The Lake Thunderbird Architectural Control Committee wants your experience in building a new home at Lake Thunderbird to be a positive experience. The committee would like to advise you to get references from your contractors, visit some of the homes that they have constructed and visit with some of their customers. It is the owner’s responsibility to check with their contractors regarding insurance, bonding and licensing. The committee would also recommend that you ask for a final copy of the counties building inspector’s final inspection. The committee feels that if you take these additional steps, your experience in building a new house will be easier and it will help prevent any unforeseen problems. We look forward to meeting and welcoming you to Lake Thunderbird. The building packet that you have received needs to be completed in full. Page Four, 4, #11 has a list of all submittals that are required to approve or deny your request. Your cooperation in supplying all required documents will make the approval process more efficient. All forms are at the end of the packet. All fines are Class 8 depending on severity to be determined by ACC and/or Board.

The Senachwine Road Commissioner has asked that prospective home owners contact him before installing mail boxes at their residences. This will avoid the mail boxes being in the way of snow removal. Please also be advised that nothing is to be planted, constructed or placed in the ditches. The Senachwine Road Commissioner’s phone number is (815) 437-2000.

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**Major Revision Approval:**
- Water Installation fee changed to $1500 fee, Page 15, 1-21-17
- Minimum home square footage changed, Page 3, 2-19-17
- GFCI Current Interrupter Requirement expanded Page 9, 2-19-17
- Moved all Forms to end of packet & added Land Clearing and Building Permit pages 13-20, 2-19-17
- Formatting and layout changes 2-19-17
- Updated Utility and contact number page 2-19-17
- Metal Roofing 04-21-18

Lake Thunderbird Association        Architectural Control Committee        Approved 06 16 2018
Lake Thunderbird members must check with the Lake Thunderbird office and their county to see if a permit is required for your project. All Approved Permits Must Be Prominently Displayed In A Window Facing the Street Or On A Permit Post From the Putnam County Building Inspector. If not visible, it will be a Class 1 fine

1. Permit fee on new homes are based upon square footage
   a. 820 – 1000 sq. ft. = $500.00
   b. 1000 – 1500 sq. ft. = $1,000.00
   c. 1500 sq. ft. and above = $1,500.00

2. Permit fee on additions to existing homes or garages
   a. Up – 199 sq. ft. = $65.00
   b. 200 – 399 sq. ft. = $125.00
   c. 400 – 799 sq. ft. = $250.00
   d. 800 – 1000 sq. ft. = $500.00

3. $1500.00 water installation fee for new homes.

4. House address – New homes will be required to identify their POSTAL ADDRESS NUMBER (not lot number) with a minimum of a 3” in high number(s) visible from the road. Numbers on the mail box must be on both sides and a minimum of 1” in height. New homes in Putnam County will be required to identify their POSTAL ADDRESS NUMBER (not lot number) and it must conform to county statutes Ordinance #2004-0-03. New homes in Bureau County must contact the Bureau County enhanced 911 office at (815) 879-3803 for their new 911 address. This will establish their postal address. (eff: 03-18-2017)

5. New homes MUST have erosion control where necessary (see building packet)

6. Sheds NOT to exceed 150 square feet. Sheds cannot be built on vacant lots; shed owner’s house must be built first or on adjacent lot.

7. Garages (detached) not to exceed 864 square feet. Garages cannot be built on vacant lots; garage owner’s house must be built first or on adjacent lot.

8. Sheds and garages must be staked showing location, setbacks and approved by the Architectural Control Committee. Garage and sheds MUST have LTA and county permits.

9. Time Extensions – refer to Construction Completion Agreement in the building packet. With other construction, a one time extension MAY be granted with Architectural Control Committee approval.

10. Building Fees for gazebos, screened porches, new decks, sheds, new retaining walls, new or replacement boat dock, carport, finished permanent driveway, re-siding, permanent swimming pool, permanent sidewalks, camper deck/patio, new or replacement stairs, changes to the structure of your home (i.e. changing door or window size) landscaped private beach area for erosion control that includes sand, re-roof, fascia, demolition of existing structure shall be $50.00.

11. A REFUNDABLE clean up deposit will be required before any permit will be issued. It will be $500.00 for new home construction or demolition and $200 for room additions, sheds, decks, garages, and roof replacement, siding and residing.

