



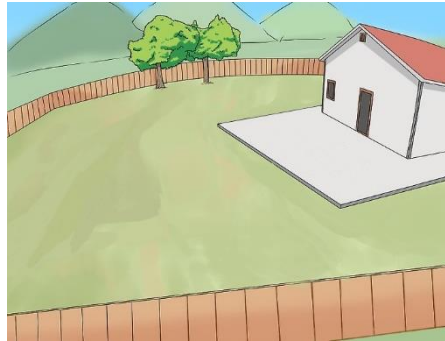
Village of Huntley
Development Services Department
10987 Main Street
Huntley, Illinois 60142

Phone: 847-515-5252
Email: INSPECTIONS@HUNTLEY.IL.US
www.huntley.il.us

RESIDENTIAL FENCE GUIDELINES

Thinking about having a new fence installed?

- ❖ Whether you are installing a new fence or replacing an old fence, a building permit is required.



- ❖ Swimming Pools have special fence requirements. Please refer to the Pool Barriers Handout for details.

When applying for a permit, please provide the following information:

- ❖ A completed Permit Application.
- ❖ Homeowners Association approval may be required.
- ❖ One copy of your current Plat of Survey with the legal description must be submitted showing the location of the fence. (See attached sample plat)
- ❖ A copy of the contractor's quote or proposal.

Construction Requirements:

- All fences shall have their finished face directed toward the public view and away from the principal structure.
- Fences may be constructed of wood (no plywood), decorate vinyl (plastic), vinyl coated chain link (no slats), wrought iron or other materials approved by the Building Official.
- Maximum Fence Height:
 - Within vision clearance triangle: 2.5'
 - Outside vision clearance triangle:
 - Front or Corner Side Yard: NA
 - Side Yard: 6'
 - Rear Yard: 6'
- No fence shall be constructed or installed so as to constitute a traffic or safety hazard.
- Indicate on the plans that the excavation spoils shall be removed from the site prior to the final inspection. Any/All Excavation spoils are to be hauled off site and disposed of in an approved manner. A grading permit will be required if spoils are to remain.
- Fences shall be constructed in manner to not obstruct design drainage and with a two (2") inch clearance at the bottom to allow water flow during significant storm events.





VILLAGE OF HUNTLEY

RESIDENTIAL FENCE GUIDELINES

- All fences shall be constructed on property lines. (unless noted otherwise) You may share a property line with your neighbor; no fence shall be installed adjacent to an existing fence on the common property line.
- Fences on corner side yards: (See attached fence exhibits for allowable locations)
 - Standard lots: 10' setback from property line
 - Reversed corner lots Designated front setback as indicated in the relevant district
 - Corner side fences cannot encroach past the rear corner of the principle structure/dwelling unit
- All fence posts shall be installed a minimum of 42" deep.
- Fencing shall not be installed over any storm water or sanitary inlet (manhole).
- Fencing installed around any Com-Ed or communication pedestal(s) or manholes shall be installed to provide adequate room to service the equipment. If the fence is installed in a way to exclude utility pedestals and/or manholes from the yard, a gate permitting access to the equipment is required.
- Fences shall be constructed in a manner providing sufficient support and stability to resist 115 mph wind loads and to maintain its form.
- If using wood support posts they must be a minimum 4"x4" preservative treated in accordance with AWPA (American Wood Protection Association). If galvanized steel posts are used, they must be a minimum 2" (2 3/8" O.D.).

Note: The Village also has regulations regarding fences for dog runs. Please contact the Development Services Department for information.

The following inspections are required:

- Post hole inspection (prior to placing concrete, when all post holes are ready)
- Final Inspection – when work is complete

CALL BEFORE YOU DIG

Call J. U. L. I. E. (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.



Permits are valid for 6 months from the date of issue.

Written requests for extensions will be required after 6 months.



VILLAGE OF HUNTLEY

RESIDENTIAL FENCE GUIDELINES

PLAT OF SURVEY

Survey showing LOT FOURTEEN (14) of BLOCK THREE (3) of MEADOW CROSSINGS, PHASE II, an addition to the Village of Huntley, McHenry County, Illinois, according to the plat of record in Cabinet AB, Slide 6-A, Plat or Records of McHenry County, Illinois.



