

## **STAFF REPORT**

**DATE:** December 9, 2024  
**TO:** Zoning Board of Appeals  
**FROM:** Jayne Bernhard, Planner  
**RE:** Petition Number: 2024-61  
Applicant: Philip Soto  
Owner: 515 Summit LLC  
Location: 515 Summit Street  
Request: An amendment to a Variation of Use (Ordinance #18661) to allow a six-unit residence in an R-3 (one and two family residential) zoning district (Council District #4)

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### **Purpose**

The petitioner is requesting an amendment to a Variation of Use (Ordinance #18661) to allow a six-unit residence in an R-3 (one and two family residential) zoning district, located at 515 Summit Street. The Zoning Board of Appeals recommended approval of a five-unit at its May 2024 meeting and the City Council approved this request for a five-unit on June 18, 2024. The petitioner now seeks to add an additional unit and therefore requires an amendment to the original Variation of Use approval. This Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

### **Site Specific Information**

The property in question is 39,700 square feet in size. The building at 515 Summit Street is a factory complex of four connected buildings dating back to 1865 which served the Scheidt & Stephens Brewery. The oldest buildings are the four-story and two-story Joliet limestone buildings facing Summit Street, as well as remnants of the icehouse. The four-story building was historically used as the Malt House. The complex became Eder's Brewery in 1875. In 1883, Frederick Sehring who owned the Columbia Brewery just across the street, at the southwest corner of Bridge and Summit Streets, purchased the brewery complex.

After the complex was no longer needed to support brewing operations, various small manufacturing, auto repair and storage operations have occurred here. According to the petitioner, the rear autobody use will gradually be phased out. The R-3 (one & two family residential) zoning classification has never matched the land-use of this property.

The property has two access driveways that lead from Summit Street to the rear parking areas. The north access driveway is by easement through the property of 302 Stone

Street. The petitioner also seeks to acquire two City-owned lots on Stone Street that will be used for parking and site circulation.

The complex has non-conforming front yard and north side yard setbacks for a residentially-zoned property. Section 47-17.22(3) (Non-Conforming Structures) of 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.

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

The neighborhood surrounding the property is mostly single-family residences with a few multi-family residences. Land use and zoning for the adjacent properties are as follows:

- North: R-2 (Single Family Residential); Single-family residence
- South: R-5 (High-density Multi-family Residential); former office building
- East: R-2 (Single Family Residential); Single-family residences
- West: R-2 (Single Family Residential); multi-family residence

### **Applicable Regulations**

- |                        |                           |
|------------------------|---------------------------|
| • Section 47-7.1 (R-3) | Permitted Principal Uses  |
| • Section 47-7.8 (R-3) | Prohibited Uses           |
| • Section 47-7.4 (R-3) | Yard and Lot Requirements |
| • 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 and a business partner bought the subject property in 2022 with plans to repurpose the former brewery complex into a use complementary to the niche hospitality operations at Bishops Hill Winery, which is located across the street from the subject property at 310 Bridge Street. The petitioner and a different group of investors own and operate Bishops Hill Winery.

The petitioner seeks to redevelop a portion of the complex – the oldest portion of the complex – into a six-unit residence with the main entrance on Summit Street. Over the past few months, the petitioner determined that the existing elevator is beyond repair and too costly to replace. In order to meet requirements under the Americans with Disabilities Act (ADA), the new redevelopment proposal is to construct an ADA compliant unit on the main level, which will then eliminate the need for an elevator.

The petitioner plans to operate the six-unit residence as short-term rentals which he believes would complement the winery. He stated that clients hosting private events at the winery are often in Joliet for several days and desire lodging in a setting other than a hotel. The petitioner indicated that the units will be designed and built to function as typical apartments should he not wish to continue the short-term rental operations. The six-unit residence would be enrolled in the City's Rental Inspection program.

The main entrance to the residences will be at the northeast corner of the building, facing Summit Street. Guests or residents would enter through the first-floor lobby to access the first, second or third level residences by stairs. Every unit will have 9'10" ceilings with the exception of Unit # 0, which will have 13' ceilings, and Unit #1, which will have a 22' ceiling for a portion of the unit. Floor plans and renderings are attached.

- Unit #0 – first level – one bedroom, kitchen and one full bathroom.
- Unit #1 – second level – a studio type unit with a sleeping loft on a mezzanine level (22' high ceiling), kitchen, one full bathroom and one half bathroom.
- Unit #2 – second level – one bedroom, one full bathroom, kitchen, and an office.
- Unit #3 – second level – one bedroom, kitchen and one full bathroom.
- Unit #4 – third level – one bedroom, kitchen, one full bathroom and an office.
- Unit #5 – third level – three bedrooms, a living room, a lounge, a very large kitchen, one full bathroom, one half bathroom, and outdoor living space.

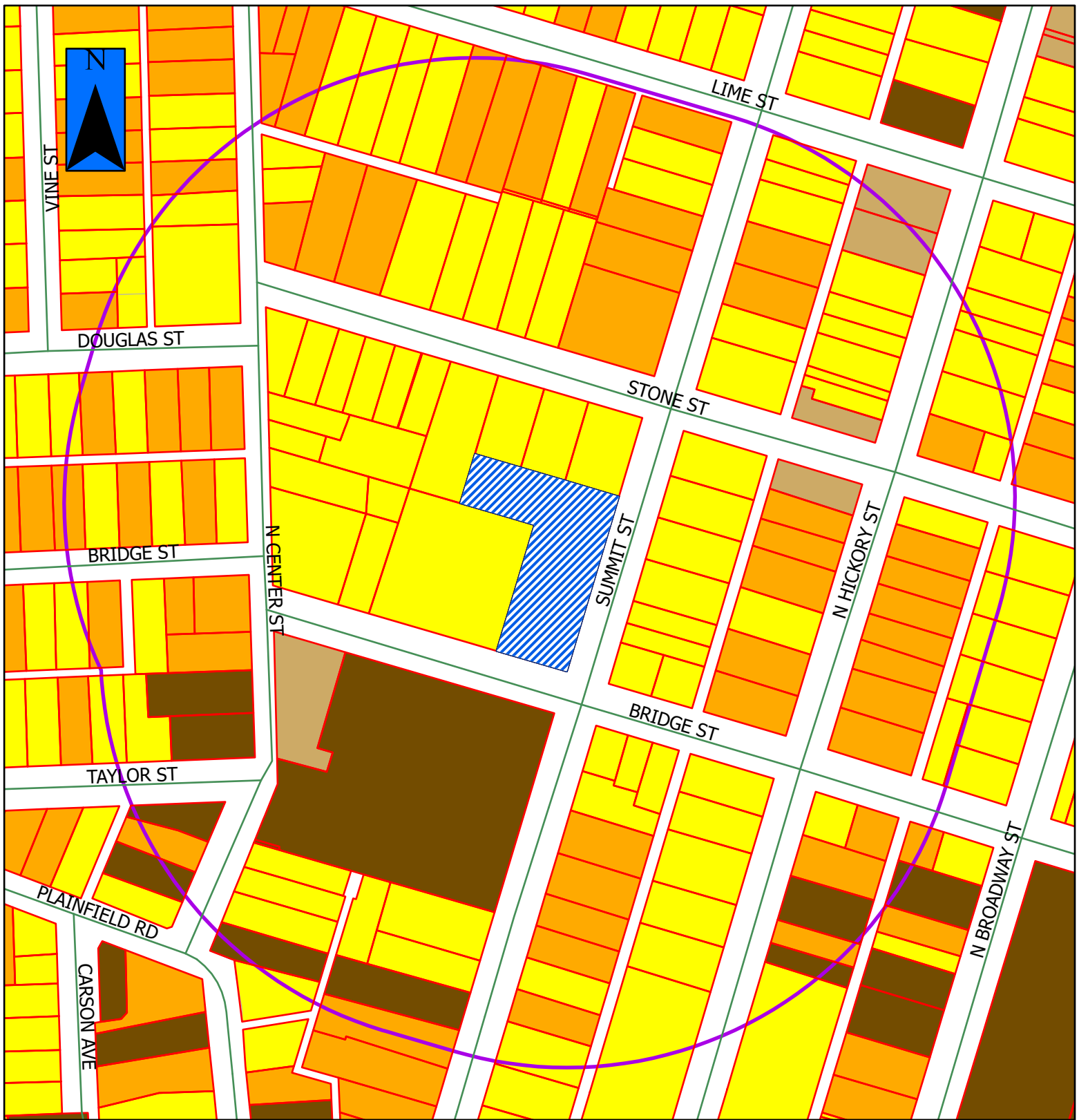
The Zoning Ordinance requires 9 off-street parking spaces for a six-unit. Due to the proposed short-term rental use, staff recommends that the parking minimum be increased to 10 off-street parking spaces.

### **Conditions**

If the Zoning Board desires to recommend approval of this Variation of Use request to allow a five-unit residence at this location, the following conditions should be included:



1. That off-street parking for a minimum of 10 vehicles shall be created prior to a Certificate of Occupancy being issued;
2. That a service walk connecting the parking area to the main entrance be established prior to a Certificate of Occupancy being issued;
3. That a site plan be submitted to and approved by the Engineering Division showing circulation, parking and stormwater drainage;
4. That use of the property shall not be expanded in the future;
5. That the property shall be enrolled in and comply with the City's Rental Inspection Program; and
6. Should the property be declared a public nuisance by the City Council, the



Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

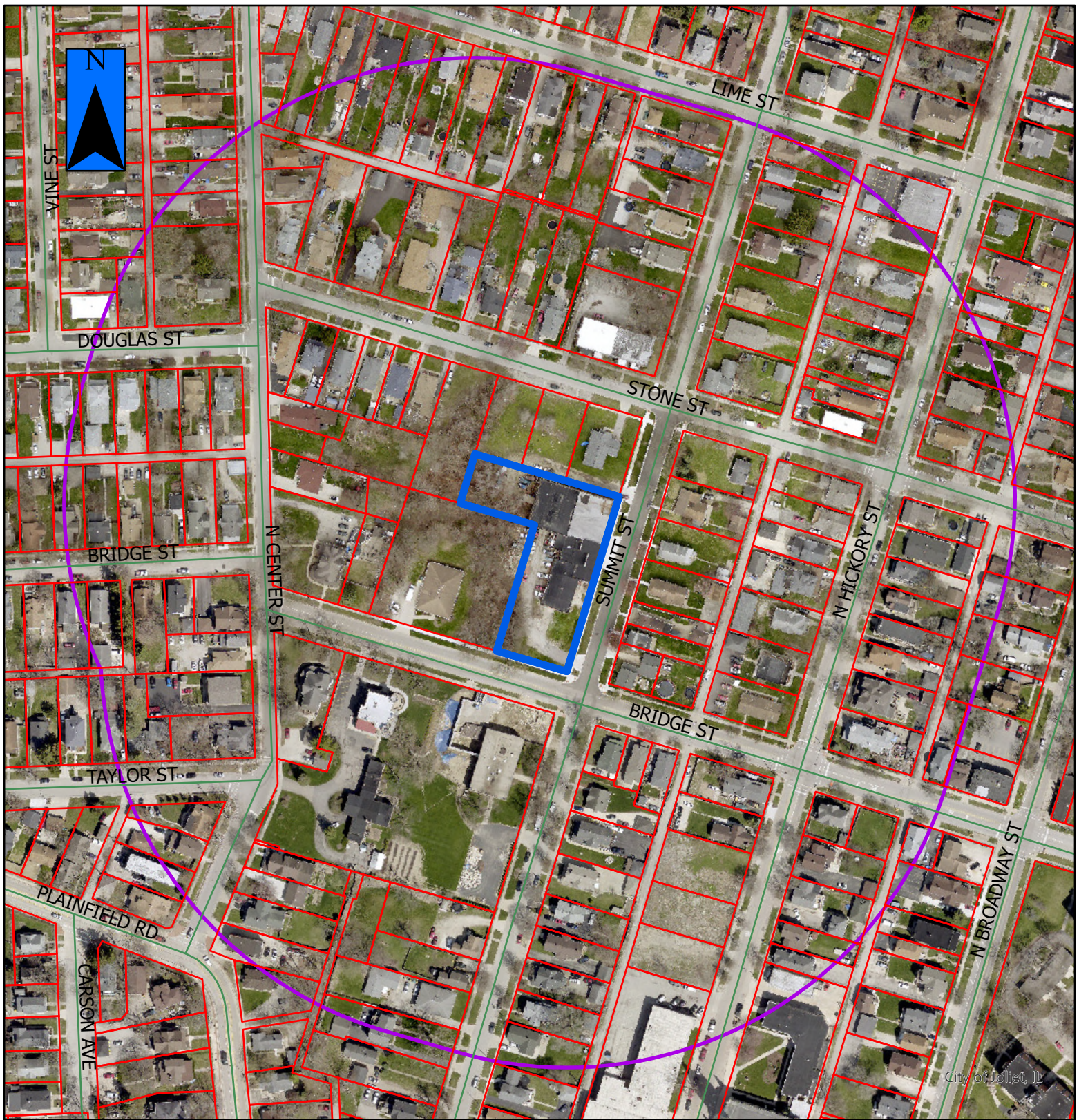


**2024-61**





 = 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



**2024-61a**



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

*Figure 1: South and east elevations of 515 Summit Street.*



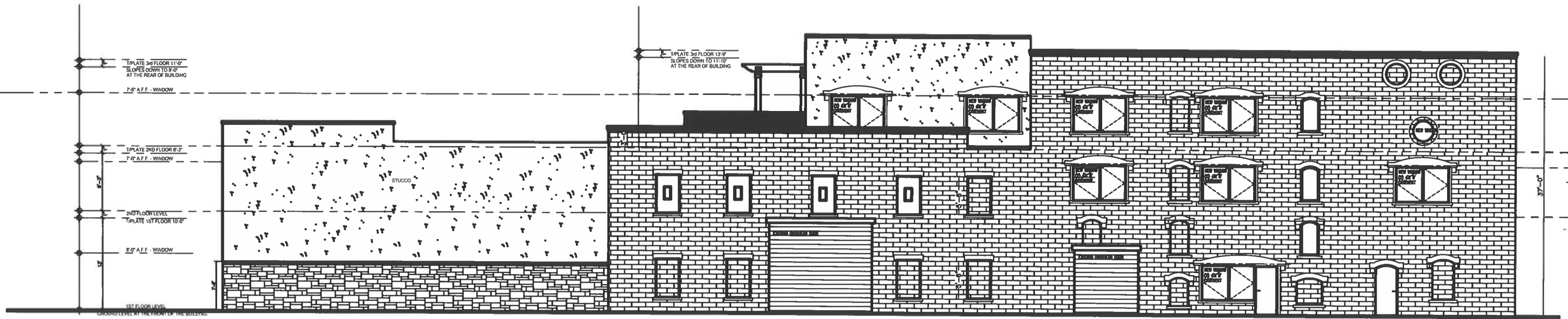
*Figure 2: North and east elevations of 515 Summit Street*



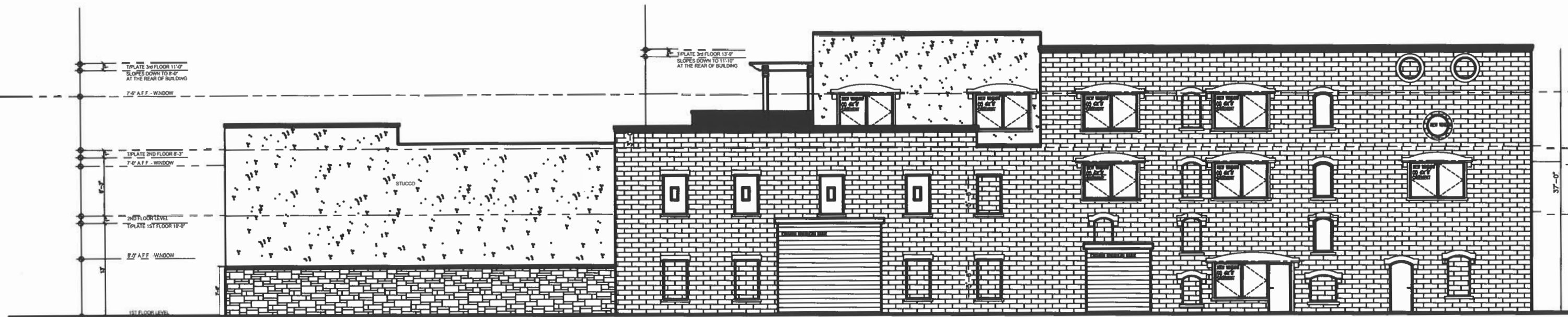
*Figure 3: Circa 1883 photo of the Scheidt & Stephens Brewery malt house (north and east elevations)*

