

STAFF REPORT

DATE: September 8, 2021
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2021-52
Applicant / Owner: Christopher Kollios
Location: 307 Woodworth Avenue
Request: Variations on side yard setbacks to allow construction of a two-story addition to an existing two-story home

Purpose

The applicant is requesting a Variation on side yard setback from 8' to 3' and a Variation on sum of side yard setbacks from 20' to 18' to allow construction of a two-story addition to an existing two-story home located at 307 Woodworth Avenue. The Zoning Board of Appeals makes the final decision in this matter.

Site Specific Information

The subject property is approximately 10,294 square feet in size and is zoned R-2 (Single-family Residential). The existing circa 1916 house on the property is two-stories in height and has 1,781 square feet of living space. The property includes a large, detached garage.

Surrounding Zoning, Land Use and Character

The property is located in the Upper Bluff National Register Historic District among other older single-family homes. All properties in this vicinity are zoned R-2 (Single-family Residential).

Applicable Regulations

- Section 47-6.4 R-2 Single-family Residential Yard and Lot Requirements
- Section 47-19.8 Criteria for Granting a Variation (refer to attachment)

Discussion

The applicant seeks to erect a two-story addition and one-story rear covered porch to his home so that the family can have a larger kitchen, mud-room, master bedroom suite, and outdoor living space. The 30'11.5" by 12' two-story addition would expand the building footprint by 371.5 square feet and result in a total living area of 2,381 square feet. The existing house sits 3' from the north property line and 15' from the south property line and,

for this reason, does not comply with the 8' side yard setback requirement on the north side nor the overall sum of side yard setback requirement of 20' for the R-2 (Single-family Residential) zoning district. The Zoning Ordinance allows pre-existing non-conformities to remain as long as the structures are not enlarged or altered in a way that increases their non-conformity. Therefore, the applicant must obtain a variance because the structure's pre-existing non-conformities will be increased by the construction of the two-story addition. Floor plans and building elevations for the proposed project are included in the staff report packet.

Conditions

If the Zoning Board desires to approve these Variation requests to allow the addition of a second floor on an existing single-family house, the following conditions should be included:

1. That a building permit shall be obtained prior to construction.

ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions:</p> <p>(a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone.</p> <p>(b) The plight of the owner is due to unique circumstances.</p> <p>(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).</p>		

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Christopher T. Kollross
307 Woodworth Ave
Joliet, IL 60435

Petition #: 2021-52
Common Address: 307 Woodworth.
Date filed: 08/13/21
Meeting date assigned: 09/16/21

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 307 Woodworth Ave

PETITIONER'S NAME: Christopher Kollross

HOME ADDRESS: 307 Woodworth Ave. ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

PHONE: (Primary) 312-502-5797 (Secondary) 815-557-6947

EMAIL ADDRESS: satelitedawg@gmail.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: Home owner

OWNER OF PROPERTY: Christopher + Christine Kollross

HOME ADDRESS: 307 Woodworth Ave. ZIP CODE: 60435

BUSINESS ADDRESS: N/A ZIP CODE: N/A

EMAIL ADDRESS: satellite dawg@gmail.com FAX: N/A

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-09-307-009-0000;

_____; _____; _____
Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See attached

LOT SIZE: WIDTH: 51.75' DEPTH: 197.75' AREA: _____

PRESENT USE(S) OF PROPERTY: Home

PRESENT ZONING OF PROPERTY: R-2

VARIATION/APPEAL REQUESTED: Adding 2 story addition on rear of house

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The house side setback is required to be 8ft off the property line. The house was built (like most houses in the immediate area) 3ft off the property line. To add an addition requires the addition to be 3ft. off the property line

2. What unique circumstances exist which mandate a variance?

House was built originally 3 feet off the property line

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

All aspects are positive. The addition will make the house more usable & functional. An addition that met the setback requirement would make the house look odd & out of place

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Christopher Kelliss, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Petitioner's Signature

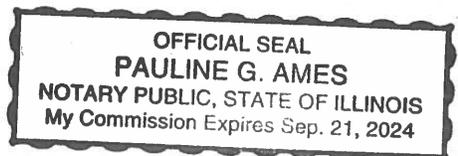
CA Kelliss

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 13 day of August, 2021

Pauline G. Ames



Building Information

**** This property's building information is not available in electronic format. Please contact the Local Township Assessor. ****

**** Property information is retrieved periodically from the Local Township Assessor; therefore, the property characteristics may not be the most current. For the most current information regarding your property, please contact your Local Township Assessor and review your property's record card. ****

Legal Description

LOT 4 BLOCK 6 (EX THE S 40 FT) IN WILLIAM STRONG'S SUB, GLENWOOD, EXCEPT THE S 40 FT, PRT OF THE E1/2 SW1/4 IN SEC. 9 T35N-R10E.

Data Powered by



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CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

307 Woodworth Ave.

PIN(s): _____

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL: satelite dawg @ gmail .com FAX: N/A

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Christopher & Christine Kollross

307 Woodworth Ave.

Jetset, IL. 60935

E-MAIL: satelitelending@gmail.com FAX: N/A

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: 

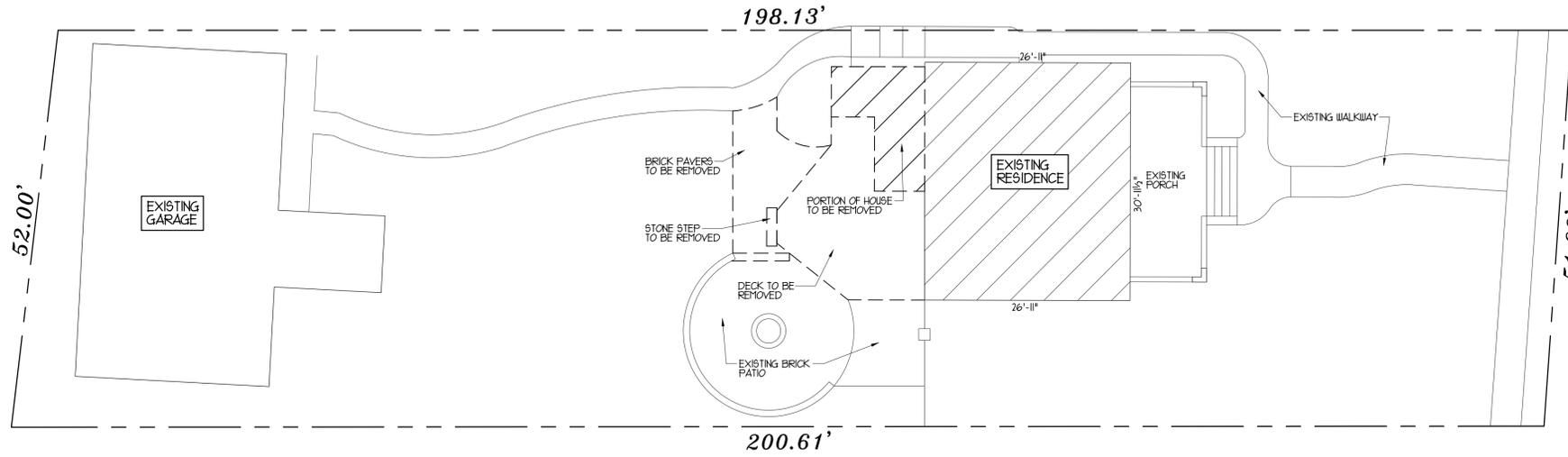
DATE: 8/13/2021

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Christopher Kollross (Home owner)

312-502-5797

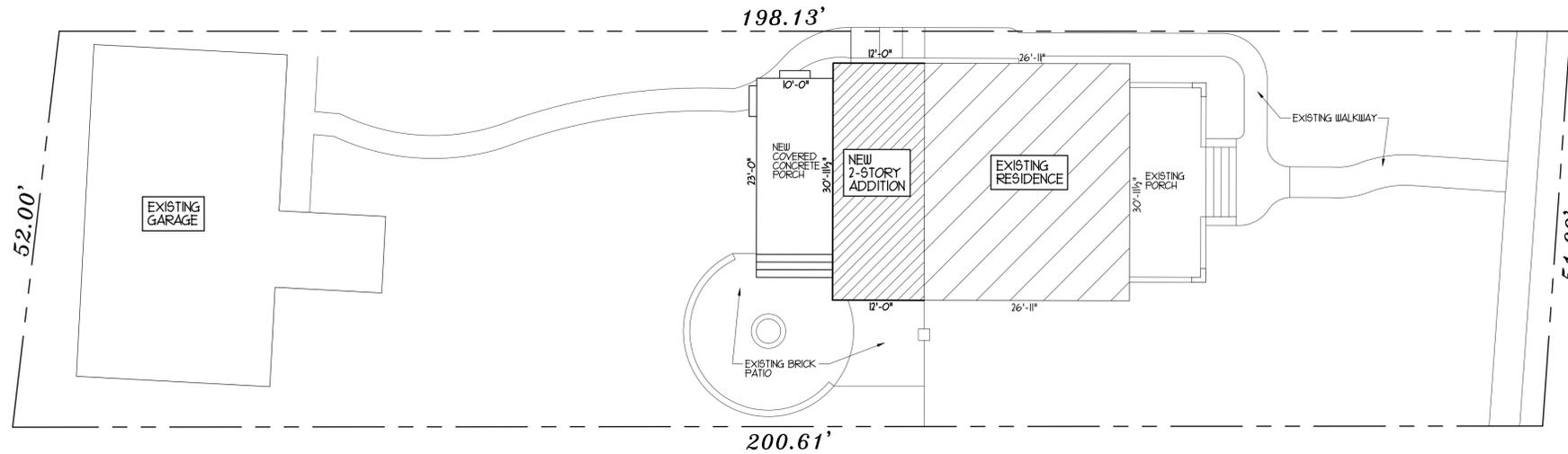
PRINT



EXISTING SITE PLAN
SCALE : 1" = 10'-0"



WOODWORTH AVE.



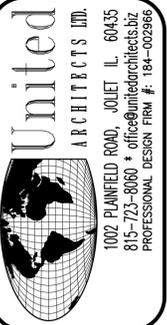
PROPOSED SITE PLAN
SCALE : 1" = 10'-0"



WOODWORTH AVE.

ADMINISTRATIVE NOTES

- THIS ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONSTRUCTION BASED ON THE DRAWINGS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.
- THE INFORMATION CONTAINED IN THESE DRAWINGS WAS OBTAINED PREVIOUSLY. IF CONDITIONS HAVE CHANGED SUBSEQUENT TO COMPLETION OF THE DRAWING (I.E. DESIGN, CONTRACTOR, PRE-FABRICATED METAL BUILDING DESIGN OR SUPPLIER) THE ARCHITECT SHALL BE CONTACTED FOR REVISIONS TO THE DRAWINGS. IF NOT CONTACTED THE CONTRACTOR AND OWNER SHALL ASSUME RESPONSIBILITY FOR ANY VARIATIONS OR CHANGES FROM ANY INFORMATION, MATERIAL, ETC. ON THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO STARTING THE WORK.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AND COORDINATED AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BY CONTRACTOR.
- THE CONTRACTOR, OWNER OR OTHER SHALL BE RESPONSIBLE FOR ANY DEVIATIONS OR CHANGES FROM THESE PLANS WITHOUT APPROVAL OF THE ARCHITECT.
- ALL CONSTRUCTION SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO THE INTERNATIONAL RESIDENTIAL CODE 2018.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS AND ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL EQUIPMENT. NO SLEEVES GREATER THAN 4 INCH DIAMETER OR ANY OPENINGS CLOSER THAN 12 INCHES TO A COLUMN SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVAL BY THE STRUCTURAL ENGINEER OR ARCHITECT. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- THE INFORMATION CONTAINED ON THE STRUCTURAL DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC. INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
- ALL PLUMBING SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO ILLINOIS STATE PLUMBING CODE 2014 OR MOST CURRENT EDITION.
- ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO THE NATIONAL ELECTRICAL CODE 2014.
- ALL MECHANICAL WORK SHALL BE DONE BY A LICENSED CONTRACTOR AND ACCORDING TO THE INTERNATIONAL MECHANICAL CODE 2018.
- ALL INSULATION & ENERGY CONSERVATION WORK SHALL BE DONE ACCORDING TO THE INTERNATIONAL ENERGY CONSERVATION CODE 2018.
- ALL COLORS, FINISHES, MATERIALS AND PRODUCTS TO BE APPROVED BY OWNER FROM SAMPLES OR SPECIFICATIONS FURNISHED BY CONTRACTOR.
- CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESS AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.) FOR THE VARIOUS TRADES AND FOR SAFE CONDITIONS ON THE JOB SITE.



