

## **STAFF REPORT**

**DATE:** February 19, 2026  
**TO:** Zoning Board of Appeals  
**FROM:** Ray Heitner, Planner  
**RE:** Petition Number: 2026-03  
Applicant: Fabian Contreras  
Status of Applicant: Owner  
Location: 108 Hunter Avenue  
Request: A series of Variations to reduce the required rear and side yard setbacks for a new detached garage from 3 feet to 1 foot, located at 108 Hunter Avenue. (COUNCIL DISTRICT #5)

---

### **Purpose**

The applicant is requesting the following variations to allow construction of a new detached garage at 108 Hunter Avenue:

- Variation to reduce the required rear yard setback from 3 feet to 1 foot
- Variation to reduce the required side yard setback from 3 feet to 1 foot

The Zoning Board of Appeals makes the final decision on these variation requests.

### **Site Specific Information**

The subject property is a 6,515 square-foot lot (46.37 feet by 140.5 feet) that contains a two-story single-family residence that was built in 1900. The property has an existing 566 square-foot detached garage in the southeast corner. An asphalt driveway leads to the existing garage from Hunter Avenue. The applicant wishes to construct a new garage in the approximate location of the existing garage. Elevations of the proposed new garage have been included in the staff report packet. The new garage would be approximately 42 feet long and 22 feet wide and would include approximately 264 square feet of patio space within the garage frame footprint. A permit to construct the garage was originally applied for on June 24, 2025. Approval of the building permit is contingent upon approval of the requested setback variations.

## **Surrounding Zoning, Land Use and Character**

The subject property is in the St. Pat's neighborhood on the City's near west side and is surrounded by other single-family residences with a combination of R-2 (single-family residential) and R-3 (one- and two-family residential) zoning.

## **Applicable Regulations**

- Section 47-7.3 Permitted Accessory Uses within the R-3 Zone
- Section 47-17.5 Garages and Carports
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

## **Analysis**

Approval of the requested variations would allow the owner to construct a 42-foot by 22-foot detached garage. Section 47-5.2(D) of the City's Zoning Ordinance allows other uses customarily incidental to the established principal use, such as detached garages, provided they are 3 feet away from the rear and side yard lot lines. The applicant wishes to build the proposed garage 1-foot away from the existing rear and side yard lot lines. Since the proposed garage contains 12-inch eave overhangs, the 1-foot setback distance will allow for the entirety of the garage to fit on the subject property. The garage would also be built with gutters and downspouts that would direct stormwater runoff onto the subject property.

Section 47-17.5 of the City's Zoning Ordinance further states that detached garages may not exceed a wall height of 10 feet, and a total height of 20 feet. The proposed garage would feature 9-foot-tall walls with a total height (from base to roof pitch) of 18 feet and 7 inches. Per the City's Zoning Ordinance, the applicant has stated that the proposed new garage will feature complementary building materials and colors that are utilized on the lot's existing principal structure.

The proposed new garage would be approximately 63 percent larger than the existing detached garage on the subject property. Approximately 28% of the new garage would be patio space. Most residences in the surrounding area contain detached garages that abut the rear yard and side yard lot lines. However, garage size varies, and while the proposed new garage size of 924 square feet would not be the largest detached garage in the neighborhood, it would be larger than most, which fall within a range of 600 to 900 square feet in size.

Section 47-19.8 of the City's Zoning Ordinance details the findings of fact that need confirmation to support a variation request. Staff believes the property in question can still yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the R-3 zoning district. While it is common for detached garages to be directly adjacent to a property's rear or side yard lot lines, the applicant has not presented

any evidence of a practical difficulty or hardship to avoid compliance with the existing setback regulations. However, while staff acknowledges that a hardship or practical difficulty to allow construction of the new garage within the required setback area likely does not exist, many residences in the area have located their detached garages on the rear and side yard lot lines. This practice likely predates the existing zoning ordinance in many cases. Therefore, while the proposed new garage would be larger than most detached garages in the area, given the preexisting locations of comparable detached garages in the area, staff does not believe the requested Variations, if granted, would alter the essential character of the locality.

**Conditions**

1. That the new garage shall match the materials and color of the principal structure on the subject property.



# Zoning Board of Appeals Application Packet

## Variation

This packet should contain all of the following documents:

- Instructions & requirements;
  - Application;
  - Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

**Joliet Planning Division** - 150 West Jefferson Street,  
First Floor-South Wing, Joliet, Illinois 60432

**Phone Number:** (815) 724-4050

**Email Address:** [zoning@joliet.gov](mailto:zoning@joliet.gov)

**g Fees:**

The following fees **will be invoiced** once the petition is accepted:

<b>Filing Fee Type</b>	<b>Amount</b>
Variation for a Single-Family Home	\$200.00
Variation for a Mutli-Family Property	\$500.00
Variation for a Non-Residential Property	\$500.00
Additional Variations	\$50.00 each
Sign Deposit Fees (properties that are less than one (1) acre)	\$100.00 (\$50.00 for an English sign & \$50.00 for a Spanish sign)

**Notice of Petition Request:**

In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 600 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

**Sign Deposits:**

At least one sign shall be posted no later than 15 days, but not more than 30 days before, the hearing date. The sign shall contain the time and place of the public hearing and the nature of the request. It shall be placed in a conspicuous location on the property so it may be observed and read from the street. If the property is less than one (1) acre, the sign shall be provided by the City of Joliet Planning Staff upon the applicant's payment of the \$50.00 deposit for each sign. It shall be the applicant's responsibility to post the sign. If the property is larger than one (1) acre, the applicant shall be responsible for creating and erecting the sign. **For properties larger than one (1) acre, please refer to the "Requirements For Posting Land Use Change Informational Signs" sheet in this packet.**