LOT 13

LOT 14
BLOCK 3

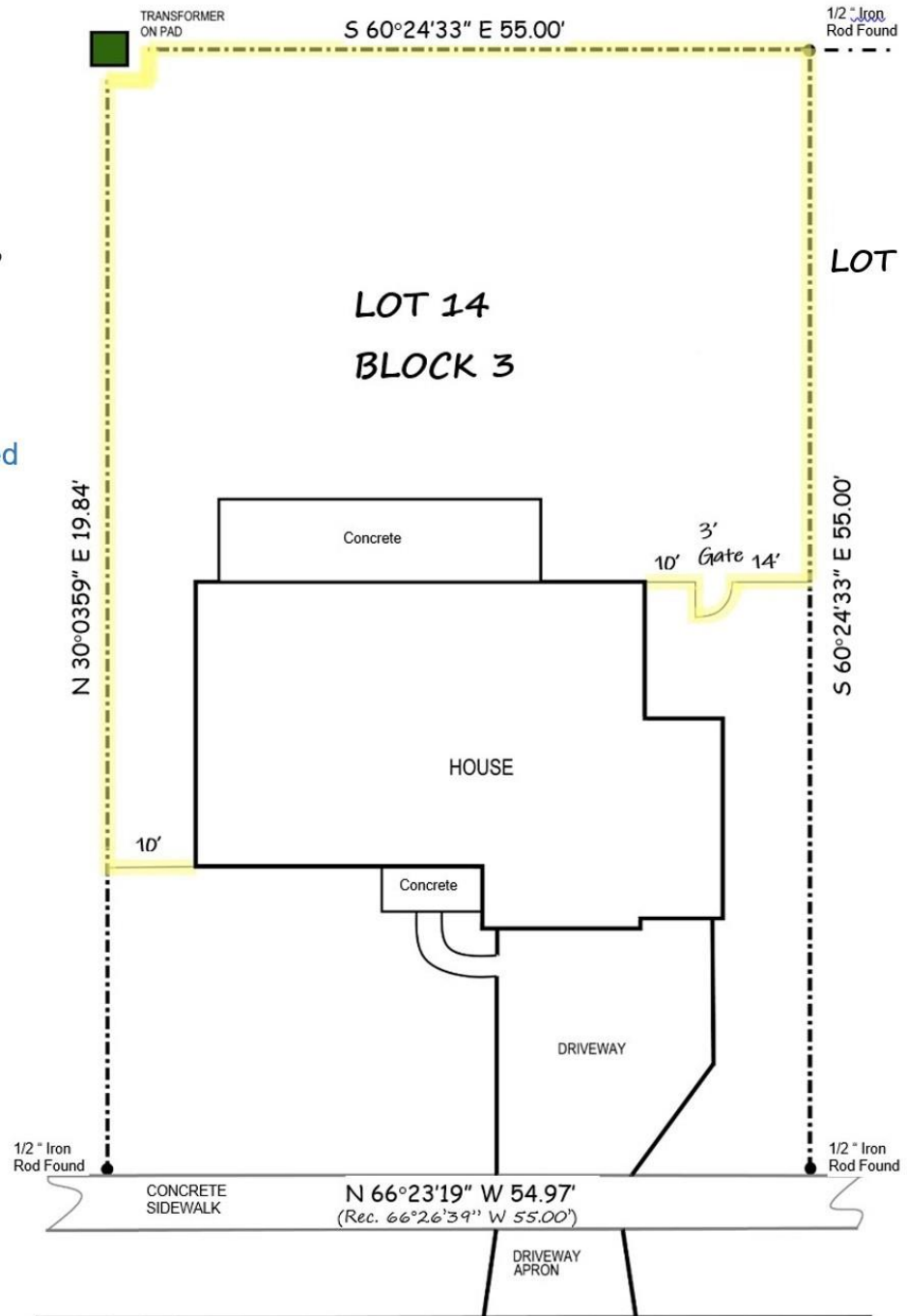
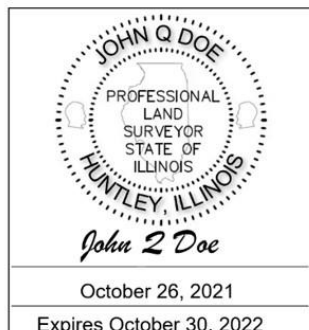
LOT 15

On your Plat:

- 1) Highlight the proposed new or replacement fence
- 2) Show gate size and location
- 3) List the height and material of the new fence

