

VILLAGE OF GRANDVIEW, ILLINOIS

ORDINANCE NO. 04- 02

AN ORDINANCE REGULATING FENCES

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF GRANDVIEW, ILLINOIS
THIS 16 DAY OF MARCH, 2004

Published in pamphlet form by the authority of the President and
Board of Trustees of the Village of Grandview, Illinois
Illinois, this 6 day of April, 2004.

STATE OF ILLINOIS)
) ss.
COUNTY OF SANGAMON)

CERTIFICATE

I certify that I am the duly elected and acting Village Clerk of the Village of Grandview, Sangamon County, Illinois.

I further certify that on MARCH 16, 2004, the corporate authorities of such Village passed and approved Ordinance No. 04-02 entitled:

AN ORDINANCE REGULATING FENCES

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 04-02 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on April 6, 2004, 2004, to continue for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

DATED at Grandview, Illinois, this 6th day of April, 2004.

(SEAL)

Doris E. Traylor
Village Clerk

Ordinance No. 04-02

AN ORDINANCE REGULATING FENCES

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GRANDVIEW, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: As used in this Ordinance, the following words have the following definitions:

Fence: Any structure serving as an enclosure, barrier or boundary. While fences are typically made of posts, boards, wire or rails, as used in this ordinance, “fence” also includes any hedge or other plant growth which is planted or maintained to serve as an enclosure, barrier or boundary.

Height: The height of a fence measured from the top of the fence to the ground.

Lot: A parcel of land, whether legally described or subdivided as one or more lots or parts of lots, located within a single block and which is occupied or intended for occupancy by one principal building or principal use.

Lot line: A property boundary line of a lot; except that where any portion of the lot extends into an abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way line.

Lot line, front. That boundary of a lot which is along a street. On a corner lot, the street on which the main entrance of the structure is located forms the front lot line. When a new principal structure is erected, the lot owner may select which lot line will be the front lot line.

Lot line, rear. That boundary of a lot which is most distant from and is

parallel or approximately parallel to the front lot line.

Lot line, side. Any boundary of a lot which is not a front or rear lot line.

Yard, front: That part of a lot which is between the front lot line and the line of the principal structure, extending the full width of the lot.

Yard, side: That part of a lot which is between a side yard line and the principal structure.

Yard, rear: That part of a lot which is between the rear lot line and the line of the principal structure, extending the full width of the lot.

SECTION 2: No person or other entity shall hereafter construct, erect, or maintain a fence or section of fence unless it conforms to the following regulations:

A. No fence shall be erected within 12 inches of a front lot line.

B. Fences in front yards shall be at least 50% open and no more than 48 inches in height in an area zoned "R" under the Grandview Zoning Ordinance, and at least 50% open and no more than 72 inches in height in an area zoned "C" under the Grandview Zoning Ordinance; provided, however, that a hedge fence or other plant growth need not be 50% open so long as it is no more than 36 inches in height.

C. Fences located in side yards which are 10 feet or less from a side lot line shall be at least 50% open and no more than 72 inches in height; provided, however, that a hedge fence or other plant growth need not be 50% open so long as it is no more than 36 inches in

height. Fences located in side yards and more than 10 feet from the side lot line are not subject to a height limitation and need not be open.

D. Fences located in rear yards which are 10 feet or less from any property line shall be no more than 72 inches in height. Fences located in rear yards which are more than 10 feet from any property line are not subject to a height limitation.

E. Notwithstanding anything to the contrary contained in subsections B through D, fences located in a side or rear yard which is adjacent to a public street on a corner lot shall be subject to the front yard fence requirements in subsection A.

SECTION 3: No person shall erect a fence without a permit. The following procedures shall govern permits:

A. An application for fence permit shall be submitted to the Village Office together with a nonrefundable permit fee of \$25.00. The office manager shall give the application to the Trustee in charge of zoning and permits, and shall give the application fee to the Treasurer.

B. The application shall include a statement whether the fence is new construction or a replacement fence and shall include:

(1) for new construction only, a survey of the lot, signed and stamped by a registered land surveyor, showing the location of property pins, and upon which is superimposed a diagram of the proposed location of the fence. A survey need not be recent so long as it is accurate and property lines have not changed since the survey was made.

(2) a description of the fence, including materials, height, and a statement whether the fence will be open and to what degree.

C. The Trustee in charge of zoning and permits, or a village employee designated by the Trustee, shall visit the site and verify the locations of pins shown on the survey.

D. The Trustee in charge of zoning and permits shall grant the permit if the requirements of this ordinance are met.

E. The Trustee in charge of zoning and permits shall deny the permit if the application or the fence described in the application do not meet the requirements of this ordinance. If the permit is denied, the applicant may resubmit a corrected application within 10 days of its initial denial without paying an additional application fee. A subsequent denial of a resubmitted application, or a denial which is not appealed within 30 days, shall be final.

E. Denials of permits may be appealed to the Zoning Board of Appeals.

F. The trustee in charge of zoning and permits shall maintain records of permit applications, grants and denials in the Village Utility Office.

SECTION 4: Any person or other entity violating any provision of this Ordinance shall be fined not less than fifty dollars (\$50.00) nor more than two hundred dollars (\$200.00) per day for each violation. A separate violation occurs on any day a nonconforming fence exists.

SECTION 5: No fence legally in existence on the date this ordinance is adopted shall become illegal solely by virtue of its failure to conform with the requirements

of this ordinance. However, if any such nonconforming fence is removed or destroyed to the extent of 50% of its value, it shall not be reconstructed unless it conforms with this ordinance.


SECTION 6: All ordinances previously adopted on the subject of fences are repealed. This Ordinance shall be published in pamphlet form and take effect immediately upon publication.

PASSED this 16 day of MARCH, 2004.



Village President

ATTEST:



Village Clerk

TRUSTEES ~~PATRICIA BARROW, SANICE BENTLEY, PAT O'BRIEN~~
AYES: PETE OCHS, DAVE PETRILLI AND Bob Shellhammer

NAYS: NONE

PASSED: 6

APPROVED: 6

ABSENT: 0

VILLAGE OF GRANDVIEW

2377 E. RESERVOIR STREET
SPRINGFIELD, ILLINOIS 62702

David Wysocki, President

OFFICE: 217/528-7624

FAX: 217/528-9690

FENCE PERMIT APPLICATION

COST OF PERMIT: \$ 25.00

NAME: _____

ADDRESS: _____

NEW CONSTRUCTION *

REPLACEMENT

CONTRACTOR: _____

ADDRESS: _____

PHONE NUMBER: _____

DESCRIPTION OF FENCE: _____

Including location, materials,
height, open and to what degree. _____

MARK ON DIAGRAM (Page 2)

* (1) For new construction only, a survey of the lot, signed and stamped by a registered land surveyor, showing the location of property pins, and upon which is superimposed a diagram of the proposed location of the fence. A survey need not be recent so long as it is accurate and property lines have not changed since the survey was made.

STREET

