

Goose Lake Association

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Goose Lake Association Shoreline Committee Construction Guidelines Revision 5/23/11

These are general guidelines to follow in addition to any rules relating to the topic. No two properties are the same and all will therefore have to be looked at based on individual conditions along with how they will affect both their neighbors and the regular safe flow of boat traffic. Since the intent is to preserve shoreline areas and water clarity GLA will make the final eligibility determinations on a case-by-case basis.

General

- Sketches must show all existing facilities with their dimensions and locations as well as the proposed locations (with dimensions) of all new facilities. All sketches must be submitted on 8.5 x 11 standard paper. They must show the locations of all proposed construction and the proximity to the shorelines and property lines. For seawall constructions, sketches must show distance from high water mark on the shoreline. Sketches for piers, boathouses, ramps, boat slips and etc., are to show size, length, width and if with a roof, height and dimension of roof. Specify type of materials to be used. Sketch must be signed.
- Based on the scope of a project, the shoreline committee chairman may require two engineer surveys of the property before and after the project detailing the locations of structures.
- All construction practices and locations shall comply with all state, county or municipal building codes.
- Private contractors engaged in any of the above listed projects must provide the Goose Lake Association with a current certificate of General Liability Insurance Listing GLA as additional insured on the certificate. If the above listed guidelines/provisions are not followed by the contractor, the Goose Lake Association Board of Directors may exercise its right to ban the contractor from performing future work along any/all Goose Lake Association waterways.
- Any changes to the original submitted permit request and attached drawings will be subject to removal at owner's expense within 60 days of notification and applicable fines.
- All projects are subject to inspection upon completion to verify compliance.

Docks

- No docks shall protrude more than 28ft into the lake or cove from the high water mark on the original shoreline (However shorelines may be cut back and reinforced properly to allow for different dock configurations and lengths)
- All docks or related structures must be 10ft from any property line (This allows a boat to be parked alongside a dock without encroaching into the neighbors property)
- The sides of covered slips are not to be enclosed. Handrails may be put on for safety, but must not be enclosed; however, a portion of one exterior side may be walled for the placement/construction of an approved storage area. Sketch should show if covered (roofed), and dimensions. Non reflective materials must be used. No habitable
- Flotation Materials – Flotation for all facilities shall be of materials manufactured specifically for marine use. Reuse of plastic, metal, or other previously used drums or containers for encasement or flotation purposes are prohibited.
- Reflectors – Reflectors or reflective tape must be placed and maintained by the applicant on the two furthest corners of the structure that extend into the` water.

Shoreline

- Rip rap in front of seawalls shall be required to be one foot above high water mark
- Shorelines must have no more than 2ft of rise in 15ft to be able to dump sand or gravel onto the shoreline. Note: (6 – 8 inch) Rip rap would not apply to this guideline.
- For the purpose of controlling shoreline erosion, seawalls constructed of 6-8 inch rip-rap rock or large boulders can be used along the land’s edge that touches the water. Erosion Fabricate must be placed between shoreline soil and rip-rap or boulder material. Placement will be determined based on the established “normal” high water mark of the affected lake. Materials – Tires, scrap metal, crushed block, construction/demolition debris, or other types of material that are not aesthetically acceptable are not allowed for stabilization.
- All other perpendicular artificial seawalls (metal, fiberglass, concrete, etc) must be placed (3) feet back from where the “normal” high water mark touches the shoreline. This will allow boat wakes and/or wind driven waves to dissipate by hitting the land in front of the seawalls rather than bouncing off of the artificial seawall and back into the lake. If sufficient land is not present in front of the artificial seawalls due to the contour of the shoreline or depth of the lake, 6-8 inch rip-rap must be placed in front of the artificial seawall material to properly dissipate the wakes/waves.
 - Exceptions

- Artificial seawalls can be utilized (without rip-rap) in areas where boat bays or boat houses are being created not to exceed a maximum of 30 feet in length along the shoreline.
 - In channels where space is limited, the type of seawall that may be used will be subject to review and approval by the Goose Lake Association Board of Directors or designated committee.
- All excavated material and disturbed shoreline must be stabilized to prevent erosion and runoff into the lake. Silt fencing shall be used as required.

Note: Any variation from these guidelines will have to be approved by a majority vote of the GLA Board at the next scheduled monthly meeting.