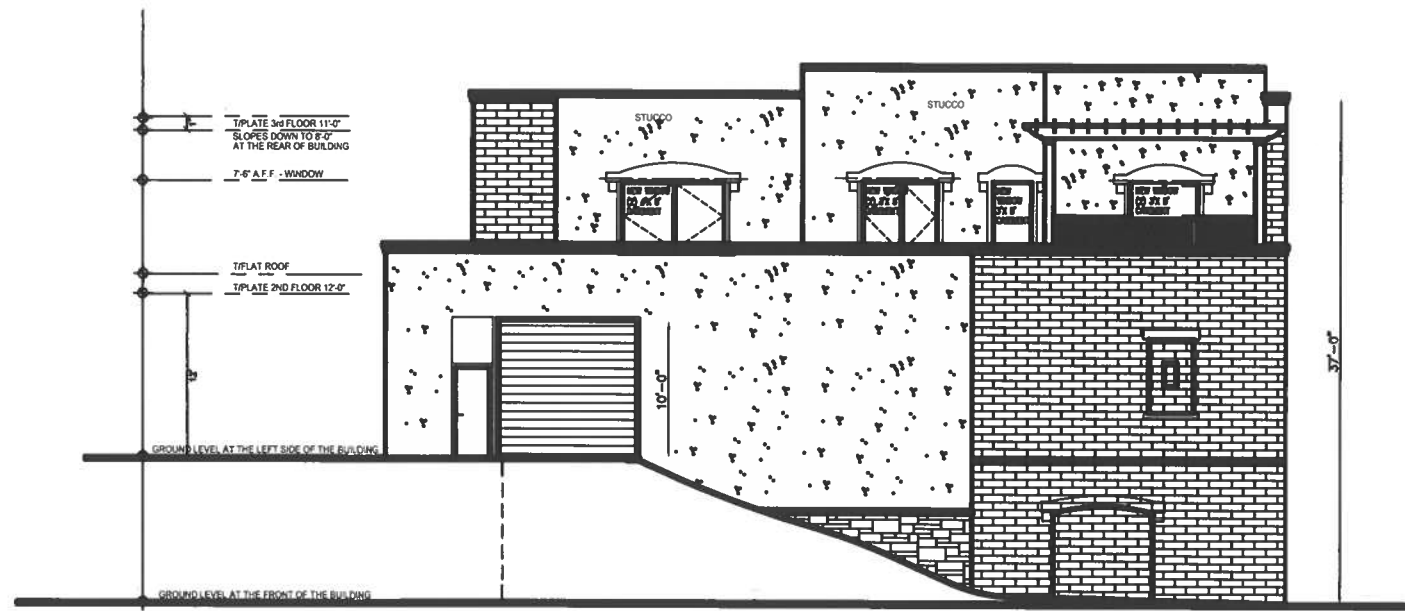




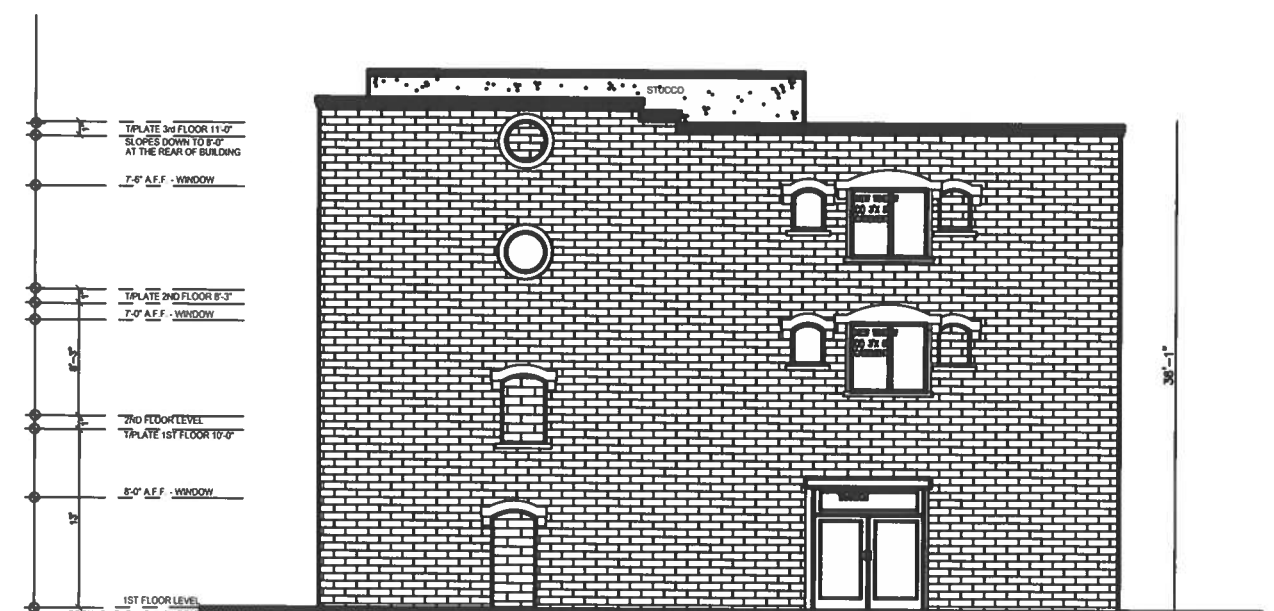


PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



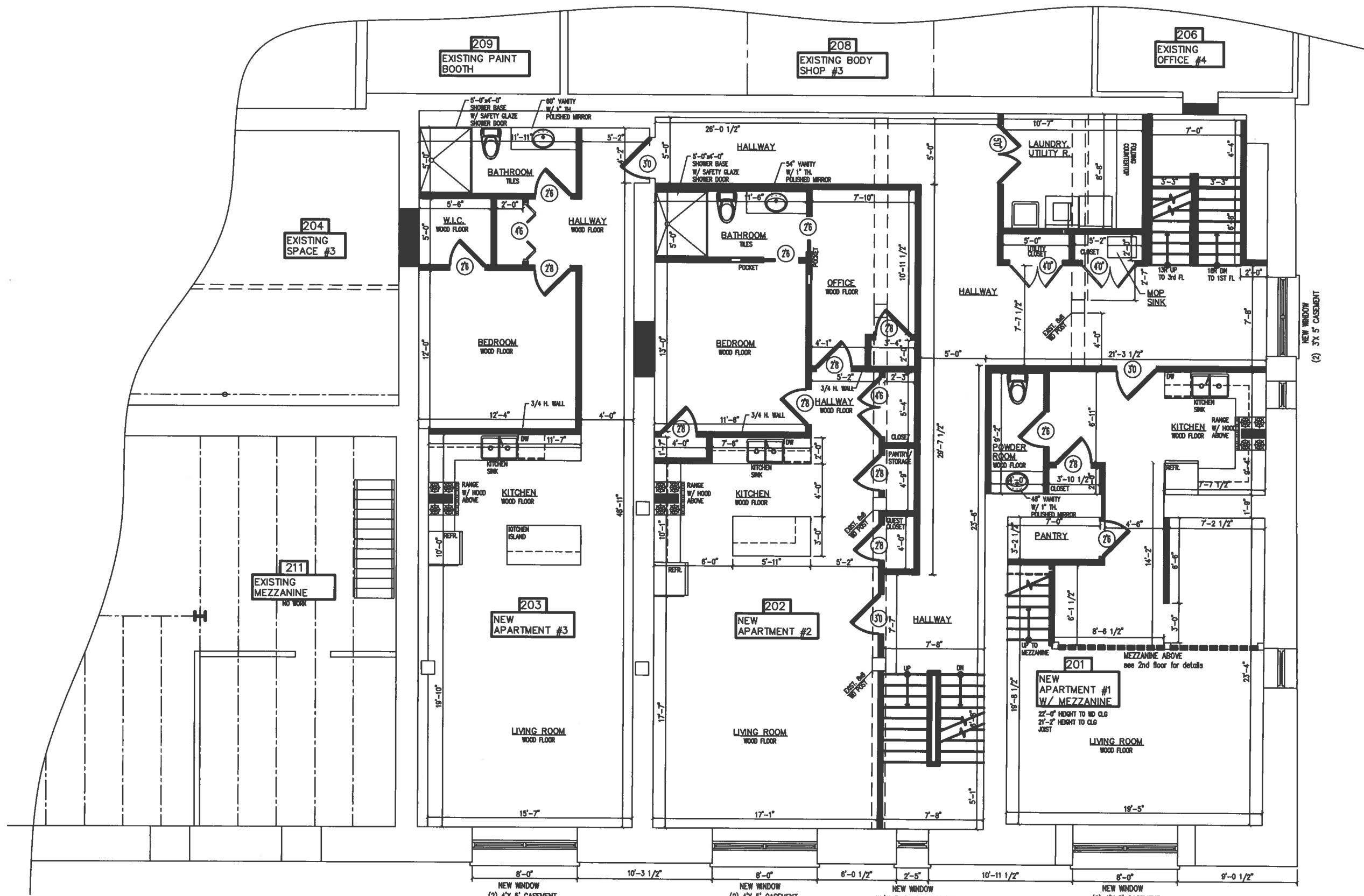


**PROPOSED LEFT ELEVATION**  
SCALE 1/8" = 1'-0"

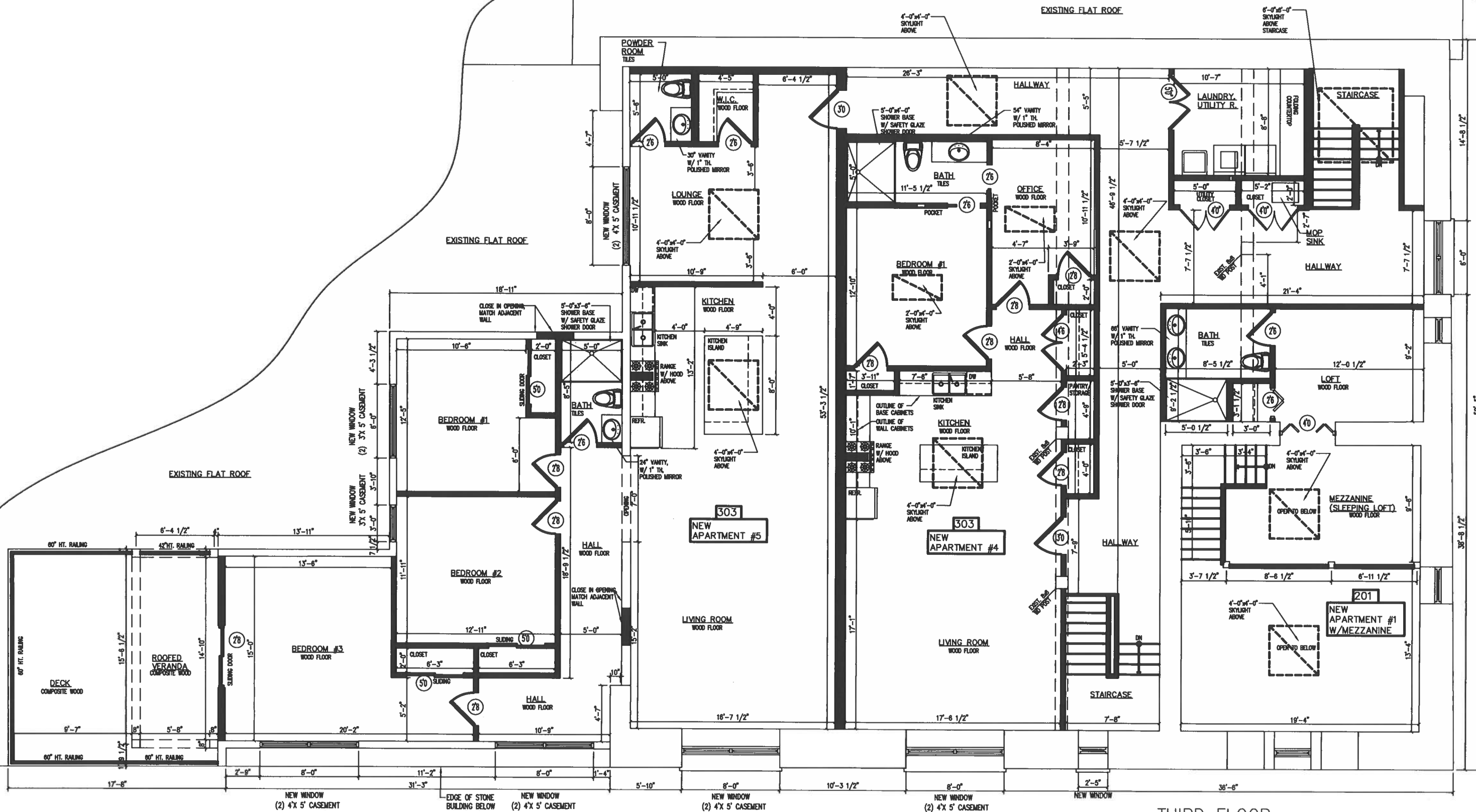


**PROPOSED RIGHT ELEVATION**  
SCALE 1/8" = 1'-0"





**SECOND FLOOR**  
SCALE: N.T.S.



**THIRD FLOOR**  
SCALE: N.T.S.









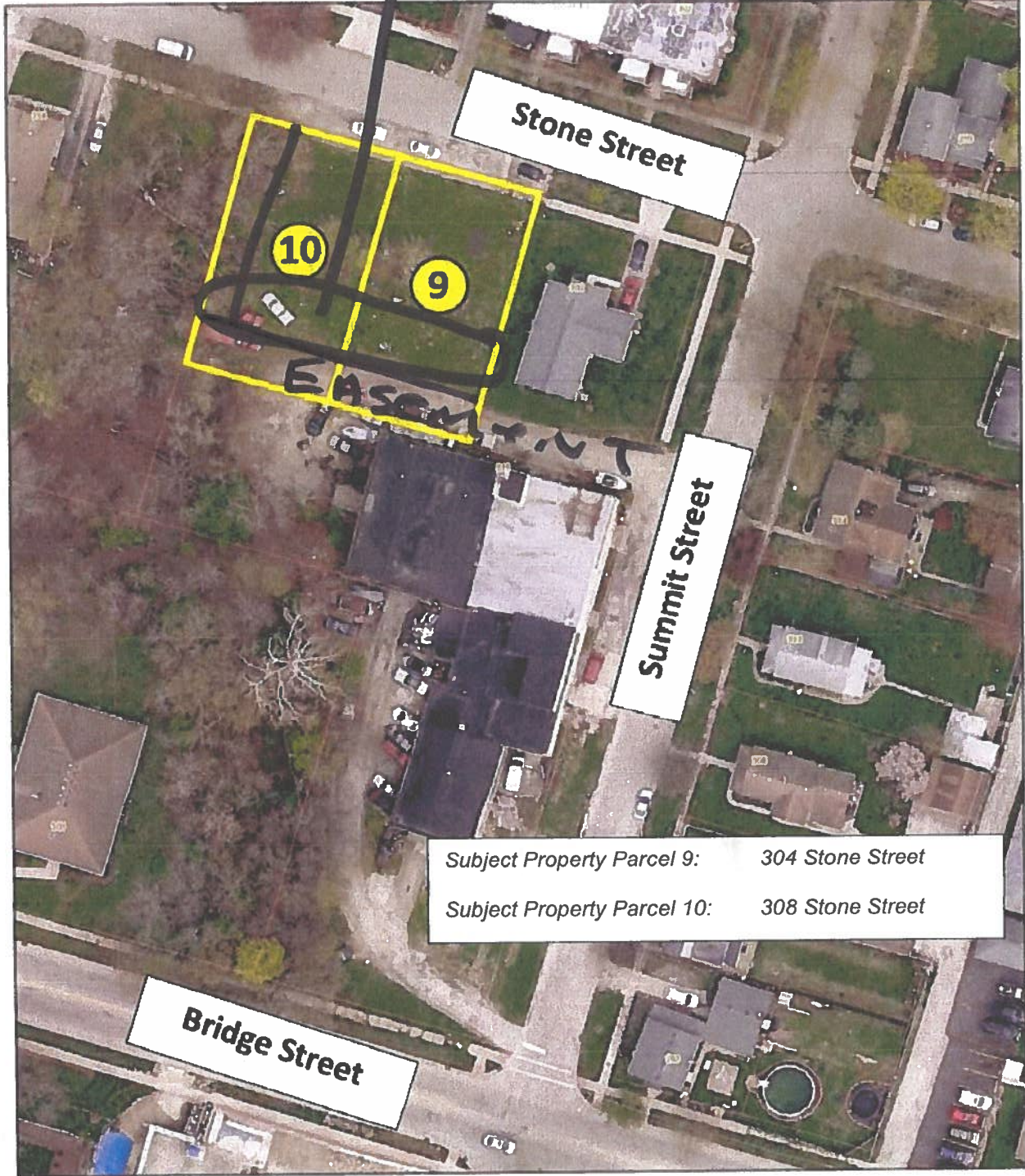




**Additional  
Parking For  
15 Cars**

**Identification of the Subject Properties**  
(Continued)

**304 + 308 Stone Street**



Subject Property Parcel 9: 304 Stone Street

Subject Property Parcel 10: 308 Stone Street

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 OF USE**

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: 515 Summit St. Joliet, IL 60435

PETITIONER'S NAME: Philip Soto

HOME ADDRESS: 2530 W. Medill Ave, Chicago, IL ZIP CODE: 60647

BUSINESS ADDRESS: 2530 W. Medill Ave, Chicago, IL ZIP CODE: 60647

PHONE: (Primary) 312-617-1116 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: phil.maplewoodproperties@gmail.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Member LLC

OWNER OF PROPERTY: 515 Summit LLC

HOME ADDRESS: 1735 W. Huron St, Chicago, IL ZIP CODE: 60622

BUSINESS ADDRESS: 1735 W. Huron St, Chicago, IL ZIP CODE: 60622

EMAIL ADDRESS: phil.maplewoodproprties@gmail.com 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:  
310 Bridge St, Joliet, IL 60435  
\_\_\_\_\_  
\_\_\_\_\_

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-09-221-030 ;  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_ .

