

Village of Winthrop Harbor

Helpful Information for the Construction of a Fence

1. Fence construction in Winthrop Harbor is administered using village code Chapter 155: Fences. You can obtain a copy of this code from the Building Department or it can be viewed online at www.winthropharbor.com
2. A building permit is required before work can begin on the construction of a fence or planting screens or similar barriers
3. A plat of survey of your property is to be submitted, indicating where the fence will be located. (IF ON SEPTIC AND/OR WELL, you will need a Lake County Property Alteration permit prior to issuance of Building Permit)
4. We will require a written proposal with a description of the fence from your contractor, including price or a materials list with the cost if you are doing the work yourself
5. All Contractors must be registered with the village and must provide proof of insurance showing the Village of Winthrop Harbor as additional insured
6. The property corner stakes must be located and the fence must be constructed entirely within the property lines.
7. Maximum height of fence is 4 feet from front of property line to front of building line. Maximum height of fence is 7 feet from front building line to rear property line. EXCEPTION: Corner lots, 8 feet minimum setback from property line in either direction of the corner.
8. Posthole depth must be a minimum of 42 inches for all posts (corner and line). All post holes must be filled with concrete when installing posts.

EXCEPTION: Decorative wooden fences less than 4' in height may have posthole depths of at least ½ the height of the fence. Decorative wooden fence postholes may be backfilled with sand or dirt.
9. Post spacing shall be equidistant and should not exceed 10 feet.
10. A front yard fence shall be constructed with such material and in such a manner that it will have a uniform openness of at least 50 percent.
11. Fence installation on property located on an intersection of a street and alley, T-alley and alley to alley, shall observe a minimum setback of 8 feet in either direction of the corner to maintain an unobstructed view of traffic flow.
12. When chain-link wire fencing is used, a top rail must be installed and for fences 5 feet and taller, a horizontal or diagonal brace shall be used for greater stability.

- 13. It is unlawful to erect or maintain a fence within the village having barbed wire, spikes, or any similar device, or having any electric charge sufficient to cause shock, within seven feet of the ground.**
- 14. Permit fee is \$50.00 payable when the approved permit is issued.**
- 15. Please allow a minimum of 24 hours for permit processing once all documentation is submitted to the Building Department. Incorrect or incomplete applications will result in delays.**

For additional information please call the Building Department at 847-872-3846 Ext 268

This document was prepared on December 21, 2009 and reflected adopted village codes and ordinance pertaining to fence construction at that time