



Agenda Item Executive Summary

Item Name TEXT AMENDMENT TO UDO SECTION 6.13.03(10) - FENCE STANDARDS FOR RESIDENTIAL DISTRICTS Committee or Board Zoning

BUDGET IMPACT

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

EXECUTIVE SUMMARY

An application has been submitted requesting a text amendment to the Village's Unified Development Ordinance (UDO) Section 6.13.03(10), which regulates fence standards in residential districts. The applicant, the property owner at 212 S. Seward, is seeking to install a 6-foot solid wood privacy fence in the rear yard. However, current UDO restrictions prohibit such a fence due to the following:

- Subsection (a) requires fences in front or street-side yards to be at least 50% open.
- Subsection (b) restricts fence height to 4 feet in these areas.
- Subsection (d) treats fences in rear yards abutting a street or alley as front yard fences, requiring at least a 10-foot setback and 50% openness.

Because the property's rear yard abuts an alley and the proposed fence is closer than 16 feet to that alley, the applicant is unable to construct the desired fence without violating the UDO. The applicant contends that this results in an unreasonable restriction and exposes a flaw in the ordinance that does not account for certain lot configurations.

A Public Hearing will be scheduled for the June 3rd Meeting.

ATTACHMENTS (PLEASE LIST)

Text Amendment Application, UDO Section 6.13.03(10)

ACTION REQUESTED

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

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 5/6/2025