



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

SHEDS

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

- If a concrete pad is used, an inspection of the base prior to placement of the concrete is required. If using post holes for anchorage, a post hole inspection is required prior to setting the posts.
- If no concrete pad or posts are installed, a base inspection is not required.
- **A final inspection upon completion is required for all sheds requiring building permits;**
Please leave the shed unlocked and empty.

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

SHEDS

Permit Requirements

- A building permit will not be required for plastic or pre-fabricated sheds less than 5 feet in height with a base no greater than 20 square feet. **All other standards and requirements shall apply.**
- 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 clearly indicating the location and size of the proposed shed. 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. A copy of the contractor's quote or proposal is also required.
- Submit two detailed copies of the shed plan (or manufacturers brochure for pre-fabricated/plastic sheds) indicating the following items:
 - Complete dimensions, size and spacing of studs, joists, rafters and ridge beam, wall section and the method of anchoring the shed at all corners.
 - All lumber and floor sheathing within 6" of grade must be pressure preservative treated. Posts embedded in the ground shall be encased in 10-inch concrete piers.
 - Indicate the method of supporting the shed, i.e. piers, concrete slab, or treated lumber.
 - All sheds shall be vented. The method of venting shall be indicated on the plans or within the manufacturer's brochure.
- If the shed is to be supplied with electricity, the applicant shall identify the location of the line from the residence to the shed on the Plat of Survey. The type of raceway and burial depth must be noted. Intermediate or heavy wall conduit is approved. PVC is approved only where a separate ground wire is installed.
- Sheds may not be located in public utility, municipal or drainage easements. Easement dimensions are shown on your Plat of Survey. If no easements are shown on the plat, the shed may be located no closer than five (5) feet to the side property line and five (5) feet to the rear property line as long as the rear wall of the shed has no openings.
- Sheds must be located a minimum of six (6) feet from the principal building.
- Sheds shall not exceed one (1) story in height with a maximum of twelve (12) feet.
- The size of the shed shall not exceed a maximum of 150 square feet.
- Hurricane clips must be provided at all roof rafters and wall connections.
- Any opening or void between the base of the shed and grade must be skirted or otherwise enclosed to avoid animal harborage.
- All excavation spoils shall be hauled off site and disposed of in an approved manner.

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