



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

FENCES

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

- Call for an inspection of the empty postholes prior to pouring concrete.
- Call for a final inspection of the fence upon completion.

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

FENCES

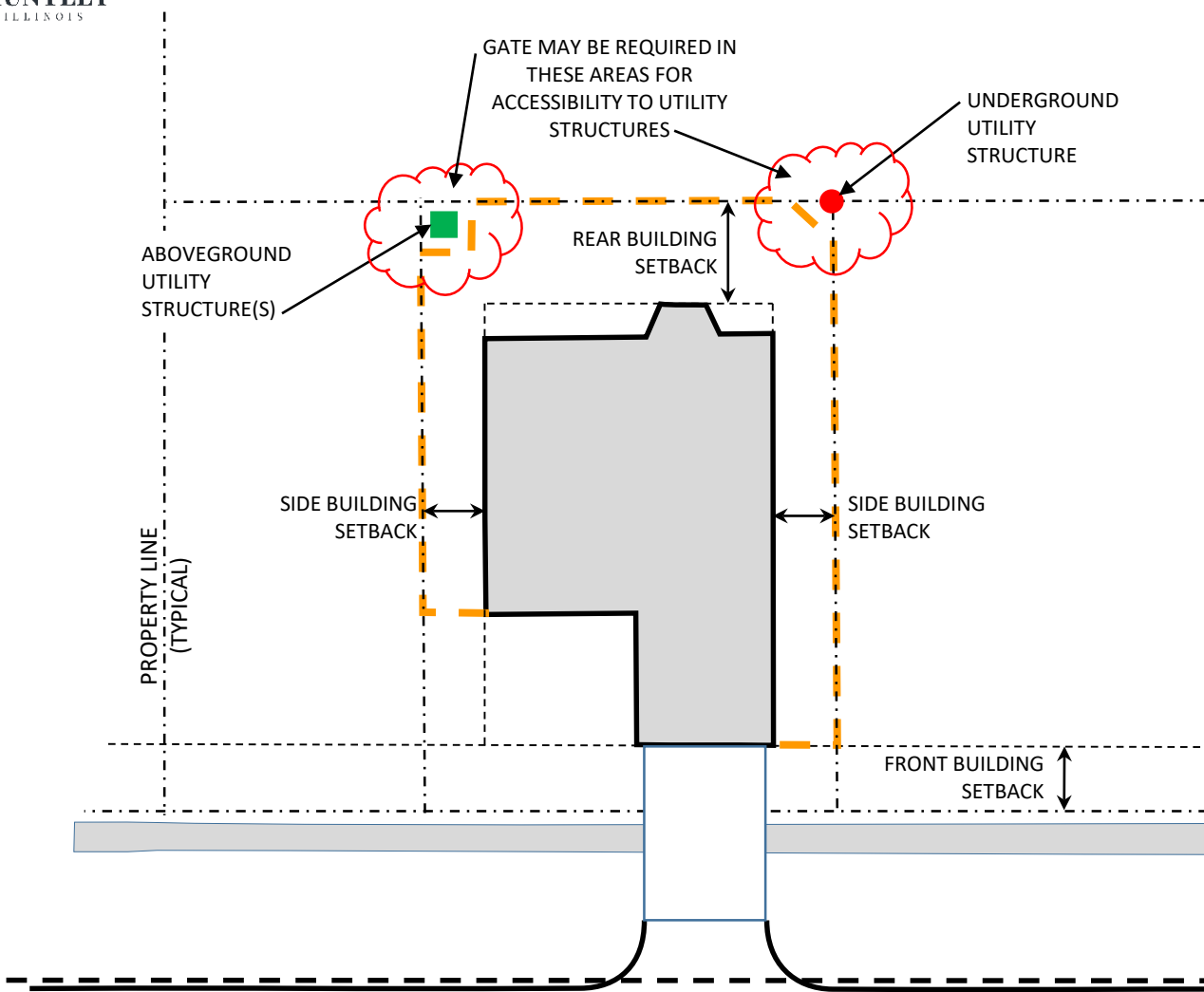
Permit Requirements

- All Plats of Survey submitted with the Building Permit application must be **full sized** plats with the legal description visible; two copies are required clearly indicating the location, height and type of the proposed fence.
- A copy of the contractor's quote or proposal is also required.
- **PLEASE NOTE THAT COVENANTS AND RESTRICTIONS FOR CERTAIN SUBDIVISIONS MAY BE MORE RESTRICTIVE. HOMEOWNERS ASSOCIATION APPROVAL MAY BE REQUIRED PRIOR TO ISSUING A PERMIT.**
- 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.
- Fences may be constructed of wood, PVC (plastic), chain link, wrought iron or other materials approved by the Building Official. The finished side of the fencing must face toward the neighboring property. Fences shall not exceed six (6) feet in height.
- Fence posts shall be installed a minimum of 42" below grade.
- The location of fences shall be as follows: **all fences must be constructed on property lines**. You share a property line with your neighbor. No fence shall be installed adjacent to an existing fence on the common property line.
- Fences may be installed on or at the property lines up to the front line of the house for interior lots. For corner lots please see the attached diagrams.
- No fence shall be constructed or installed so as to constitute a traffic or safety hazard. Additionally, 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.