12. Demolition of existing home is FREE but a permit is required.

13. FINES: Any construction that has begun without a building permit is subject to a class 8 fine, max. $500.00. Work must cease immediately upon receiving citation. The fine will be based on the cost and size of the project. If a building permit is denied by ACC, all construction must be removed within 30 days after the Appeals Committee reviews the case.

Permits ARE NOT REQUIRED for minor landscaping, flower boxes, graveling driveways, landscape timbers, flower/tree planting, seasonal pools, garbage can containers, replacement doors, replacement screens, painting, staining, color changes, regular home maintenance, and emergency home repair. It is
recommended that the lot owner call JULIE at 1-800-892-0123, before any digging is started. LOT CLEARING REQUIRES A PERMIT.

1. PURPOSE:
   To outline for the members and their contractors the Lake Thunderbird Association (LTA) and the Architectural Control Committee (ACC) requirements and information needed for approval of the design and construction of homes, additions and other structures. The information contained here-in and related material in the LTA Restrictive Covenants Article III, Building Use and Architectural Control and LTA rules and building/zoning requirements of the county in which the property is located are to be followed.

2. DEVELOPMENT:
   Lake Thunderbird is a planned private recreational and residential community zoned R2 by Putnam and Bureau Counties. A large variety of home styles are present and care should be taken in design of the structures so that they are consistent with the natural/rural atmosphere of the area.

   **APPROVAL OF A SPECIFIC STRUCTURE SHALL NOT BE CONSTRUED AS SETTING A PRECEDENT FOR REPETITION**

3. PLANNING YOUR PROJECT:
   The design and building of a home represents a major investment. With good planning, it should be a pleasurable and exciting experience. It is strongly recommended that a professionally prepared set of drawings and material list be used for construction to ensure that the structure meets all required building codes and the true cost of construction is known.

   Modular homes and all other which are approved by the International Residential Code (IRC), formerly BOCA, are acceptable by the LTA and Putnam/Bureau Counties. Manufactured homes approved by HUD codes are not acceptable unless they have structural changes which meet the IRC requirements. No construction can be started without appropriate signed permits.

   **PARK MODELS AND HOUSE TRAILERS ARE NOT ALLOWED**

4. MEMBER’S RESPONSIBILITIES:
   Members are required to make sure proposed structures meet IRC as well as verify all warranties and the reputation and competence of the manufacturers and contractor. Members should reevaluate the size of existing septic system with a licensed contractor for any new home addition and include the report to ACC and county zoning officer.

   LTA and ACC approval of plans and specification shall in no way be regarded as a substitute for the responsibility of the owner and their contractor to be in compliance with all STATE, COUNTY and LOCAL codes, rules and regulations.

5. SIZE OF HOMES:
   The minimum size of a home in Bureau County shall be no less than eight hundred (800) square feet, in Putnam county for a single story, no less than eight hundred twenty five (825) square feet and for a two (2) story no less than seven hundred eighty (780) square feet on the ground level and the combined square footage of both 1st and 2nd stories not to be less than eight hundred twenty five (825) square feet. Minimum living area is defined as finished area excluding garages, porches, patios, etc. Minimum ceiling height is not to be less than seven (7) feet. Only single family homes are allowed and Lake Thunderbird Association Architectural Control Committee Approved 06 16 2018
are not to exceed two and one half (2-1/2) stories in height. At least one complete washroom to include water closet (toilet), hand sink, tub and or shower is required.

Exterior of structures must be completed within one (1) year of approval date.

6. BUILDING SET BACK LOCATIONS
A current certified plat of survey showing the location of new or existing structures must be submitted at the time of review. The location of the structures must be within the requirements of the LTA Restrictive Covenants per Article III (3) Building use and Architectural Control, Paragraph nine (9), for the county in which the property is located.

Before any excavation is started, JULIE must be contacted at 1-800-892-0123 to ensure that there are no buried utilities in the area of the digging.

7. UTILITIES:
LTA owns and operates the water system. No wells will be allowed. Water installation from the main to the buffalo box on the property line will be done by Lake Thunderbird Association and a $1500.00 fee (due at the time when plans are turned in for approval) will be required. It is the responsibility of the owner/contractor to continue the water service from the shut off to the structure with approved materials. Electrical service is provided by Ameren Illinois 1-800-750-7026. Telephone service is provided by Frontier 1-877-462-8188. Septic systems must be approved by the Bureau/Putnam Health Department and installed by a licensed contractor.

