

## **Building and Construction**

It is hoped that planning and necessary controls will provide permanent protection against obligated neighborhoods, encroaching commercial establishments, overcrowding, unsightly buildings and other conditions that plague many older lake areas.

All construction at Little Swan Lake must comply with the Warren County Zoning Code (Ordinance No. 03-00-01, effective January 1, 2001) and the rules and regulations of Little Swan Lake. The building codes will be reviewed and modified from time to time in accordance with the needs and the continuing research of the Board of Directors of Little Swan Lake.

The Building Committee, Little Swan Lake Club Board, and Sanitary District are especially concerned as to any installation pertaining to the septic system without a plan approved by the Little Swan Lake Sanitary District.

It is the intent of the Building Committee to help the lot owner whenever any type of construction takes place; however, the committee must see that homes and other structures are attractive in appearance, as well as to insure that investments and the health and welfare of the lot owner and his/her neighbors are protected.

### **RULES OF CONSTRUCTION AND DEFINITIONS OF TERMS**

The Little Swan Lake Club Building Committee will use the rules of construction (Section 150.002) and the definitions of terms (Section 150.003) as set out in the Warren County Zoning Code (Ordinance No. 03-00-01). In addition, the term “lake front” means any property that touches Little Swan Lake. Some variances, all building codes, and some structures apply to Warren County Zoning Rules. WCHD means Warren County Health Department.

### **BUILDING PERMIT PROCEDURES**

- 1) For proposed permanent structures the lot owner must have the property professionally surveyed at his/her own expense. A letter must be attached to the building application form that states the date the survey occurred.
- 2) Stake out location of structure on the lot, all utility lines, and identify septic system location by flags or marked stakes.

- 3) Complete application and include a scale drawing with the application:
  - a) Plans must be drawn on a scale of one inch equals 40 feet (1" = 40').
  - b) Drawings must include the location of the structure and/or accessory building(s) on the lot.
  - c) Drawings must include all boundary and utility lines.
  - d) Drawings must include the location of the septic system.
  - e) This application, together with an "Individual Sewage Disposal System Permit" issued by the Little Swan Lake Sanitary District or its agent, must be submitted to a member of the Little Swan Lake Club Building Committee.
- 4) A lot owner/builder should expect to have at least four (4) inspections by the Little Swan Lake Club Building Committee. The required inspections are:
  - a) Staked location of the building (dwelling, garage, addition, shed, etc.), septic system, utilities, and lot lines.
  - b) At the time of ground breaking (to check accuracy of foundation compared with the building application).
  - c) Before the wall covering is applied. (It is important that the building committee inspect the building before the walls are covered. Failure to comply with this inspection will result in extra cost to the builder/owner as the wall covering would be removed for inspection).
  - d) Before occupancy (Committee will check for a properly working water and septic disposal systems, correctly grounded and working electrical installations, etc.).

The Building Committee may conduct other inspections as necessary. Failure of the owner/builder to obtain the necessary inspections will result in a "Stop Work" order being issued. The Building Committee shall have the right to enter any lot located at Little Swan Lake for the purposes of inspecting property where a building permit is being requested or to inspect any construction that is ongoing until such time as that construction is completed. The Building Committee shall have the right to inspect property where construction has begun without the proper permits. No lot owner or lessee can bar the building committee from entering property to perform inspections mandated by the building codes of the Little Swan Lake Club or Warren County Zoning Board.

When the sewage disposal system is built or installed, the owner and/or contractor will contact the sanitarian as to when an open pit inspection can be made. It is important that the "Sanitarian" view the open layout before back-filling is done. Otherwise, extra costs may be charged to the owner/builder if

the sanitarian sees fit.

- 5) If a variance is requested, the lot owner/builder must submit the request in writing to the Little Swan Lake Club Building Committee using the Variance Request form. The Building Committee will examine the property along with the owner/builder within 10 working days of receiving the request. The lot owner/builder must stake the location of any utilities and lot lines before the examination. Upon preliminary approval ~~of~~by the building committee, the lot owner/builder must complete a Warren County Variance Request and submit the Variance Request to Warren County. Upon completion of this step, the Zoning Board of Appeals will notify the surrounding land owners of the variance request and provide them the information required in the Warren County Zoning Code section 150.171 (4).

After adjoining land owners have been notified in writing of the variance request, the Little Swan Lake Board of Directors will then consider the variance request at the next monthly meeting. At the monthly meeting, the Board of Directors for Little Swan Lake will place the variance request on the agenda. Both the owner/builder and any land owner affected by the request will be given an opportunity to present information to the Board. The Board of Directors of the Little Swan Lake Club will then vote on the variance request. If the vote is negative, then the request will be denied. If the Board of Directors approves the request, then the owner/builder may continue with the Warren County Public Hearing. The Warren County Board of Zoning Appeals must issue all variances in cases in which the Warren County Board's rules have jurisdiction.

