

Lake Holiday Property Owners Association Construction Permit Process

If you are planning to build any type of structure in Lake Holiday, you will need the following permits:

All structures including fences, pools, retaining walls, shoreline work, and boat docks. 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. List of approved Contractors - to be submitted with permit form
5. Culvert length, diameter and placement
6. Final inspection: 6 month compliance, exterior complete, house numbers, rough grade, ditch work
7. All inspections of fences, sheds and garages under 200 sq. ft., above ground pools, boat docks, shorelinework and retaining walls.
8. Call for final inspection at 815-498-2216.

APPENDIX B

RESIDENTIAL BUILDING PERMIT

NEWHOME

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
Shoreline Protection (New or Replacement)	\$100.00
Storage Shed (Up to 144 sq. ft.)	\$50.00
Swimming Pool	\$50.00
Any other exterior alteration of the structure or property that meets one or more of the following criteria:	\$50.00
1. 200 square feet or more	
2. Costing more than \$2000	
3. With a side dimension of 20 foot or more	

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 _____

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

II. Applicant Identification

	Name	Mailing Address	Zip	Tel. No
Owner or Lessee				
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

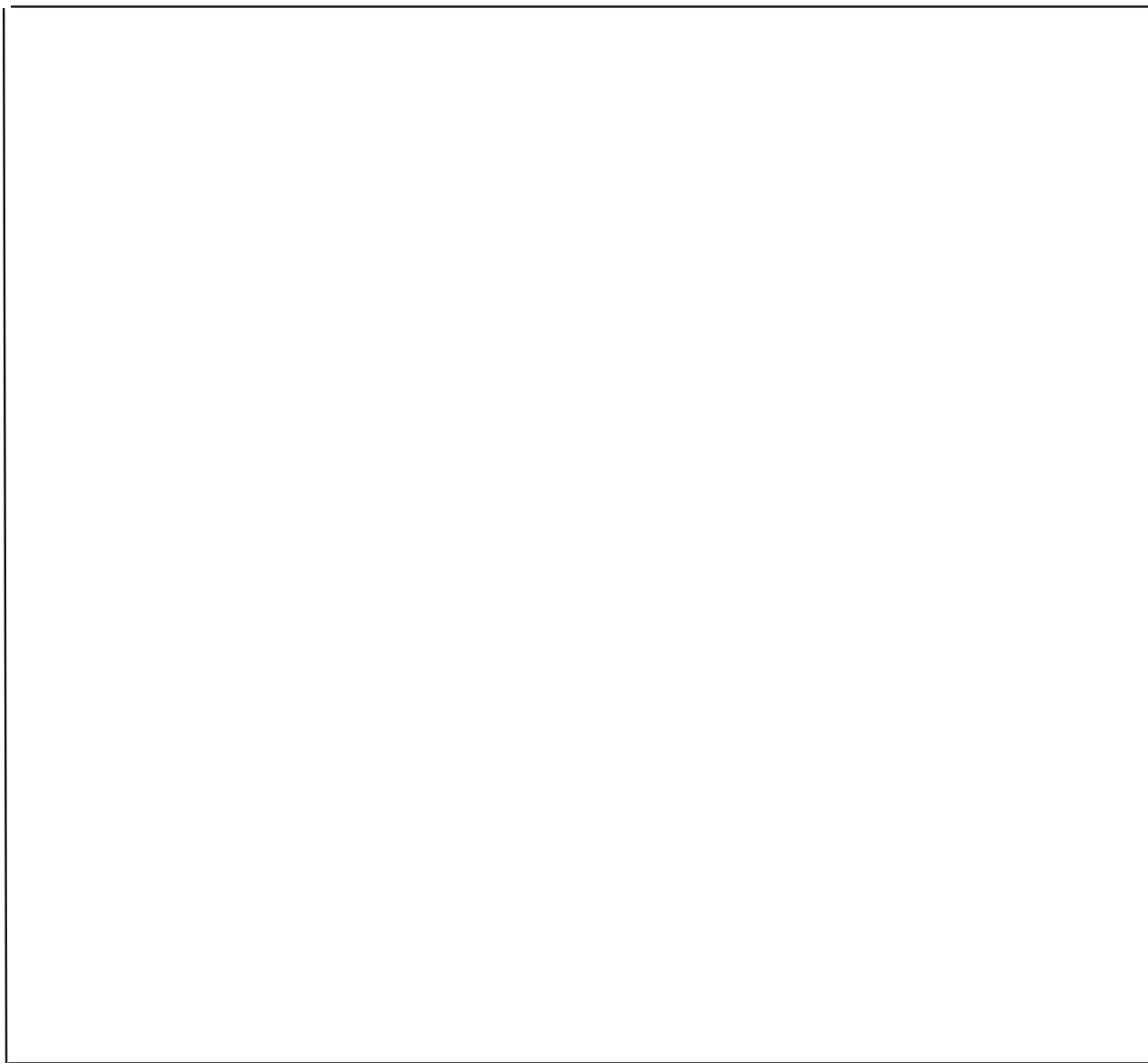
1. Number of Stories _____
2. Total square feet of floor area, based upon exterior dimensions _____
3. Total Lot Area _____
4. Number of Bedrooms _____
5. Number of Bathrooms _____

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 _____

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 _____