8. JOB SITE:
Construction site must be kept free of trash, garbage, or other waste at all times. All home and large construction sites must have a dumpster, dump trailer and/or roll off from beginning through completion. Not having a dumpster, dump trailer and/or roll off will be a Class 5 fine. Fine will be doubled the second month and tripled the third month. All materials for construction and/or renovation MUST be stored on the lot where the work is being done. No storage or staging of building materials is allowed on any other lot unless approved by ACC.

9. SIGNAGE:
No contractors, sub-contractors or supplier signs are allowed on the site. The only signs permitted are realtors or owners, when the property is for sale.

10. CULVERTS:
Driveways crossing road drainage ditches must have an approved culvert installed. In Putnam County, they are approved by the Senachwine Township Commissioner and lots located in Bureau County are approved by the LTA Lake Manager.

11. SUBMITTALS
Approval of new homes and additions to existing homes require the following information:
   a. Three (3) sets of structure plans drawn to a scale of not less than one fourth (1/4) inch equals one (1) foot. Submitted plans MUST be computer generated drawings or architectural prints
   b. Show footing, foundation walls and drain tile details and dimensions
   c. Floor plans with room identification and dimensions
   d. Elevation views of all sides to include roof pitch, height, width and length
   e. Material list of framing members to include dimensions and grade to be used for floor joists, exterior/interior walls, ceiling joists, stair cases, roof rafters/trusses, window/door headers,
support beams, columns, subflooring, roof sheeting, and description of exterior finish and roofing material.
f. Detailed electrical plans showing meter location, panel size, branch circuit layout and wire size.
g. Detailed plumbing plans showing domestic waste water systems including floor drains and sump pumps
h. Type of heating system (Electrical baseboard, forced air, hot water, etc.)
i. Three (3) copies of a certified plat of survey, to include the location and dimensions of all structures, septic, utilities, and set back requirements drawn to scale.
j. Three (3) copies of an approved septic system permit
k. Completed culvert permit
l. Completed and signed Construction Completion Agreement.
m. Completed and signed Contractor Deposit Agreement
n. Water installation form completed with a check for $1500.00
o. A non-refundable check in the amount to be determined according to square footage of construction payable to Lake Thunderbird Association for building fee
p. A new home REFUNDABLE deposit check in the amount of $500.00 for exterior finish completion within 12 months or less and a general clean up compliance with the architectural committee guidelines and approval procedures.

New houses and other additional structures, or changes in the outside dimensions of existing houses or structures require obtaining a building permit from the county in which your lot is located. This must be done after your submittal has been approved by the LTA ACC. Putnam County Zoning Officer: Jim Burger at 815-925-7297. Bureau County Zoning Office: Kristine Donarski at 815-875-1631

THE REASON YOUR SUBMITTED PLANS HAVE NOT BEEN APPROVED IS BECAUSE THE HIGHLIGHTED ITEMS WERE NOT SUBMITTED WITH YOUR PLANS. PLEASE SUBMIT THESE ITEMS SO WE CAN APPROVE YOUR REQUEST.

Before any new home is begun, a copy of a platted survey will have to be submitted to the Architectural Control Committee

Basements and Crawl Spaces:

1. Footing will be a minimum of 8" thick by 18" wide and a minimum of 36" deep to the top of the footing.
2. Basement and crawl spaces walls will be a minimum of 8" thick tied into the footing with at least ½" reinforcing on 2' center. (LTA suggests that corners also be reinforced).
3. Foundation will be properly tiled for drainage.
4. An 8" or 10" trenched foundation with a depth of 42" may be poured both for a slab and a crawl space home.
5. House plate will be a minimum of 2" x 8" treated lumber.

Flooring:

1. Floor joists will be a minimum of 2" x 10" and 16" on center, or engineered floor joists or trusses with a sub floor thickness minimum of 3/4".

Exterior and Interior Walls:

1. Exterior walls will be a minimum of 2" x 4" construction at a maximum of 16" on center.
2. Garage and shed walls may be 2” x 4” minimum with a maximum of 24” on center, not including pre-engineered structures.
3. Walls will have a minimum of 1/2” plywood sheeting.

