STAFF REPORT

DATE: September 9, 2025

TO: Zoning Board of Appeals

FROM: Helen Miller, Planner

RE: Petition Number: 2025-35

Applicant: Bipin Sharma

Status of Applicant: Owner

Owner: Chicago Title Land Trust Company TR 8002384301

Location: 616 Williamson Avenue (Council District #4)

Request: Variation of Use to allow a mixed-use structure

Purpose

The applicant is requesting a Variation of Use to allow a mixed-use structure in the R-3 (one- and two-family residential) district. The existing structure, which was built around 1906 as a church, would contain one dwelling unit on the basement level and an open space, formerly used for religious assembly, on the main level. While a dwelling unit is permitted in the R-3 zoning district, a mixed-use structure, where two principal uses would exist, is not permitted. Therefore, the property needs a Variation of Use to allow a mixed-use structure that contains a dwelling unit in the same building as a non-residential use. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The subject property is approximately 64 feet by 134 feet (8,510 square feet) and contains a one-story church building built around 1906. The building was used as a church since its construction until at least 2018. The petitioner purchased the property in November 2023. The property is zoned R-3 (one- and two-family residential).

The main level of the building was used for religious services and is still set up this way. According to the petitioner, the basement level was set up as a dwelling unit with the current floor plan when they purchased the building. The unit contains one bedroom, one bathroom, a living room, and a kitchen. The basement level dwelling unit has its own separate entrance on the north side of the building as well as a rear door on the south side. The basement level does not have any interior connections to the main level.

Surrounding Zoning, Land Use and Character

The property is located in the Collins Street neighborhood on the south side of Williamson Avenue. The zoning and land use for the adjacent properties are as follows:

- North: R-3 (one- and two-family residential), institutional (church)
- South: R-2 (single-family residential), residence
- East: R-3 (one- and two-family residential), residence
- West: R-2 (single-family residential), undeveloped

Applicable Regulations

- Section 47-7.1 R-3 (One- and Two-Family Residential) District Permitted Uses
- Section 47-17.28 Variation of Use

Section 47-17.28: **Variation of Use**: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.

Discussion

The petitioner, Bipin Sharma, is requesting a Variation of Use to allow a dwelling unit and a non-residential use within the same structure in the R-3 zoning district. The basement level of the building will contain one dwelling unit. The main floor, which was previously used as a church and is still set up as a church, will be used for the owner's personal storage. The petitioner states that they currently do not have plans to utilize the main floor as a church. Approval of the Variation of Use will allow the structure to contain one dwelling unit along with a separate space that is not part of or accessory to the dwelling unit. If the owner wishes to use the main floor for a use other than storage or a religious institution, they would need to apply for additional building permits and zoning approvals as needed.

According to the petitioner, the basement level was set up as an apartment when they purchased the property. Since that time, the owner has performed minor upgrades to the apartment such as painting walls and floors and tiling the bathroom.

The property does not currently contain any paved parking spaces. The Zoning Ordinance requires two parking spaces for a single dwelling unit. The owner proposes to install a paved driveway along the east side of the building to fulfill the parking requirement (see attached Site Plan).

If the Variation of Use is approved, the apartment will need to be enrolled in the City's Rental Inspection Program. The property would then be inspected for compliance with

residential property codes and building codes. The owner will be responsible for making any required updates to the property prior to issuance of a Rental Inspection Certificate through the Rental Inspection Program.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow a mixed-use structure in the R-3 (one- and two-family residential) district at 616 Williamson Avenue, the following conditions would be included:

- 1. That the property shall be enrolled in and comply with the City's Rental Inspection Program;
- 2. That the required off-street parking shall be provided prior to the issuance of the Rental Inspection Certificate;
- 3. That the use of the property shall not be expanded in the future;
- 4. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: Aerial view of 616 Williamson Avenue (2025)



Figure 2: 616 Williamson Avenue, view south from Williamson Avenue (September 2025)