- Fences located in utility easements shall be subject to removal, if required, at the owner's expense. Fencing shall not be installed over any storm water or sanitary inlet (manhole). Fencing that is 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**. It is the homeowner's responsibility to maintain this boxed out area to be free of weeds, tall grass, etc.
- Any fence placed over a Drainage, Utility and/or Municipal Easement shall not obstruct the designed flow of overland drainage nor shall there be any liability assigned to the municipality, or any other party, that has the right of access to said easement for the removal or displacement of any items, structures, organic plantings or cosmetic amenities placed within said easement. A "Release of Liability and Waiver of Claims" may be required at the discretion of the Village Official.

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



ALLOWABLE FENCE PLACEMENT TYPICAL LOT



EXAMPLE SHOWN INCLUDES AREAS OF YARD NOT FENCED TO AVOID OR SCREEN UTILITY STRUCTURES.

- ALL PORTIONS OF YARD OUTSIDE FENCED AREAS MUST BE ACCESSIBLE FOR MAINTENANCE BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR UTILITIES.
- GATES ARE REQUIRED AND LOCATED TO MEET THE REQUIREMENTS OF THE UTILITY COMPANIES.
- **REMOVABLE PANELS ARE NOT ALLOWED.**
- IF FENCE IS 4-FEET HIGH OR LESS, THE REQUIREMENT FOR A GATE MAY BE WAIVED BY THE VILLAGE PROVIDED UTILITY STRUCTURES ARE ACCESSIBLE FROM ADJACENT PROPERTIES.

FENCE LINE - - - - -



ALLOWABLE FENCE PLACEMENT STANDARD CORNER LOTS (REAR YARDS ABUTTING)

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

FENCE LINE - - - - -

R.O.W.

PROPERTY LINE (TYPICAL)