Roofs:

1. Manufactured trusses will be a minimum of 2” x 4” top and bottom cords, with a maximum of 16” on center.
2. Rafters will be 2” x 8” minimum with a maximum span of 24” on center.
3. Minimum thickness of roof sheathing will be 5/8”.
4. Attics will be properly ventilated.
5. At no time will more than two (2) layers of roofing material be allowed.
6a. Standing seam metal roofing is allowed on homes, garages and sheds. It is also allowed on docks and boat houses over the waterway. Architectural style metal shingles are permitted on homes and garages. A sample of the material and color must be submitted to ACC for approval, (in the color and style to be used), prior to issuing a permit. Metal roofing must carry a minimum 40 year warranty. Metal roofs may be installed over only one layer of existing shingles. Gutters and downspouts are required on all homes and garages for erosion control, not required on sheds.
6b. Roofer shall finish and install all flashing required to ensure a watertight installation in best practice. Contractor shall install ice and water shield under all flashing extending up from eave edge 3’ minimum. The new roofing shingles shall be minimum weight of 235# and shall be installed on minimum 15# felt. Color as selected by owner. Roofing Contractors must be licensed as per requirements of Illinois State Law. Roofing material may be of material that is Energy Star rated.
7. Garage and shed rafters may be 2” x 4” minimum with a maximum span of 16” on center.

Plumbing:

1. Each residence shall have a septic system that has been approved by the Bureau/Putnam County Health Department.
2. Each residence shall have a minimum of one full bathroom, consisting of a toilet, wash basin and a shower or bath.

Miscellaneous:

1. Each residence will provide at least two (2) separate remote exits.
2. All plumbing, heating, and electrical must comply with all State, Local, and National codes.

The minimum size of a home in Bureau County shall be no less than eight hundred (800) square feet, in Putnam county for a single story, no less than eight hundred twenty five (825) square feet and for a two (2) story no less than seven hundred eighty (780) square feet on the ground level and the combined square footage of both 1st and 2nd stories not to be less than eight hundred twenty five (825) square feet.
GENERAL NOTES

General: All trades shall conform to all current and existing codes, ordinances and regulations that apply to this project. Contractor must verify all given dimensions and confirm site conditions. Report all discrepancies to owner or architect before proceeding with work. Contractor shall be responsible for unauthorized deviations from plans. It shall be the duty and responsibility of each contractor and subcontractor to arrange with every other trade so that his own work may proceed without interruption and assume no responsibility of any sort for the cost of changes, or extra work on account of failure of trades to cooperate during construction. Figured dimension take precedence over scaled dimensions. All contract conditions shall be a fully described in A.I.A. Document A-201 “General Conditions of the Contract for Construction” latest edition.

Design floor live load = 45 P.S.F.
Design roof live load = 40 P.S.F.

Demolition Note: If it is the intention to remove in its entirety, the existing addition and replace with new. Excavate to sound subsurface material. New basement shall receive perimeter drainage system tied to new sump pump with discharge to exterior. Demolished area shall be required to have all debris removed from site as soon as mitigating circumstances allow. Clean up is to be completed within 90 days of relief of mitigating circumstances. Property not being rebuilt will have all debris removed in its entirety including foundations and slabs. Property is to be returned to its natural state to prevent erosion. Top layer of dirt should be clean fill and seeded.

Erosion Control: Prior to excavation on any lot where soil and runoff could enter the lake or a ravine, silt fencing must be installed so soil and runoff remains on the owner’s lot. Water front properties must apply for and receive a building permit from ACC to construct retaining walls and/or seawalls. Upon completion, the retaining walls and/or seawalls must be inspected by ACC, before ACC will approve or issue any future building permits for any other permanent structure on properties.

Excavation: Contractor shall excavate to firm bearing soil. Average soil bearing capacity shall be 3,000 lbs per square foot. If soil is encountered with a low bearing value, contractor shall stop work and report immediately to the owner and the architect. If any excavation is erroneously carried below specified depth, extend footing of work affected to undisturbed earth without change. All excavation must conform to OSHA regulations sub part P1926.650 - P1926-652.

Concrete: Concrete footing to rest on undisturbed soil. Concrete for footings and foundation walls and slabs shall be minimum 3,000 PSI or 6 bags per cubic yard. All fins on exposed finished concrete shall be removed, all wires removed flush with the surface and all voids filled with Portland cement mortar. Brush coating shall be applied to inside walls in basement. Stairs shall be poured with Portland cement or equal. Reinforcement bars shall conform to ASTM A615 grade 60. Bars to be bent in the field shall be grade 40. Horizontal reinforcing shall be lapped 20 diameters. Add bent corner bars at all corners top and bottom.