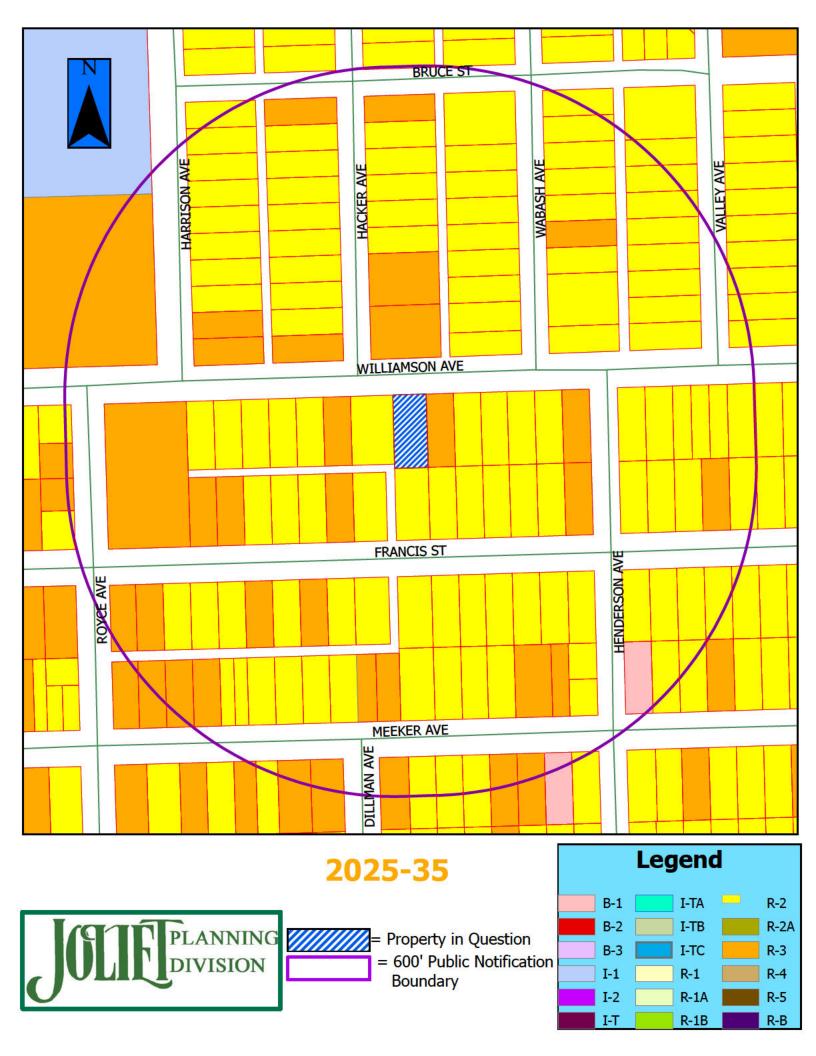


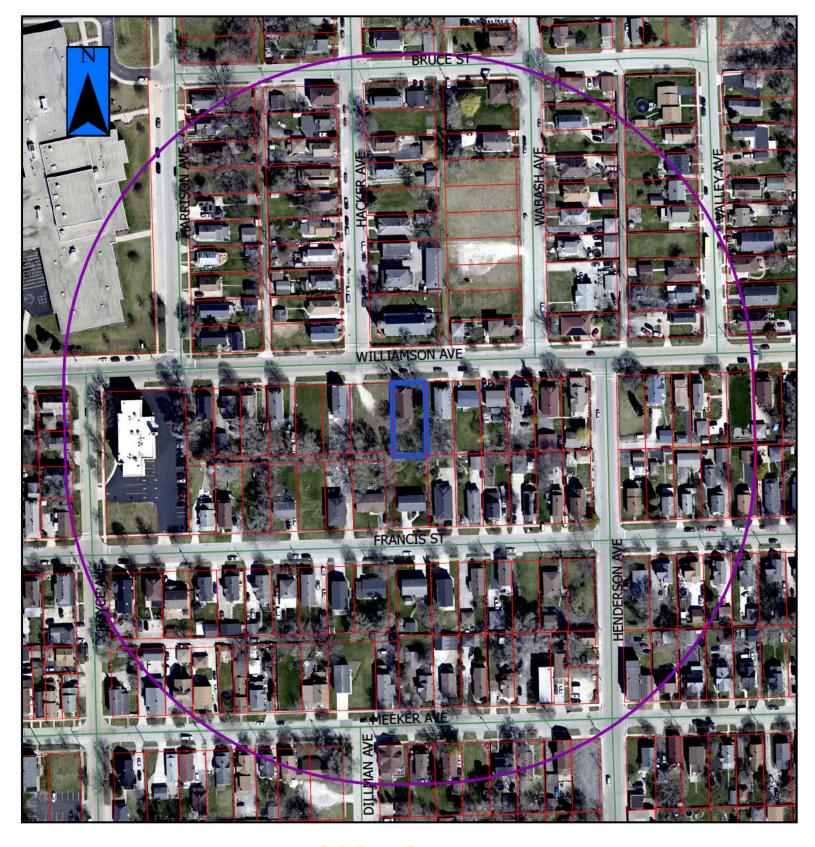
Figure 3: North and east sides of 616 Williamson Avenue (May 2025)



