Lake Holiday Property Owners Association Construction Permit Process

If you are planning to build any type of structure in Lake Holiday, you will need a permit.
Septic systems must be approved by Lake Holiday prior to being submitted to LaSalle County.

Lake Holiday (815-498-2216)
Permit Forms can be found on our website.
www.lakeholiday.us

LaSalle County (815-434-8666)
All structures more that 200 square feet, costs more than $2000 or 1 side over 20 feet long this also includes fences and above ground pools with the exception of boat docks and driveways.
www.lasallecounty.org

For shoreline work you will also need to complete and submit the following:
LaSalle County Flood Plain Development Protecting Illinois Waterways

LaSalle County will perform the following:
1. Plan review
2. Foundation inspection
3. Rough in and final plumbing inspections
4. Framing inspection
5. Rough in and final electric inspection
6. Heating, ventilation and air conditioning inspection
7. Final occupancy inspection

In addition to inspections performed by LaSalle County, Lake Holiday must inspect or approve the following:
1. Elevation of structures prior to construction
2. Set Backs - as shown on permit form
3. Septic permits - before they are submitted to LaSalle County Health Department
4. Culvert length, diameter and placement
5. Final inspection: 6 month compliance, exterior complete, house numbers, rough grade, ditch work
6. Inspections of all permits.
7. Call for final inspection at 815-498-2216.

APPENDIX B

RESIDENTIAL BUILDING PERMIT

NEW HOME

Performance Deposit. Refundable upon substantial and timely performance of completion for occupancy within six months provision for construction pursuant to the Lake Holiday Restrictive Covenants. Six month period commences upon the date of the approved footing inspections.

Permit Fee for New Home - Major Renovation and Room Additions		Performance Bond
Up to 500 Sq Ft	$250	$500
501 - 750 Sq Ft	$500	$500
751 - 1000 Sq Ft	$750	$1000
1001 - 1500 Sq Ft	$1000	$1000
1501 - 2000 Sq Ft	$1500	$1000
2001 Sq Ft and up	$2000	$1000
Garage	$200	$250

ACCESSORY BUILDING PERMIT
No Performance Bond Required

Permit Fees

Beach Permit (New)	$50.00
Boat Dock (Without Electric) / Rafts	$50.00
Carport	$50.00
Culvert and Drive	$50.00
Deck	$50.00
Fence	$50.00
Ornamental Structure (Screen Room, Gazebo, etc.)	$50.00
Retaining Wall	$50.00
Roof	$50.00
Shoreline Protection (New or Replacement)	$100.00
Storage Shed (Up to 144 sq. ft.)	$50.00
Swimming Pool	$50.00
Not listed above but, any other exterior alteration of a structure or property.	$50.00

Permits are valid for a period of 270 days from the date of issuance. Work authorized but not substantially started within 90 days of permit issuance shall require a new permit. Permits shall be revoked or suspended by the Lake Holiday Property Manager when he shall find from personal inspection or from component evidence that the rules and regulations of the Code are being violated. Futhermore, permits and lot numbers shall be posted in a conspicuous spot on the site for identification.

LH Permit # _____

LAKE HOLIDAY PROPERTY OWNERS ASSOCIATION

Application for Building Permit

Lot # _____

I. Location of Building or Improvement Lakefront ____ Off Lake ____ **Owner ____ Renter ___**

Is Shoreline Stabilized to LH Specification? Yes ____ No ____ I don't know ____

II. Applicant Identification

	Name	Mailing Address	Zip	Phone
Owner				
Renter				
Contractor				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

_____

Signature of Applicant Address Date

III. Improvement Information

A. Type of Improvement (Check all that Apply)

___ New Residence (House will be used ___ Full Time ___ Seasonal ___ Weekend Use)

___ Dock / ___ Raft ___ Sewage Disposal System ___ Storage Shed

___ Addition -# of Rooms ___ ___ Culvert __ft. length/ __ width ___ Driveway

___ Residence Repair/renovation ___ Pool __Above ___ Below Ground ___ Fence

___ Wrecking ___ Ornamental Structure (screen room, Gazebo) ___ Carport

___ Shoreline Protection ___ Garage ___ Deck ___ Retaining Wall

___ Beach __New __ Existing ___ Siding ___ Roofing ___ Windows

___ Patio ___ Other _____

B. Cost of Improvement _____

C. Construction Material

1. Framing _____
2. Siding _____
3. Foundation _____

D. Type of Sewage Disposal System _____ Mechanical _____ Conventional

E. Dimensions (New Homes, Renovations & Room Additions)

1. Number of Stories _____ 2. Total square feet of floor area, based upon exterior dimensions _____
3. Total Lot Area _____ 4. Number of Bedrooms _____ 5. Number of Bathrooms _____

F. Other Structures on Property at this time (check all that apply)

___ House ___ Fence

___ Garage ___ Attached ___ Detached ___ Pool

___ Shed ___ Gazebo

Over

IV. SITE OR PLOT PLAN - For Applicant Use (**Show setbacks, proposed construction, existing structures, street, lake, utility runs, septic placement, etc.**) Also show dimensions of new and existing structures and distance from lot lines and existing structures.

Front of Property

V. APPROVAL

Issue Date _____ Performance Bond $ _____ Date _____

Fee $ _____ LH Permit # _____ Approved By _____

BEACH PERMIT QUESTIONNAIRE

(form must be completed before permit issuance)

What type of sand will be used _____

How many tons will be delivered _____

Who will be delivering the sand to your property _____

_____

What is the total length of the proposed / existing beach _____

_____

What is the width of the proposed / existing beach _____

_____

When was the last time sand was added to your beach _____

MUST FURNISH LHPOA WITH COPY OF BILL FROM PIT
SHOWING TYPE OF MATERIAL DELIVERED WITHIN
2 WEEKS OF PERMIT ISSUANCE.