*\*\*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 Plat of Survey  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 275.81' DEPTH: 110' / 225' AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: Commercial Auto Related Business

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

VARIATION OF USE REQUESTED: Addition of 1 ADA residential unit to previously approved conversion of 5 residential units (Total of 6 DU) for apartment/short term accomataion.

**RESPONSE TO VARIATION OF USE 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 2 upper floors of 515 Summit are unusable in its current form as warehouse space.

Residential use is its highest and best use.  
\_\_\_\_\_  
\_\_\_\_\_

2. What unique circumstances exist which mandate a variance?

Adding residential units to an existing commercial property requires at least 1 unit that is ADA accesible.  
The existing elevator is beyond repair and is too costly to replace. By adding a ADA unit to the first floor we will be eliminating the need for an elevator.

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.

None

**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)

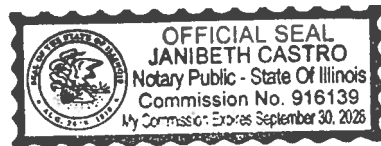
I, Philip A. Soto, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

*Philip A. Soto*  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 12 day of November, 2024

Janibeth Castro



## 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:

515 Summit St. Joliet, IL 60435

PIN(s): 07-09-221-030

### 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

Taisa Magnus 1735 W. Huron St. Chicago, IL 773-593-5717 50%

Philip Soto 2530 W. Medill Ave Chicago, IL 312-617-1116 50%

**E-MAIL:** phil.maplewoodproperties@gmail.com

**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

Taisa Magnus 1735 W. Huron St. Chicago, IL 773-593-5717 50%

Philip Soto 2530 W. Medill Ave Chicago, IL 312-617-1116 50%

E-MAIL: phil.maplewoodproperties@gmail.com 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:** Philip A Soto

**DATE:** 11/12/24

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

Philip A Soto, Member 312-617-1116

**PRINT**

**ORDINANCE NO. 18661**

**AN ORDINANCE GRANTING A VARIATION OF USE**  
**(515 Summit Street)**

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1:** A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

**SECTION 2:** The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

**SECTION 3:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 4:** This Ordinance shall be in effect upon its passage.

**PASSED** this 18<sup>th</sup> day of June, 2024

  
\_\_\_\_\_  
**MAYOR**

  
\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** Mayor D'Arcy and Councilmen Cardenas, Clement, Guerrero, Hug, Councilwoman Ibarra, Councilman Mudron, Councilwomen Quillman, and Reardon.  
\_\_\_\_\_

**VOTING NO:** None.  
\_\_\_\_\_

**NOT VOTING:** None.  
\_\_\_\_\_

PIN: 30-07-09-221-030-0000  
ADDRESS: 515 Summit Street  
ZBA APPROVED: Yes  
PETITION #: 2024-19

PREPARED BY: Jayne Bernhard, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432  
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

## EXHIBIT A

### **VARIATION OF USE FOR: 515 Summit Street**

#### **1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

THE E 110 FT OF LOTS 3 AND 4 AND ALSO THAT PRT OF LOTS 2 AND 9 IN PIEPENBRINKS SUB OF BLK 29 AND 31 IN NORTH JOLIET SUB, DAF: BEG AT THE SELY COR OF SD LOT 2, THC RUN IN A NLY DIRECTION ALG THE E LN OF SD LOT 2, 75.7 FT; THC WLY ON A LN PARL WITH THE N LN OF LOTS 1 AND 9 IN SD SUB, 225 FT THC SLY ON A LN PARL WITH THE E LN OF SD LOT 2, TO THE S LN OF SD LOT 9, THC ELY ALG THE S LN OF SD LTS 9 AND 2 TO THE POB IN SEC 9, T35N-R10E.

PIN: 30-07-09-221-030-0000

#### **2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

A Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street.

#### **3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

1. That off-street parking for a minimum of 8 vehicles shall be created prior to a Certificate of Occupancy being issued;
2. That a service walk connecting the parking area to the main entrance be established prior to a Certificate of Occupancy being issued;
3. That a site plan be submitted to and approved by the Engineering Division showing circulation, parking and stormwater drainage;
4. That use of the property shall not be expanded in the future;
5. That the property shall be enrolled in and comply with the City's Rental Inspection Program; and
6. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

## STAFF REPORT

**DATE:** May 3, 2024  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2024-19  
Applicant: Philip Soto  
Owner: 515 Summit LLC  
Location: 515 Summit Street  
Request: A Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district (Council District #4)

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### Purpose

The applicant is requesting a Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street. 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 property in question is 39,700 square feet in size. The building at 515 Summit Street is a factory complex of four connected buildings dating back to 1865 which served the Scheidt & Stephens Brewery. The oldest buildings are the four-story and two-story Joliet limestone buildings facing Summit Street, as well as remnants of the icehouse. The four-story building was historically used as the Malt House. The complex became Eder's Brewery in 1875. In 1883, Frederick Sehring who owned the Columbia Brewery just across the street, at the southwest corner of Bridge and Summit Streets, purchased the brewery complex.

After the complex was no longer needed to support brewing operations, various small manufacturing, auto repair and storage operations have occurred here. According to the petitioner, the rear autobody use will gradually be phased out. The R-3 (one & two family residential) zoning classification has never matched the land-use of this property.

The property has two access driveways that lead from Summit Street to the rear parking areas. The north access driveway is by easement through the property of 302 Stone Street.

The complex has non-conforming front yard and north side yard setbacks for a residentially-zoned property. Section 47-17.22(3) (Non-Conforming Structures) of 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.

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

The neighborhood surrounding the property is mostly single-family residences with a few multi-family residences. Land use and zoning for the adjacent properties are as follows:

- North: R-2 (Single Family Residential); Single-family residence
- South: R-5 (High-density Multi-family residential); former office building
- East: R-2 (Single Family Residential); Single-family residences
- West: R-2 (Single Family Residential); multi-family residence

### **Applicable Regulations**

- |                        |  |
|------------------------|--|
| • Section 47-7.1 (R-3) | Permitted Principal Uses                                       |
| • Section 47-7.8 (R-3) | Prohibited Uses  |
| • Section 47-7.4 (R-3) | Yard and Lot Requirements                                      |
| • Section 47-17.28     | Variation of Use   |
| • Section 47-19.8      | Findings of Facts Supporting a Variation (refer to attachment) |

**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 and a business partner bought the subject property in 2022 with plans to repurpose the former brewery complex into a use complementary to the niche hospitality operations At Bishops Hill Winery, which is located across the street from the subject property at 310 Bridge Street. The petitioner, with a different group of investors, own and operate Bishops Hill Winery.

The petitioner seeks to redevelop a portion of the complex – the oldest portion of the complex – into a five-unit residence with the main entrance on Summit Street. The petitioner plans to operate the five-unit residence as short-term rentals which he believes would complement the winery. He stated that clients hosting private events at the winery are often in Joliet for several days and desire lodging in a setting other than a hotel. The petitioner indicated that the units will be designed and built to function as typical apartments should he not wish to continue the short-term rental operations. The five-unit residence would be enrolled in the City's Rental Inspection program.

The main entrance to the residences will be at the northeast corner of the building, facing Summit Street. Guests or residents would enter through the first-floor lobby to access the second or third story residences by stairs or elevator. Every unit will have 9'10" ceilings with the exception of Unit #1, which will have a 22' ceiling for a portion of the unit. Floor plans and renderings are attached.

