

**AN ORDINANCE AMENDING THE CITY’S ZONING REGULATIONS
CONCERNING WALLS, FENCES, AND SCREENS.**

WHEREAS, the City of Rolling Meadows is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Section 122-394 (“Amendments”) of Chapter 122 (the “**Zoning Regulations**”) of the Code of Ordinances, City of Rolling Meadows, Illinois (“**City Code**”) sets forth procedures for considering amendments to the map and text of the City’s Zoning Ordinance; and

WHEREAS, the City desires to amend the Zoning Ordinance in order to clarify the City’s regulations pertaining to fences, walls and screens and improve their ease of use and consistency (collectively, the “**Requested Amendments**”); and

WHEREAS, the City’s Planning and Zoning Commission (“**PZC**”), after notice was provided as required by law, conducted a public hearing on November 4, 2025 to consider an application to consider the Requested Amendment; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit A** and recommended that the City Council approve the Requested Amendment; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interests of the City to approve the Requested Amendment as set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Amendment to Section 122-42. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-42 (“Definitions”) of Article II (“Definitions”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows, with insertions in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 122-42 Definitions.

The words defined are those which have special or limited meanings as used in this Code. Words whose meanings are self-evident as used in this Code are not defined.

* * *

Fence: A free-standing structure of metal, masonry, composite or wood, or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening or partition purposes. **“Fence” includes decorative walls that are not integral to a building or structure. Although a fence may be considered an “accessory structure,” fences are regulated as a separate classification of structure and are specifically excluded from the definition of “accessory structure” for the purposes of this Chapter.**

* * *

Wall, decorative: See FENCE.

* * *

Section 3: Amendment to Section 122-73. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-73 (“Walls, fences, and screens.”) of Article II (“Definitions”) of Chapter 122 (“Zoning”) of the City Code is hereby amended as follows [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 122-73 Walls, fences, and screens.

* * *

(4) ~~Construction. Fences shall be erected so that all supporting members are along the property line or within the boundaries of the lot. All fences shall be constructed in such a manner that the finished side of all material used faces the exterior of the lot fenced.~~ **Reserved.**

* * *

(6) *Height.* No fence or may be maintained or constructed in whole or part in excess from the below requirements **(Table 3-1)**. Fence height shall be measured as the vertical distance between the existing grade at the base of the fence and the top edge of the fence material or fence post, whichever is higher. Grade may not be modified in order to increase fence height ~~(Table 3-4)~~. **Fences built from the solid materials identified as decorative wall materials in subsection (7) shall not exceed the ‘Wall Height’ set forth in Table 3-1.**

(7) *Permitted materials.* Fences or decorative walls may be constructed with any of the following materials and shall be made of the same material on both sides; **The finished side of all material used shall face the exterior of the lot fenced.** Materials other than those that follow shall be subject to the approval by the zoning administrator upon evidence by the applicant that substituted materials are equally sturdy, safe, and similar in appearance.

* * *

Table 3-1: Fence Height

Zoning District/Use	Fence Height (ft)	Wall Height (ft)
Outdoor storage areas (Business, Manufacturing)	8'	NA

[All rows of Table 3-1 not shown are intentionally omitted and are not amended by this Ordinance.]

(8) Location.

a. Generally.

i. All fences shall be erected so that all supporting members and connecting elements are located on the property being enclosed and along the property line, except as necessary to connect the fence to the principal structure or to provide

Section 6: Severability. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois, this 25th day of November, 2025.

AYES: Boucher, Reyez, Koehler, McHale, Budmats, O'Brien

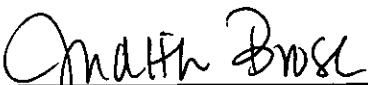
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ABSENT: Vinezeano



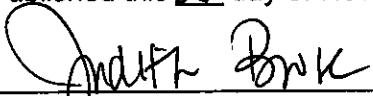
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 20th day of November, 2025.



Judith Brose, Deputy City Clerk

Exhibit A
PZC Findings of Fact

Text Amendment Standards

Potential Impact: The amendment shall not adversely impact the overall zoning district purpose or intent of a code section proposed for amendment.

Petitioner's Findings: The proposed amendment will not adversely impact the overall zoning district purpose or intent. The proposed changes clarify several conflicting provisions related to fences with the goal of making the code easier to administer consistently. The amendment supports the Zoning Code's broader goals of protecting adjacent properties, ensuring orderly development, and improving the community's aesthetic character.

Trend of Development / Consistency: [...] In the case of a text amendment, the amendment shall be consistent with the overall zoning district purpose or intent of a code section proposed for amendment.

Petitioner's Findings: The amendment is consistent with the purpose and intent of the zoning code and reflects trends in modern development practices. This amendment is intended to clarify provisions of code related to fences and walls. In planned developments this amendment will provide protections against significant changes incongruous with the approved plan.

Externalities: Relevant physical or market conditions that may have changed to make the existing zoning of a property inappropriate, or that make the proposed text amendment necessary for this chapter to be in keeping with the desirable development of the city shall be specified.

Petitioner's Findings: The current code language provides several conflicting standards and complexities that have, at times, created undue confusion and differences of interpretation. The revised language is intended to remedy this inconsistency.