Figure 4: North and west sides of 616 Williamson Avenue (May 2025)







2025-35a



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

s, LLC

2311.0243 ALTA/NSPS LAND TITLE SURVEY WILL COUNTY

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MEST RAY LINE OF

LOT 6 BLK 2

1.5 STORY BRICK BUILDING DE NO. 616

LOT 1 BLK 2

EXCEPTIONS 1:17 NO SURVEY OR PLOTTABLE MATTERS, AFFECTS THE SUBJECT PROPERTY

2 1-16:32 E 134.22 (M)

UNDERNEATH

FIR 300.00'(R)

Sign S

0.5' OF

WILLIAMSON AVENUE (66' R/W)

CURB & GUTTER

11/7/2023

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMTRANT FILE NO 4F10.65/6
COCK COUNTY, ILLINOIS
SCHEDULE BJI
EFFECTIVE COTOBER IV, 2023

N.D. JOHN

TO CHCAGO TITLE LAND TRUST COMPANY, TRUSTEE UITADATED SEPTEMBER 17, 20,0 AND MOOWN AS TRUST NO BOLL244501, FIRST AMERICAN TITLE INSURANCE COMPANY

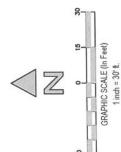
E CONFORMS TO BOUNDARY E HEREON.

03S-002971 PROFESSIONAL AND SURVEYOR SANDWICH, IL

cta Land Surveyors, LLC PLS# 184008059 0:773.305.4011 Street Morris, IL 60450



FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO AFTUREAS DATED OCTOBER 17, 2023 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY



L1 63.62' (R) N 88*17'55" E 63.53' (C)

LOT 9 BLK 2

LOT 8 BLK 2

ALLEY (14' RM)

S 88°17'55" W 63.53" (M) 63.62" (R)

ALLEY (14' RM) 1.8' ON

LOT 7 BLK 2 8526 SQ.FI.±

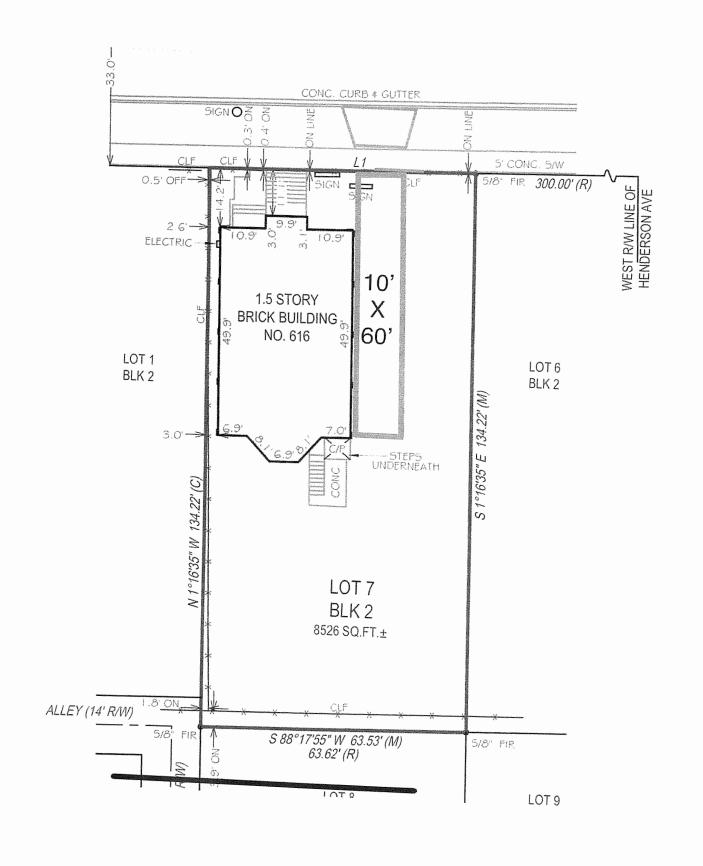
N 1.1832.M 134.22.(C)

