



JOLIET BUILDING & INSPECTIONAL SERVICES DIVISION

PERMIT INFORMATION FOR FENCES

NOTICE: If permit submissions are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.

Required Permit Information:

- An accurate plat of survey with the proposed fence placement clearly marked.
- Completed Fence Permit Application
- Height & material of the proposed fence.
- Homeowner's Association approval, if applicable.
- Cost Estimate (including labor & materials)
- Copy of the contract, if the work is being completed by a Contractor.

If a Contractor is performing the work, then the Contractor must apply for the building permit (per [Sec. 8-36](#) of the City of Joliet Code of Ordinances).

Permit Fee: \$65 for up to \$7,000 worth of work, this includes labor & material.

An additional \$10.00 per \$1,000.00 project cost above \$7,000.00 to be added.

FENCE REQUIREMENTS:

A fence is **commercial grade material** that encloses an area, typically outdoors, constructed from posts that are connected by boards and rails (wood fencing), wire (chain link fencing), metal posts (wrought iron or aluminum style fencing), vinyl (synthetic resin or plastic fencing) or composite (usually made from recycled ground plastic and sawdust held together by resins and formed by being pressed in high-pressure molds). A fence differs from a wall in not having a solid foundation along its whole length. * Ordinance #18650; Revised 5/21/24

The examples below are meant as general guidelines and are subject to final approval by staff.

- The maximum fence height is 4 ft. high in a front yard and 6 ft. high in a side/rear yard, depending on visibility (see below).
- Fences must not extend into landscape easements or shared driveways.
- Fences may be installed in public utility & drainage easements, with the understanding that if a utility company or the City of Joliet needs access to that easement the fence will be removed at the property owner's expense.
- Fence posts must not be placed directly on property lines.
- Fences taller than 6 ft. high in any area require Zoning Board of Appeals approval.
- At no time are fences allowed to be installed in what would be described as a storm water detention/retention pond easement, floodplain easement or areas determined to be floodway. Fences being proposed in these areas will require Public Utilities review & approval.

Corner Side Yards

Fences higher than 4 ft. tall in a required front yard (20 ft. corner side yard) require adjoining neighbor's sign-off. (See Corner Lot Requirements Exhibit for more information)

Visibility and Fencing:

Visibility is reviewed by staff in order to ensure pedestrian and vehicular traffic will travel safely near driveways, alleys and street corners.

- Solid privacy fences must be no higher than 2-½ ft. tall within this area.
- "See through" fences (chain link or wrought iron/aluminum) are allowed up to a maximum height of 6 ft. in the rear yard and 4 ft. in the front yard in visibility triangle areas.