Carpentry: All framing lumber shall have a grading of Number 2 or better equaling stress of 1,000 PSI for repetitive members or 875 PSI for single members unless noted otherwise. All floor joists shall be Douglas Fir-Larch with a grading of Number 2 or better unless noted otherwise. Utilization of engineered trusses is allowed and shall be in accordance compliance with building codes and zoning ordinances of Putnam/Bureau County, Illinois. All operable windows shall have screens. Tempered glass windows maybe required per State and local codes.
Electrical: The electrical system shall conform to all local codes and to the National Electric Code. Provide ground fault current interrupters (GFCI'S) on all exterior locations including lake front, bathroom, kitchen where needed and utility electrical receptacles. Provide arc fault current interrupters (AFCI’S) in circuits where required. Relocate existing service entrance as required.

Plumbing: Plumbing contractor shall install a complete plumbing/sanitary/piping/vent/drainage system conforming to State of Illinois Plumbing Code and any Putnam/Bureau County amendments in their entirety. Provide stops on all fixture supply lines.

HVAC: All heating work shall be performed in strict accord with applicable current published standards, requirements and recommendations of the National Fire Protection Association, American Standards Association and the Society of Mechanical Engineers. All heating outlets shall be perimeter type and shall have returns high on inside walls. Duct work and outlets shall be laid out in such a way as to ensure even, draft free heating in all areas. Provide A/C unit sized in accordance with local codes and with ASHRAE. Coordinate with owner re: replacement of existing HVAC unit or supplement unit serving the new addition.

Miscellaneous: Provide new continuous seamless gutters and downspouts even if not shown on drawings. Splash blocks shall be installed under all downspouts unless water is dispersed by other means to prevent erosion.

Requirements for Shore Line Stability, Sea Walls, Piers, Docks and Boat Lifts

1. Purpose:
   To outline for the members and their contractors the Lake Thunderbird Association (LTA) and the Architectural Control Committee (ACC) requirements and information needed for approval of the design and construction of shore line stability, sea walls, piers, docks, and boat lifts. The information contained here-in and related material is from the LTA Restrictive Covenants, Article III, Building Use and Architectural Control and LTA rules. Water front properties must apply for and receive a building permit from ACC to construct retaining walls and/or seawalls. Upon completion, the retaining walls and/or seawalls must be inspected by ACC, before ACC will approve or issue any future building permits for any other permanent structure on properties.

2. Submittals:
   Completed “Request for ACC approval of structures” (page 18), Certified plat of survey showing existing structures and location of requested improvements drawn to the same scale as the plat of survey and type of material to be used for shore line stability, sea wall, dimension (length, depth, width) of pier, dock and boat lift.

3. Approved Materials:
   Shore line stability and sea walls shall be driven steel sheeting, Rip Rap stone applied over a geo barrier fabric; precast concrete landscaping blocks with properly installed “dead men” anchoring, or other type of systems approved by the LTA board and the ACC. Piers, docks and boat lifts shall have metal supports into the water and may be driven, set on base plates or cantilevered with proper “dead men” anchors. Decking above the water line may be pressure treated lumber, Cedar, Redwood, Polyethylene/wood fiber, PVC, or Aluminum. Roofing material for boat lifts/sheds may be metal sheeting or metal shingles. Owner must submit sample for ACC approval.
4. Unapproved Materials:
Railroad ties, wood timbers (trees), pressure treated lumber, broken concrete, and etc. shall not be approved for shore line stability or sea walls.

5. Size and location of piers, docks and boat lifts:
The lake is Common Property; therefore the size and location of piers, docks and boat lifts are limited by the location of the property in reference to the main body or cove areas of the lake. The size and location of the requested structure will be reviewed by the ACC so as not to interfere with access to the area by the other members. The maximum length of pier/dock on the main body of the lake is twenty (20) feet with a width of six (6) feet. The location of all piers, docks and boat lifts shall be set back six (6) feet from the properties side lines.
UTILITY/CONTACT INFORMATION

ELECTRIC: AMEREN Illinois
   www.ameren.com/illinois
   1-800-755-5000

TELEPHONE: Frontier
   www.frontier.com
   1-877-462-8188

REFUSE SERVICE:
   Republic Services
   www.RepublicServices.com
   1-866-875-2293