REVISION NO.	DATE	REMARKS

DRAWING INDEX

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A-2	EXISTING PLANS
A-3	EXISTING ELEVATIONS
A-4	PROPOSED PLANS
A-5	PROPOSED PLANS
A-6	PROPOSED ELEVATIONS
A-7	WALL SECTIONS & DETAILS
A-8	WALL SECTION & DETAILS
E-1	PROPOSED ELECTRICAL PLANS

I hereby certify that these architectural drawings which include sheets listed in the drawing index were prepared by me and/or under my supervision and that to the best of my knowledge and belief they comply with the ordinances and building codes of Joliet, Illinois.

Robert J Gebel Jr., Architect
Illinois license no. 18621
Date License Expires 11-30-2022

Architects signature _____ Date _____

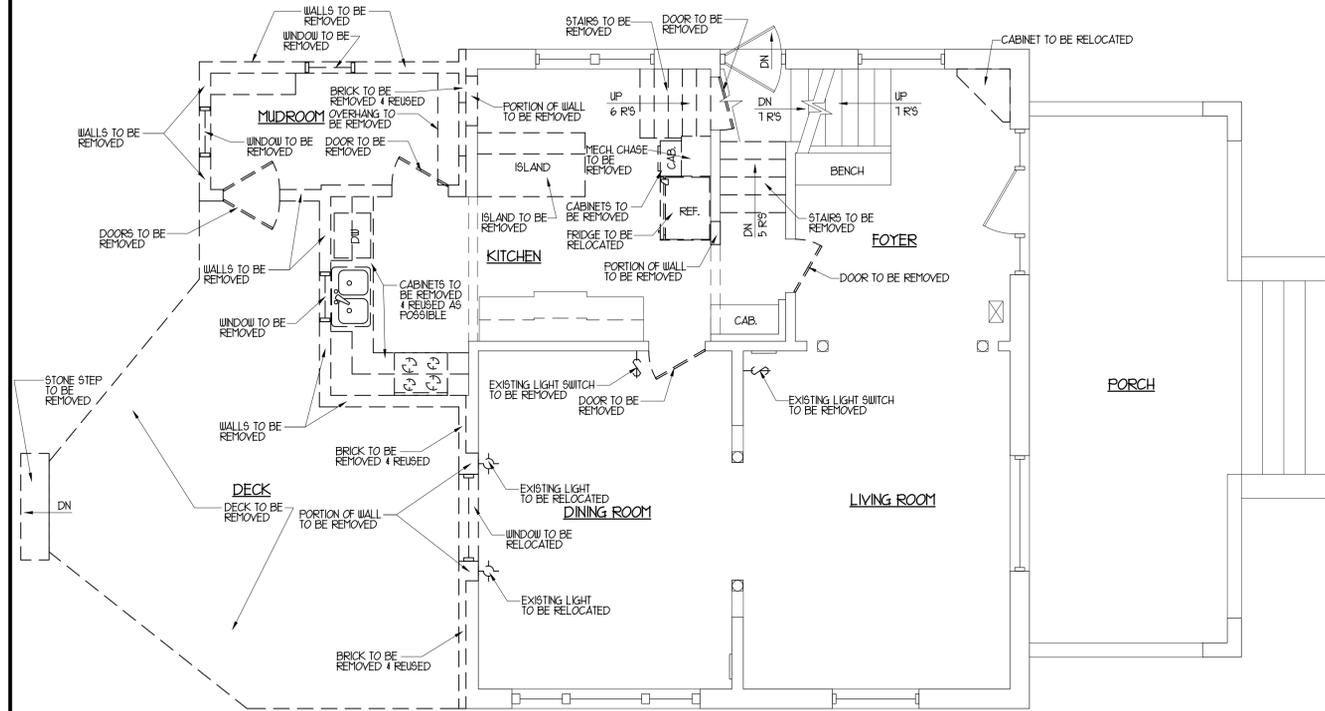
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ISSUED FOR BUILDING PERMIT JUNE 1, 2021

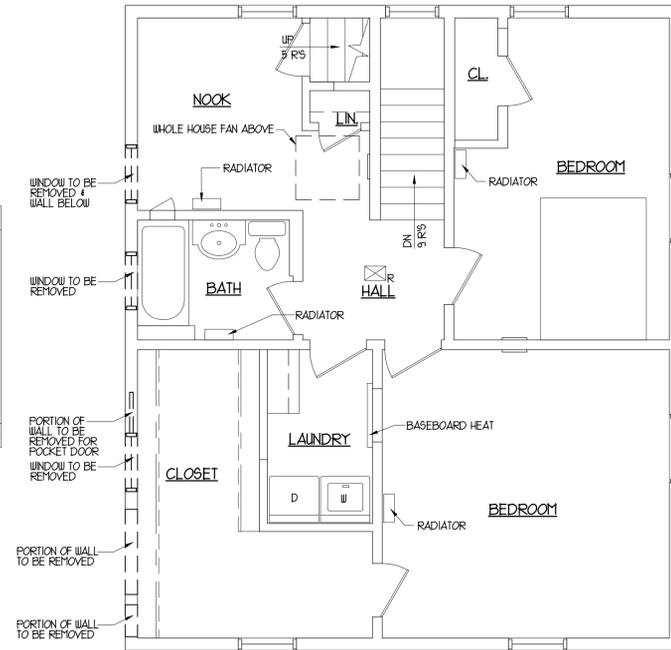
HOUSE RENOVATION & ADDITION
FOR : MR. & MRS. TODD KOLLROSS
307 WOODWORTH AVENUE, JOLIET, IL

DRAWN BY: S.G.
CHECKED BY: BOB GEBEL
DATE : JUNE 1, 2021
PROJECT NO: 20-G10
TITLE: SITE PLANS

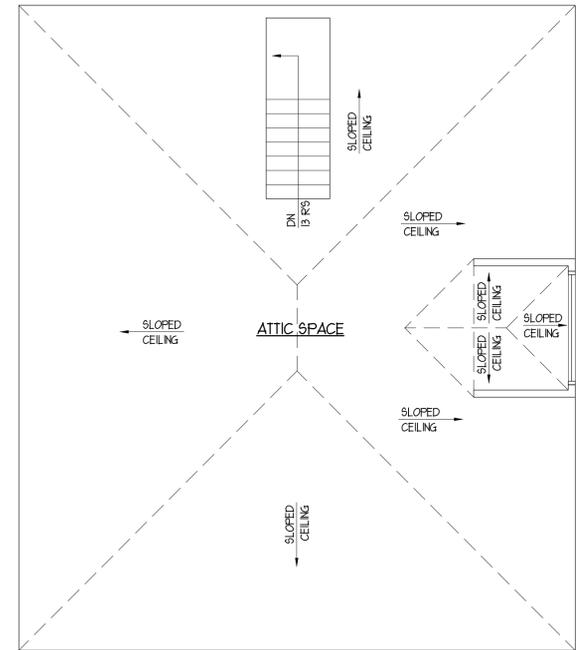
SHEET A-1



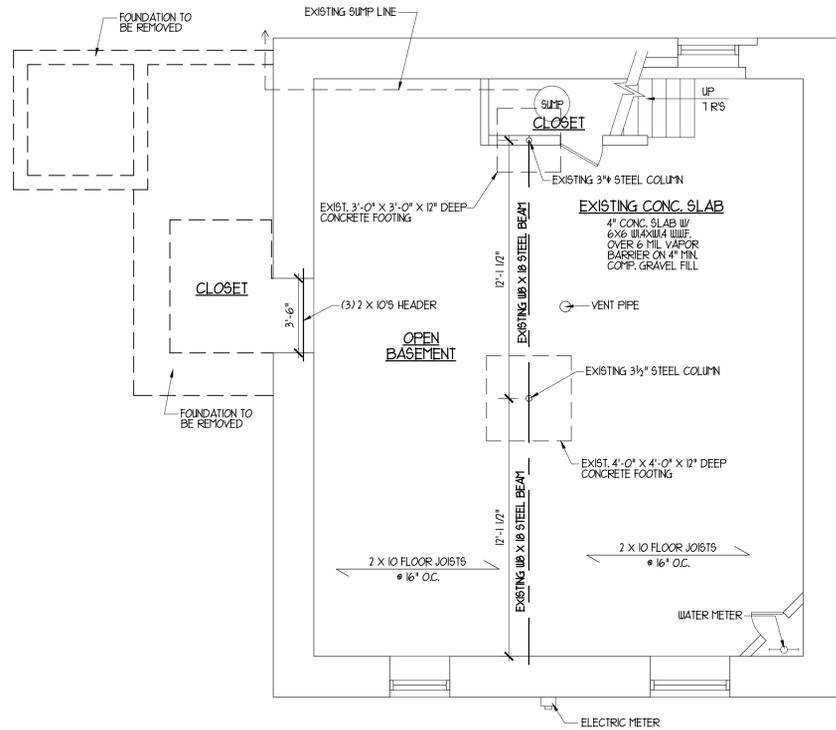
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

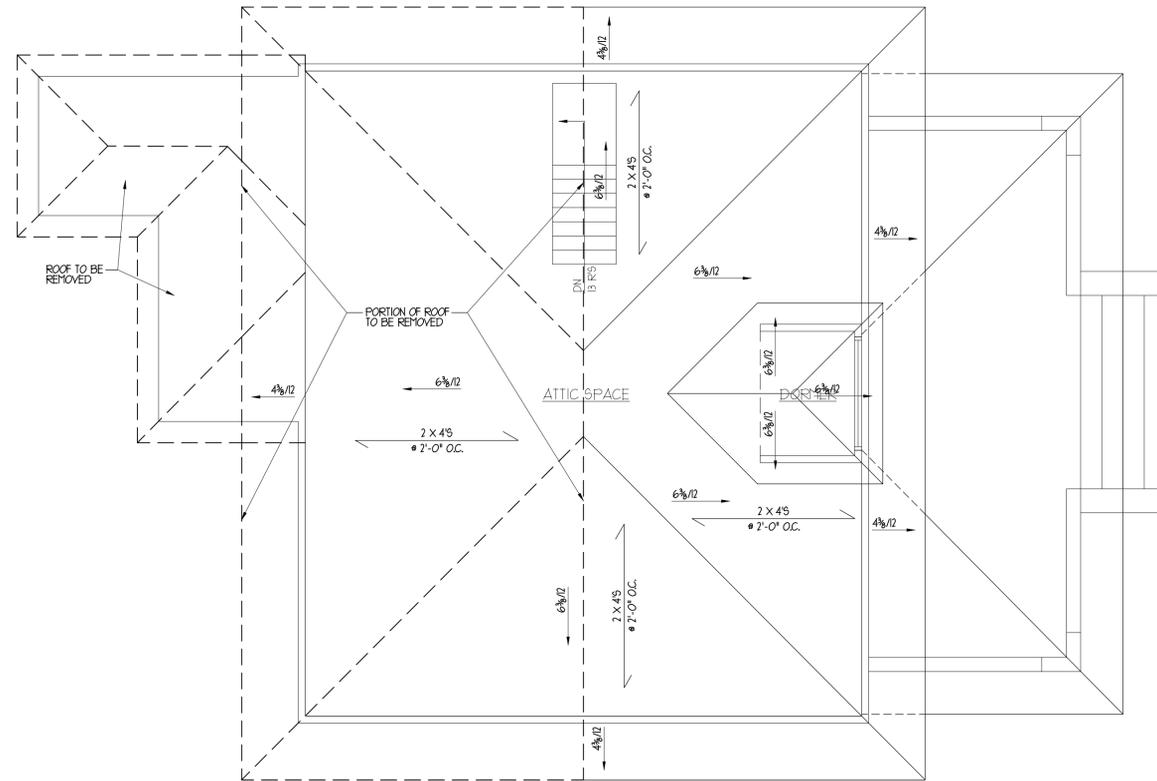


EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"
NORTH



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"
NORTH

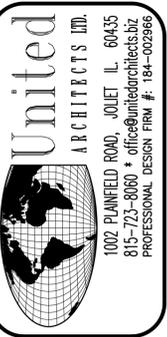
NOTE - FRAME UP EXISTING FLOOR JOISTS & SUPPORT THEM WHILE REMOVING EXISTING WOOD BEAM & STEEL POSTS & INSTALLING NEW STEEL BEAM.