Any variance permit that is issued by the Little Swan Lake Club Board of Directors is valid for six (6) months. If at the end of this period, construction has not started, then the Little Swan Lake variance is no longer valid. The owner must then reapply with the Little Swan Lake Club Board of Directors for a new variance. Any changes in the construction permit or intent of use of the structure by the owner will nullify the variance.

- 6) The Building Committee must disapprove the building application if the structure, alteration, or addition does not comply with the rules and regulations of the Little Swan Lake Club or the Warren County Zoning Code.
- 7) When the lot owner has submitted a complete Little Swan Lake Building Application form and it is approved by the Lake Board, it will be sent to the

Warren County Zoning Office the issuance of a construction permit. The construction permit must be posted on the lot and must be visible from the road to which the property is addressed. This permit is valid for twelve (12) months and can be renewed for an additional six (6) months for an extension fee of \$500.00, if construction/building conditions are not changed. This \$500.00 fee will extend the permit through the end of the eighteenth month. Thereafter, the lot owner will be assessed a \$500.00/month penalty until the exterior of the home building project is completed. Construction permits are not transferable from one owner to another or from one property to another. Any changes in the construction permit, or intent of use of the structure by the owner must be approved in writing by the Building Committee.

- 8) Once construction has been completed, the Building Committee will inspect the property to ensure compliance with the Little Swan Lake Club Rules and Regulations. If the property is in compliance with all building rules and regulations, then the Building Committee will issue an occupancy permit.
- 9) Prior to the start of construction, an entrance may be made from the road into the lot and an approved culvert placed, if necessary. The applicant must check with the Road Commissioner of Greenbush Township or Warren County Highway Dept. as applicable for the necessity of the approved culvert at the entrance.
- 10) Application for building permits must be filed with a member of the Little Swan Lake Club Building Committee.
- 11) A stop work order will be invoked when a building project is out of compliance.

## **BUILDING CODES AND REGULATIONS**

A building application must be secured from the Little Swan Lake Club Building Committee before construction of a dwelling or accessory building begins. Before a building permit can be secured, the owner/builder must submit a detailed plan and complete a building application for the proposed dwelling, including any inspection fee. Once the Building Committee receives a completed application, the lot owner will be notified (in writing or by telephone) within 10 working days whether the application has been approved or disapproved. The Building Committee requests that the lot owner visit the site with the members of the

building committee. Applications that the Building Committee disapproves can be appealed to the Little Swan Lake Board of Directors at their monthly meeting.

No trailer, camper trailer, recreational vehicle, basement, tent, garage, or boat house shall be used as a residence. Any construction that does not meet the approval of the Building Committee or the Little Swan Lake Board of Directors will be removed at the expense of the lot owner.

- 1) One-story dwellings shall have a minimum of 1,000 square feet of living area on the main floor.
- 2) Two-story dwellings shall have a minimum of 850 square feet of living area on the main floor. The second floor shall have a minimum of 300 square feet of living area.
- 3) Cottages shall have a minimum of 600 square feet of living area on the main floor. These structures may be built on sequentially numbered lots 146-226 and 558-582.
- 4) Garages, decks, and porches are not considered living areas.
- 5) Dwellings cannot exceed 30 feet or 2 1/2 stories in height without a variance (Warren County Zoning Code Section 150.040 (B)).
- 6) The front of each lot will be the side facing the road. The front of a lot which borders multiple roads will be determined by the road used to address the property.
- 7) Dwellings must be located no closer to the Lake than 30% of the depth of the lot. The depth of the lot will be measured on the lot center line on Lake-front property.
- 8) Sewage disposal systems will be located no closer than 60 feet from the surveyed shore line, unless otherwise approved by the Building Committee. Sewage disposal systems must meet all Illinois Department of Public Health, Warren County Health Department, and Little Swan Lake Sanitary District requirements.

- 9) No porch or projection of any building or structure shall be nearer than 30 feet from the property line of road right of way or nearer than 15 feet from the property line of any abutting property lines unless topography would warrant consideration by the Building Committee for a variance.
- 10) The exterior of a dwelling may be sided with brick, stone, wood siding, steel, structural glass, fiber glass, plastics, concrete blocks, glazed building tiles, building tiles (provided they are stuccoed when completed) and aluminum. This does not include sheet aluminum. All manufactured sidings are acceptable except roll goods or imitations on backer boards.
- 11) Roofs may be covered with asphalt shingles, stone shingles, ceramic coverings, wood shingles, or standing seam painted metal roofing 29 gauge minimum. Any other roofing products must be approved by the LSL Building Committee before use. In no case shall any galvanized products including sheet metal, rolled, metal, or corrugated metal be used for roofing.
- 12) Any new construction on waterfront properties or adjacent to any natural drainage that flows into Little Swan Lake must have a silt fence installed prior to construction. This silt fence shall remain in place until landscaping and lawn growth is sufficient enough to stop any erosion of the loose soil that would enter the lake and drainage way.

