



# DESIGN REVIEW GUIDE

## Fencing

Waukegan is well known as a city with a high quality of life, small and cohesive neighborhoods, a vibrant downtown and waterfront – all within a spectacular setting on the shores of Lake Michigan. This deserving reputation is due in part to the City’s small size, entrepreneurial spirit, civic-minded citizens and activist government. One of the many factors that make Waukegan such a great place to live, work and visit is the community’s attention to detail, and respect for its setting, heritage and quality urban design.

Waukegan’s Design Review process strives to protect the city’s unique qualities and strong sense of place by carrying out citywide development and design objectives. The purpose of this *Design Review Guide* is to help applicants in preparing projects to be reviewed by the Development Review Board and the Waukegan Development Commission. Through materials such as this, the Department of Planning & Zoning seeks to make information available well before the final design of a project saving the applicant, and the city, time and money.

### DESIGN ISSUES

Fencing is much more than window-dressing, it is an important consideration in the design review process. Fences add accent and value to a property, and can be used for screening.



*Wrought Iron Fence*

#### Planned into a Project.

Use your fencing to serve a purpose such as emphasizing a style or design element, screening an object, or defining an area. Fences in the front yard help frame buildings and add a sense of separation from the road. Size, placement, color and/or texture of your fencing should complement the building and site.

#### Choosing Appropriate Fencing.

Getting the right fence for the job means faster results, less cost and greater enjoyment. Think ahead to when considering a fence. Will it be too tall or short for the area, overpowering its surroundings and building?



*Split Rail Fence*

Finally, consider using plants to meet specific fencing needs. Consider a barberry hedge or other type of “living fence.” It will keep people and pets out, and you don’t have to paint it like a picket or stockade fence. Shrubs can provide an excellent screen for utility meters or foundation walls.

### GENERAL PROVISIONS

#### Permit Required.

No fence whether permitted or required shall be obtained without first obtaining a fence permit from the Building Department. Application shall be made on forms provided by the Building Department.



*Clapboard “Savanna” Fence*

#### Fees.

Fees for fence permits shall be paid in accordance with the schedule for fees established by the Waukegan City Council.

#### Location.

Fences and planting screens may be located within property lines in accordance with the regulations established in the *Waukegan Zoning Ordinance*. No fence shall be erected in the public right-of-way except by a public body having proper authority.

#### Barbed Wire and Electrically-Charged Fences.

The use of barbed wire or electrically-charged fences is prohibited on all residential lots. Such fences may be approved by the Development Review Board for lots other than residential, but not below a height of seven feet.



*Barbed Wire Fence*

### FENCES IN RESIDENTIAL DISTRICTS

#### Permitted Fences.

Fences are prohibited in any front or corner side yard, except that an ornamental fence may be erected to a height of no greater than four feet. Ornamental fences include

wrought iron, picket and split rail. In any interior side or rear yard, a fence may be erected to a height of no greater than six feet. Fences in the side or rear yard can be of any style, including stockade, basket weave, chain link and those ornamental fences listed above. The finished side of any fence is required to face all public rights-of-way; alleys excluded. Fence posts may only be exposed along the unfinished side of the fence. Fences and self-locking gates shall be installed to completely surround swimming pools. A current Plat of Survey will be required for all fence permits.

**Required Fences**

In any front yard, all utility meters, valves, pressure regulators, transformers, tanks or any other similar piece of equipment shall be screened with a planting screen to a height of the object being screened or four feet, whichever is less. For any multi-family residence containing more than three units or any group of buildings totaling more than three units and sharing common trash containers, such trash containers shall be fenced with an opaque fence or planting screen to a height of the containers being screened or five feet, whichever is less. Any parking lot containing more than four parking spaces adjoining a single family residence district shall be fenced or screened from such residential district with an opaque fence or screen to a height of at least four feet, but no more than six feet.

**FENCES IN BUSINESS AND OFFICE DISTRICTS**

**Permitted Fences.**

Fences are prohibited in any front or corner side yard, except that an ornamental fence may be erected to a height of no greater than four feet pursuant to site plan review procedures. In any interior side or rear yard, fences not exceeding eight feet may be erected.

**Required Fences.**

In any front yard, any utility meter, valve, pressure regulator, transformer, tank, or any other similar piece of equipment shall be screened with a planting screen to a height of the object being screened or four feet, whichever is less. The side or rear lot line of any lot in a business or office district which adjoins a residential district, whether or not there is an intervening alley, but not where there is any other intervening right-of-way, shall be fenced with an opaque fence or planting screen to a height of not less than six feet nor more than eight feet. In all business and office districts, any automobile parking lot which adjoins a residential district shall be screened with an opaque fence or landscape screen to a height of at least five feet. In all business and office districts, parking areas for trucks, trailers and heavy equipment, where permitted, shall be screened from any adjoining residential district or from the public right-of-way with an opaque fence or landscape screen to a height of at least five feet, but not more than eight feet. All exterior trash receptacles; material, product and equipment storage areas; tanks, electrical transformers; and all similar items shall be fenced with a security fence and screened from any residential district or the public right-of-way with an opaque fence or landscape screen to a height

of at least six feet but not more than eight feet. Any transitional yard located outside an opaque fence shall be landscaped with a suitable ground cover and the planting of at least one shade tree of an approved species for each 30 feet of length of the common property line between the business and residential districts. Such landscaped yard shall be maintained free of weeds and trash.

**ADDITIONAL INFORMATION**

*City zoning & general information*  
**Department of Planning & Zoning**  
 100 N. Martin L. King, Jr. Avenue  
 Waukegan, Illinois 60085  
 847.625.6878

*City building permits*  
**Building Department**  
 100 N. Martin L. King, Jr. Avenue  
 Waukegan, Illinois 60085  
 847.625.6868

**FENCE PLACEMENT ON A LOT**

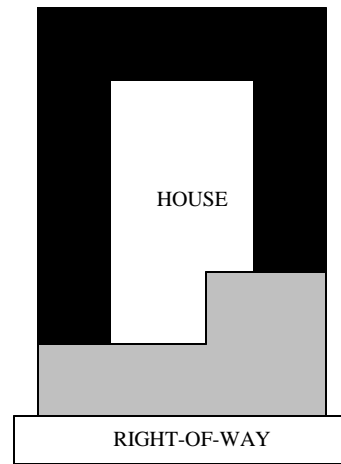


Figure 1 – Interior Lot

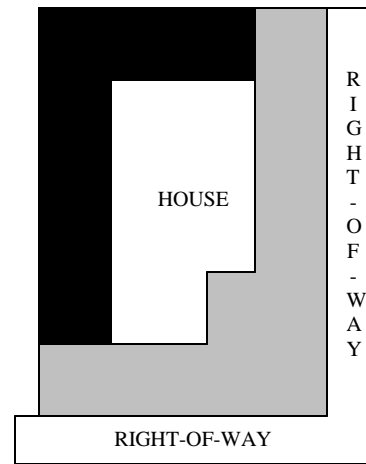


Figure 2 – Corner Lot

- Ornamental Fence (4'-0" Maximum)
- Fence (6'-0" Maximum)