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH

NOTE - SUPPORT EXISTING RAFTERS WHILE REMOVING EXISTING PORTION OF ROOF & INSTALLING NEW ROOF.

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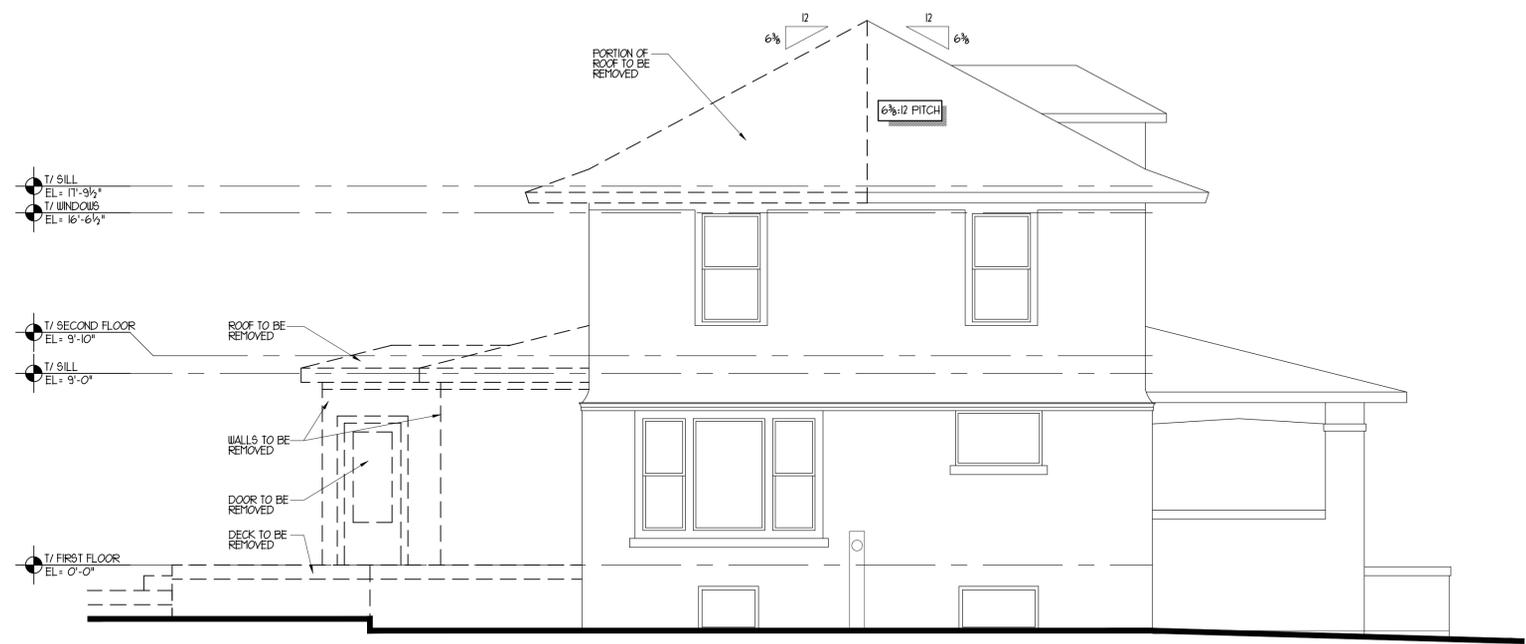
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FOR: MR. & MRS. TODD KOLLROSS
307 WOODWORTH AVENUE, JOLIET, IL

DRAWN BY: S.G.
CHECKED BY: BOB GEBEL
DATE: JUNE 1, 2021
PROJECT NO: 20-G10
TITLE: EXISTING PLANS

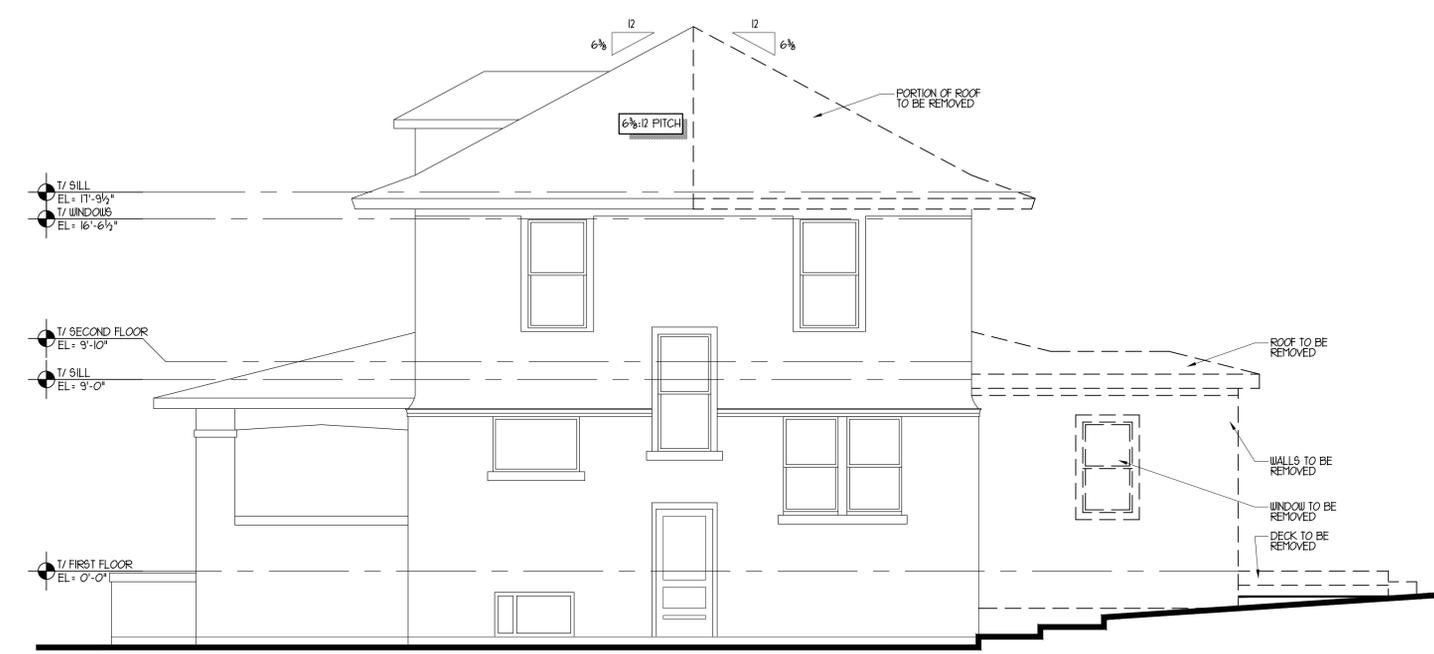
SHEET A-2



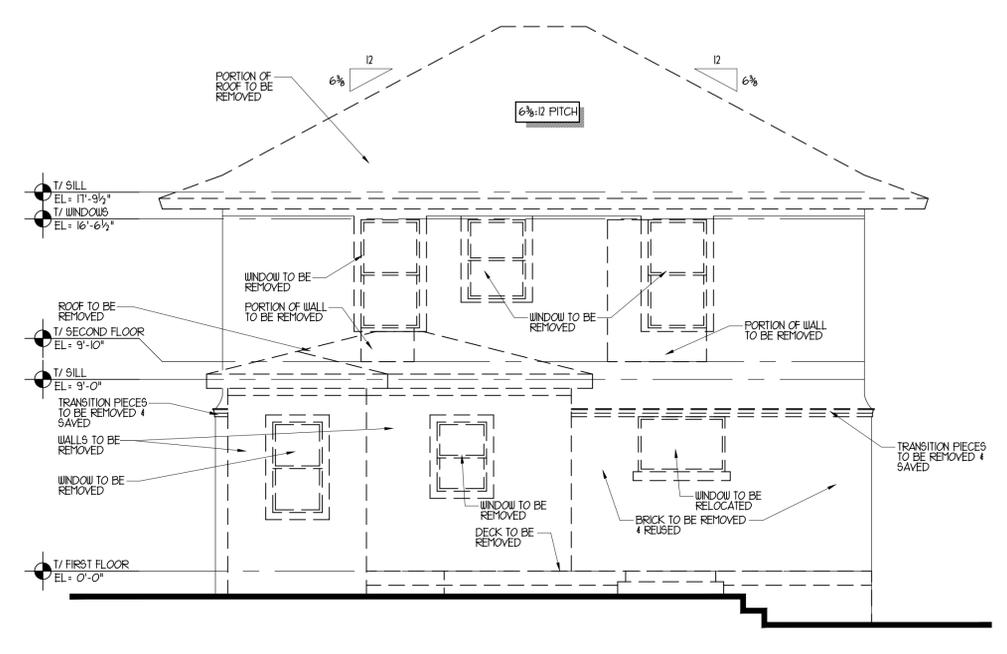
EXISTING EAST ELEVATION
 SCALE : 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
 SCALE : 1/4" = 1'-0"



EXISTING NORTH ELEVATION
 SCALE : 1/4" = 1'-0"



EXISTING WEST ELEVATION
 SCALE : 1/4" = 1'-0"

ISSUED FOR BUILDING PERMIT JUNE 1, 2021

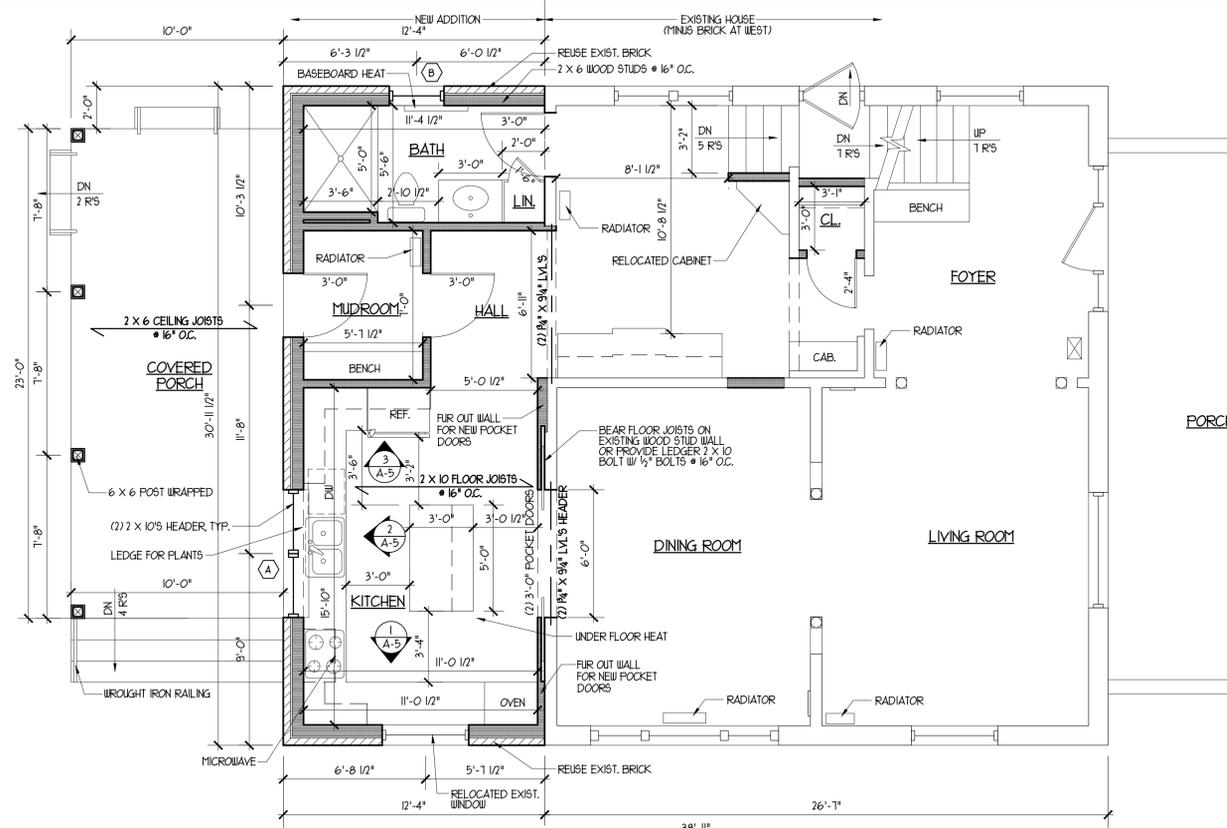
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DRAWN BY : S.G.
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DATE : JUNE 1, 2021
PROJECT NO: 20-G10
TITLE: EXISTING ELEVATIONS