LP GAS:
   AG View Service
   Henry, IL
   1-309-364-2352
   Manlius Service
   Manlius, IL
   1-815-445-3122

SEPTIC PERMIT:
   Bureau/Putnam Health Department
   Environmental Health Department
   1-815-872-5091
   1-800-784-6555

PUTNAM COUNTY ZONING OFFICER JIM BURGER 1-815-925-7297
BUREAU COUNTY ZONING OFFICER KRISTINE DONARSKI 1-815-875-1631
JULIE LOCATING SERVICE 1-800-892-0123
SENACHWINE ROAD COMMISSIONER WALLY SPRAGUE 1-815-437-2000
LAKE THUNDERBIRD ASSOCIATION OFFICE 1-815-437-2757
McNABB TELEPHONE COMPANY 1-815-882-2201

Lake Thunderbird Association   Architectural Control Committee   Approved 06 16 2018

10
**Sample Plat of survey layout for setback requirements**

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Putnam Co.</td>
<td>25 foot set back from front of lot</td>
</tr>
<tr>
<td>Bureau Co.</td>
<td>50 foot set back from front of lot</td>
</tr>
</tbody>
</table>

- **10% of the width of lot, or if lot is a corner lot, 20 feet from side street and 10% of width of lot on the other side.**

- **Location of structure**

- **Garages, porches and decks have a setback of 3 feet from rear and side line of lots.**
Dear Future and Present Putnam County Resident:

The Putnam County board has appointed me as Zoning Officer. I will issue all building permits and aid builders in keeping within county zoning regulations. Builders are responsible for making sure they are within these regulations.

We require one set of all plans and specifications along with payment when application is submitted. Permit prices are as follows:

The construction permit application fee shall be greater of $25.00 or:

- **Residential building or structures**
  - Floor area above ground (living area) \(0.08\) / sq. ft.
  - Floor area below ground (basement) \(0.03\) / sq. ft.
  - Garages \(0.04\) / sq. ft.
  - Accessory Building \(0.04\) / sq. ft.
  - Pool (in-ground only), decks, patios, gazebo and porches $25.00

Please allow 48 hours after you contact me for inspection of the sight. The number you will be calling is my home number. If I am not available, please leave a message with your name, phone number and the new property address.

Your cooperation in helping me serve you is appreciated.

Thank you,

Putnam County Zoning Officer
(815) 925-7297

This information can be found in PUTNAM COUNTY Zoning Ordinances, adopted May 9, 2016, under Article 20 – Permits & Fees
PUTNAM COUNTY BUILDING AND ZONING PROCEDURES

1. No building permit will be issued until **AFTER** a septic permit has been obtained.
2. After obtaining a septic permit and completing your building permit application, contact the zoning officer to arrange to have the building permit issued.
3. Stake out basement, keeping within the county set-backs listed on previous page and contact the zoning officer to have **FIRST** inspection completed.
4. When the basement is dug and footings are set **BUT BEFORE** concrete is poured, you need to contact the zoning officer for the **SECOND** inspection.
5. **THIRD** inspection when electrical, plumbing, heating, and air conditioning installed. This inspection to be done before drywall is hung.
6. **FOURTH** inspection prior to occupancy.
7. When driveway is established, notify the 911 coordinator and obtain a 911 address.
8. **Note** A plat of survey and blueprint of building **MUST** accompany building permit application.
9. Per section 141.02 of permit procedures the enforcing officer has 30 days from receipt of application to issue permit.
Request for ACC approval of Structures

Owner(s) name_____________________________ Subdivision and lot number________________________

Address_________________________ City____________________ State_______ Zip_________

Home phone number________________________ P.O. Address of lot___________________________

Builder/Contractor_____________________________ Phone number________________________

Address_________________________ City____________________ State_______ Zip_________

Check list of required information to be submitted to the ACC for approval of plans.

1. Three (3) complete set of plans as required under “Submittals”.
2. Three (3) copies of certified plat of survey.
3. Three (3) copies of approved septic system permit.
5. Completed Construction Completion Agreement. (See page 14)
6. Check based on square footage for building fee.
7. Completed water installation request.
8. Furnish check for $1500.00 for the installation of water service.
9. Complete plumbing schematics and name of plumber.
10. Complete heating schematics and name of installer.
11. Complete electrical schematics and name of electrician.
12. New homes: refundable deposit of $500 for exterior finish completion.
13. Garages and sheds: a $200.00 refundable clean up deposit.