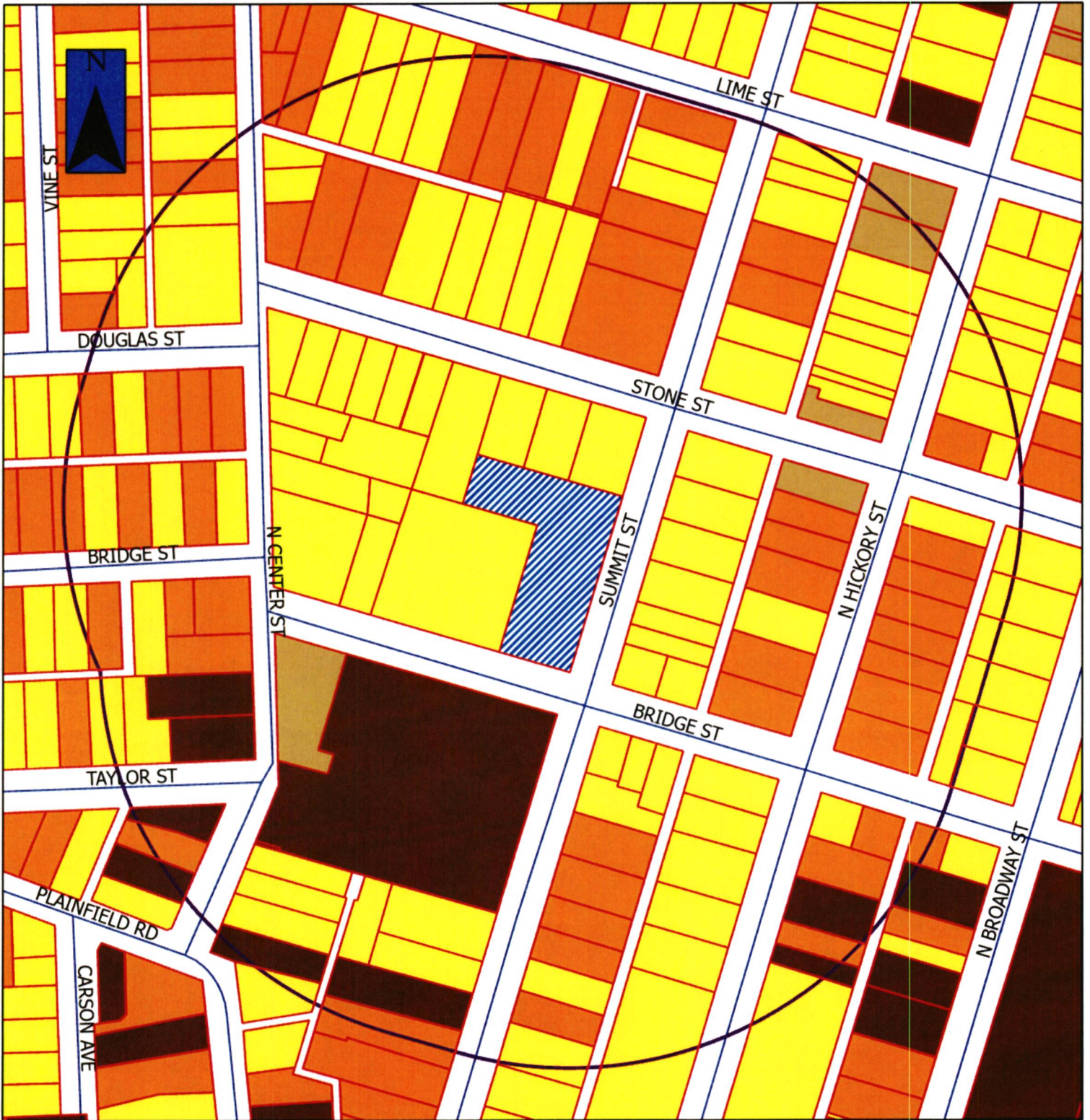
- Unit #1 is a studio type unit with a sleeping loft on a mezzanine level (22' high ceiling), kitchen, one full bathroom and one half bathroom.
- Unit #2 has one bedroom, one full bathroom, kitchen, and an office.
- Unit # 3 has one bedroom, kitchen and one full bathroom.
- Unit #4 has one bedroom, kitchen, one full bathroom and an office.
- Unit #5 has three bedrooms, a living room, a lounge, a very large kitchen, one full bathroom, one half bathroom, and outdoor living space.

The Zoning Ordinance requires 7.5 off-street parking spaces for a five-unit. Due to the proposed short-term rental use, staff recommends that the parking minimum be increased to 8 off-street parking spaces.

### **Conditions**

If the Zoning Board desires to recommend approval of this Variation of Use request to allow a five-unit residence at this location, the following conditions should be included:

1. That off-street parking for a minimum of 8 vehicles shall be created prior to a Certificate of Occupancy being issued;
2. That a service walk connecting the parking area to the main entrance be established prior to a Certificate of Occupancy being issued;
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5. That the property shall be enrolled in and comply with the City's Rental Inspection Program; and
6. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

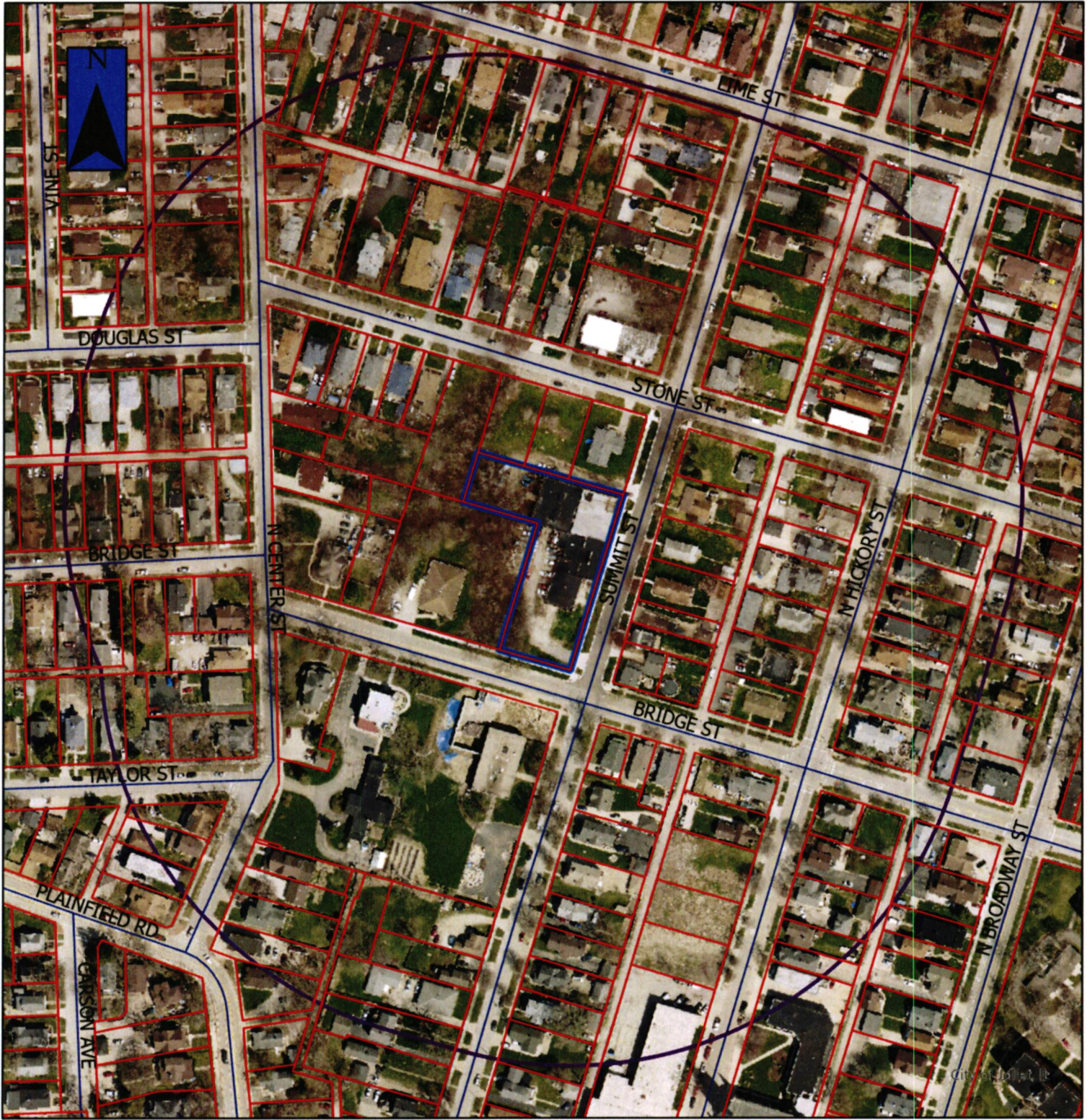


2024-19



= Property in Question  
 = 600' Public Notification Boundary

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



## 2024-19a





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







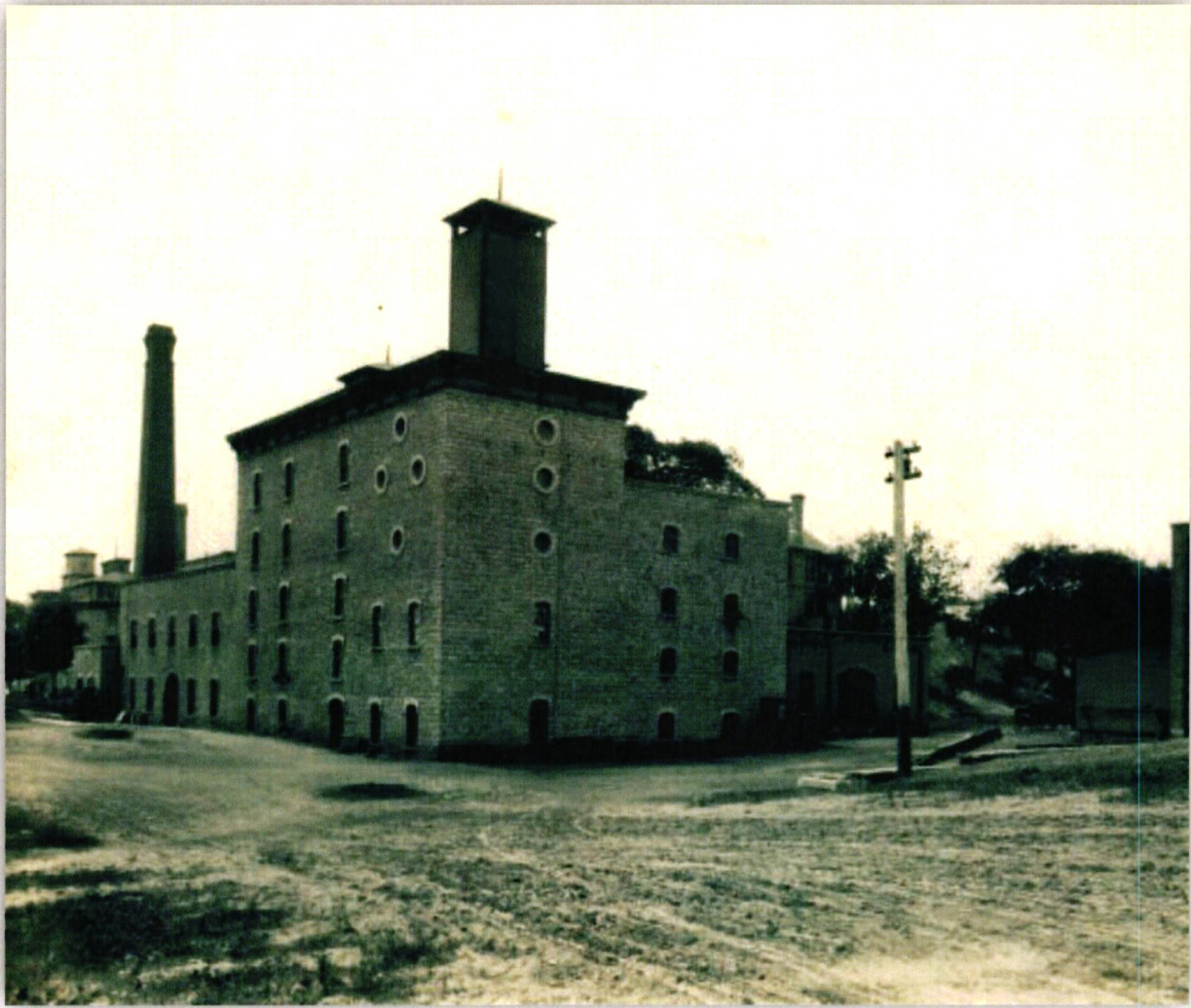


Figure 2: North and east elevations of 515 Summit Street



Figure 1: South and east elevations of 515 Summit Street.