SHEET A-3

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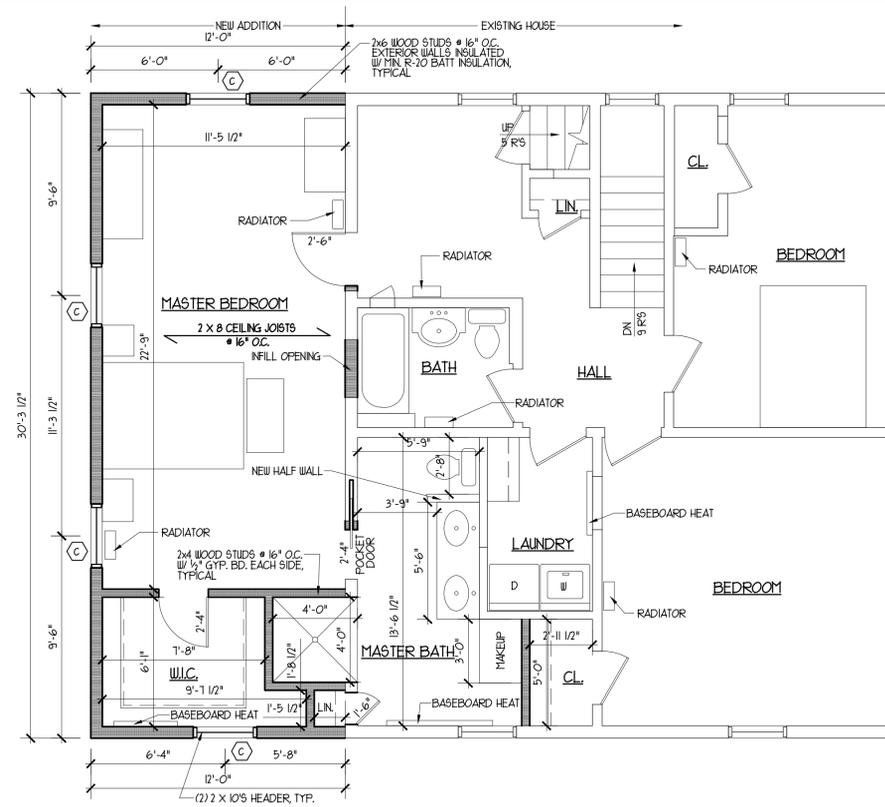


PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

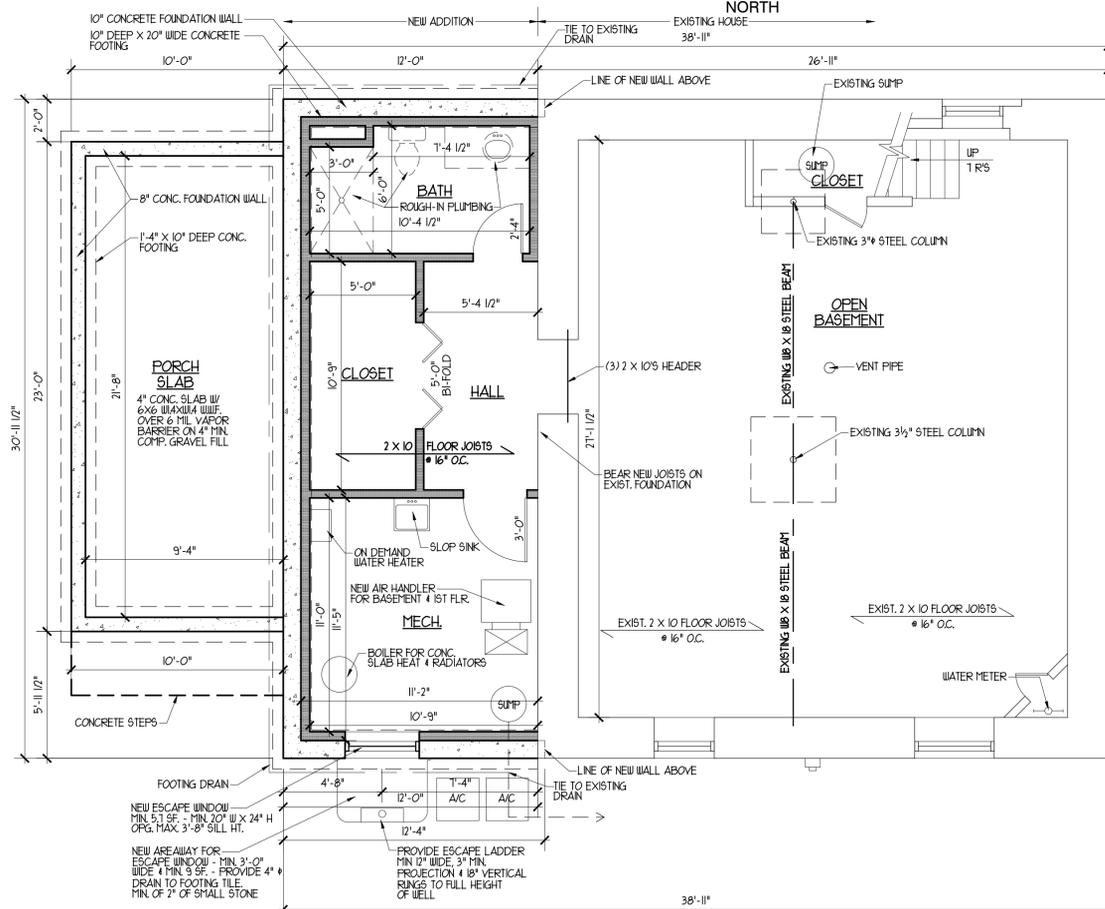


NOTE - PROVIDE MIN. (2) 2 X 4'S OR (2) 2 X 6'S STUDS FOR NEW HEADER SUPPORT IN EXISTING & NEW WALLS.



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT PLAN

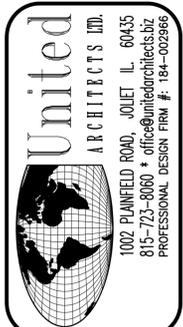
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE				
LTR	QTY.	ROUGH OPENING (W X H)	MODEL	DESCRIPTION
(A)	1	6'-0" X 3'-8 1/4"	ELD43644 2W	2 WIDE DOUBLE HUNG WINDOW
(B)	1	2'-8 1/2" X 4'-8 1/4"	ELD43756	DOUBLE HUNG WINDOW
(C)	4	3'-0 1/2" X 5'-0 1/4"	ELD43660E	DOUBLE HUNG EGRESS WINDOW

NOTE: ALL WINDOW MODEL #'S ARE ELEVATE COLLECTION (INTEGRITY WOOD-ULTRIX) WINDOWS BY MARVIN WINDOWS, AND CANNOT BE SUBSTITUTED, UNLESS APPROVED BY THE OWNER. MAXIMUM U-VALUE IN WINDOWS & DOORS SHALL BE 0.30

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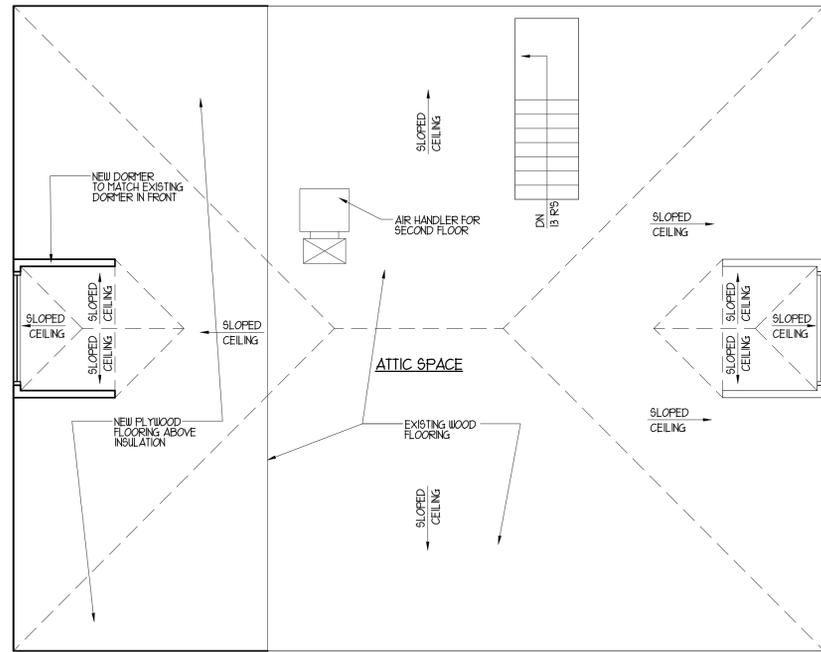
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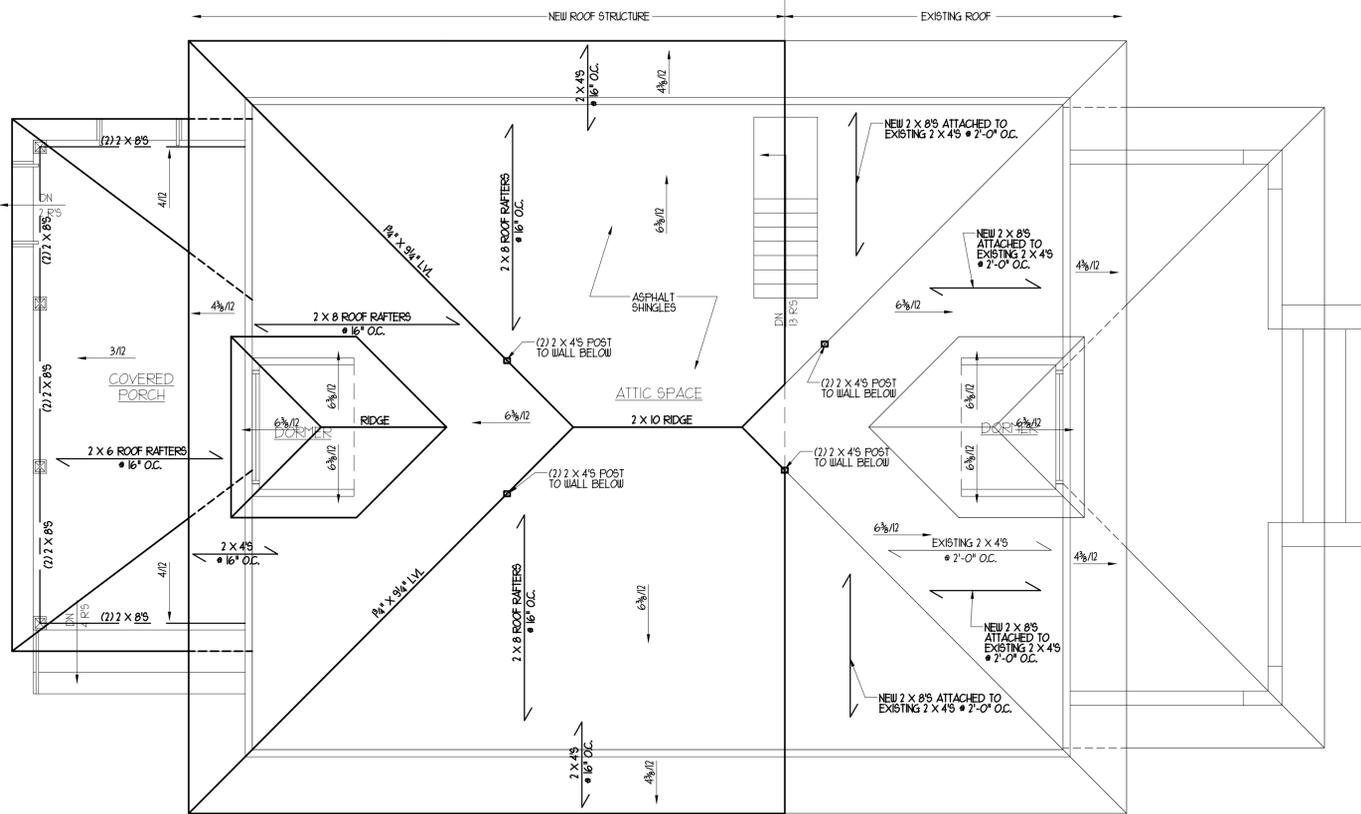
SHEET A-4