List sub-contractor(s) names, addresses and phone numbers if known at time of application

___________________________________________________________________________

For Office use: Date received: ________________ ACC reviewed by:_________________

ACC Approved date_______________________ Rejected date_____________________

Letter sent: ______________________________ County notified: ___________________

Remarks:

Lake Thunderbird Association Architectural Control Committee Approved 06 16 2018
Construction Completion Agreement

Members applying to the Architectural Control Committee (ACC) of Lake Thunderbird Association (LTA) for approval to construct new homes or an addition to existing homes will be required to agree to the following:

All exterior construction must be completed within one (1) year of the starting date of construction as per Article III of the Restrictive Covenants of the Lake Thunderbird Association, (LTA). Exterior work includes:

1. Exterior finish of structure
2. Sewage septic system installed
3. Completed domestic water installation
4. Finish grade of lot
5. Culvert installed as required
6. Removal of all construction debris

The above requirements are to be completed within one (1) year. I (we) as the owner(s) and member(s) of the LTA understand that the LTA Board and ACC will issue a citation which carries a one hundred dollar ($100.00) fine for each calendar month until the above conditions are met.

If the completion of the exterior construction is delayed due to special circumstances beyond the control of the owners, a request in writing, asking for a time extension must be submitted to the LTA Board and the ACC for action. Such requests shall be submitted no later than one (1) month prior to the one (1) year completion date.

Requests must state the reason for delay as well as a new completion date. If the new completion date is not met, the one hundred dollar ($100.00) fine per month will start the day after the extension expires. I (we) as member(s) of LTA, hereinafter referred to as “members” hereby agree and state:
1. That as members I (we) apply for approval to construct a home or addition to existing home located in Lake Thunderbird and in consideration of such approval, agree to abide by the conditions set here within.

2. I (we) as owners(s), our agent, employees, and assignees, have knowledge of and agree to conform to the following conditions:
   a. Declaration of the Restrictive Covenants of the Lake Thunderbird Association
   b. By-laws, Rules and Regulations of Lake Thunderbird Association
   c. County and state statutes and codes
   d. Guidelines and requests for ACC approval
   e. County permits requirements
   f. Septic system requirements
   g. Inspection checklist
   h. Construction completion agreement
   i. Contractors deposit agreement
   j. LTA policy on construction and contractor requirements

3. Members further agree to cooperate with the Lake Manager, Staff, ACC and Board of Directors of the Lake Thunderbird Association.

Dated this __________ Day of ____________, Year ________________

Owners (s) _________________________________________________________
REQUEST FOR WATER INSTALLATION

I hereby request water installation of water from the main to my property line.

LOT: ____________________________  Street Name: _______________________________

DATE: _________________________________________

Lot Owner or Contractor:
________________________________________________________________________

Street Address:
________________________________________________________________________

City, State, Zip:
________________________________________________________________________

10 Digit Telephone Number:
________________________________________________________________________

At the January 21st, 2017 Meeting, a motion was made and passed that a deposit of $1500.00 be paid in advance to have water installed from the main to the buffalo box on your property. If your water installation requires trenching under a road the owner must contact the McNabb Telephone to setup appointment and payment for this work. Once the Association office receives the $1500.00 water installation check and the go ahead from the property owner, JULIE will be contacted for a locate and your water installation will be scheduled.

INCLUDE DRAWING OF LOCATION OF HOUSE ON YOUR LOT AND INDICATE WHERE YOU WISH TO HAVE WATER ENTER YOUR BASEMENT OR CRAWL SPACE BELOW:
Road Culvert Installation Requirements

In an effort to protect the integrity of our road system, NO HOUSE PLAN will be approved until an approved entrance to the property has been approved and installed. Approvals for the properties located in Putnam County can be obtained from the Senachwine Road Commissioner, Wally Sprague at (815) 437-2000.

Properties located in Bureau County can be obtained from the Lake Thunderbird Association at (815) 437-2757. The Senachwine Road Commissioner or the Lake Thunderbird Association MUST sign and complete this permit in the spaces below.

This permit MUST be included with the building plans to the Lake Thunderbird Architectural Control Committee.

