



Agenda Item Executive Summary

Item Name	PROPOSED TEXT AMENDMENT TO FENCE REQUIREMENTS IN THE UNIFIED DEVELOPMENT ORDINANCE	Committee or Board	Zoning
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BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

A text amendment has been proposed for Section 6.13.03(10) of the Village's Unified Development Ordinance (UDO), which governs fence standards in residential districts. The request originated from a property owner at 212 S. Seward who seeks to install a six-foot solid wood privacy fence in the rear yard. Due to the rear yard abutting a public alley, current UDO provisions classify it similarly to a front yard, thereby imposing restrictive standards on height, setback, and transparency that the proposed fence would not meet.

This situation revealed inconsistencies in the ordinance for properties with atypical configurations – specifically those with shallow rear yards or alley access that do not function as traditional front yards. The proposed amendment aims to rectify these inconsistencies and clarify fence standards in such cases.

Following initial review and procedural clarification, a public hearing will be scheduled for the July 1, 2025, Zoning Board meeting. Village staff supports this amendment as a means to improve ordinance applicability and fairness across varied lot types.

ATTACHMENTS (PLEASE LIST)

Staff Memo

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 6/3/2025