City plans: Amendments should be consistent with the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

Petitioner's Findings: The City's Comprehensive Plan and Sustainability Plan both call for improved site design and the protection of residential neighborhoods from incompatible adjacent uses.

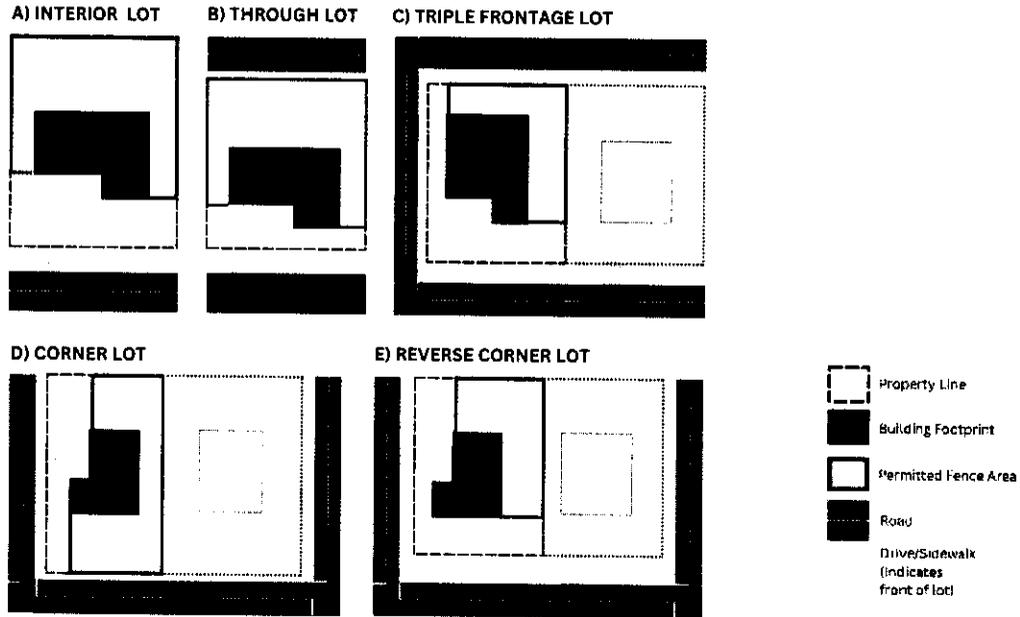
Zoning appropriateness: The extent to which use of the subject property (or relevant properties in the case of a text amendment) is diminished by the current zoning standards or designation and is no longer suitable for the underlying zoning shall be specified.

Petitioner's Findings: The revised Code language is intended to be consistent, enforceable, and provide ease of interpretation. These features are important for ongoing departmental administration of the code, as well as to provide clear direction for property owners.

- access for public utilities.
- ii. No fence shall be built closer than one foot to any public path or sidewalk. A fence may be set back from the property line to maintain this clearance.
 - iii. No fence shall be erected where prohibited by the clear vision triangle required by Section 122-72(e).
- b. Arrangement of Yards and Fences (see Figure 3-3).
- i. Fences shall not be located in the area between the principal structure and the front lot line, for the full width of the front lot line.
 - ii. On lots with multiple street frontages, including corner lots, fences shall not be located in the area between the principal structure and any street lot line where the yard abuts the front yard of an adjacent lot. This prohibition applies for the full width of the applicable lot line.
 - iii. Notwithstanding the above, on a through lot without corner side yards, a fence may extend to the rear lot line opposite the primary frontage.
- c. Planned developments. Within a planned development, the permissible location of fences shall be determined solely by the provisions of the planned development.
- d. Vacant lots. Fences may be erected upon vacant lots as approved by the Zoning Administrator for good cause shown.
- e. Miscellaneous. A fence may additionally be located where specifically authorized or required by a special use permit or any other provision of this Code.
- f. Decorative walls: Notwithstanding the foregoing requirements, fences built from the solid materials identified as decorative wall materials in subsection (7) may be located in any required yard, including front yards. Decorative walls shall not be located within one foot of any public path or sidewalk; two feet of a driveway entrance; or where prohibited by the clear vision triangle required by Section 122-72(e).

[Section continues on next page.]

Figure 3-3. Permitted Fence Locations in “R” Districts.
The examples illustrate various building footprints and corresponding permitted locations for fences. The illustrations are not drawn to scale and are not intended to accurately depict required setbacks or other dimensions.



Section 4: Repeal of Section 122-74. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Section 122-74 (“Location”) of Article II (“Definitions”) of Chapter 122 (“Zoning”) of the City Code is hereby repealed in its entirety and reserved for future use.

Section 5: Amendment to Section 122-78. Pursuant to Sections 122-394 (“Amendments”) and the City’s home rule authority, Table 3-2 (“Accessory Uses and Structures”) of Section 122-78 (“Accessory uses and structures”) of Article III (“Regulations of General Applicability”) of Chapter 122 (“Zoning”) of the City Code is hereby amended to delete the row for “Fences, Walls, and Hedges” as follows [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 122-78 Accessory Uses and Structures.

Table 3-2: Accessory Uses and Structures

Types of Accessory Uses and Structures	Required Yard				District (R = Residential Districts) (C= Commercial Districts) (M= Manufacturing Districts)
	Front	Corner Side	Interior Side	Rear	
Fences, Walls and Hedges		P	P	P	R, C, M