ISSUED FOR BUILDING PERMIT JUNE 1, 2021



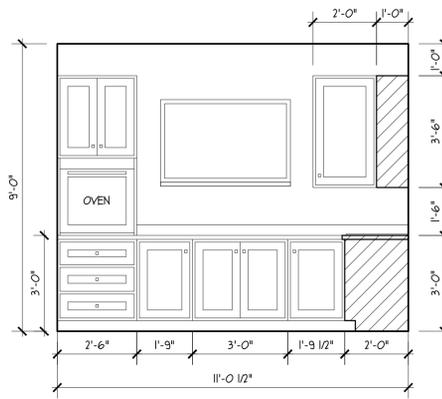
PROPOSED ATTIC PLAN

SCALE: 1/4" = 1'-0"



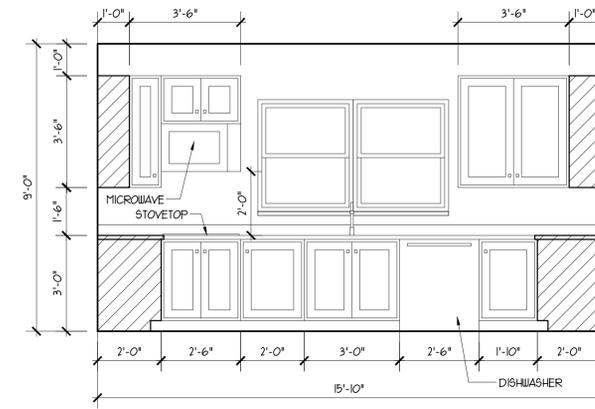
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



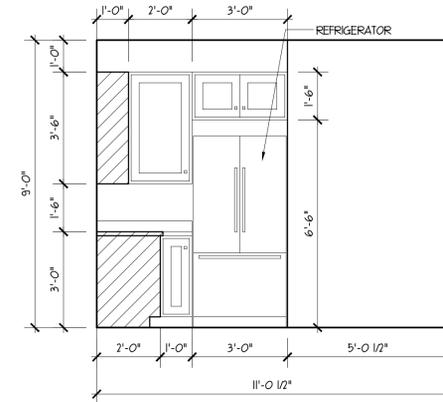
1 KITCHEN ELEVATION

A-5 SCALE: 3/4" = 1'-0"



2 KITCHEN ELEVATION

A-5 SCALE: 3/4" = 1'-0"



3 KITCHEN ELEVATION

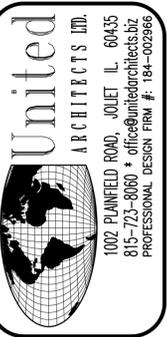
A-5 SCALE: 3/4" = 1'-0"

GENERAL NOTES
CONSTRUCTION NOTES & SPECIFICATIONS

- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- ALL EXCAVATIONS SHALL BE SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2000 PSF. ALL FOOTINGS SHALL BE MIN 3'-6" BELOW GRADE. THE BEARING CAPACITY OF THE SOIL IS TO BE DETERMINED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. SPECIFIC SOIL CONDITIONS AT VARIANCE WITH THIS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BY THE CONTRACTOR.
- SITE GRADING SHALL DIRECT WATER AWAY FROM BUILDINGS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSF. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AIR ENTRAINMENT OF 5% TO 8%.
- 4" BRICK VENEER SHALL BE APPLIED WITH CORRUGATED METAL FASTENERS 16" O.C. VERTICALLY, AND 24" O.C. HORIZONTALLY. PROVIDE WEEP HOLES 24" O.C. 1" MIN AIRSPACE.
- STUCCO SHALL BE COMMERCIAL CEMENT PLASTER (CCP) 2 SYSTEM AS MANUFACTURED BY DRYVIT OR APPROVED EQUAL. ALL JOINTS SHALL BE SEALED W/ SEALANT APPROVED BY MANUFACTURER. INSTALLATION SHALL BE ACCORDING TO MANUFACTURERS STANDARD DETAIL.
- STEEL REINFORCEMENT SHALL CONFORM TO ASTM-A65 GRADE 60, ANCHOR BOLTS SHALL CONFORM TO ASTM-A-35.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36, A-50.
- WOOD FLOOR JOISTS, CEILING JOISTS, & ROOF RAFTERS SHALL HAVE A MINIMUM FIBER STRESS IN BENDING OF 850 PSI & A MINIMUM MODULUS OF ELASTICITY OF 1000000 PSI. EXAMPLE: SPRUCE-PINE-FIR NO. 2, DOUGLAS FIR LARCH NO. 2, OR HEM-FIR NO. 2.
- PROVIDE SOLID WOOD BRIDGING @ MID-SPAN OF ALL WOOD 2 X MEMBER JOISTS & RAFTERS.
- PROVIDE DOUBLE JOISTS @ ALL PARALLEL WALLS ABOVE 4' AS SHOWN ON FRAMING PLANS. PROVIDE DOUBLE HEADERS AROUND OPENINGS IN FLOORS, CEILINGS, OR ROOFS.
- WOOD MICROCOLLUM'S BEAMS NOTED AS LVL SHALL BE USE LAMINATED VENEER LUMBER AS MANUFACTURED BY Weyerhaeuser.
- ALL WOOD STUDS SHALL BE SPRUCE-PINE-FIR HEM-FIR OR DOUGLAS-FIR 1 GRADE OR BETTER WITH A MINIMUM COMPRESSIVE STRENGTH PARALLEL TO THE GRAIN OF 800 PSI. ALL WOOD MEMBERS TO HAVE A MOISTURE CONTENT OF 19% OR LESS.
- WHERE WOOD FRAMING MEMBERS ARE SUPPORTED BY OTHER WOOD MEMBERS AT A SIMILAR ELEVATION, USE METAL JOIST HANGERS OF APPROPRIATE SIZES.
- ALL STRUCTURAL WOOD FRAMING TO BE 2" CLEAR OF FLUES, CHIMNEYS, AND FIREPLACES AND 6" CLEAR OF THE OPENINGS.
- ALL WOOD POSTS ARE TO BE (2) 2 X 4'S OR (3) 2 X 4'S AT CORNERS, EXCEPT WHERE NOTED.
- ALL EXTERIOR WOOD FRAMING & SILL PLATES ON FOUNDATIONS TO BE PRESSURE TREATED.
- WOOD HEADERS TO BE (2) 2 X 10'S, UNLESS NOTED OTHERWISE.
- WINDOW NUMBERS LISTED ON PLANS ARE WINDOWS AS MANUFACTURED BY MARVIN WINDOWS. SEE WINDOW SCHEDULE. PROVIDE TINTED SAFETY GLASS WHERE REQUIRED BY CODE. GLASS IN WINDOWS SHALL BE LOW-E (W/ ARGON GAS FILLED INSULATING PERFORMANCE GLASS).
- PROVIDE AT LEAST ONE EGRESS WINDOW IN EACH SLEEPING ROOM. THE WINDOW SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES, & THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- ALL OPERABLE WINDOWS SHALL HAVE SCREENS AND INTERIOR SASH LOCKS.
- ALL GLASS WITHIN TUB ENCLOSURES AND ANY GLASS WITHIN 18" OF THE FINISHED FLOOR SHALL BE SAFETY GLASS.
- INTERIOR DOORS SHALL BE WOOD SOLID CORE 6 PANEL DOORS AS APPROVED BY OWNER. FRAMES SHALL BE OF SAME MATERIAL AS DOOR.
- HOUSE ENTRANCE DOORS SHALL BE FIBERGLASS AS MANUFACTURED BY THERMA-TRU AND AS APPROVED BY OWNER.
- ALL HARDWARE SHALL BE AS APPROVED BY OWNER.
- FLOORING SHALL BE AS NOTED ON THE PLANS AND/OR AS APPROVED BY OWNER.
- WOOD TRIM FOR WINDOWS, DOORS, AND BASEBOARDS SHALL BE MIN. 2" WIDE AS APPROVED BY OWNER.
- COLUMN WRAPS, FASCIAS, & MISC. TRIM CAN BE CELLULAR PVC TRIM 1 BEAD BOARD SIDING MILLWORK AS MANUFACTURED BY MILLWORK UNLIMITED, OF AZEK PVC. CONTACT SCOTT MAUER 630-699-5512.
- WALL INSULATION SHALL BE R-21 FIBERGLASS BATT INSULATION AS MANUFACTURED BY JOHNS-MANVILLE INTERNATIONAL INC., OIENS CORNING OR EQUAL.
- BASEMENT WALL INSULATION SHALL BE MIN R-5 RIGID INSULATION ON INTERIOR OF FOUNDATION WALL & R-13 FIBERGLASS BATT INSULATION BETWEEN STUDS AS MANUFACTURED BY JOHNS-MANVILLE INTERNATIONAL INC., OIENS CORNING OR EQUAL.
- ATTIC-ROOF INSULATION SHALL BE MIN R-49 CLOSED CELL SPRAY FOAM AS MANUFACTURED BY JOHNS-MANVILLE INTERNATIONAL INC., OIENS CORNING OR EQUAL.
- ROOFING SHALL BE ASPHALT/FIBERGLASS SHINGLES-MIN. 30 YEAR, CLASS A SHINGLE BY CELOTEX, GAF, GLOBE, OR APPROVED EQUAL.
- ALUMINUM SOFFITS SHALL BE "SYSTEM 3" 1/2" CENTER VENTED SOFFIT PROFILE AS MANUFACTURED BY ROLLEX OR APPROVED EQUAL. COLOR AS SELECTED BY STANDARD COLORS.
- ALUMINUM FASCIA SHALL BE "L6 OR L8" SMOOTH FASCIA COVER AS MANUFACTURED BY ROLLEX, OR APPROVED EQUAL. COLOR AS SELECTED BY STANDARD COLORS.
- PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS FOR THE ENTIRE HOUSE. DRAIN ALL DOWNSPOUTS AWAY FROM HOUSE.
- GYPSUM BOARD SHALL BE 1/2" GYPSUM BOARD. PROVIDE 5/8" TYPE "X" FIRE RESISTANT GYPSUM BOARD @ WALLS & CEILING BETWEEN GARAGE AND HOUSE. PROVIDE 5/8" GYPSUM BOARD ON ALL FRAMING @ 7'-0" O.C. PROVIDE CEMENT FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS BE INSTALLED AS BACKERS FOR WALL TILE APPLIED IN TUB/SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE IN DIRECT CONTACT WITH WATER OR HIGH HUMIDITY. WATER RESISTANT GYPSUM BOARD ONLY TO BE USED WITHIN THE LIMITS LISTED IN R102.3B.
- PRIME W/1 COAT & PAINT W/2 COATS ALL NEW WALL AND EXPOSED CEILING SURFACES.
- SMOKE DETECTORS SHALL BE LOCATED AS SHOWN ON PLANS, AND/OR AT LEAST ONE ON EACH FLOOR, EACH SLEEPING ROOM, AND EACH HALL TO BEDROOMS. SMOKE DETECTORS SHALL BE INTERCONNECTED & WIRED TO THE ELECTRICAL POWER, SO THAT THE ACTUATION OF ONE DETECTOR WILL ACTIVATE ALL ALARMS.
- DUCT ALL EXHAUST FANS TO THE EXTERIOR.
- STAIRS: RISERS 7 3/4" MAXIMUM. TREADS: 10" MINIMUM. 6"-8" MINIMUM HEADROOM.
- GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION.
- PROVIDE ALUMINUM FLASHING AT ALL WALL / ROOF INTERSECTIONS TO INSURE WATERTIGHT CONDITIONS.
- ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS, OR OTHER ROOF ACCESSORIES REQUIRING FLASHINGS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