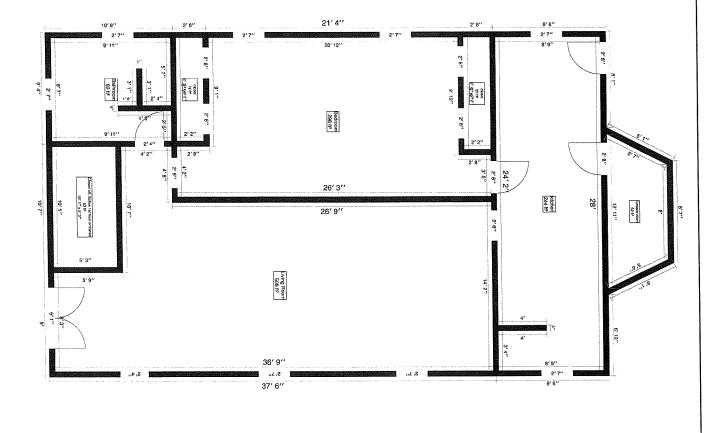
LINE TABLE:

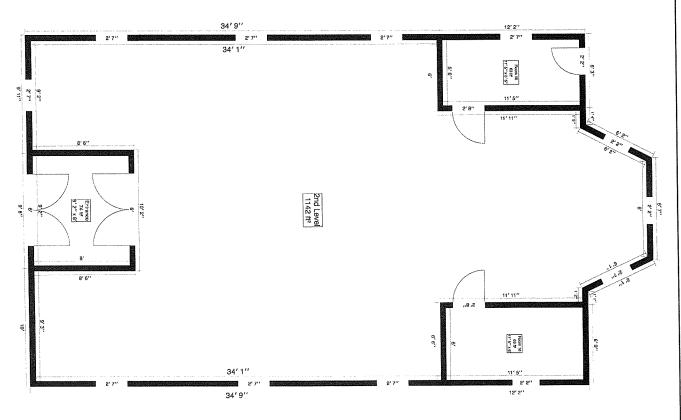
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

(f)

SITE PLAN







	FOR OFFICE USE ONLY
Verified b	y Planner (please initial):
Payment received from: Terri Mitti LLC	Petition #: Common Address: Williamson Date filed: 8/1 Meeting date assigned: 9/18

•	Meeting date assigned: 4/16
JOLIE PETITION FOR City of Joliet Planning Divisio	ARD OF APPEALS T, ILLINOIS VARIATION OF USE n, 150 W. Jefferson St., Joliet, IL 60432 Fax (815)724-4056
ADDRESS FOR WHICH VARIATION IS REQUES	STED: 616 Williamsburg, Joliet, IL 60432
PETITIONER'S NAME: Bipin Sharma	
HOME ADDRESS:	ZIP CODE:
BUSINESS ADDRESS: 2019 Chicago St., Joliet, II	ZIP CODE: 60436
PHONE: (Primary)_	(Secondary)
EMAIL ADDRESS:	FAX:
PROPERTY INTEREST OF PETITIONER: Manager	of the LLC which owns the 100% beneficial interest in a land trust
OWNER OF PROPERTY: Chicago Title Land Trust Compa	ny, Trustee u/t/a dated September 17, 2020 a/k/a Trust No. 8002384301
HOME ADDRESS: same as above	ZIP CODE:
BUSINESS ADDRESS: same as above	ZIP CODE:
EMAIL ADDRESS: same as above	FAX:
	currently apply for a business license and submit a equest is for operation of a business, please provider email):
OTHER PROJECTS AND/OR DEVELOPMENTS:	