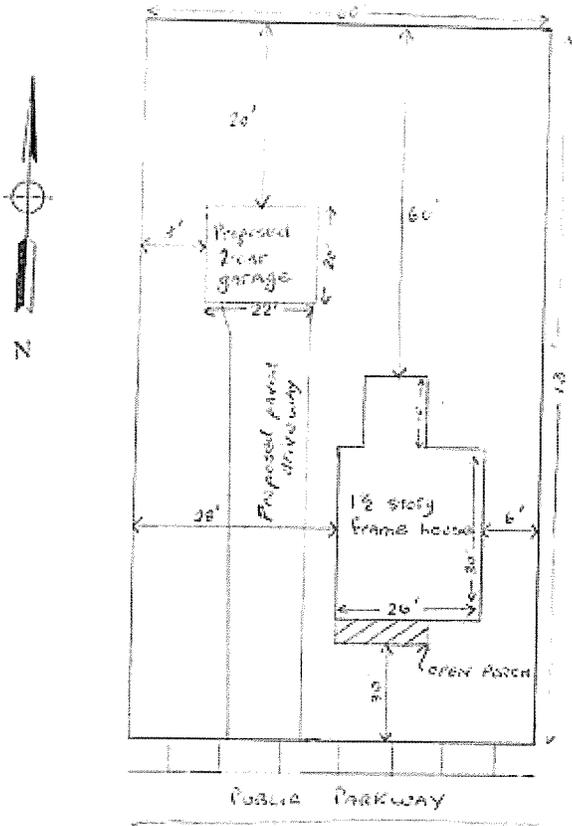
Upon completion of the public hearing, the sign(s) shall be removed and returned to the City of Joliet within ten (10) days. If the applicant fails to remove the sign within ten days, the City of Joliet may remove the sign, and the cost of the removal shall be deducted from the applicant's sign deposit. Please allow approximately 10-15 days for sign deposit refund processing.

**Failure to post the notice sign as required may result in the deferral of action on, or the denial of the applicant's petition.**

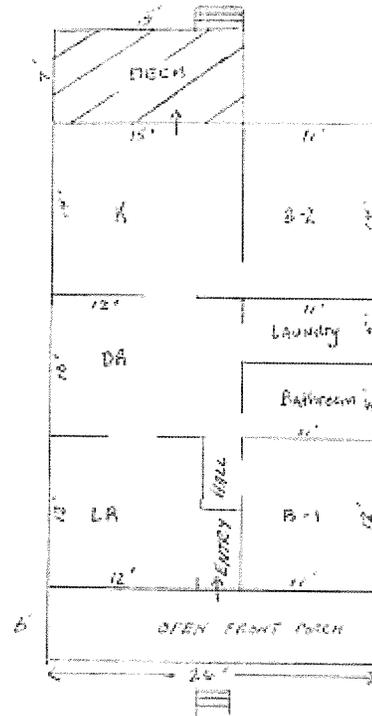
# EXAMPLES:

## PLAT OF SURVEY

LOT 7, EXCEPT THE NORTH 90 FEET THEREOF, IN KATHERINE S. NICHOLSON'S SUBDIVISION OF THE SOUTHWEST PART OF BLOCK 49, OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1901, IN PLAT BOOK 11, PAGE 66, SITUATED IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.



**Sample Site Plan**  
(For illustrative purposes only)



**Sample Floor Plan**  
(For illustrative purposes only)

FOR OFFICE USE ONLY

\*\*\*Verified by Planner (please initial): \_\_\_\_\_ \*\*\*

Payment received from:

Petition #:

Common Address:

Date filed:

Meeting date assigned:

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: 108 Hunter ave

PETITIONER'S NAME: Fabian Cozteras

HOME ADDRESS: 108 Hunter ave

ZIP CODE: 60431

BUSINESS ADDRESS: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

PHONE: (Primary) \_\_\_\_\_

(Secondary) \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: \_\_\_\_\_

OWNER OF PROPERTY: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_

**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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER PROJECTS AND/OR DEVELOPMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): \_\_\_\_\_;  
\_\_\_\_\_;

*\*\*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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: \_\_\_\_\_ DEPTH: \_\_\_\_\_ AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: Single family use

PRESENT ZONING OF PROPERTY: \_\_\_\_\_

VARIATION/APPEAL REQUESTED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**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 garage is too close to property line but still within it.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What unique circumstances exist which mandate a variance?

the garage is close to property line so it does not follow current zone law, but still within 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.

It would make the neighborhood look better by improving appearance. negative; close to alley.

**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, Fabian Cartoes, 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.



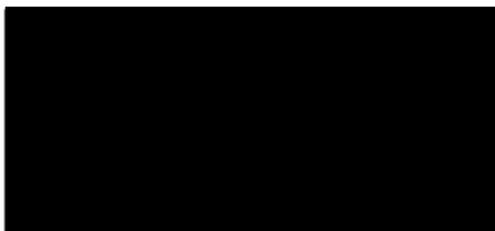
Petitioner's Signature



Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 30 day of December, 2025





## 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:

108 Hunter 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

Fabian Contreras, 108 Hunter ave, [REDACTED]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**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

---

---

---

---

E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**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:** 1/09/26 \_\_\_\_\_

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

**PRINT**

### **How to Post a Sign for any Land Use Change**

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.
2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.
3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.
4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a \$50.00 deposit for each sign.
5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.
6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.
7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

**Requirements For Posting Land Use Change Informational Signs**

(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

**(A) For parcels comprising 1 acre or more:**

- (1) The applicant or the applicant’s agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.
- (2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)
- (3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.
- (4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.
- (5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

<b>NOTICE OF PUBLIC MEETING</b>	
<b>CITY OF JOLIET, IL</b>	
DATE/TIME:	_____
LOCATION:	City Hall Council Chambers _____
	150 W. Jefferson St., Joliet _____
DESCRIPTION OF REQUEST:	_____ _____
FOR MORE INFORMATION CALL:	815-724-4040 OR 815-724-4050 _____
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>	
<b>CITY OF JOLIET</b>	