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ISSUED FOR BUILDING PERMIT JUNE 1, 2021



REVISION NO.	DATE	REMARKS

HOUSE RENOVATION & ADDITION
FOR: MR. & MRS. TODD KOLLROSS
307 WOODWORTH AVENUE, JOLIET, IL

DRAWN BY: S.G.
CHECKED BY: BOB GEBEL
DATE: JUNE 1, 2021
PROJECT NO: 20-G10
TITLE: PROPOSED PLANS

SHEET A-5

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DRAWN BY: S.G.
CHECKED BY: BOB GEBEL
DATE: JUNE 1, 2021
PROJECT NO: 20-G10
TITLE: PROPOSED ELEVATIONS

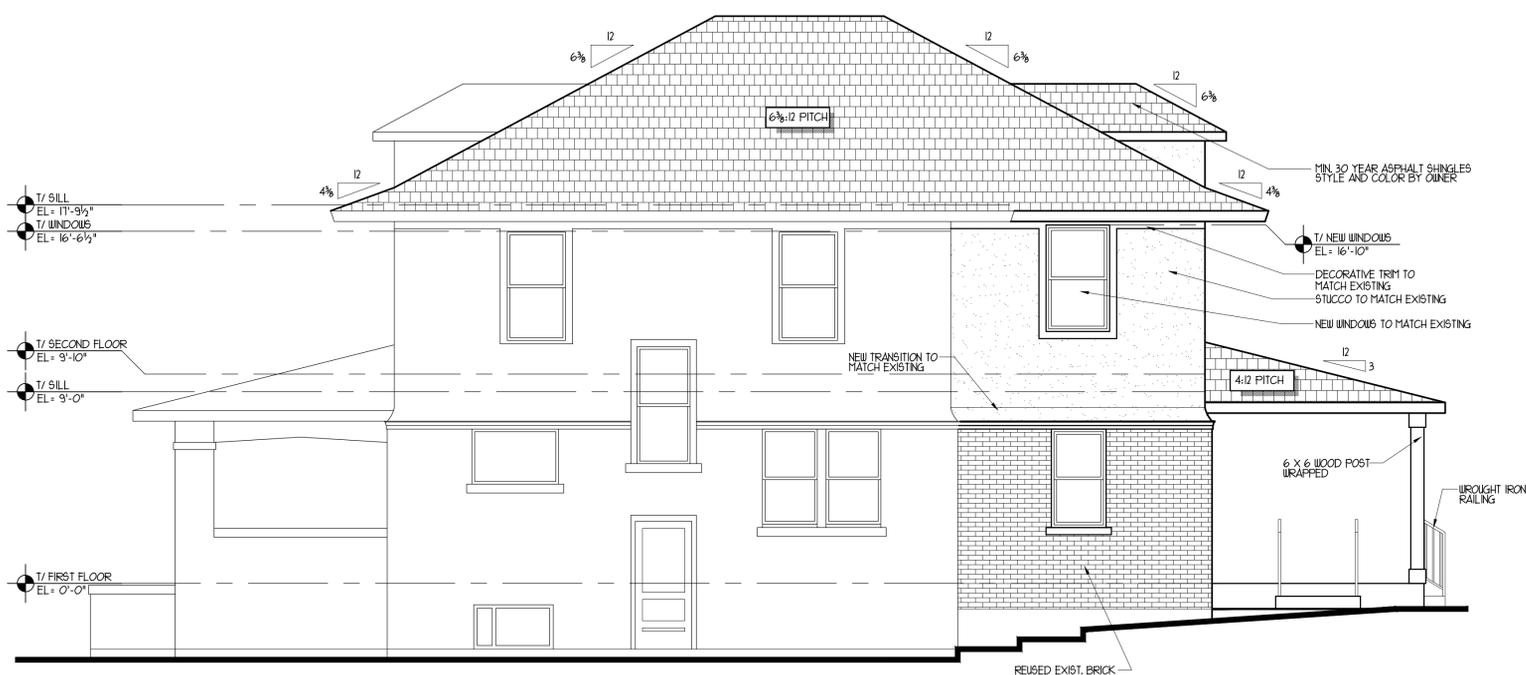
SHEET A-6



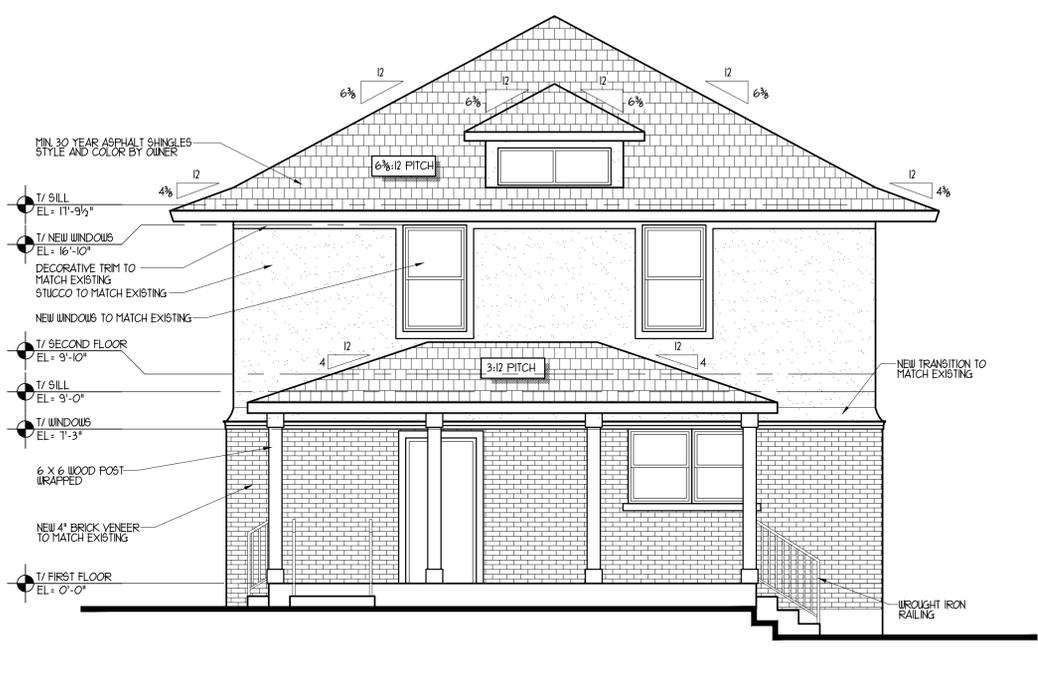
PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

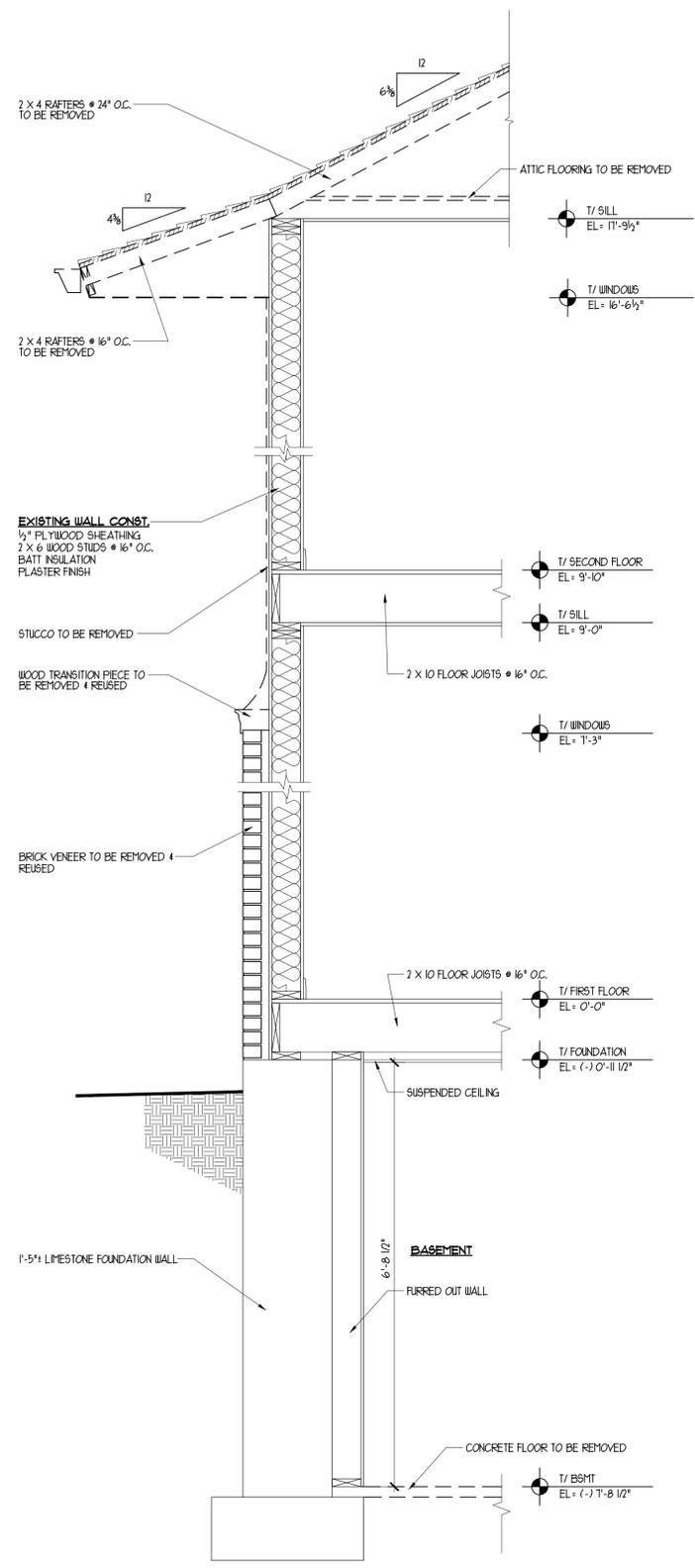
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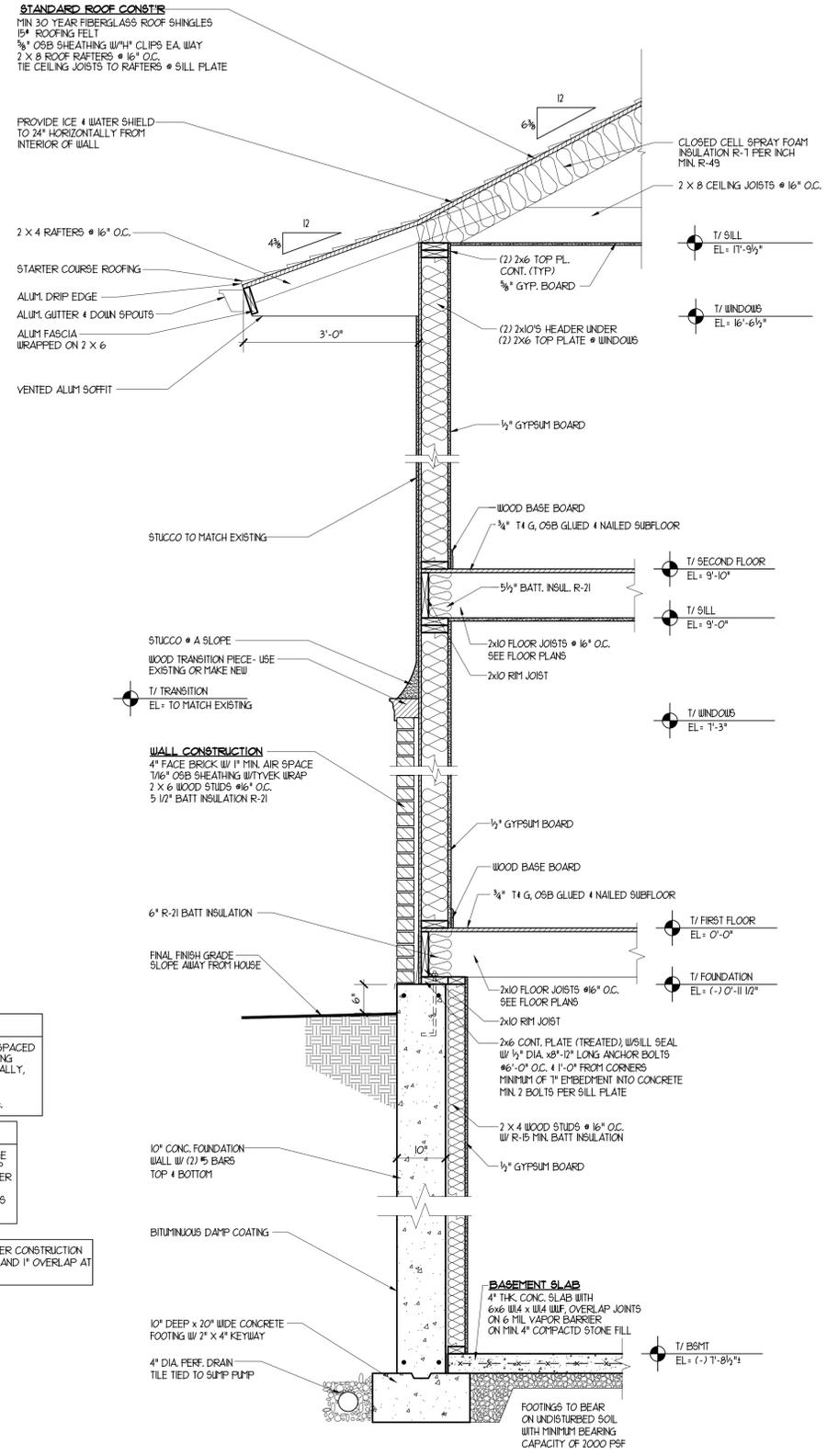
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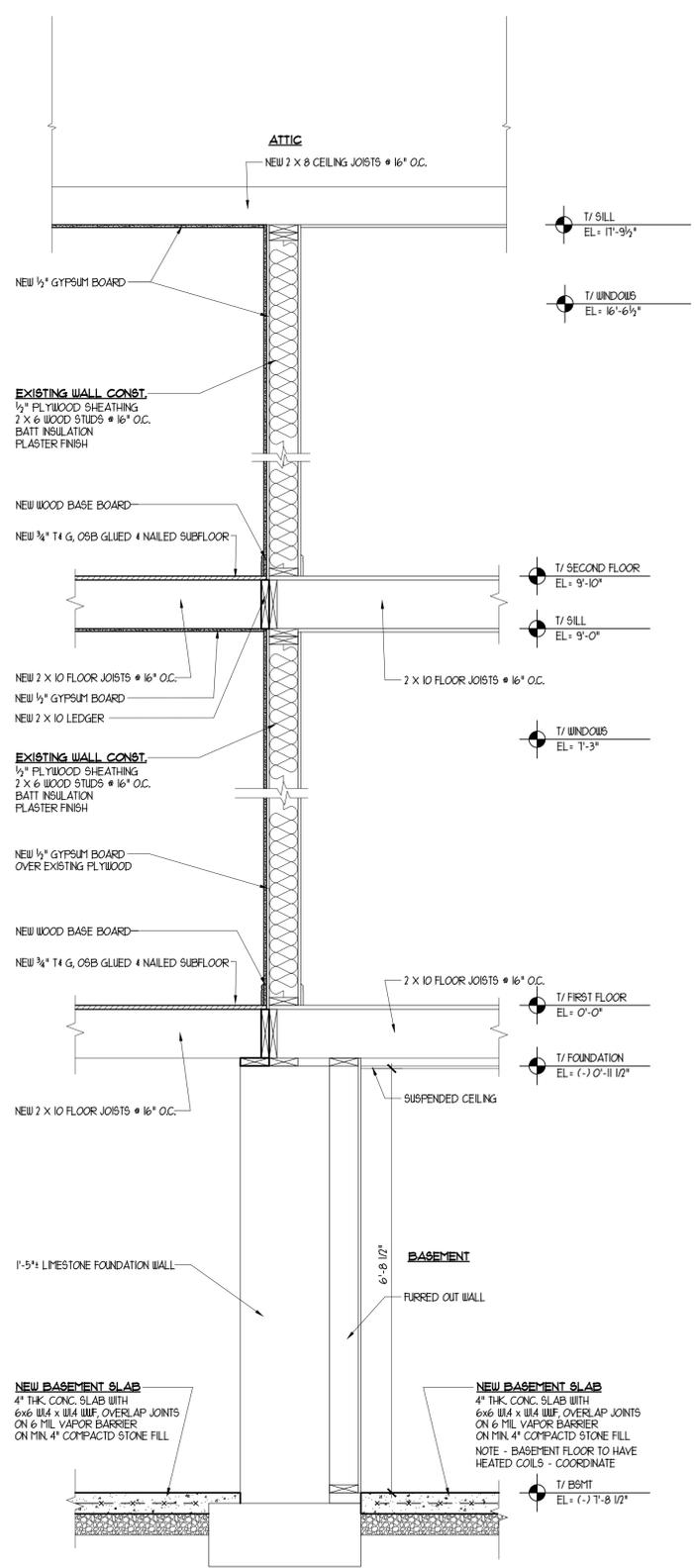
DRAWN BY: S.G.
 CHECKED BY: BOB GEBEL
 DATE: JUNE 1, 2021
 PROJECT NO: 20-010
 TITLE: WALL SECTIONS & DETAILS