Figure 3: Circa 1883 photo of the Scheidt & Stephens Brewery malt house (north and east elevations)











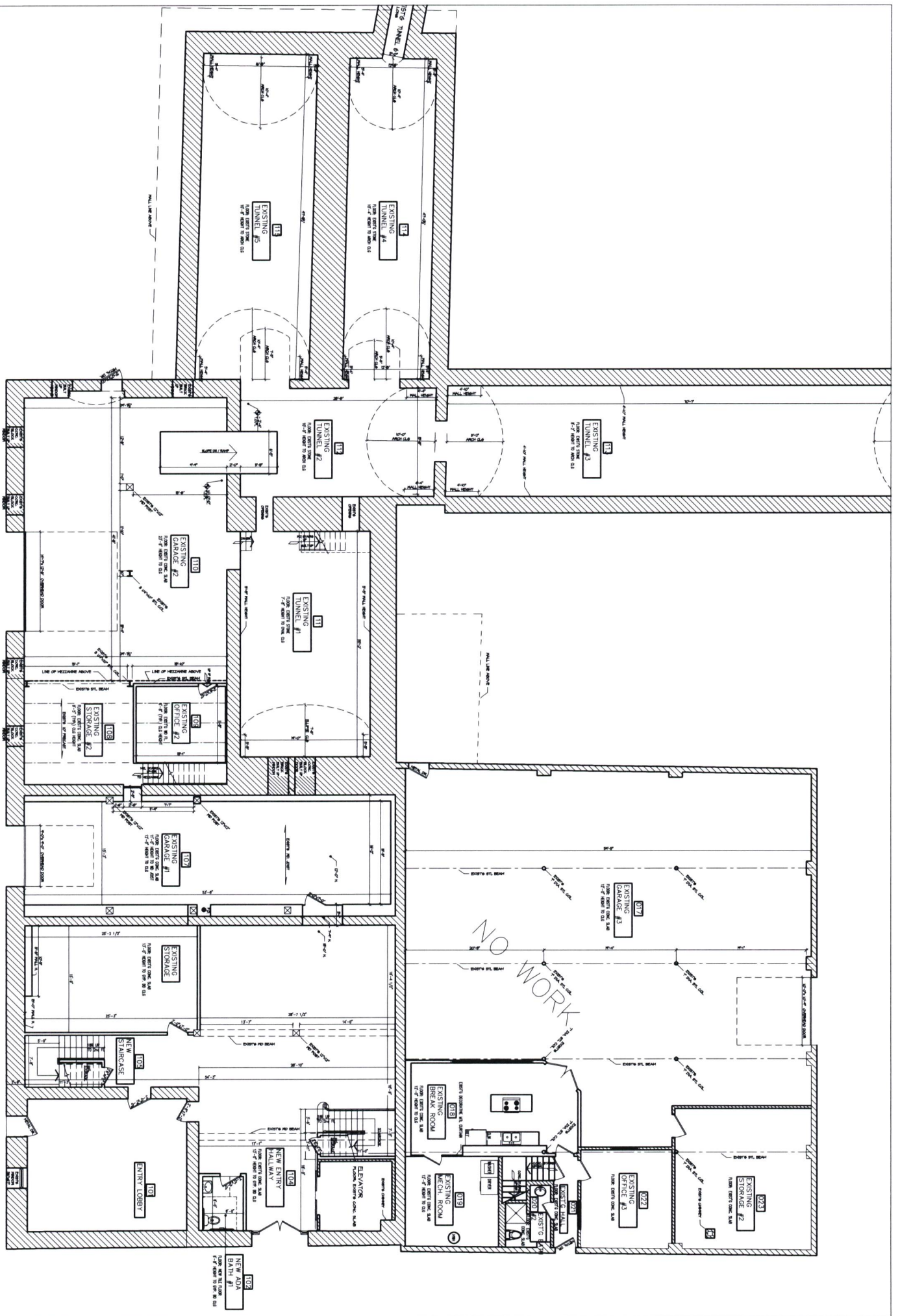












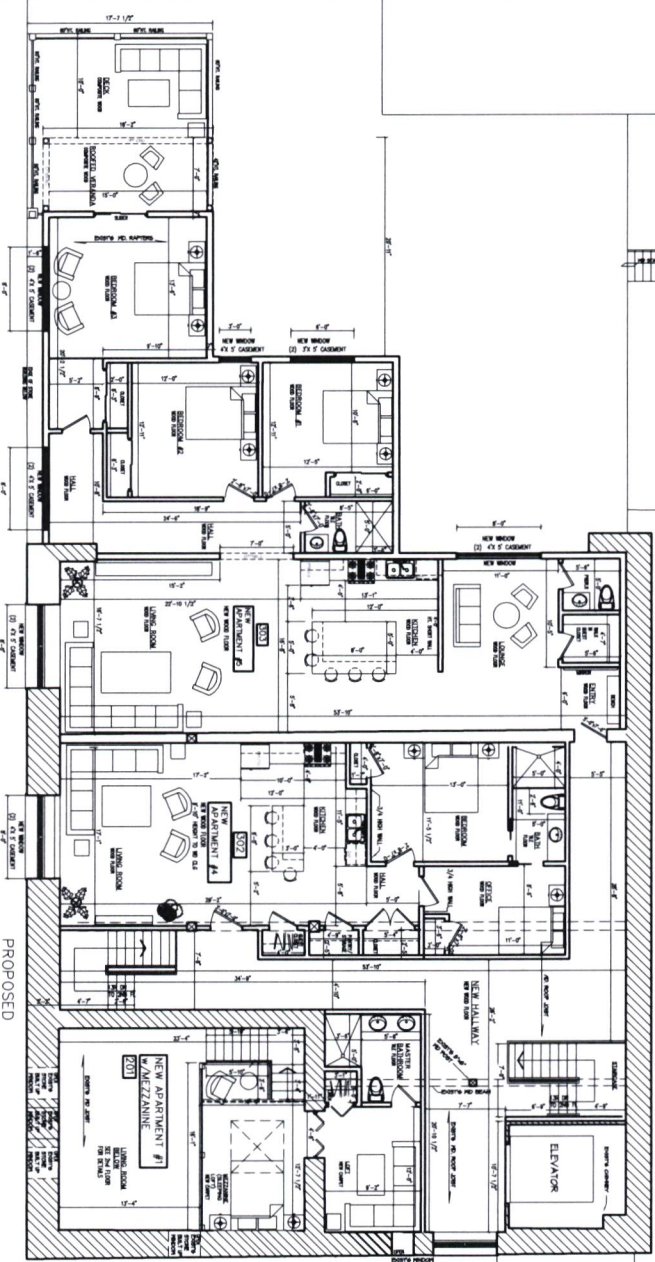
PROPOSED  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



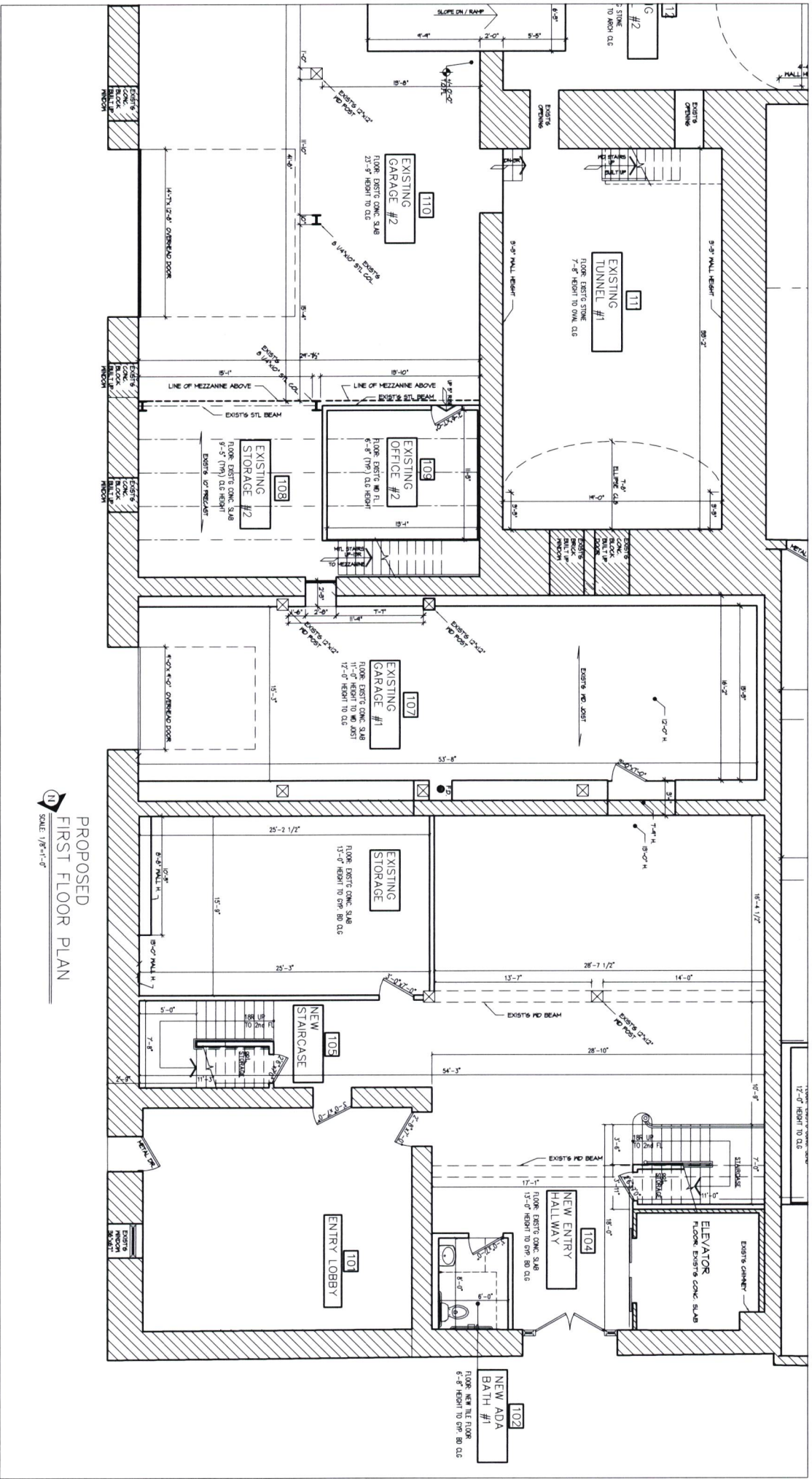
EXISTING  
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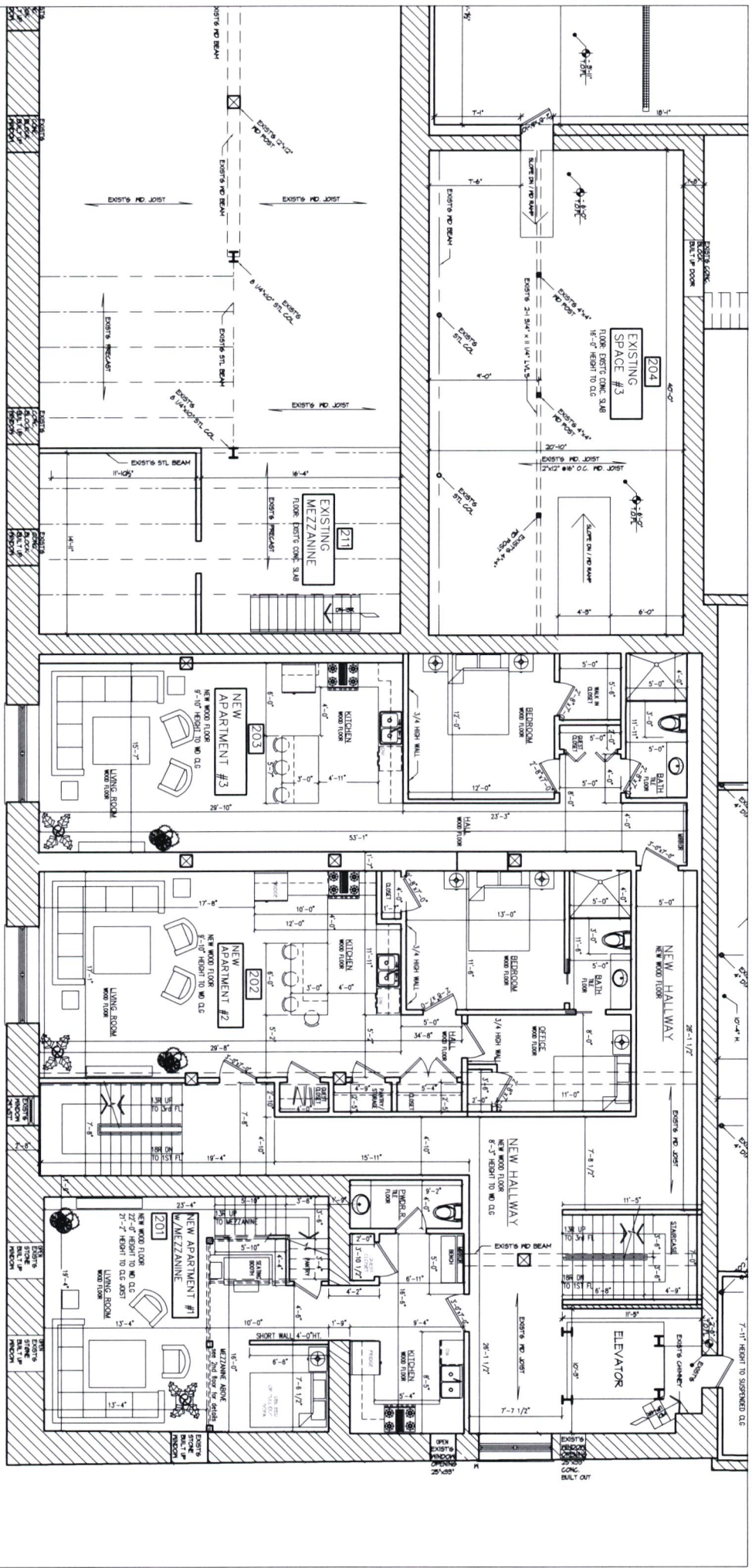