ComEd Information

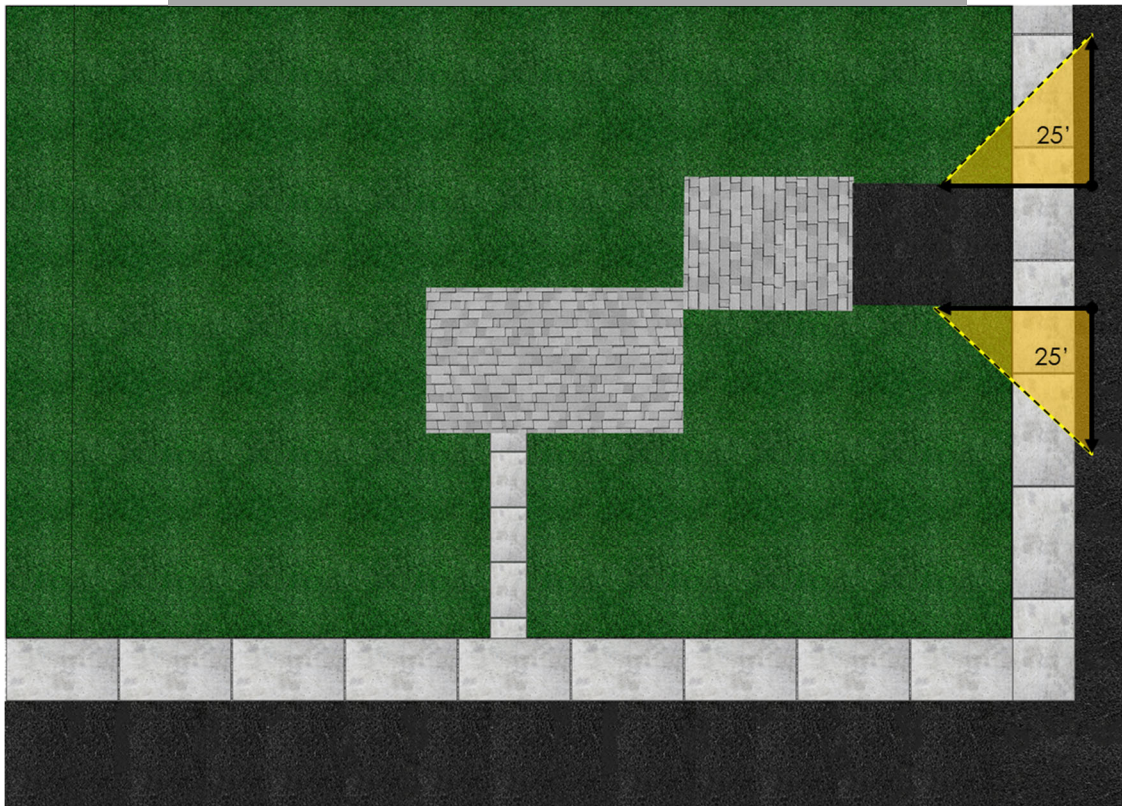
For transformers, 10 ft. of clearance must be maintained on the open end (where pad lock is) and for pedestals it is 5 ft. of clearance must be maintained on the open end (pad lock as well).

For questions about ComEd equipment & easements, please contact:
Mr. Russell Dillon, ComEd Real Estate Representative-South Region
Phone: 630-437-2463 Email: Russell.Dillon@ComEd.com

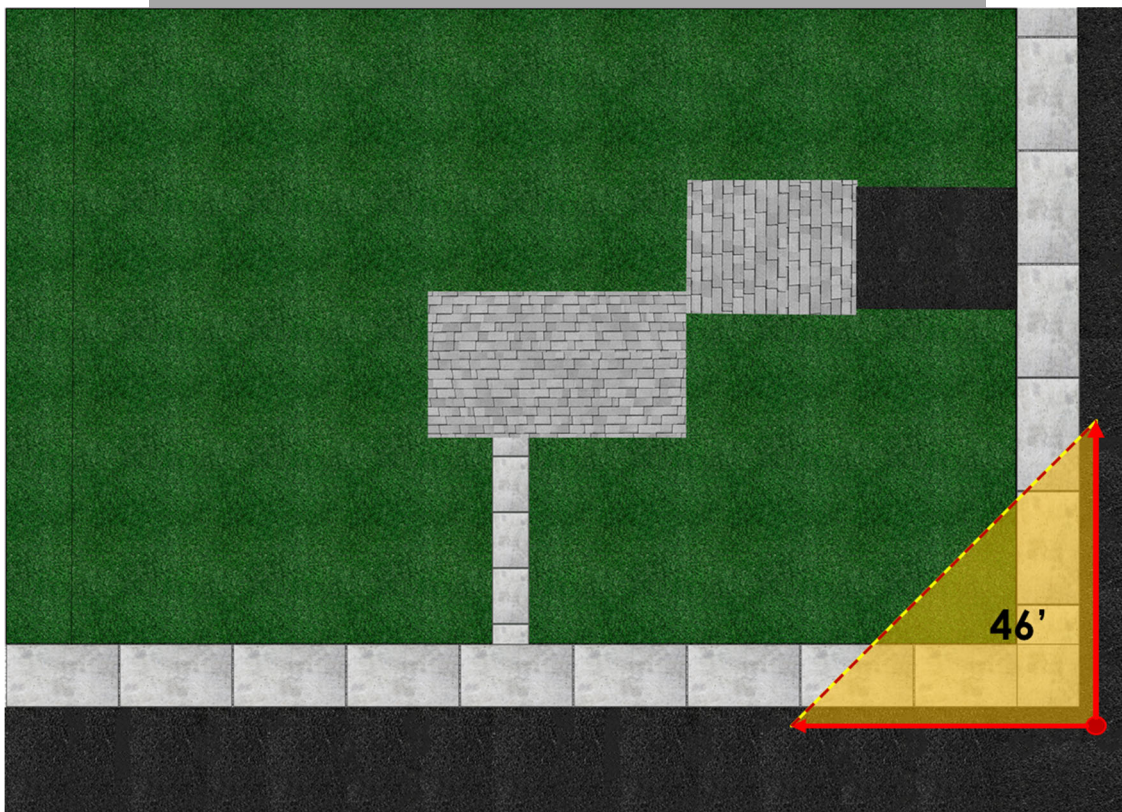
Whenever a project requires digging please contact J.U.L.I.E., in advance, at 811 or online at <http://illinois1call.com> to mark underground utility lines.