DRIVE-WAY

DRIVE-WAY

REAR CORNER OF STRUCTURE

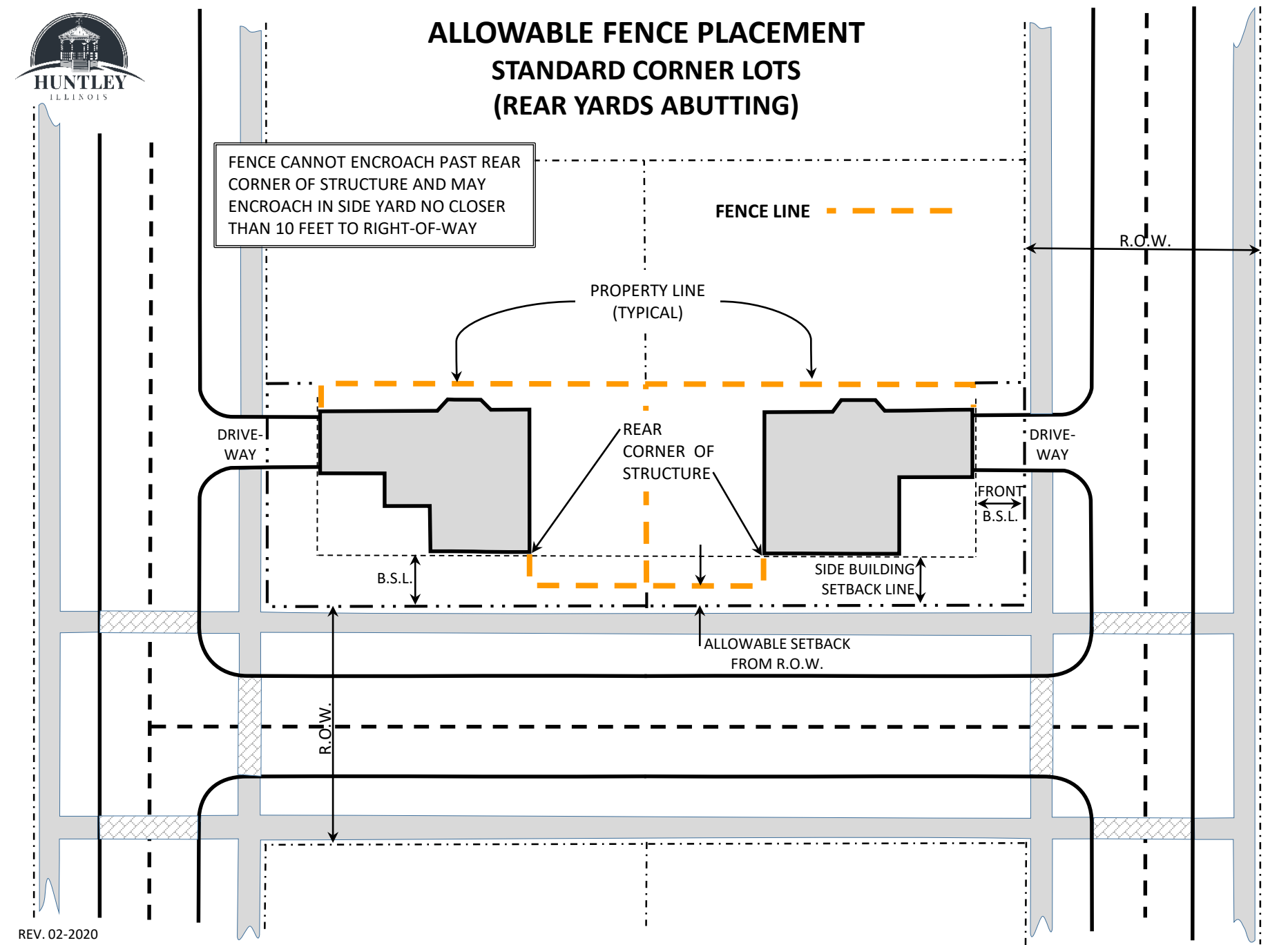
FRONT B.S.L.

B.S.L.

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 LINE

PROPERTY LINE
(TYPICAL)

FRONT BUILDING
SETBACK LINE

R.O.W.

