](#)
Applications are available at City Hall or online at the City's website, www.crystallake.org
- Two copies of a current Plat of Survey showing all proposed work including easements and setbacks
- Information indicating the height, total length, style, and material of fence
- Homeowners Association approval may be required

Inspections

Please schedule all inspections by 4:00 P.M. the day before the inspection.

The following inspections are needed for fences:

- Post holes (before post installation)
- Final inspection (upon completion)

Please provide the following when requesting an inspection:

- Inspection type
- Address
- Date and time frame (a.m. or p.m.)
- Permit number
- Name and telephone number of homeowner/contractor requesting inspection

Interior lots:

- Fence height may be up to 6 feet in rear or side yards.
- Fence height may be up to 3 feet in the front yard.
- For lake lots, fence height may be up to 3 feet in both the lake side and street side yards.

Note: For lakefront properties, the front yard abuts the water.

Corner lots:

- Fence height may be up to 3 feet along any street side of the property.
- Fences set back a minimum of 5 feet from the property line along the street side of the property (not the front yard), may be up to 4 feet in height.

Note: The front yard is the narrowest boundary of a lot that is along a right-of-way.
In all cases, clear view provisions must be met.

Double frontage (including lakefront) lots:

- Fence height may be up to 6 feet in the side yard.
- Fence height may be up to 3 feet in the front yard.
- Fence height may be up to 3 feet in both the lake side yard and street side yard for lake lots.

Note: For lakefront properties, the front yard abuts the water. **In all cases, clear view provisions must be met.**

General Installation Requirements

- Property corners and lot lines should be located and clearly marked. It is the sole responsibility of the property owner and contractor to ensure the fence is installed in the proper location.
- Post holes shall be a minimum of 30 inches deep and inspected prior to post installation.
- Fences are to be erected with support members on the side of the fence facing the property to which the fence is accessory (house, building).
- The finished side of the fence must face the adjacent property.
- Fences must be installed so as not to interfere or impede the flow of surface drainage.
- Fences must comply with any storm-water management conditions.
- Soil spoils may need to be removed from the property, so as to not interfere with the flow of water.
- Fences may not be installed in Municipal Utility Easements (MUEs) or Restricted Public Utility Easements (RPUEs). Other types of easements may also restrict the placement of fences. Refer to plat of survey for easements that may be located on the property. Plats of subdivision and covenants may also restrict types and locations of fences.
- Public Utility Easements – If a fence is to be placed in a public utility easement that is not restricted, it is not necessary to obtain approval letters from utility companies, as the City has already obtained them. Utility companies will not be responsible for the re-installation of a fence due to the authority's exercising its easement rights. Contact information for the public utilities is listed below should you need additional assistance from them.
 - **Commonwealth Edison** – Contact: the Commonwealth Edison Senior Real Estate Representative (815) 490-2724.
 - **Comcast Cable Communications, Inc.** – Contact: The Right-of-Way Manager, Greater Chicago Market (630) 600-6352.
 - **AT&T** – Contact: The Right-of-Way Manager (815) 337-4389.
- Provide for weed control between adjacent fences.
- If you own property beyond the fence, it may be necessary to install a removable section of fence or a gate in order to access the property for maintenance.
- If a fence is intended to serve as a swimming pool barrier, please reference the appropriate pool handout.
- For regulations governing other types of fencing materials such as barbed wire and electric fencing, please contact the Community Development Department.

Please note that the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 356-3605 or building@crystallake.org.