



Development Services Department
10987 Main Street • Huntley, Illinois 60142 • 847-515-5252
www.huntley.il.us

ALL SURFACES: CONCRETE, ASPHALT, BRICK PAVERS

I CERTIFY THAT I HAVE READ AND RECEIVED A COPY OF THESE REGULATIONS AND WILL COMPLY WITH THESE REQUIREMENTS AND ALL OTHER APPLICABLE BUILDING CODES AND VILLAGE AMENDMENTS. I ACKNOWLEDGE THAT COPIES OF APPROVED PLANS, PLAN REVIEW COMMENTS AND COPIES OF THIS HANDOUT WILL BE PROVIDED TO THE PROPERTY OWNER, ALL CONTRACTORS AND ALL OTHER RELEVANT PARTIES.

SIGNATURE

DATE

ALWAYS REFER TO THE COVENANTS, CODES AND RESTRICTIONS FOR YOUR SUBDIVISION BEFORE APPLYING FOR A BUILDING PERMIT.

J. U. L. I. E

Call Joint Utility Location Information for Excavators, at 1-800-892-0123 prior to digging anywhere for any reason so that utility installations can be identified prior to damage being done that may potentially cost the person(s) digging and or the property owners an undeterminable amount of monies for repair or replacement of any damaged utility or amenity. Record the “dig number” in a safe place for future reference.

Excavation Spoils

THE EXCAVATION SPOILS MUST BE REMOVED FROM THE SITE FOR THE FINAL INSPECTION. Any/ All Excavation spoils are to be hauled off site and disposed of in an approved manner. Such spoils are not to be dispersed upon any lot or parcel within the Village of Huntley without additional approvals from the Village Engineer.

Inspection Requirements

- An inspection of the compacted base, prior to placement of the concrete or pavers is required.
- A final inspection upon completion is required.

Inspection Scheduling

The permit number is required in order to schedule an inspection. All inspections must be scheduled by calling (847) 515-5252 by **2:00 pm** the business day prior to the intended inspection. **Do NOT** leave a voice mail for your inspection requests.

VILLAGE OF HUNTLEY

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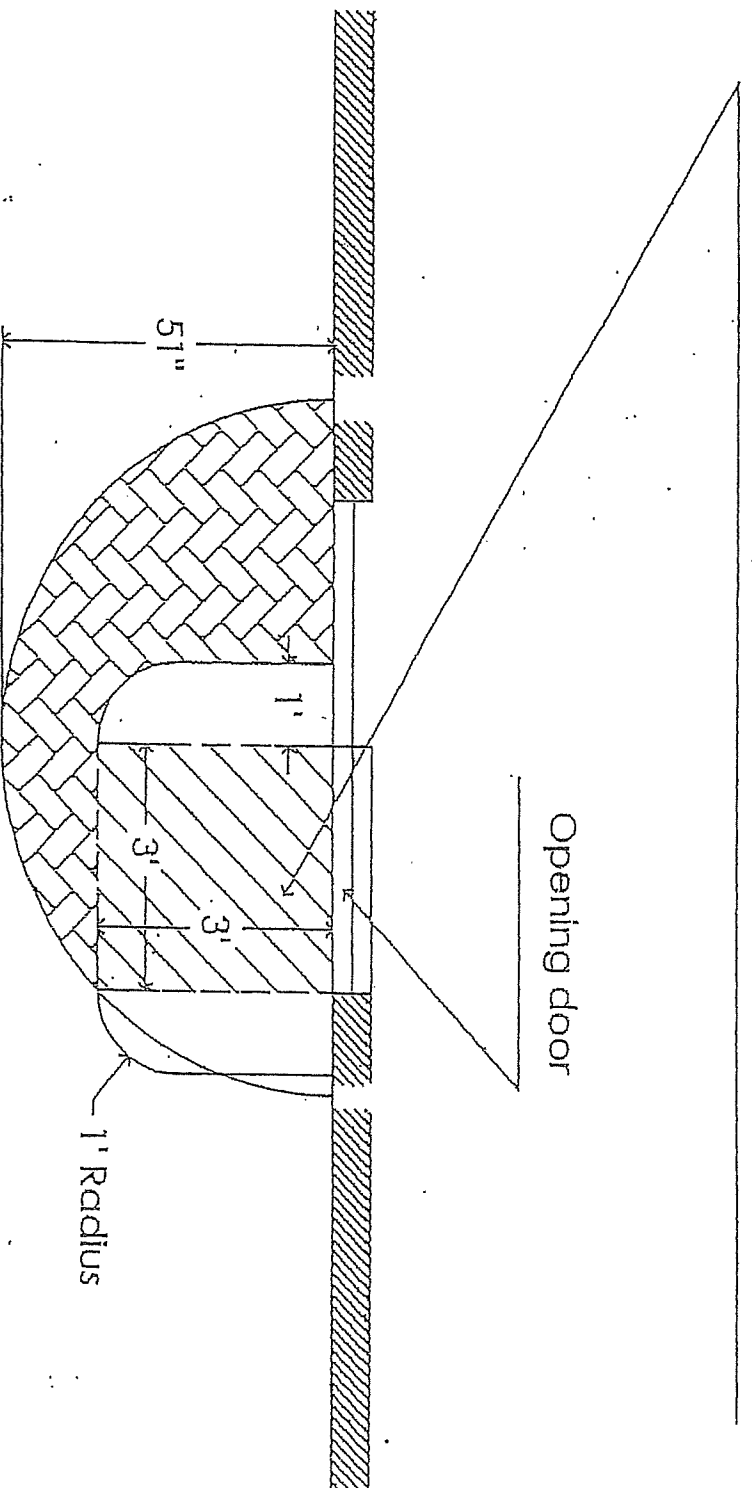
Permit Requirements