Fence Visibility Information

The 25 ft. Driveway/ Alley Visibility Triangle

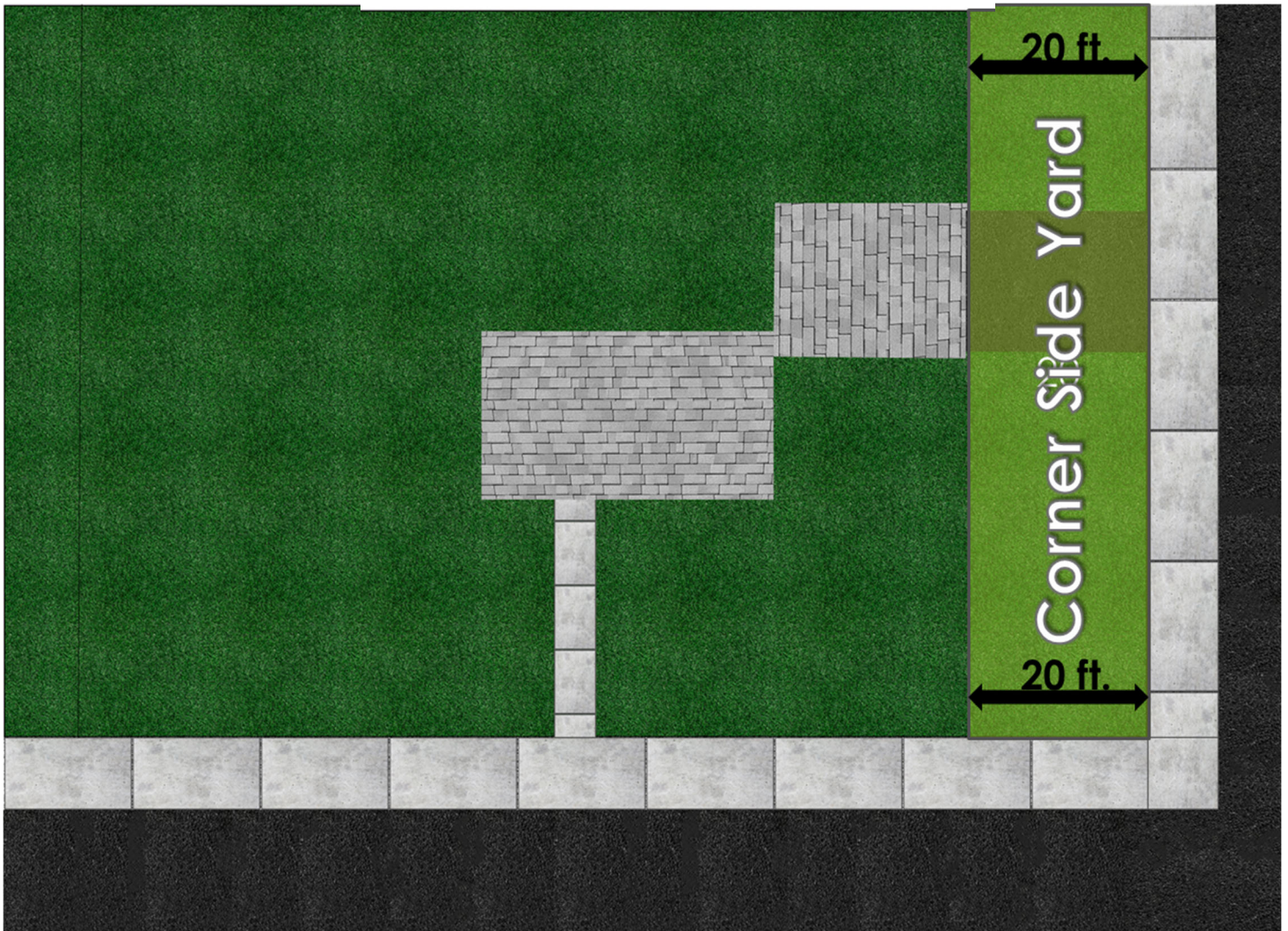


The 46 ft. Corner Lot Visibility Triangle



Any fence within the visibility triangles must be see-through or short enough to see over if solid (2.5 ft. tall). (All fences are subject to review and final approval from the Planning Division)

CORNER LOT REQUIREMENTS



On corner lots, the corner side yard setback is 20 ft. or the current side yard setback measurement of the principal residence, whichever is greater. Any fence taller than 4 ft. high in this area requires a signature from the adjoining neighbors with shared property lines. The neighbor sign-off must consist of a signed note, plat of survey signature or email to the Joliet Planning Division.

In addition to neighbor approval, the fence must meet the visibility requirement of the City of Joliet. (see previous page)

Permit # _____

Office Use Only



CITY OF JOLIET

Building & Inspectional Services

150 W. Jefferson Street, Joliet, IL 60432

Phone: 815-724-4070 Email: permitapplication@joliet.gov

Fence Permit Application

**If permit applications are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.
All Contractors must submit a copy of the contract with all permit applications.**

Address:		City:	
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Single Family **Multi-Family** - Number of Units _____

Is this property registered with the Neighborhood Services Rental Inspection Program?

Yes No

Work Being Completed By: Homeowner Contractor

Homeowner's Name:

Address:

Phone:

Email:

Contractor's Name:

Address:

Phone:

Email:

Description of Work

Fence Height: 4 ft. 5 ft. 6 ft. or Other Height: _____

Fence Type:

Wood

Aluminum

Vinyl/PVC

Chain Link

Wrought Iron

Other _____

Details:

Total Cost \$

Applicant Signature:

Date:

Office Use Only:

Building Official Signature _____

Date _____

Plat of Survey Requirement

An accurate plat of survey is required for all permits for installation of, replacement of, and additions to fences, decks, pools, patios (with or without a roof), driveways, driveway aprons, sidewalks, garages, pergolas, gazebos, porches and similar structures, and additions. This includes the replacement of flatwork (driveways, aprons, sidewalks) with the same dimensions and location.

If you are having trouble locating your Plat of Survey, refer to these options:

1. Closing Papers from Purchase of Property.
2. Contacting the Mortgage Company.
3. FOIA (Freedom of Information Act) Request with the City of Joliet City Clerk's Office.

Note: This option may only yield results if the plat of survey was provided to the City of Joliet in the past for a building permit or a special zoning approval.