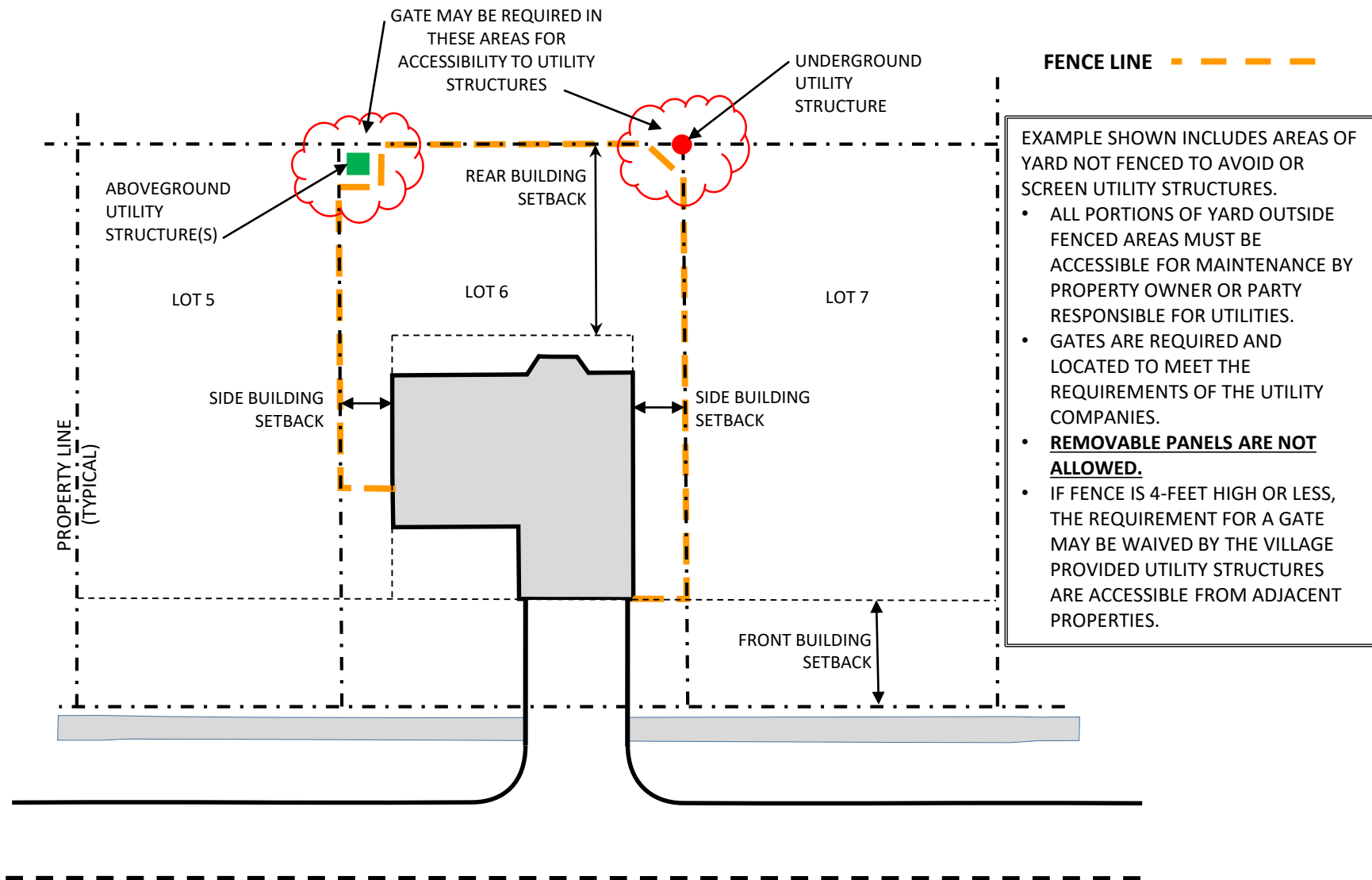
Example:

- a) 6' high
- b) Cedar





ALLOWABLE FENCE PLACEMENT TYPICAL LOT





ALLOWABLE FENCE PLACEMENT STANDARD CORNER LOTS (REAR YARDS ABUTTING)

FENCE CANNOT ENCROACH PAST REAR CORNER OF STRUCTURE AND MAY ENCROACH IN SIDE YARD NO CLOSER THAN 10 FEET TO RIGHT-OF-WAY

FENCE LINE - - - - -

PROPERTY LINE
(TYPICAL)

R.O.W.

DRIVE-
WAY

DRIVE-
WAY

REAR
CORNER OF
STRUCTURE

FRONT
B.S.L.