1 EXISTING WALL SECTION
 SCALE: 3/4" = 1'-0"



2 WALL SECTION @ ADDITION
 SCALE: 3/4" = 1'-0"



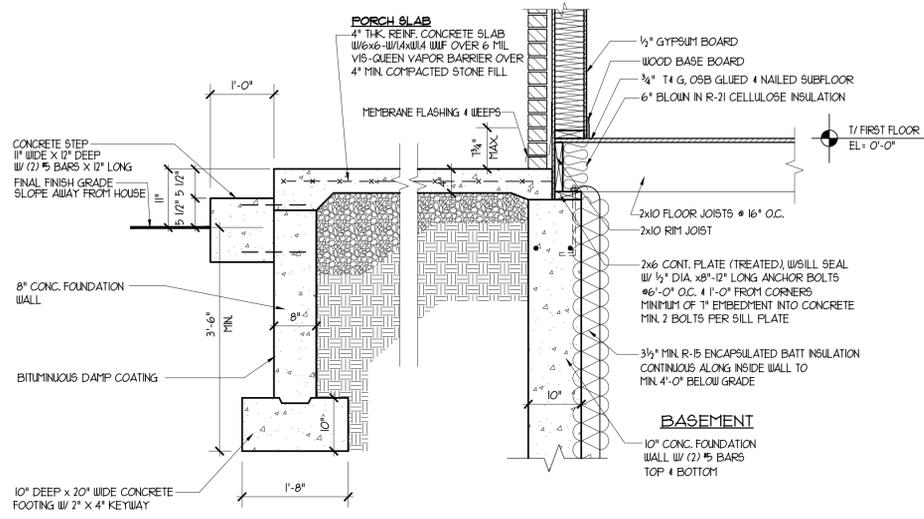
3 WALL SECTION @ EXISTING & ADDITION
 SCALE: 3/4" = 1'-0"

MASONRY TIES NOTE
 USE CORRUGATED SHEET METAL ANCHORS SPACED @ 26" TYP. PER 1 ANCHOR OR MAX. SPACING OF 32" O.C. HORIZONTALLY & 16" O.C. VERTICALLY, WITH A MIN. EMBEDMENT DEPTH OF 1 1/2" INTO THE BED JOINTS FOR THE VENEER. PLACE ANCHORS WITHIN 12" OF ANY OPENING.

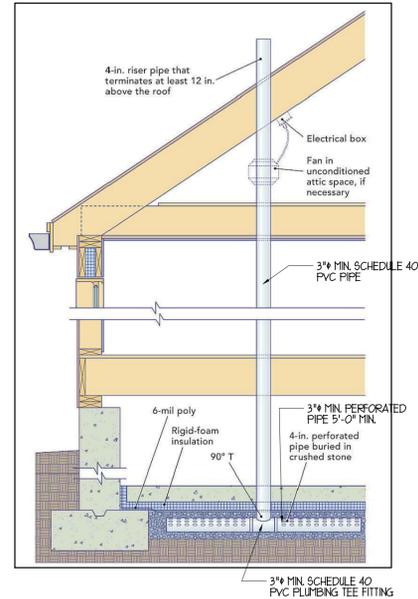
MEMBRANE FLASHING NOTE
 BITUMINOUS MEMBRANE FLASHING FROM EDGE OF BRICK TO UP BEHIND THE BUILDING WRAP MIN. 6". PROVIDE CONT. SEALANT BEAD UNDER MEMBRANE AT EDGE OF FOUNDATION WALL. PROVIDE MORTAR NET @ BOTTOM 3 COURSES MIN. FOR DRAINAGE TO WEEP HOLES.

FLASHING IS REQUIRED ON ALL BRICK VENEER CONSTRUCTION WITH SEAMS OVERLAPPED 6" AND SEALED AND 1" OVERLAP AT FOUNDATION EDGE.

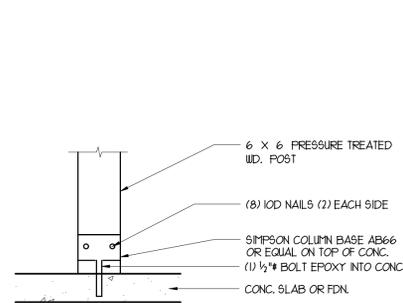
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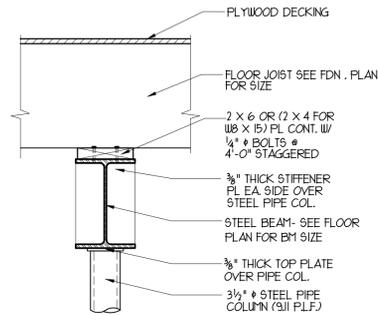
1 FRONT PORCH SECTION
 A-8 SCALE: 3/4" = 1'-0"



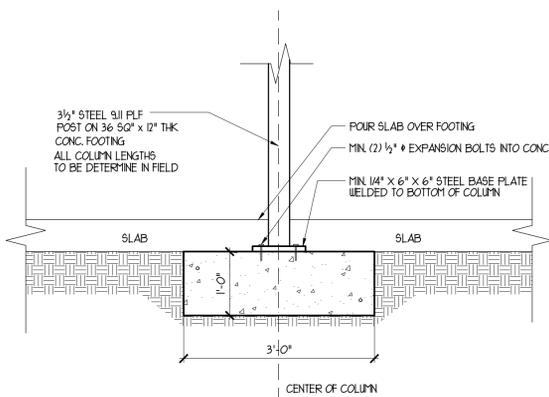
5 PASSIVE RADON DIAGRAM
 A-8 SCALE: NOT TO SCALE



2 TYPICAL COLUMN BASE DETAIL
 A-8 SCALE: 1" = 1'-0"



3 TYP. COL BEAM DETAIL
 A-8 SCALE: NTS

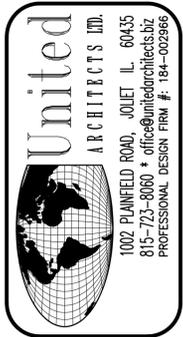


4 TYP. COL FTG DETAIL
 A-8 SCALE: 3/4" = 1'-0"

RADON PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM NOTES

- Soil Gas Retarder. A minimum 6-mil (0.15 mm) or 3-mil (0.075 mm) crosslaminated polyethylene or equivalent flexible sheeting material shall be placed on top of the gas permeable layer prior to casting the slab or placing the floor assembly to serve as a soil gas retarder by bridging any cracks that develop in the slab or floor assembly and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped at least 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. All punctures or tears in the material shall be sealed or covered with additional sheeting.
- Sump pits open to soil or serving as the termination point for subslab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sump pits shall not be used as a primary suction point in a sub-slab depressurization system.
- Sumps used as a floor drain shall have a lid equipped with a trapped inlet.
- All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil gas retarder.
- Radon vent pipes shall be accessible for fan installation through an attic or other area outside and above the habitable space. The radon vent pipe need not be accessible in an attic space when an approved roof-top electrical supply is provided for future use.
- All exposed and visible interior radon vent pipes shall be conspicuously identified with at least one label on each floor and in accessible attics. The label shall read "Radon Reduction System".
- To provide for future installation of an active SMD or S5D system, an electrical circuit terminated to a single outlet, in an accessible approved box shall be installed during construction in the attic in the anticipated location of vent pipe fans.
- To provide for future installation of an active S5D, the piping length in the attic of the building shall have a minimum height of 3 feet to allow for the anticipated installation of a radon mitigation fan in the vent pipe.
- The juncture of each radon vent pipe with the roof line shall be made water tight by an approved flashing. Lead vent flashings or any other flashing or cap that would impede the exhaust from the radon vent are prohibited from use.
- A minimum 3-inch diameter Schedule 40 PVC plumbing tee fitting, or other approved connection, fitted with not less than 5 feet (105 m) of perforated pipe extending from each horizontal opening of the tee shall be inserted horizontally within the sub-slab permeable material to ensure that the pipe opening remains within the sub-slab.
- The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the highest roof in a location of at least 2 feet (609.6 mm) above any window or other opening into the conditioned spaces of the building and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