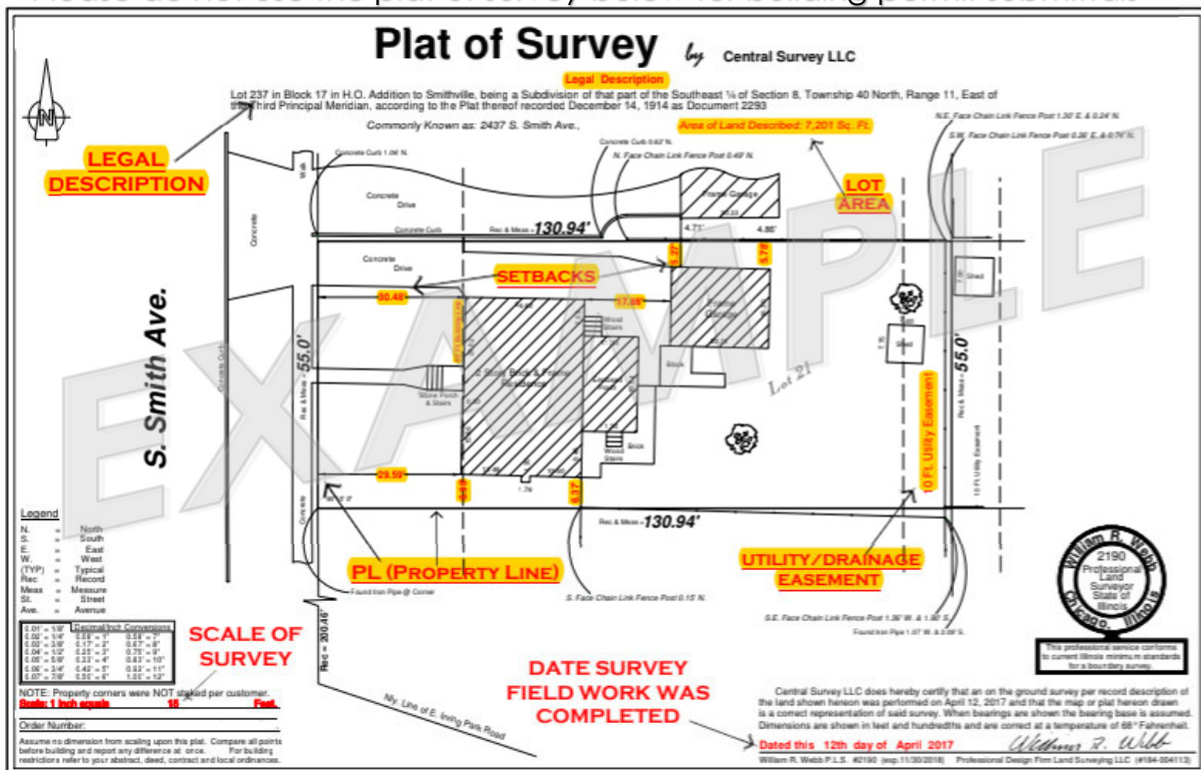
You may also try calling local surveying companies for a possible copy.

If none of these options are successful in obtaining the Plat of Survey, you will have to hire a professional land surveyor to resurvey your lot. If you have any questions or concerns, please call the City of Joliet Building Division at 815-724-4070 or Zoning Department at 815-724-4055.

Note: The City of Joliet is not responsible for keeping plats of survey on file.