PROPOSED  
THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



PROPOSED  
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

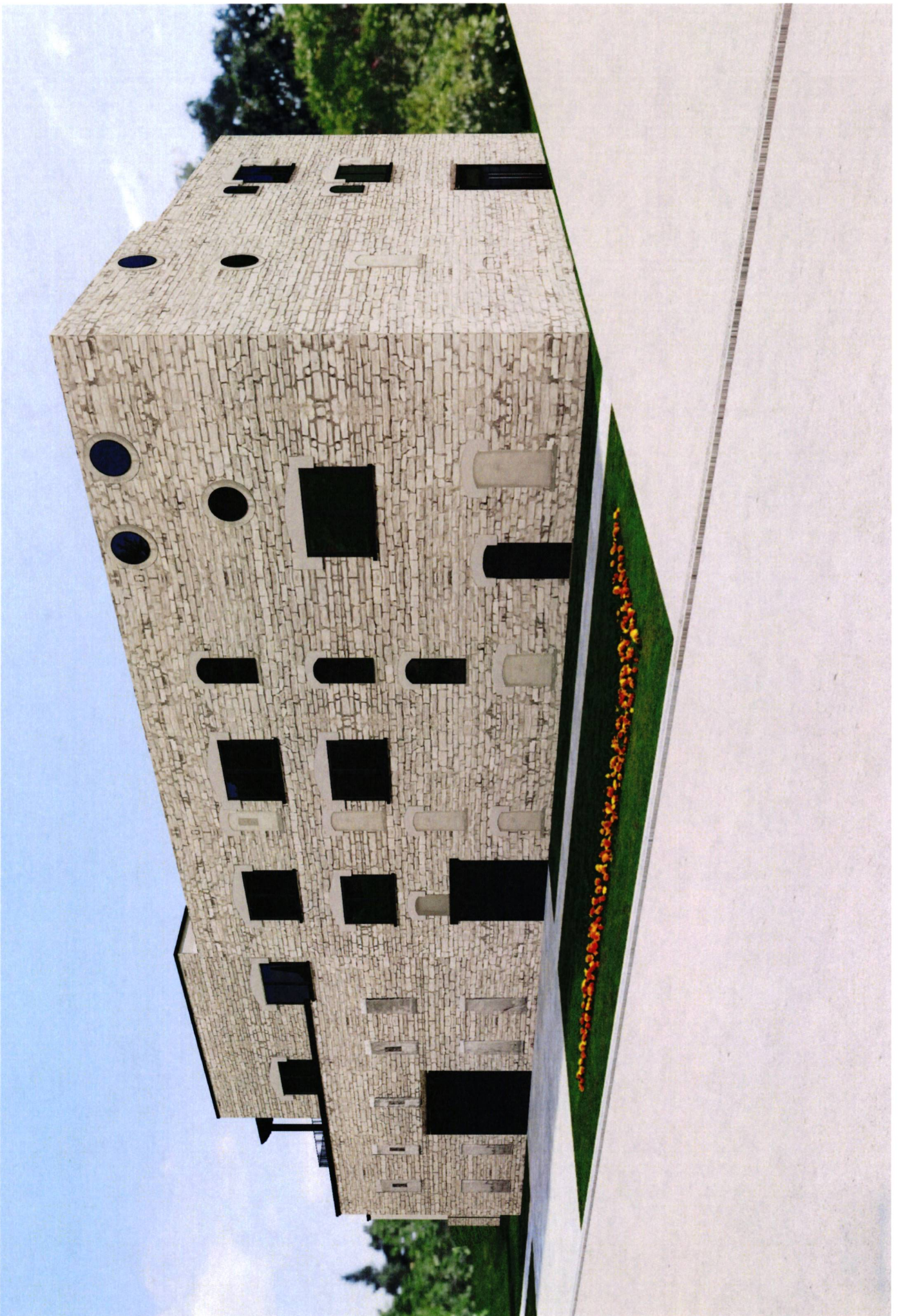


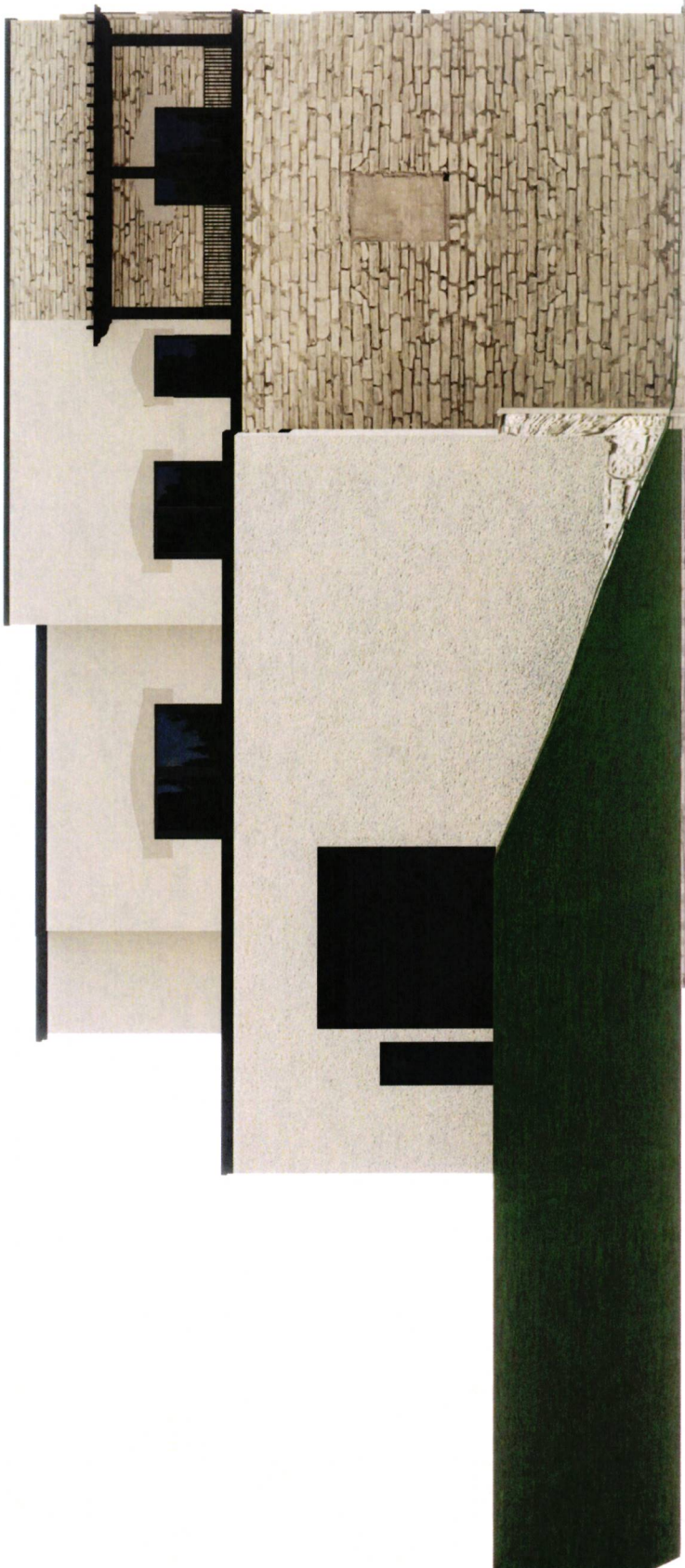


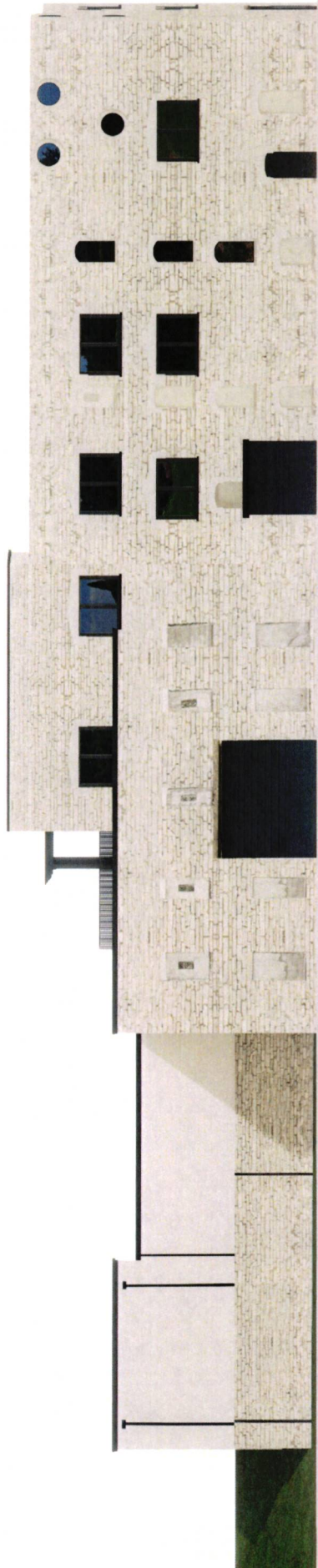
PROPOSED  
SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