BUILDING
SETBACK LINE

SIDE BUILDING
SETBACK LINE

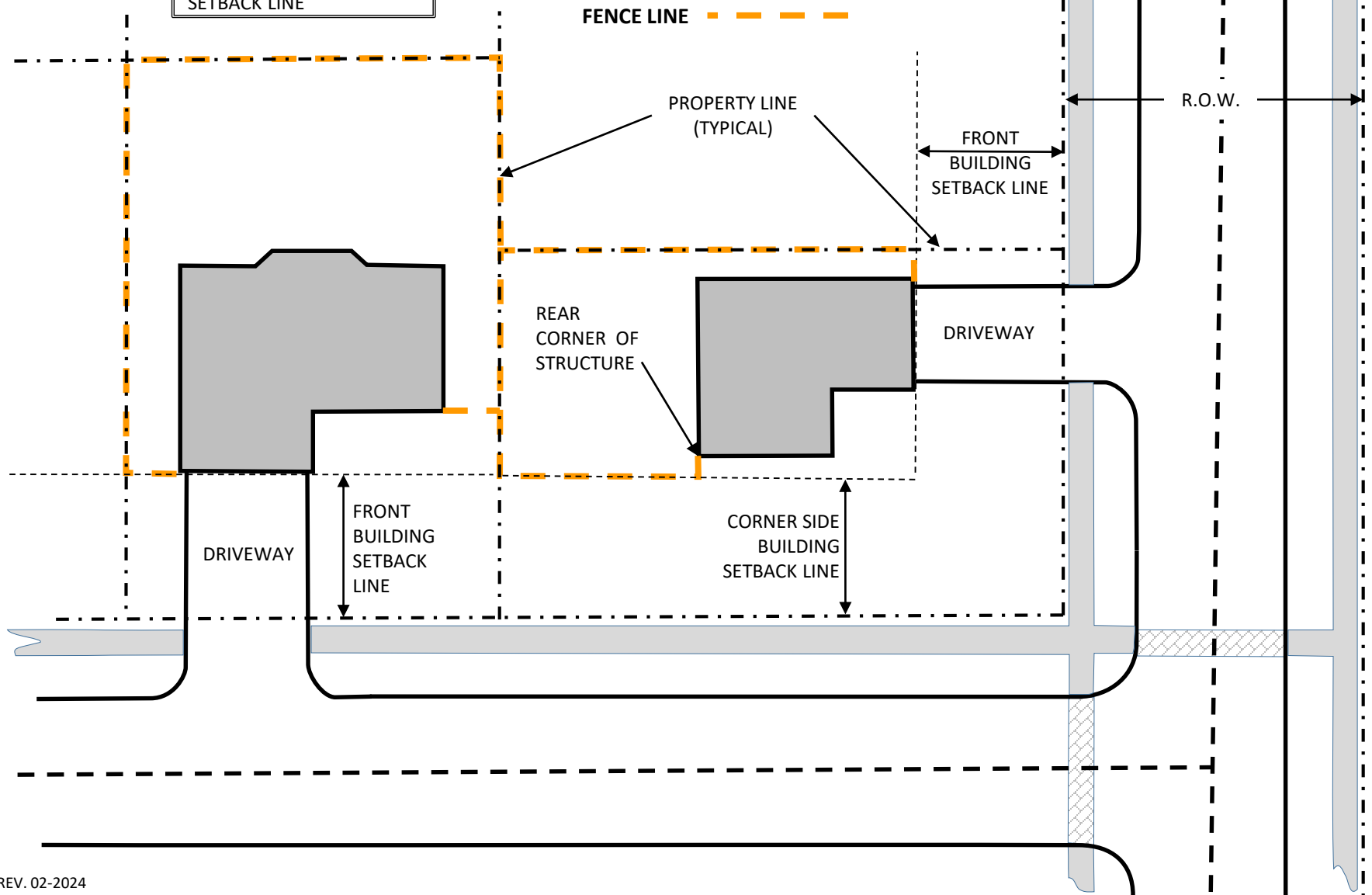
ALLOWABLE SETBACK
FROM R.O.W.

R.O.W.



EXAMPLE SHOWN IS A
STRUCTURE **NOT** LOCATED
ON SIDE SETBACK LINE.
FENCE CANNOT ENCROACH
PAST REAR CORNER OF
STRUCTURE NOR PAST SIDE
SETBACK LINE

ALLOWABLE FENCE PLACEMENT REVERSE CORNER LOT (REAR YARD TO SIDE YARD)





FENCE CANNOT
ENCROACH PAST REAR
CORNER OF STRUCTURE

ALLOWABLE FENCE PLACEMENT REVERSE CORNER LOT (REAR YARD TO SIDE YARD)