Date: 6/02/2025 - 4:23 PM  
Design ID: 307358452495

MENARDS®  
**Design & Buy™**  
GARAGE

Based on the building design the appropriate truss could not be found. Please use the "Request Truss Design" button to submit the trusses for design by our truss team. If you aren't already logged in we will need to collect some information in order to notify you once your design is complete. If you have further questions please chat or leave a message.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

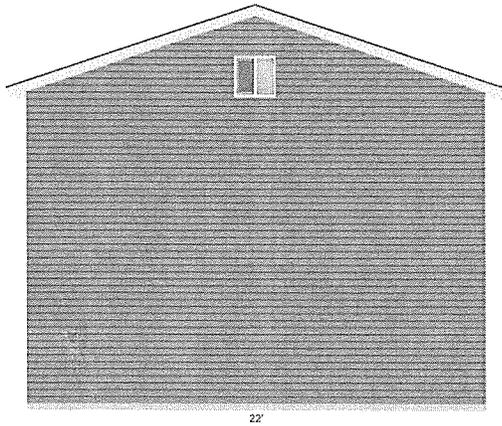
# Design & Buy™

## GARAGE

### Dimensions

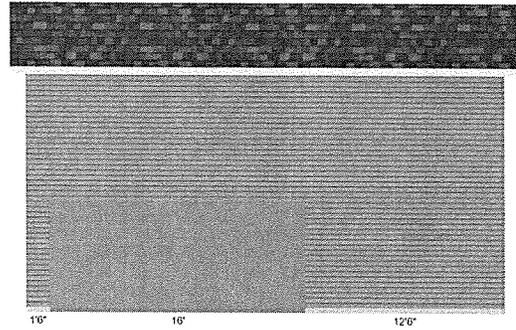
### Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



**ENDWALL B**

24"W x 24"H Performax™ Slider Window with Nailing Flange

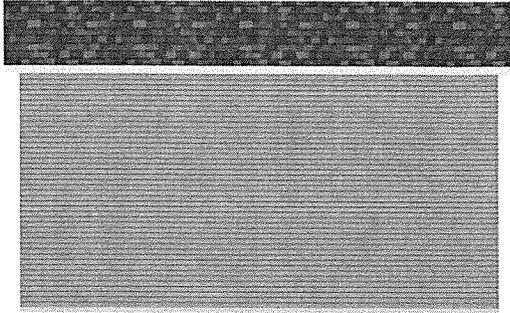


**SIDEWALL D**

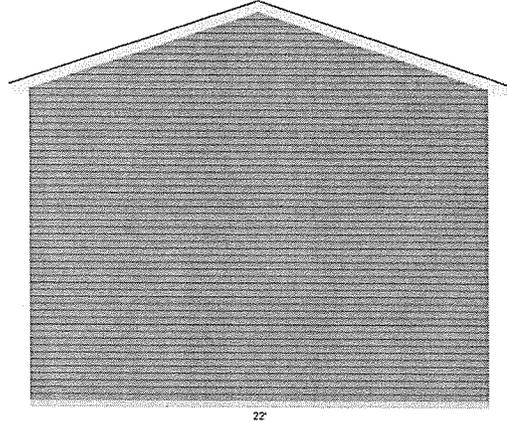
16' x 7' framed opening

# Design & Buy™

## GARAGE



SIDEWALL C



ENDWALL A

## Materials

### Building Type

Building Location Zip Code: 60436  
Building Type: Gable Room-In-Attic

### Building Info

Building Width: 22'  
Building Length: 30'  
Building Height: 9'  
Wall Framing Stud: 2 x 4  
Truss Type: Deep Heel (24" on center spacing)  
Roof Pitch: 4/12 Pitch  
Room Size: 7'6" x 13'6"  
Attic Floor Sheathing: 3/4 x 4 x 8 Tongue-and-Groove OSB Sturd-I-Floor  
Room In Attic Access Option: Ladder  
Eave Overhang: 12"  
Gable Overhang: 12"  
Curb: Poured Curb  
Curb Height: 4"  
Foundation Type: Poured  
Building Plan: Yes I need a Building Plan

### Wall Info

Siding Material Types: Vinyl  
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Slate Blue  
Vinyl Corner Trim Color: White  
Accent Material Type: None  
Wainscot Material Type: None  
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)  
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap  
Gable Vents: Novik® 12" x 12" Square Gable Vent, QTY: 1

### Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)

# Design & Buy™

## GARAGE

Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Briarwood PRO HD Architectural Shingles (32.8 sq. ft.), Color: Blackstone HD
Roof Underlayment:	VB Shield Synthetic Roofing Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	Tarco Leak Barrier 3' x 65' Granulated Ice & Water Barrier (195 sq. ft.)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	Aluminum
Gutter:	Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: White
Ridge Vent:	None
Roof Vents:	None

### Openings

Framed Opening:	16' x 7' framed opening
Framed Opening Trim Type:	Vinyl
Vinyl Trim Color:	White
Windows:	24"W x 24"H Performax™ Slider Window with Nailing Flange

### Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Attic Area Insulation:	None
Attic Area Interior Finishing:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box

Date: 6/02/2025 - 4:23 PM  
Design ID: 307358452495

MENARDS®

# Design & Buy™

## GARAGE

Sheathing Fasteners:

Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail -  
5 lb. Box

Roofing/Shingle Fasteners:

Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails -  
7,200 Count

Truss Fastener:

MiTek® 5-1/4 x 1-9/16 Triple Zinc Rafter-to-Stud  
Hurricane/Seismic Anchor

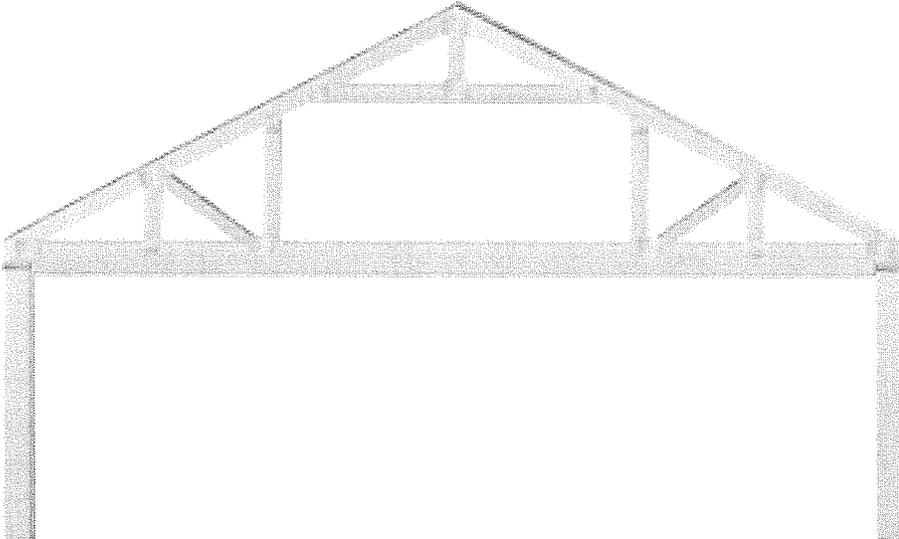
Framed Opening Hardware:

No

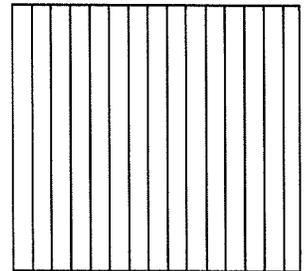
# Design & Buy™ GARAGE

## Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- **Gable RIA Trusses** are designed with increased loading in the room area only.
- Larger Room-in-Attic trusses may be built in 2 parts and are assembled on site.
- For stair area set first regular truss at 4 feet and ply to regular truss 2. Roof and floor area by stairs must be hand framed. Stairs require onsite design and calculations.
- Regular trusses are estimated as end trusses, stud and framing material is included to frame the wall area. This allows for easier framing of openings.



Top view/Truss layout  
trusses 2 feet on center



## Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Permit # **80936**  
Office Use Only

**CITY OF JOLIET**  
Building & Inspectional Services  
150 W. Jefferson Street, Joliet, IL 60432  
Phone: 815-724-4070 Email: permitapplication@joliet.gov



**Garage/ Carport Permit Application**

If permit applications are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.  
All Contractor's must submit a copy of the contract with all permit applications.

Address: <i>108 Hunter Ave</i>	PIN #:				
Lot #	Subdivision				
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family - Number of Units _____					
Is this property registered with the Neighborhood Services Rental Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<b>Description of Work</b>					
Type: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport					
Placement: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached					
Dimensions:	Description of Work				
Length: <i>42</i> ft. <i>0</i> in.	<i>Garage addition</i>				
Width: <i>22</i> ft. <i>0</i> in.					
Height: <i>18</i> ft. <i>7</i> in.					
<b>Proposed Use Grid: For New Construction Only</b>					
Number of Stories	Material of Foundation	Material of Roof	Material of Siding	Footing (Inches)	Overhang (Inches)
Total Cost \$ <i>20,000</i>					
Work Being Completed By: <input checked="" type="checkbox"/> HOMEOWNER <input type="checkbox"/> CONTRACTOR					
Homeowner's Name: <i>Fabian Contreras</i>					
Address: <i>108 Hunter Ave</i>					
Phone: [REDACTED]	Email: [REDACTED]				
General Contractor's Name: <i>Owner</i>					
Address: <i>108 Hunter Ave</i>					
Phone: [REDACTED]	Email: [REDACTED]				

**RECEIVED**  
JUN 23 2023  
BY: \_\_\_\_\_

Concrete Contractor's Name: <i>Owner</i>	
Address: <i>108 Hunter Ave</i>	
Phone: [REDACTED]	Email: [REDACTED]
Electric Contractor's Name: <i>Owner</i>	
Address: <i>108 Hunter Ave</i>	
Phone: [REDACTED]	Email: [REDACTED]
Architect's Name:	
Address:	
Phone:	Email:
Roof Contractor's Name: <i>Owner</i>	
Address: <i>108 Hunter Ave</i>	
Phone: [REDACTED]	Email: [REDACTED]
Plumbing Contractor's Name:	
Address:	
Phone:	Email:
HVAC Contractor's Name:	
Address:	
Phone:	Email:

**All information requested on this application must be completed to reflect the scope of work.**

Application is hereby made for a building permit and Certificate of Compliance/Occupancy, as required under Building Code and Zoning Ordinance of the City of Joliet for the erection, moving, alteration and use of building and premises. In making this application, the applicant represents all the following statements and any attached maps and/or drawings as a true description of the proposed new or altered uses and/or buildings. The applicant agrees that the permit applied for, if granted—is issued on the representation made herein and that any permit issued may be revoked without notice in breach of representation of conditions.