- All Plats of Survey's submitted with the Building Permit application must be **full sized** Plats with the legal description visible, two copies are required. If you do not have the means to copy a full sized Plat of Survey, we will gladly do so for you when you come in to apply for the permit. Indicate all permanent structures and accessory buildings with dimensions of the proposed installation, extension and/or repairs. (IRC Section R104 Duties and Powers of the Building Official) (IRC Section R106.2 Site Plan)
- Easement dimensions are shown on your Plat of Survey. **If no easements are shown on the plat, the surface (patio, walk, etc.) may be located no closer than five (5) feet to the side property line and five (5) feet to the rear property line.**
- All patios of concrete, stone or brick pavers shall be a minimum of 3" below the bottom of the siding
- **Concrete patios and service walks** shall consist of a minimum of 4" of compacted stone base and a minimum of 4" of concrete.
- A **brick paver patio and service walk** base shall contain a minimum of 4" of compacted stone base. Paver driveways shall contain a minimum of 4" compacted stone base with 1" of sand. Paver driveway approaches are prohibited.
- **Concrete driveways/approaches** for single family and multi-family zoning lots shall consist of a 4" of compacted stone base topped with 6" of concrete. Asphalt driveways/approaches for single family and multi-family zoning lots shall consist of an 8" compacted stone base topped with 2 ½" of asphalt. The use of pea gravel, loose gravel or sand is not permitted. (Ord. 155.179).
- A three (3) foot by three (3) foot landing shall be provided at all exterior doors. This landing area must be in place at the exterior of the door regardless of the shape of the stoop or top step. Curved steps and stoops in which the arc of the curve cut through this required area are the number one reason for failed inspections and the work must be removed and replaced in order to establish compliance with the code. If there are two or more steps from landing to patio they must be equal in height to each other.
- Driveway ribbons can be up to but no more than 24" wide and must be of a dissimilar surface.
- Water service valves (or B-boxes) shall be protected at all times from damage due to construction. Any damage to the water service line resulting from paving operations or surface construction is the responsibility of the property owner and/or contractor. Immediately contact Development Services if any damage occurs for assistance with repairs to the service line. The Village is not responsible for replacement of any pavement removed to facilitate repairs.
- No Homeowner's Association or Village property, or any other property other than the permitted lot, may be used as access for project without written permission from the affected property owner.

Permits are valid for 6 months from the date of issue. Written requests for extensions will be required after 6 months.

Sample replacement stoops (landings)

Minimum size of stoop, 3' x 3' at opening door.
Max. 7 3/4" below top of threshold



More than one step from stoop to patio or grade requires steps to be equal in height to each other