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SHEET A-8

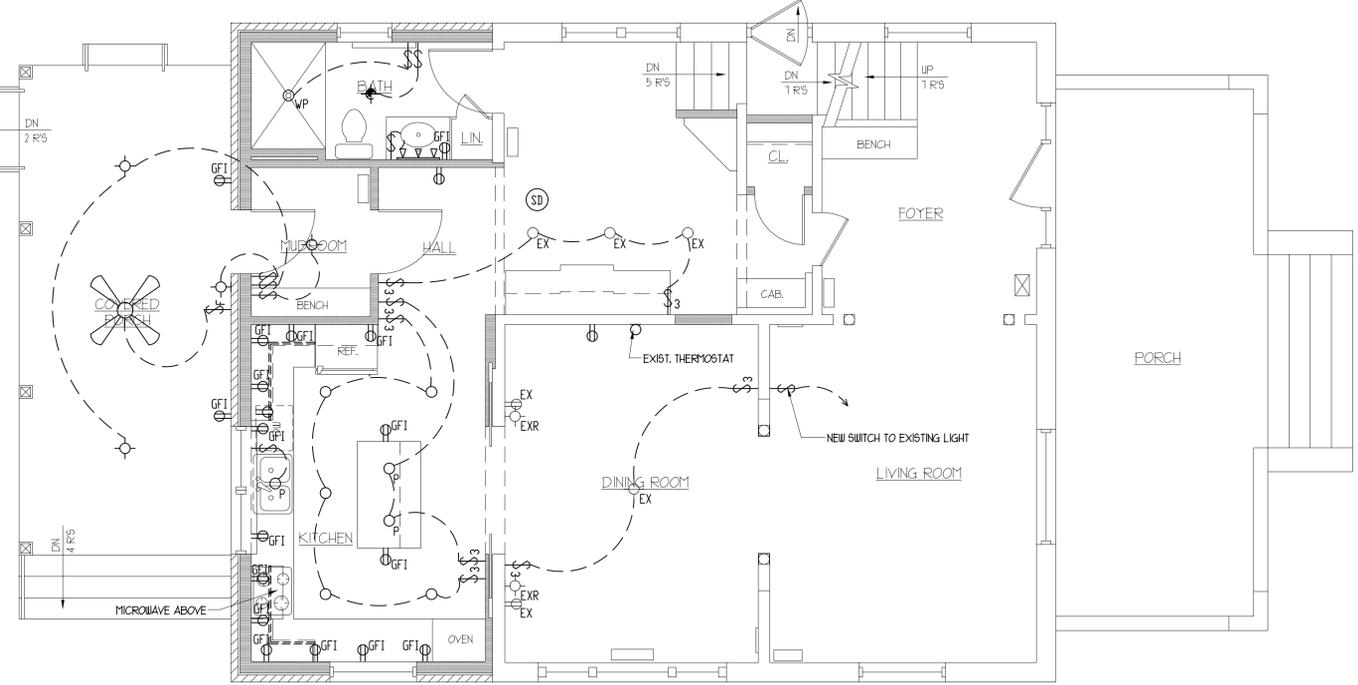
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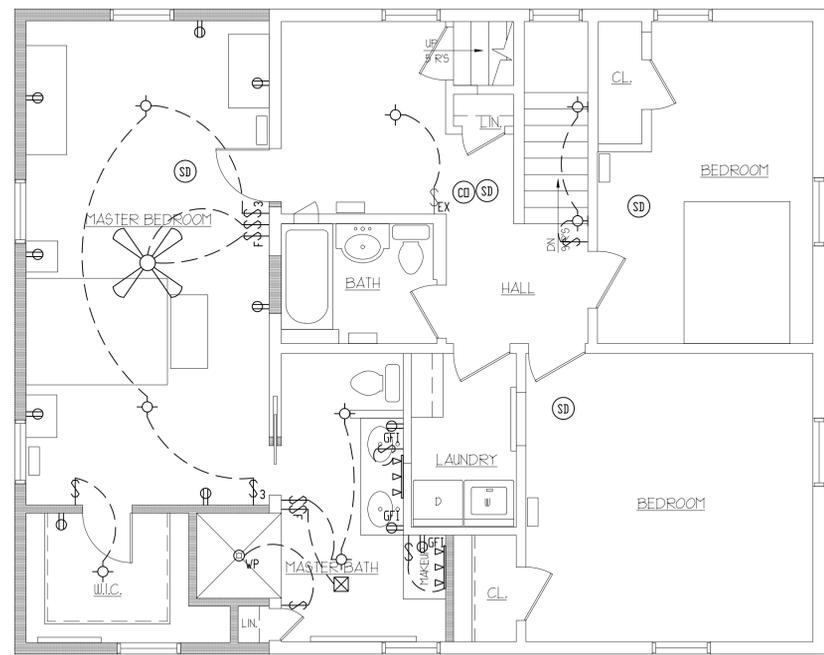
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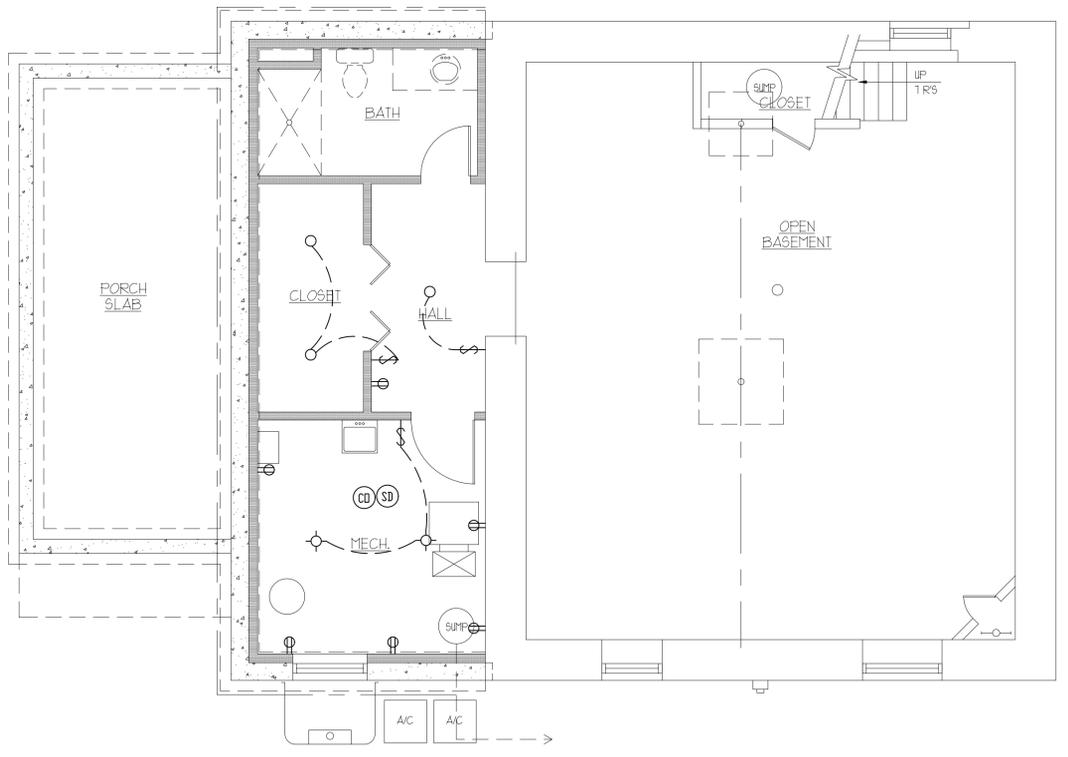
DRAWN BY: S.G.
CHECKED BY: BOB GEBEL
DATE: JUNE 1, 2021
PROJECT NO: 20-G10
TITLE: PROPOSED ELECTRICAL PLAN



PROPOSED FIRST FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



PROPOSED SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



PROPOSED BASEMENT ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

ELECTRICAL KEY	
	EXHAUST FAN LIGHT COMBINATION
	6" CAN LIGHT
	WALL SCONCE
	STANDARD LIGHT
	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET
	LIGHT SWITCH
	THREE WAY LIGHT SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE & SMOKE DETECTOR
	WATERPROOF CAN LIGHT
	PENDANT LIGHT
	SWITCH FOR FAN
	FAN LIGHT
	UNDER CABINET LIGHTS
	VANITY WALL LIGHT
	EXHAUST FAN
	EXISTING DUPLEX OUTLET
	EXISTING CAN LIGHT
	EXISTING WALL LIGHT RELOCATED
	EXISTING LIGHT SWITCH
	EXISTING LIGHT

NOTES FOR ELECTRICAL PLAN

- ELECTRIC PANEL BOARDS GROUNDED TO WATER LINE WITH INSULATED WIRE, 1/8 MIN. GROUND JUMPER ACROSS WATER METER.
- ALL LIGHT FIXTURES ARE TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
- A CARBON MONOXIDE DETECTOR SHALL BE REQUIRED AT EACH SLEEPING LEVEL.
- ALL OUTLET RECEPTACLES SHALL BE ARC FAULT INTERRUPTERS UNLESS THEY ARE DESIGNED AS GFI OR UP GFIS. ALL OUTSIDE OUTLETS SHALL BE WEATHER PROTECTED GFIS.
- 110 VOLT SMOKE DETECTOR W/ BATTERY BACK UP. TO BE INSTALLED IN EACH BEDROOM, INCLUDING EXISTING BEDROOM.
- INTERCONNECT ALL DEVICES - SO THAT IF ONE ALARMS, ALL ALARM. A DEVICE MUST BE LOCATED WITHIN 15' OF EACH BEDROOM DOOR (TYP.).
- ALL BATHROOM EXHAUST FANS TO BE DIRECTLY VENTED THROUGH EXTERIOR WALL OR ROOF OPENINGS.
- REQUIRED GROUND FAULT CIRCUIT INTERRUPTERS - (GFI) ARE REQUIRED IN EVERY BATHROOM, ALL GARAGE RECEPTACLES, ALL EXTERIOR RECEPTACLES, ALL KITCHEN COUNTERTOP RECEPTACLES, AND ALL BASEMENT RECEPTACLES.
- WIRING SHALL BE IN RIGID METAL CONDUIT
- ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED CONTRACTOR ACCORDING TO THE NATIONAL ELECTRICAL CODE 2014.
- ONLY COPPER WIRE MAY BE USED.
- ALL CLOSET LIGHTS SHALL BE:
 - A. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
 - B. FLOURESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
 - C. INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
- LIGHT FIXTURE ABOVE WHIRPOOL, TUBS AND SHOWERS SHALL BE GFI.
- MIN. 90% OF NEW INSTALLED FIXTURES SHOW CONTAIN ONLY HIGH EFFICACY LAMPS - FOR EXAMPLE FLOURESCENT OR LED

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Figure 1: Front (east elevation) of the house at 307 Woodworth Avenue



Figure 2: North elevation of the house, which is the side of the home subject to the variation request since the building sits 3' from the north property line



Figure 3: Rear elevation (west) of the home.





2021-52



 = Area in Question
 = 600' Public Notification Boundary

Legend			
Zoning			
	I-TA		R-2
	B-1		I-TB
	B-2		I-TC
	B-3		R-1
	I-1		R-1A
	I-2		R-1B
	I-T		R-5
			R-3
			R-4
			R-5
			R-B



City of Joliet, IL

2021-52a



-  = Area in Question
-  = 600' Public Notification Boundary