[REDACTED] \_\_\_\_\_ [REDACTED] \_\_\_\_\_

\_\_\_\_\_  
Director of Building Services      Date

\_\_\_\_\_  
Neighborhood Services      Date

\_\_\_\_\_  
Plumbing Approval      Date

\_\_\_\_\_  
Electric Approval      Date

\_\_\_\_\_  
Building Safety      Date

\_\_\_\_\_  
HVAC Approval      Date

\_\_\_\_\_  
Building Approval      Date

\_\_\_\_\_  
Zoning Approval      Date

**Application Submittal Notes:**

(Office Use Only)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit # \_\_\_\_\_

## Residential Electric Application

<b>Site Address</b> 108 Hunter Av.	<b>Pin #</b>
<b>SQUARE FOOTAGE</b> - please select either option and list the square footage of the structure:	
<input checked="" type="checkbox"/> Single Family _____ <input type="checkbox"/> Multi-Family _____              # of Units: _____	
<b>Contractor Information</b>	
<b>Company Name</b>	
License Number	City
<b>Supervising Electrician</b>	
Address	
Phone	Email
<i>Please provide detailed drawings/spec sheets for the proposed work and a Letter of Intent with the Company Letterhead.</i>	
<b>Property Owner</b>	
<b>Name</b> Febian Contreras	
<b>Address</b> 108 Hunter Av. Joliet IL	
<b>Phone</b>	<b>Email</b>
<b>Type of Construction</b>	
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel/Rehab <input type="checkbox"/> Other _____	
<b>Project Type</b>	
<input type="checkbox"/> Electric Service <input type="checkbox"/> Neighborhood Services Repairs <input type="checkbox"/> Generator <input type="checkbox"/> Garage/Shed <input type="checkbox"/> Fire Repairs <input type="checkbox"/> Solar <input type="checkbox"/> Above Ground Swimming Pool <input type="checkbox"/> Inground Swimming Pool <input type="checkbox"/> Hot Tub <input type="checkbox"/> Other _____	
<b>Description of Work</b>	
Electric garage	
<b>Electrical Service</b>	
<input type="checkbox"/> Overhead? <input type="checkbox"/> Underground?	<b>Amperage</b> 100 _____ 200 _____ 400 _____ Other _____
<b>Solar</b> Total (kW) # of Panels: _____	
<b>For Office Use Only</b>	
Approved By:	
Date:	
Total Fee: \$	
Comments:	

**\*\*\*Letter of Intent Required With This Application\*\*\***



**RESIDENTIAL ACCESSORY STRUCTURES  
REVIEW FORM**

**PRIVATE GARAGES AND SHEDS**

*This form must be completed by the applicant prior to the issuance of a building permit for the construction, enlargement or modification to an accessory structure. Separate permits are required for electric, plumbing, gas and HVAC work as may be authorized under the building permit. When payment has been received and the application has been approved, a building permit will be issued.*

Address	108 Hunter Ave
Structure is	<input checked="" type="checkbox"/> Detached from principal Structure <input type="checkbox"/> Attached to principal structure
Number of Stories	1
Use of Structure (please describe)	
<input type="checkbox"/> Shed:	
<input checked="" type="checkbox"/> Garage:	Store my car from weather

I hereby certify that I have read this form and know the information to be true and correct. I understand that construction will be inspected for compliance with ordinances governing this work and agree to abide by the same whether specified herein or not. I further understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any ordinance regulating construction or the performance of construction. Issuance of a permit does not imply or represent that proposed construction complies with subdivision or deed restrictions, restrictive covenants, or other conditions which may be applicable to a particular parcel of property. I further acknowledge that I am in compliance with all City of Joliet Zoning Ordinance regulations.

Signature of Applicant:		Date:	
Printed Name:		Title:	

*Peak = 18' 7"*

# Design & Buy™ GARAGE

**How to recall and purchase your design at home:**



- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
  2. Select the Garage Designer
  3. Recall your design by entering Design ID: 307358738160
  4. Follow the on-screen purchasing instructions

**How to purchase your design at the store:**

1. Enter Design ID: 307358738160 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Based on the building design the appropriate truss could not be found. Your trusses are in the process of being designed. Once they are complete you will receive an email.

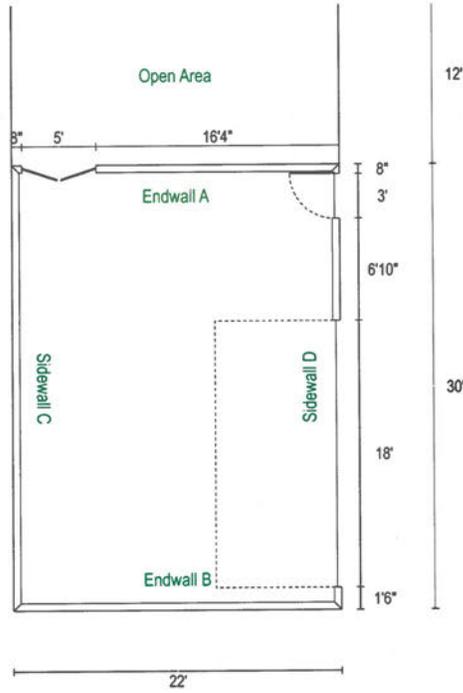
For other design systems search "Design & Buy" on Menards.com

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST BECAUSE OF WIDE VARIATIONS IN CODES. THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

### Garage Image





For other design systems search "Design & Buy" on Menards.com

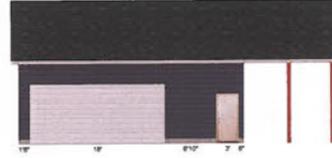
## Dimensions

### Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



**ENDWALL B**



**SIDEWALL D**

Commander® 36W x 80H Primed Steel 6-Panel  
18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)



**SIDEWALL C**



**ENDWALL A**

Mastercraft® 60W x 80H Primed Steel Flush Double

## Materials

### Building Type

Building Location Zip Code: 60436  
Building Type: Gable Porch Overhang

### Building Info

Building Width: 22'  
Closed Area Length: 30'  
Open Area Length: 12'  
Building Height: 9'  
Closed Area Wall Framing Stud: 2 x 4  
Wall Posts: 4 x 6  
Footing Size: 4" x 14"  
Roof Pitch: 8/12 Pitch  
Eave Overhang: 12"  
Gable Overhang: 12"  
Curb: Concrete Block  
Concrete Block Rows: 1 Row  
Concrete Block Type: 4 x 8 x 16 Standard  
Foundation Type: Poured  
Building Plan: Yes I need a Building Plan