## **ACCESSORY BUILDINGS**

No accessory building (garage, boat house, gazebo, shed, etc.) shall be constructed upon a lot until the construction of the dwelling has actually been commenced (Section 150.101 (B) (1) of the Warren County Zoning Code). Lot owners may request a variance for constructing a boat house.

Accessory buildings which are not a part of the dwelling may not be built in any yard but a rear yard and will be at least 30 feet from the shore line or rear lot line (Section 150.101 (C)(2) of the Warren County Zoning Code). For boat houses, the set back from the lake must not exceed 15 feet.

The Warren County Zoning Code Section 150.101 (B) (1) prohibits any accessory building from being used for any dwelling purposes. Therefore, no accessory building may be used for overnight lodging.

No porch or projection of any accessory building or structure (unless otherwise stated in this document) shall be nearer than 30 feet from the property line of road right of way or nearer than 15 feet from the property line of any abutting property lines unless topography would warrant consideration by the Building Committee for a variance.

Storage sheds and gazebos will be built of wooden frame not to exceed 196 square feet, side walls not to exceed 8 feet and the peak not to exceed 11 feet.~~10 feet by 12 feet.~~ For storage sheds and gazebos, the side lines are to be set back 10 feet from the property line. Gazebos may be painted or sided with a different exterior color than the dwelling. (These structures must comply with #10 and #11 under the Building Code).

Storage sheds, boat houses, and other accessory buildings must have the same color exterior siding as the dwelling unless exempted by the rules and regulations of Little Swan Lake Club.

No boat house is to extend beyond the surveyed shore line of Little Swan Lake.

No boat house is to be set back from the water more than 15 feet.

The boat house roof line is to be determined by the type of building and terrain. A 40" minimum height (or current building code) open railing will be the minimum allowed for a sun deck.

Boat houses will be equipped with ground fault eliminators, conforming to the National Electric Code.

Boat houses must have an eight (8) foot door or doors facing the lake that can accept a boat for storage.

No boat house will have a septic system or water system installed.

Boat docks will not exceed 32 feet in length and will not exceed 4 feet above the normal water level. If shallow water requires a longer boat dock, the lot owner must contact the Little Swan Lake building committee. The Building Committee and the Little Swan Lake Club Board will determine the maximum length for the dock.

Docks must be parallel with the surveyed shore line when there is less than 150 feet of water from shore to shore. If the channel exceeds 150 feet from shore to shore, then the dock may be perpendicular to the shore line.

## **REQUIRED PERMITS AND FEES**

The following types of construction or structures require **both a Little Swan Lake and Warren County Building Permit**. Fees for Little Swan Lake are shown below:

New Dwelling	\$200
Garages	\$75
Home Additions (Changing footprint of existing home, sunrooms, covered porches etc.)	\$75
Boat Houses	\$75
Storage Sheds	\$25
Gazebos, Pergola	\$25
In-ground Pools (All swimming pools must be adequately fenced to prevent access of small children and meets all applicable health and sanitary requirements [Warren County Zoning Code Section 150.040 (A)(11)]	\$50

The Building Committee will inform lot owners/builders of the permit fees for both the Little Swan Lake Club and Warren County Zoning Board.

The following types of construction or structures require a **Little Swan Lake Building Permit only**:

Boat Docks	\$25
Boat Lifts	\$25
Decks (if covered, see above: Home Additions	\$25
Above ground swimming pools: (see note above for In-ground Pools)	\$??

Warren County does not require a building permit for the above structures. If the Building Committee has to inspect the structure, a minimum fee of \$25.00 will be charged. The Building Committee will inspect the construction when the structure or accessory building violates one of the above building codes or when a complaint is received by either the Little Swan Lake Board of Directors or the Building Committee. If the structure cannot be brought into compliance with the rules and regulations of both Warren County and Little Swan Lake, then the lot owner/builder must remove the structure at their expense.

The following types of construction or structures **do not require either a Warren County or Little Swan Lake Building Permit**: retaining walls, fences, garden structures, shoreline protection, routine maintenance of a dwelling, garage, boathouse, or other accessory building, replacing a roof and any interior remodeling that does not change the existing footprint of the structure.

Shoreline protection may use man-made products, riprap or large rock. Sea-walls must be constructed at pool stage and no land may be reclaimed when lost by action of nature through the past years. Routine maintenance includes, but is not limited to, painting, sealing drive ways, replacing window and doors, repairing roofs or damaged siding, etc.

The Building Committee will inspect the above only when the structure or accessory building violates one of the above building codes or when a complaint is received by either the Little Swan Lake Board of Directors or the Building Committee. If the Building Committee has to inspect the structure, a minimum fee of \$25.00 will be charged. Upon inspection, if a violation is found, the lot owner/builder must stop work and apply for a building permit (Little Swan Lake and Warren County). If the structure cannot be brought into compliance with the rules and regulations of both Warren County and Little Swan Lake, then the lot owner/builder must remove the structure at their expense.

