

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 than 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.

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
<u>Not listed above</u> 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. Furthermore, permits and lot numbers shall be posted in a conspicuous spot on the site for identification.

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)

- | | | |
|---|--|---|
| <input type="checkbox"/> New Residence (House will be used <input type="checkbox"/> Full Time <input type="checkbox"/> Seasonal <input type="checkbox"/> Weekend Use) | <input type="checkbox"/> Sewage Disposal System | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Dock / <input type="checkbox"/> Raft | <input type="checkbox"/> Culvert <input type="checkbox"/> ft. length/ <input type="checkbox"/> width | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Addition -# of Rooms _____ | <input type="checkbox"/> Pool <input type="checkbox"/> Above <input type="checkbox"/> Below Ground | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Residence Repair/renovation | <input type="checkbox"/> Ornamental Structure (screen room, Gazebo) | <input type="checkbox"/> Carport |
| <input type="checkbox"/> Wrecking | <input type="checkbox"/> Garage <input type="checkbox"/> Deck | <input type="checkbox"/> Retaining Wall |
| <input type="checkbox"/> Shoreline Protection | <input type="checkbox"/> Siding <input type="checkbox"/> Roofing | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Beach <input type="checkbox"/> New <input type="checkbox"/> Existing | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Patio | | |

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)

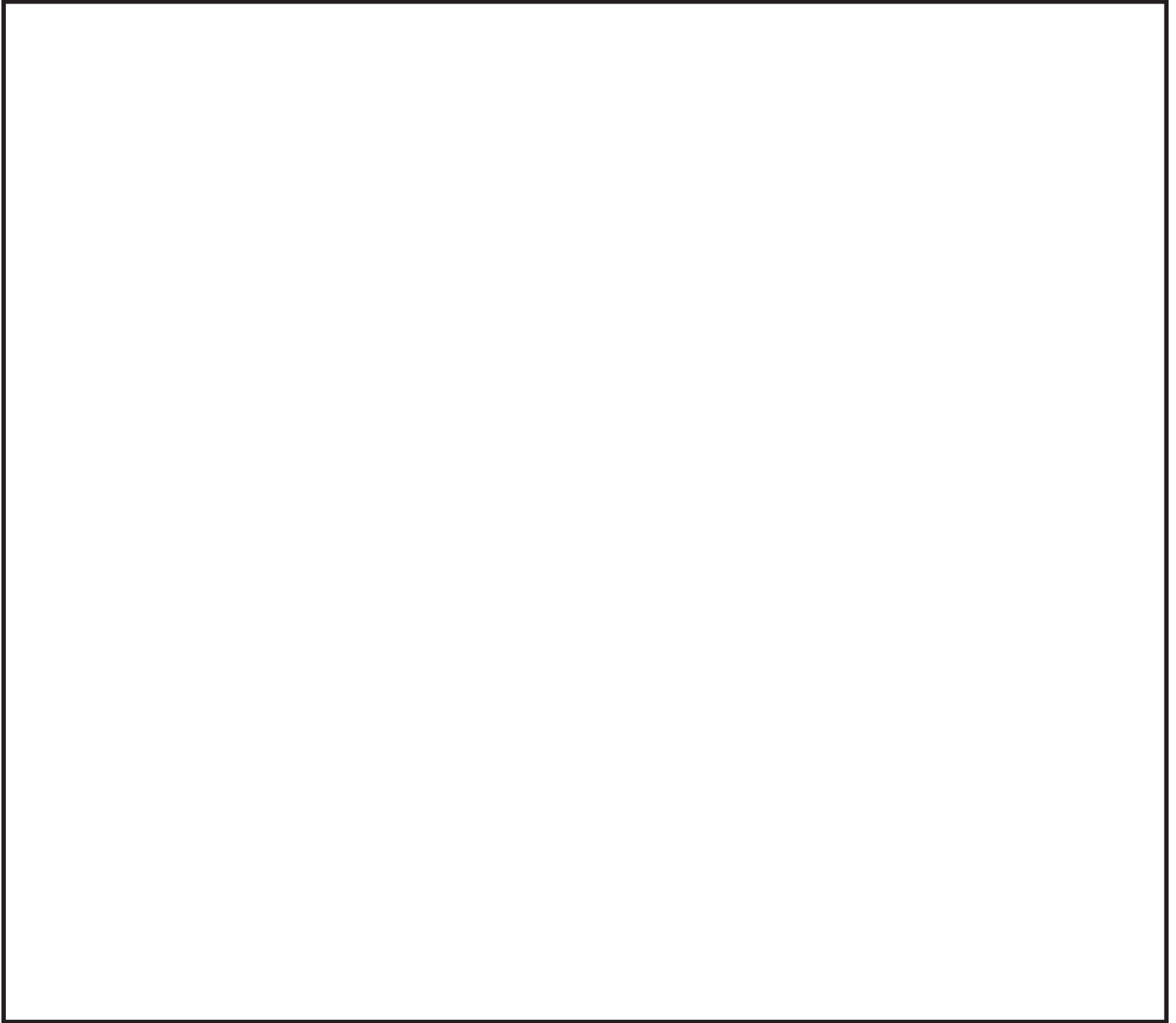
1. Number of Stories _____
2. Total square feet of floor area, based upon exterior dimensions _____
3. Total Lot Area _____
4. Number of Bedrooms _____
5. Number of Bathrooms _____

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

- | | |
|---|---------------------------------|
| <input type="checkbox"/> House | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Garage <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Pool |
| <input type="checkbox"/> Shed | <input type="checkbox"/> 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 _____

Fence Permit Questionnaire

Lakefront _____ Off Lake _____

1. Is this construction capable of obstructing a view within 75' of the normal high water mark of Lake Holiday? Yes _____ No _____

2. What is the appearance of fence to construct? _____

3. Where is the fence to be located on the property?

(check all that apply)

a. Will the fence be on the lot line? Yes _____ No _____

b. Backyard _____ Height of fence above grade _____

c. Side yard _____ Height of fence above grade _____

d. Front yard _____ Height of fence above grade _____ If located in the front yard, what is the visibility through fence at a right angle?

4. If this is a privacy fence, does it extend beyond the street façade of the dwelling?

Yes _____ No _____

5. Is this a corner lot? Yes _____ No _____ If yes, are vision clearance easements met for this type of fence?

Signature _____

Date _____