### Wall Info

Siding Material Types: LP Engineered Wood  
LP Engineered Wood Siding: Sherwin-Williams Prefinished 3/8 x 8 x 16' Textured Lap Siding(15 Yr Paint Warranty), Color: Biscayne Blue  
Engineered Wood Corner Trim Color: Biscayne Blue  
Accent Material Type: None  
Wainscot Material Type: None  
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)  
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap  
Gable Vents: Novik® 12" x 12" Square Gable Vent, QTY: 1

### Roof Info

For other design systems search "Design & Buy" on Menards.com

Page 7 of 13

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Briarwood PRO HD Architectural Shingles (32.8 sq. ft.), Color: Blackstone HD
Roof Underlayment:	VB Shield Synthetic Roofing Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	Tarco Leak Barrier 3' x 65' Granulated Ice & Water Barrier (195 sq. ft.)
Fascia Material Type:	Smooth Aluminum Fascia
Fascia:	6" x 12' Aluminum Smooth Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	Aluminum
Gutter:	Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: White
Ridge Vent:	None
Roof Vents:	None

### Openings

Service Door:	Commander® 36W x 80H Primed Steel 6-Panel
Service Door:	Mastercraft® 60W x 80H Primed Steel Flush Double
Overhead Door:	18X8 White Deep Ribbed Torsion Spring (R-Value 6.5)
Additional Information:	C4SS Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

### Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish for Open Area:	None
Ceiling Finish for Closed Area:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer

Date: 6/19/2025 - 4:27 PM  
Design Name: Garage Design  
Design ID: 307358738160

**MENARDS**  
**Design & Buy™**  
**GARAGE**

Framing Fasteners:

Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail  
- 5 lb. Box

Sheathing Fasteners:

Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail -  
5 lb. Box

Roofing/Shingle Fasteners:

Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails -  
7,200 Count

Truss Fastener:

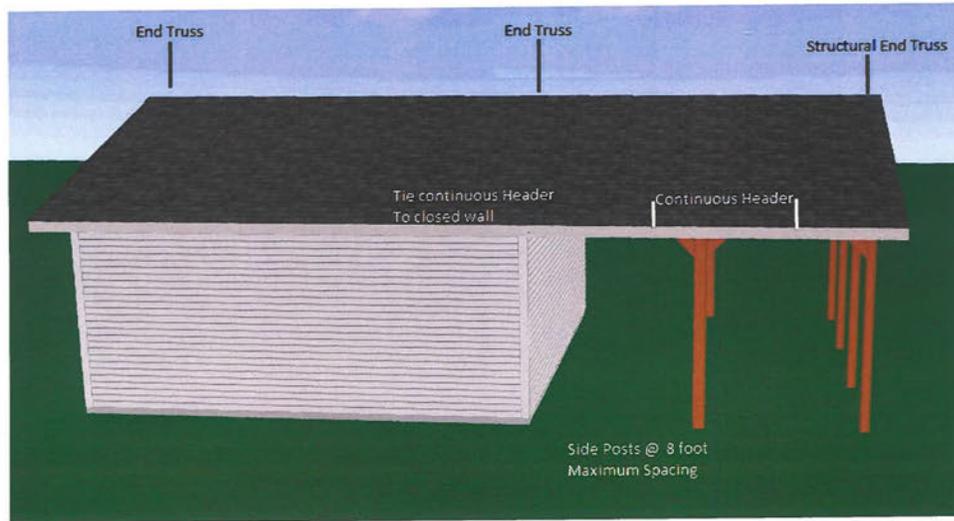
MiTek® 5-1/4 x 1-9/16 Triple Zinc Rafter-to-Stud  
Hurricane/Seismic Anchor

Overhead Opening Hardware:

No

## Helpful Hints for Gable Porch Buildings

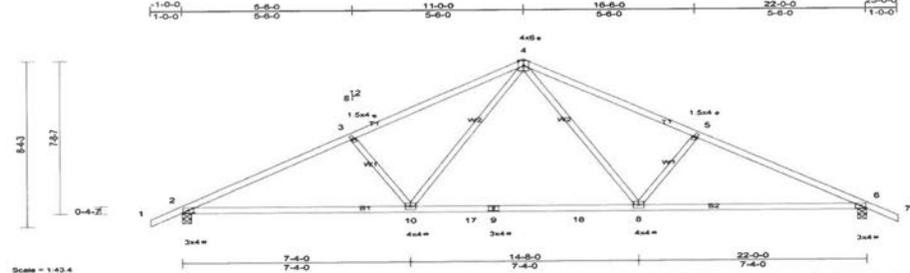
- Studs are estimated for the closed areas at 16" on center.
- Posts for the Open Area are estimated for 8 feet maximum spacing on the sides of the building.
- Posts are estimated with a combination of spacings when the open area of the building is not divisible by 8 (4, 6 or 8 feet on center).
- Posts for the end of the building are spaced at 10 feet on center maximum unless the overhead doors are added. When overhead doors are added the posts are positioned based on overhead door openings. No post is estimated if the door is less than 4 feet from the building corner.
- A continuous header is estimated to support trusses in the open area.
- The continuous header must tie to the closed area and be supported by the studs.
- Trusses are designed for 2 feet on center spacing, a structural end truss is estimated for the end of the open building, regular end trusses for the ends of the closed building and common trusses for the other areas.
- Siding is estimated on the gable of the wall between the open and closed area. Siding is not estimated for this area when a ceiling is added to the open area on the additional options.



## Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates are calculated based on approximate plate heights of 97", 109", 121" and 145".
- STEEL LENGTHS if selected should be verified prior to purchase.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Job QTYREC031818	Truss T1	Truss Type Common	City S	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI			Run: 9:32 5 Nov 19 2019 Print: 9:32 5 Nov 19 2019 MITEX Industries, Inc. Tue May 28 11:49:10 Page 1		
ID: 2VQWwRtH8tVv1TUa8hZuCaQ9-V90vJ8T1GwVZkUu0TTRX8G 05JwvWuUCaCh					



Spacing	2-0-0	CBI	DEFL	in (loc)	Up/Dr	L/D	PLATES	GRIP
TCLL (roof)	1.15	TC	0.82	Vert(LL)	-0.13	8-10	>999	240
Snow (Puff/fg)	34	BC	0.68	Vert(CT)	-0.19	8-10	>999	180
TCCL	7.0	WB	0.48	Horz(CT)	0.04	8	N/A	N/A
BCLL	0.0	Code						
BCDL	10.0	IRC2018/TP12014						
							Weight: 78 lb	FT = 15%

**LUMBER**  
 TOP CHORD 2x4 SPF No.2  
 BOT CHORD 2x4 SPF No.2  
 WEBS 2x3 SPF Stud

**BRACING**  
 TOP CHORD  
 BOT CHORD

Structural wood sheathing directly applied or 2-2-0 od purlins  
 Rigid ceiling directly applied or 10-0-0 od bracing  
 MITEX recommends that Stabilizers and required cross bracing be  
 installed during truss erection, in accordance with Stabilizer  
 installation guide.

**REACTIONS (kips)** 2=12200-3-8, (min. 0-2-0), 6=12200-3-8, (min. 0-2-0)  
 Max Horiz 2=147 (LC 12)  
 Max Uplift 2=58 (LC 14), 6=58 (LC 15)  
 Max Grav 2=1292 (LC 21), 6=1292 (LC 22)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 2-10=1799/78, 3-4=1856/120, 4-6=1856/120, 5-6=1799/78  
 BOT CHORD 2-10=85/1451, 10-17=0/921, 9-17=0/921, 8-18=0/921, 8-8=0/1451  
 WEBS 4-8=67/600, 5-8=597/163, 4-10=67/600, 3-10=597/163

**JOINT STRESS INDEX**  
 2 = 0.83, 3 = 0.51, 4 = 0.67, 5 = 0.51, 6 = 0.83, 8 = 0.66, 9 = 0.83 and 10 = 0.66

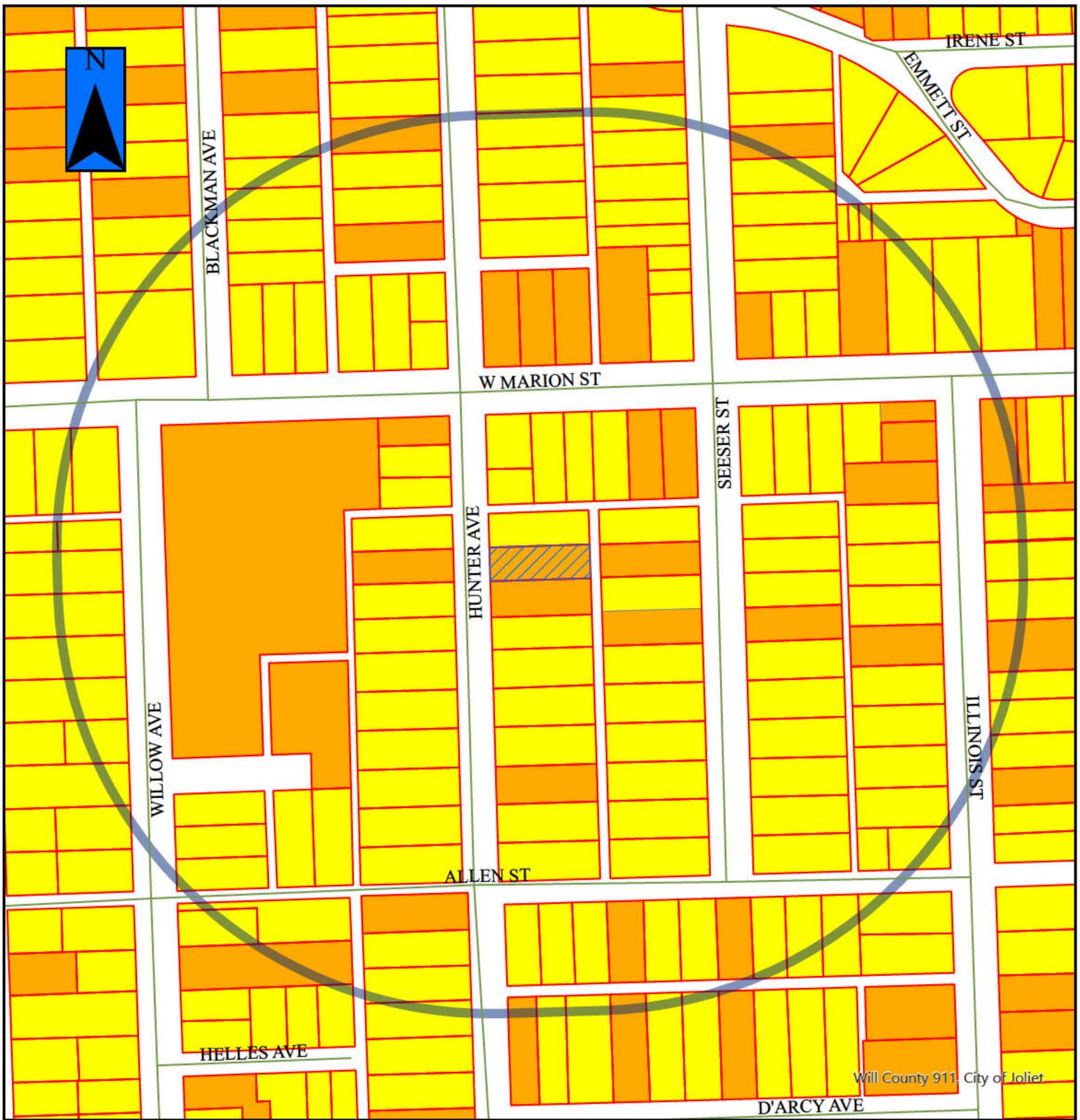
- NOTES**
- Unbalanced roof live loads have been considered for this design.
  - Wind, ASCE 7-16, Vult=115mph (3-second gust) Vbase=81mph, TCCL=4.2pcf, BCDL=6.0pcf; h=25ft; Cat. II, Exp. B, Enclosed, MWFRS (envelope) exterior zone and C-C Exterior (2) zone, cantilever left and right exposed, end vertical left and right exposed. C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate gte DOL=1.60
  - TCLL, ASCE 7-16, Pp=35.0 pcf (roof LL), Lum DOL=1.15 Plate DOL=1.15; Pp=50.0 pcf; Pp=34.5 pcf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0. Rough Cat B; Fully Exp.; Cam=0; Cn=1.0; Cn=1.0
  - Roof design snow load has been reduced to account for slope.
  - Unbalanced snow loads have been considered for this design.
  - This truss has been designed for greater of min roof live load of 12.0 pcf or 1.00 times flat roof load of 34.5 pcf on overhangs non-concurrent with other live loads.
  - This truss has been designed for a 10.0 pcf bottom chord live load nonconcurrent with any other live loads.
  - \* This truss has been designed for a live load of 20.0 pcf in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members with BCDL = 10.0 pcf.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 58 lb uplift at joint 2 and 58 lb uplift at joint 6.
  - This truss is designed in accordance with the 2018 International Residential Code sections R602.11.1 and R602.10.2 and referenced standard ANS/PTP 1.
- LOAD CASE(S)** Standard