Example Plat of Survey

Please do not use the plat of survey below for building permit submittals

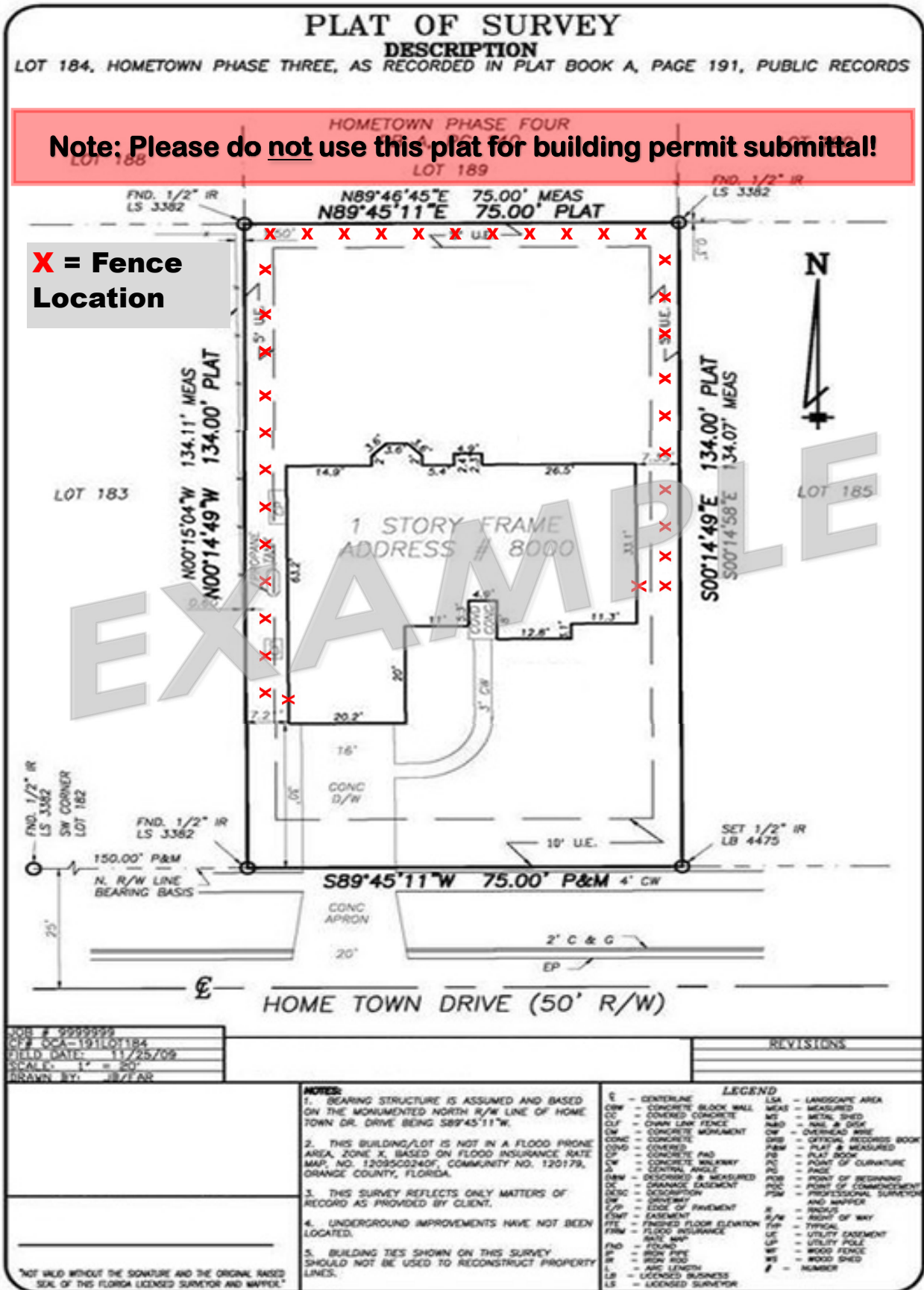


Example Plat of Survey Mark Up

Please mark the placement & measurements of the proposed work on your plat of survey. The location and size will be reviewed by the Planning Division. The Building Inspector will use the approved plat for the inspection of the proposed work. Please use a writing utensil that is easy to to see on the plat of survey.

Planning or Zoning Questions?

