

# 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](http://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](http://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 -		Performance
Major Renovation and Room Additions		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. 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)**

- 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)**

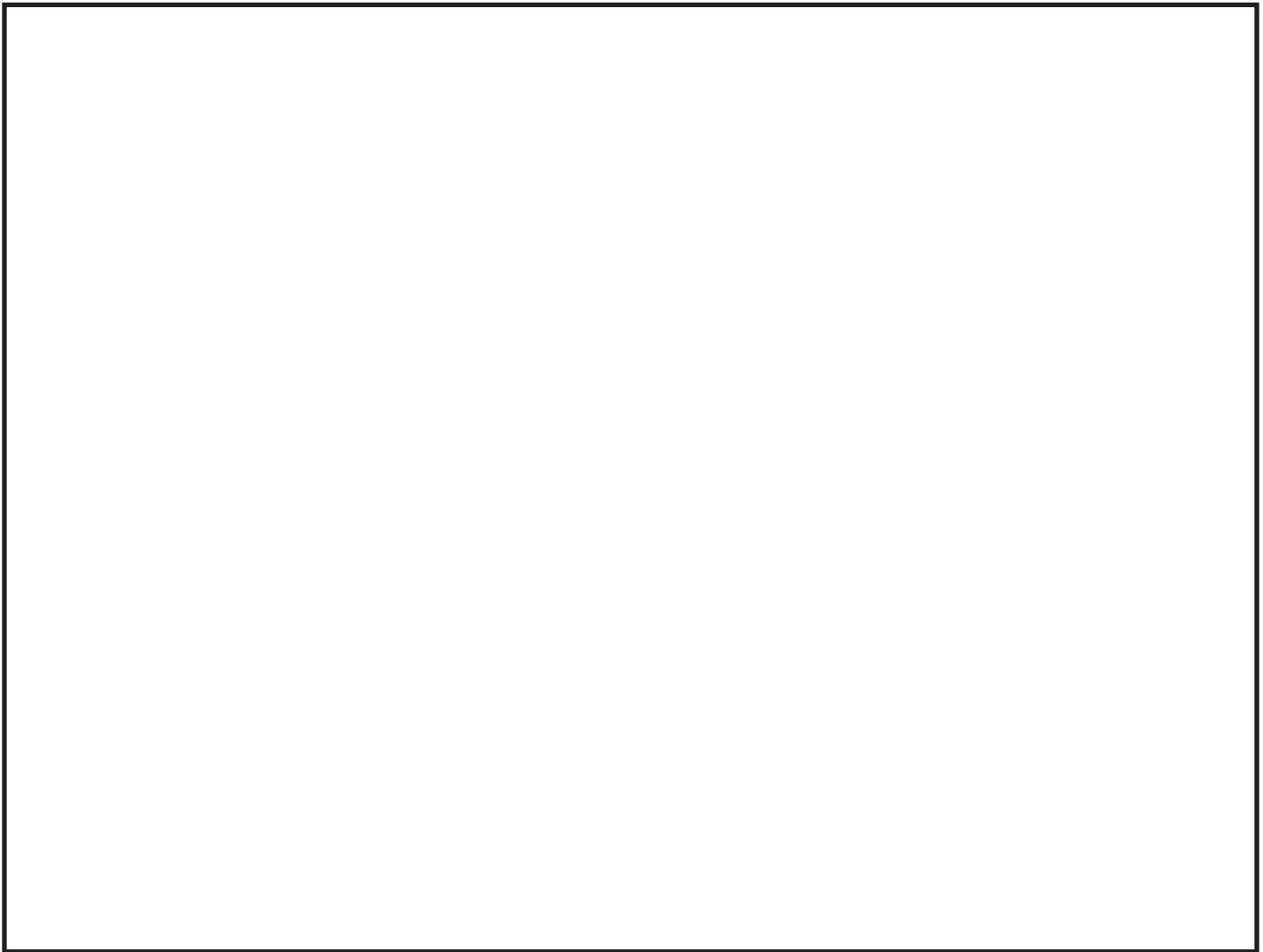
1. Number of Stories \_\_\_\_\_
2. Total square feet of floor area, based upon exterior dimensions \_\_\_\_\_
3. Total Lot Area \_\_\_\_\_
4. Number of Bedrooms \_\_\_\_\_
5. Number of Bathrooms \_\_\_\_\_

**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 \_\_\_\_\_

# Retaining Wall Questionnaire

1. Constructed of what material? \_\_\_\_\_

2. What is the height, length and cost? \_\_\_\_\_

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3. Does this meet setback requirements? Yes \_\_\_\_\_ No \_\_\_\_\_

4. Where necessary, is Tieback construction utilized? Yes \_\_\_\_ No \_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_