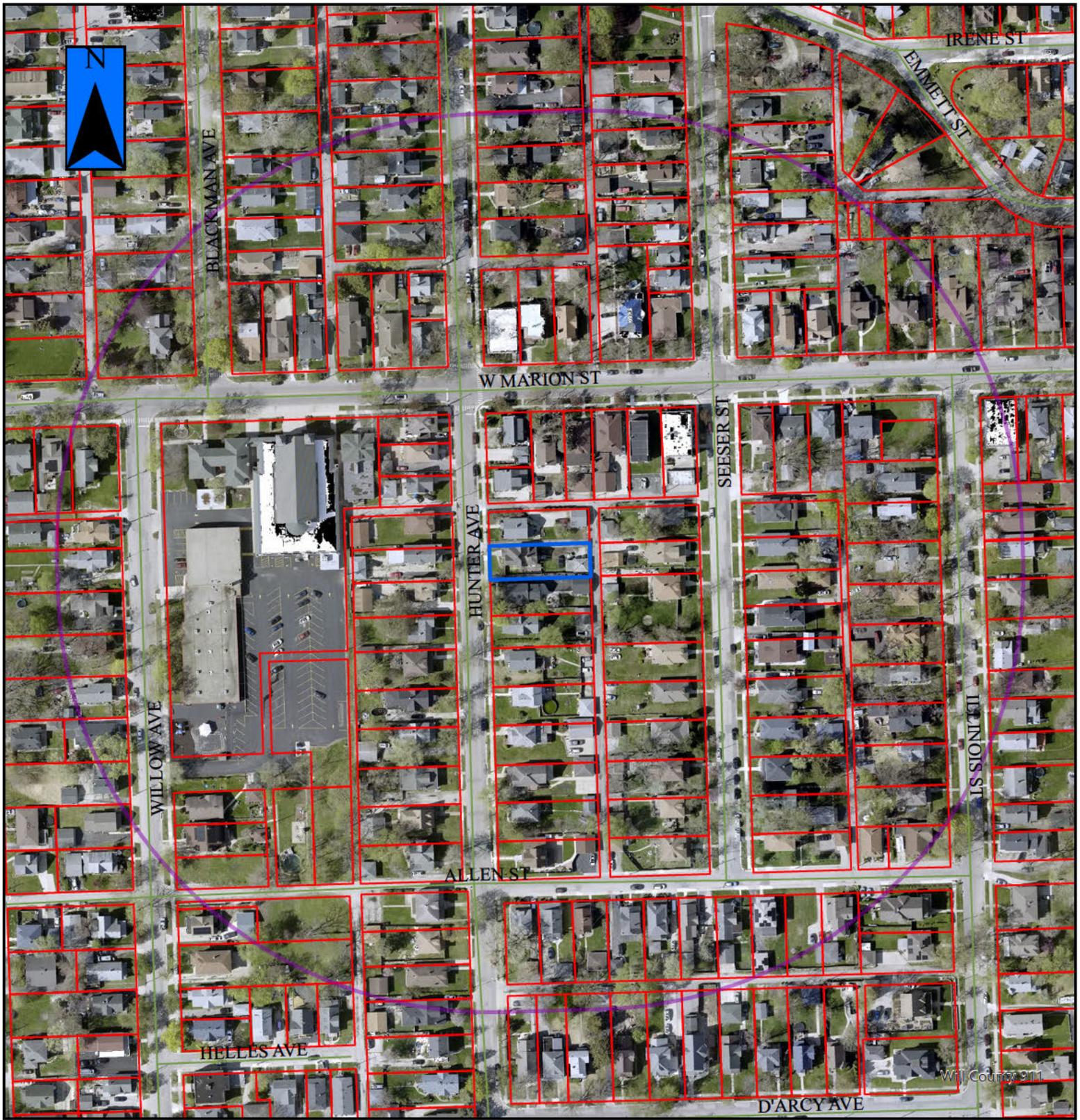
Will County 911 City of Joliet

2026-03



 = Property in Question  
 = 600' Public Notification Boundary

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



2026-03a



-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)