Email: zoning@joliet.gov or Call: 815-724-4055



Homeowner Associations (HOA's) that require prior approval before the City of Joliet will issue a building permit:

Ashford Place	Old Renwick Trail
Aspen Meadows	Prairie Terrace (Condos)
Brighton Lakes	Prairie Trail
Brookside	Regency Ridge (Condos)
Burr Oaks	Reserves @ Cedar Creek
Calla Terrace	Ridgefield Condos
Cambridge Run	Riverside at Ole Caton Farm
Campus Courtyards	Riverside Townes
Caton Ridge	Rock Run Point
Caton Ridge West (effective 3/25/21)	Sable Ridge (effective 10/20/23)
Caton Ridge South (effective 3/25/21)	Saint Paul's Estates
Century Oaks (Condos)	Sanctuary
Citadel on Rock Run	Saratoga West Condos
Clublands	Silver Leaf
Dames Executive Townhomes	Spangler Farms
Deer Run Estates	Springwood Condos
Eagle Ridge	Springwood South
Edgecreek Estates	Squires Mill
Estates @ Cedar Creek	Stone Creek
Fairway Estates II Condos	Theodore's Crossing
Fall Creek	Thorn Creek
Golfview Estates	Thornwood
Grand Prairie (Townhomes)	Timber Oaks (Condos & Townhomes) (9/8/23)
Greywall Club (Detached homes)	Timbers Edge Villas
Hampton Glen	Timberview
Heritage Lake (effective 8/12/24)	Twin Oaks
Hunters Ridge	Twin Oaks West
Inwood Terrace Condos	Waterford Pointe
Kearney Glen (effective 5/11/21)	Wesmere
Kendall Ridge (effective 6/27/23)	Wexford (single-family only)
Lakewood Falls Village (effective 5/4/23)	Wexford West (single-family only)
Lakewood Prairie (effective 5/13/21)	Whisper Glen
LeCarrow Glen Townhomes	Windsor Ridge
Legacy Pointe	Wooded Creek
Neufairfield	Woodland Terrace II
Neustoneshire	Villas @ Cedar Creek
Olde Mill Crossing (Townhomes)(9/8/23)	

Please provide a copy of your homeowner association's approval letter with your building permit submittal information.

UPDATED AUGUST 12, 2024

Permit Fee Payment Options

Once your permit is approved and ready to be issued, you will receive an invoice via email. Please use one of the methods below to complete the payment. When making payments, please reference the Application Reference Number near the top left corner of the invoice you will receive.

Option #1: By Phone (Credit/ Debit Card):

- Call: 815-724-3830 (you will speak with a person)
- Have the credit/debit card number ready
- Provide the application reference number in the upper left corner of the invoice

Option #2: By Mail (Checks)

Send checks to:

Customer Service/ Building Permit
City of Joliet
150 W. Jefferson St.
Joliet, IL. 60432

- Address all checks to **City of Joliet**.
- Include the application reference number from the invoice document on the memo line of your check.
- Include a copy of the invoice with mailed payments.

Option #3: Blue Drop Payment Box (Checks):

The blue drop box is on the west side of Joliet City Hall, 150 W. Jefferson St., Joliet, IL 60432

Please follow the same directions as when mailing. Enclose payment in envelope, address envelope as if mailing. Include Customer Service/ Building Permit on first address line. Place payment in an envelope and address it to Customer Service / Building Permit. Include your application reference number from the invoice on the memo line of your check.

After Payment

Once you have successfully paid for the permit, please notify the Building Department via the **permitapplication@joliet.gov** email address with the application reference number and address. Please note if you would like the permit emailed or mailed to a particular address.

The payment system is not automated and the Building Department does not receive notifications when payments are made. Building permits will not be issued in-person over the counter.

Building & Inspectional Services Division

Phone: 815-724-4070 | Email: permitapplication@joliet.gov

Joliet City Hall
150 W. Jefferson Street, Joliet, IL 60432
First Floor, South Wing