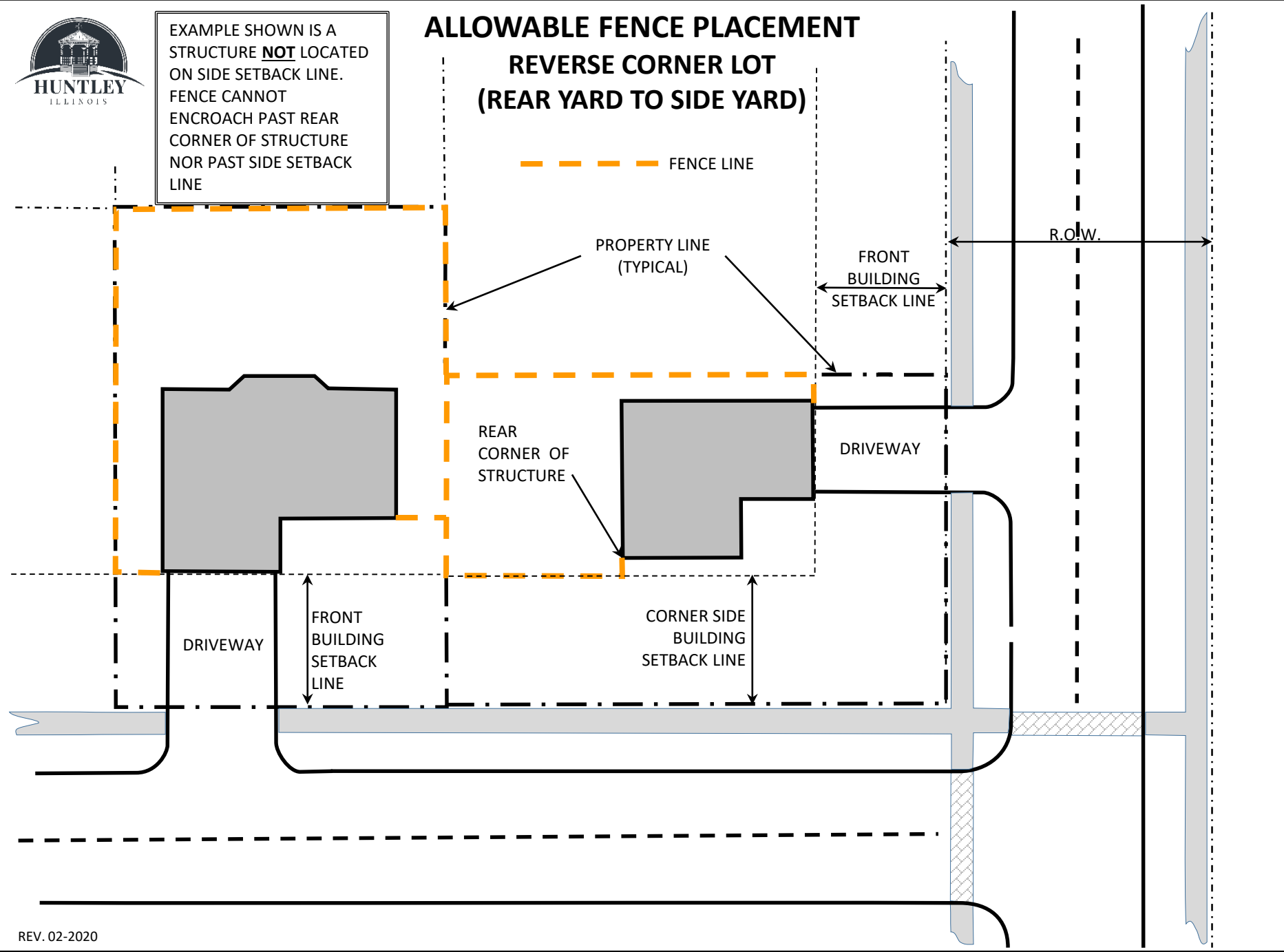
REAR
CORNER OF
STRUCTURE

DRIVEWAY

DRIVEWAY

FRONT
BUILDING
SETBACK
LINE

CORNER SIDE
BUILDING
SETBACK LINE





FENCE CANNOT
ENCROACH PAST REAR
CORNER OF STRUCTURE

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