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-03-412-009			
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):			
LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred): See attached legal description			
LOT SIZE: WIDTH: 63.53' DEPTH: 134.22' AREA: 8,527 sq, ft.			
PRESENT USE(S) OF PROPERTY: A church which has been vacant for years and is still vacant			
PRESENT ZONING OF PROPERTY: civic - R-3			
VARIATION OF USE REQUESTED: to allow for residential occupancy			
RESPONSE TO VARIATION OF USE CRITERIA			
The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequat evidence to establish a practical difficulty or hardship. The evidence must support each of the following thre 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 ow words.			
1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return Present zoning does not permit residential use. Residential use would allow for the property to			
be leased out and rents collected. The present zoned use allows for a church a civic use); there is no			
demand to lease a church in the present market			

?. What unique circumstances exist which mandate a variance?
This structure is a church which supported religious observance and associated religious activities.
There is no demand in the market for use of a church, hence this request to allow for residential
use which supports residential leasing for which there is a strong demand in the market
 What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.
The area in which the property is located is virtually 100% (R-2 & R-3) residential. The propsoed
residential use is entirely consistent with the zoned use of the genera area. Granting the
requested zoning change would have no negative impact upon the essential character of the
general area.
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,
Owner's Signature Owner's Signature (If other than petitioner) Subscribed and sworn to before me this 1 day of August, 20 25



Legal Description of 616 Williamson, Joliet, Illinois

Lot 7 in Block 2 in calmer's Subdivision of the West 24 acres of Lot 13 in Assessor's Subdivision of Section 3, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 8, 1887 as document 144980, in Will County, Illinois.

E-MAIL:

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.

INFORMATION ABOUT THE APPLICATION I. 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: 616 Williamson PIN(s): 07-03-412-009 III. PROPERTY OWNERSHIP Select the type of owner of the real property associated with this application and fill in the appropriate contact information below: State the names, addresses, and phone #'s of the individual Individual: owner(s) State the names, addresses, and phone #'s of all persons holding Corporation: 3% or more of the stock of the corporation and the percentage of shares held by such stockholders State the names, addresses, and phone #'s of all members of the Limited Liability Company: company along with the percentage of ownership held by each member State the names, addresses, and phone #'s of the trustee(s) and all Land Trust: beneficiaries State the names, addresses, and phone #'s of all partners □ Partnership: State the names, addresses, and phone #'s of all persons having a □ Other type of organization: legal or equitable ownership interest in the organization or the right to direct the affairs of the organization Chicago Title Land Trust Company, Trustee u/t/a dated September 17, 2020 a/k/a Trust No. 8002384301 Beneficiary; Trimurti-DVJ LLC Manager: Bipin Sharma

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:

Sel	ect the type of business owner a	ssociated 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
X	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
<u>Tı</u>	rimurti-DVJ LLC is own	ed 90% by Bipin Sharma and 10% by
Е	lsa M. Bandari. Both ar	e located at
В	ipin Sharma's phone is	and Elsa M. Bandari's phone
is		
E-	MAIL:	FAX:
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lf no pr ex ar th lia	ot an individual, then the coperty or business associample, if the real property and the beneficiary of the late limited liability company ability company is a partner	eneficiary or partner disclosed in Section III or Section IV is individuals holding the legal or equitable title to the real ciated with the application must also be disclosed. For y associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited ship, then the identity of the partners must be disclosed. If oreation, then all persons owning 3% or more of the issued
S	GIGNED:	
D)ATE:	
Ν	ame, Title, and Telephone N	Numbers of Person Completing and Submitting This Form:
Barry J. Miller, Esq. Anthony J. Madonia & Associates (708) 254-1661		

PRINT