Wally Sprague, Senachwine Road Commissioner

Lake Thunderbird Association

Culvert Material

Diameter and Length

Fill
LOT CLEARING PERMIT

DESCRIPTION: ___________________________________________________________________

LOT: ________________________  STREET NAME: ________________________________

DATE: ____ / ____ / ____  $25 FEE PAID: YES / NO

WATER AVAILABLE: YES / NO  WATER SOURCE: ________________________________

LOT OWNER: ________________________________

CONTRACTOR: ________________________________

STREET ADDRESS: ________________________________  PUTNAM, IL 61560

OWNER PHONE: ____ / ____ / _____  CONTRACTOR PHONE: ____ / ____ / _____

This form must be completed and submitted to ACC for review. A $25.00 fee must be submitted with the application before a permit can be issued. There must be an adequate water source available, spigot on lot, or hose from neighboring lot, to control and extinguish any burning done while clearing the lot. You must attend a fire at all times since an unattended fire will result in fines.

OWNER’S SIGNATURE: ________________________________  DATE: ____ / ____ / ____

or

CONTRACTOR’S SIGNATURE: ________________________________  DATE: ____ / ____ / ____

APPROVED BY ACC BY: ________________________________

DATE: ____ / ____ / ____
REQUEST FOR BUILDING PERMIT

MEMBER NAME_______________________________ LOT NUMBER__________

LAKE THUNDERBIRD ADDRESS__________________________________________

PHONE: _____ / ____ / _____

HOME ADDRESS (IF NOT FULL TIME) ______________________________________

PHONE: _____ / ____ / _____

DATE SUBMITTED TO ACC: ____ / ____ /____

TYPE OF PROJECT AND LIST OF MATERIALS____________________________

_______________________________________________________________

_______________________________________________________________

CONTRACTOR: ______________________________________________________

STARTING DATE: ____ / ____ /____ EST. COMPLETION DATE: ____ / ____ /____

DATE APPROVED BY ACC: ___ / ___ /___ BY ___________________ PERMIT #: ______

NOTE: A PLAT OF SURVEY, SHOWING SET BACK FROM LOT LINES, SHORELINE AND
EXISTING STRUCTURES, IS REQUIRED FOR

- NEW HOMES
- GARAGES
- STORAGE SHEDS
- BOAT DOCKS
- DECKS
- BOAT LIFTS
- SEA WALLS
- RIP RAP
- SEPTIC SYSTEMS (APPROVED BY COUNTY)
- DRIVEWAYS/CULVERTS (APPROVED BY ROAD COMMISSIONER)
- ADDITIONS TO EXISTING STRUCTURES
- CERTAIN LANDSCAPING PROJECTS

(IF NEEDED, ATTACH NEXT PAGE -- ACC REQUIREMENTS)
REQUIREMENTS TO BE ATTACHED TO PERMIT REQUEST
(IF NEEDED)

PLAT OF SURVEY: THIS IS A LAND SURVEYOR'S DRAWING OF YOUR PROPERTY SHOWING LOT LINES, PIN'S AND EXACT MEASUREMENT'S OF THE PROPERTY, YOU SHOULD HAVE RECEIVED THIS DOCUMENT WHEN YOU PURCHASED THE PROPERTY, IF NOT THE PUTNAM / BUREAU COUNTY COURTHOUSE MAY HAVE A COPY. WHEN THE PROJECT INVOLVES CONSTRUCTION, A SET OF BUILDING PRINTS, EITHER PROFESSIONAL OR COMPUTER GENERATED, ARE NEEDED SHOWING DEPTH OF PIERS, SIZE OF JOISTS AND DECK BOARDS AND SPACING OF EACH.

ACC NEEDS:

- TO SEE HOW THE CORNERS ARE FORMED
- THE SIZE OF THE TRUSSES OR RAFTERS
- THE SPACING OF EACH
- THICKNESS OF ROOF SHEETING
- THE TYPE AND THICKNESS OF SHINGLES

FOR A CLEARER UNDERSTANDING OF THE ARCHITECTURAL CONTROL COMMITTEE'S RULES AND REGULATIONS, A COPY OF THE LAKE THUNDERBIRD COVENANTS CAN BE OBTAINED AT THE OFFICE.

ACC WANTS TO MAKE SURE THAT THE NATIONAL BUILDING AND ELECTRICAL CODES ARE FOLLOWED.

WHEN THE REQUIRED PAPERWORK IS ATTACHED TO THE PERMIT REQUEST, IT WILL HELP ACC EXPEDITE THE ISSUING OF THE PERMIT REQUEST.