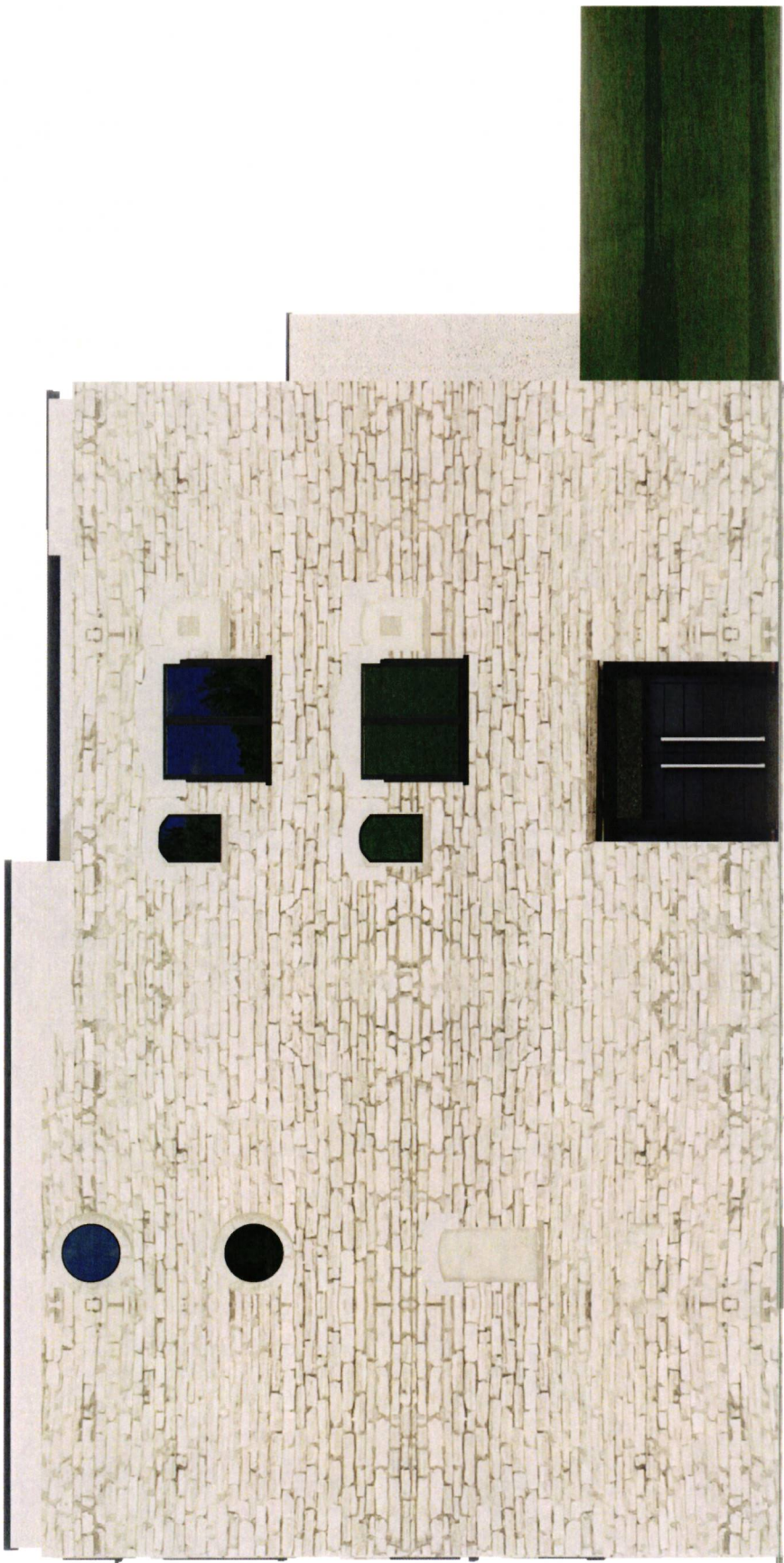


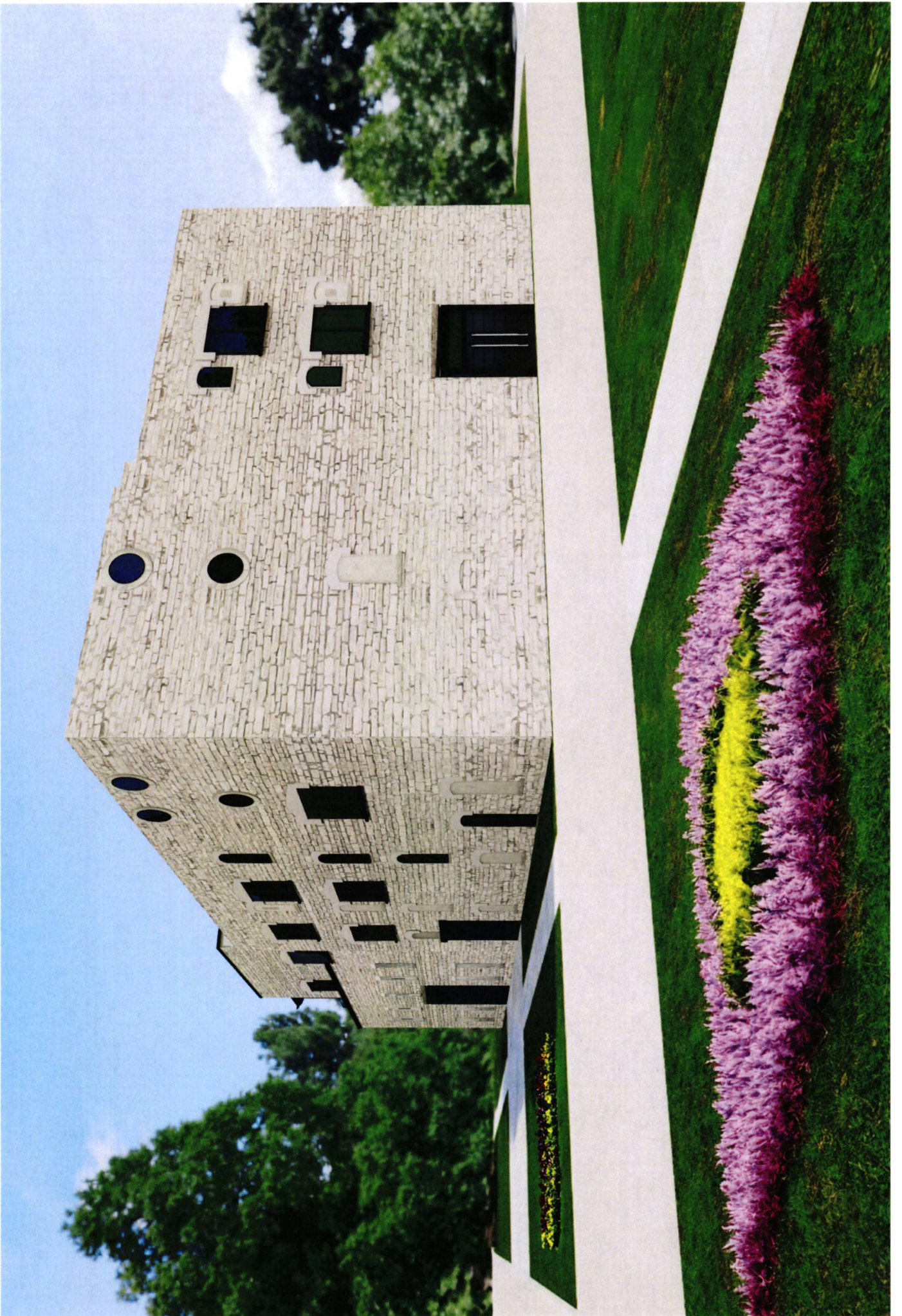


















FOR OFFICE USE ONLY

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

Payment received from:

Philip Soto

Petition #: 2024-19

Common Address: 515 Summit St.

Date filed: 4/12/24

Meeting date assigned: 5/16/24

ZONING BOARD OF APPEALS  
JOLIET, ILLINOIS

**PETITION FOR VARIATION OF USE**

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: 515 Summit St. Joliet, IL 60435

PETITIONER'S NAME: Philip Soto

HOME ADDRESS: 2530 W. Medill Ave, CHICAGO, IL ZIP CODE: 60647

BUSINESS ADDRESS: 2530 W. Medill Ave, CHICAGO, IL ZIP CODE: 60647

PHONE: (Primary) 312-617-1116 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: phil.maplewoodproperties@gmail.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Member of LLC

OWNER OF PROPERTY: 515 Summit LLC

HOME ADDRESS: 1735 W. Huron St. CHICAGO IL ZIP CODE: 60622

BUSINESS ADDRESS: 1735 W. Huron St. CHICAGO IL ZIP CODE: 60622

EMAIL ADDRESS: phil.maplewoodproperties@gmail.com 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:

310 Bridge St. Joliet, IL 60435

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

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-09-221-030 ;  
\_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_ .

*\*\*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 Plat of Survey  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 275.81 DEPTH: 110' / 225' AREA: \_\_\_\_\_

PRESENT USE(S) OF PROPERTY: \_\_\_\_\_

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

VARIATION OF USE REQUESTED: Convert a portion of the building to 5  
~~Residential~~ Residential units for Apartment/Short term  
Accommodation.

**RESPONSE TO VARIATION OF USE 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 2 upper floors of 515 Summit are unusable in its  
current form as a warehouse space,  
Residential use is its highest + best use.

2. *What unique circumstances exist which mandate a variance?*

515 Summit has been in continuous use as a commercial/industrial building since the 1860's.  
Converting part of the building to residential use will help it blend into the adjacent residential neighborhood.

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.*

Restoring this historic building will improve the neighborhood.

**REQUIRED SUPPORTING ATTACHMENTS**

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

**NOTARIZATION OF PETITION**

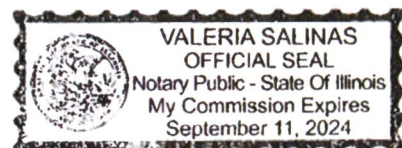
STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Philip A-soto, 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.

*Philip A-soto*  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 11 day of April, 2024  
Valeri Salinas



## 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:

515 Summit St. Joliet, IL 60435

PIN(s): 07-09-221-030

### 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

Taisa Magnus 1735 W. Huron St Chicago, IL 60622 773-593-5717 50%

Philip Soto 2530 W. Medill Ave, Chicago, IL 60647 312-617-1116 50%

**E-MAIL:** phil.maplewoodproperties@gmail.com

**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

Taisa Magnus 1735 W. Huron St Chicago, IL 60622 773-593-5717 50%

Philip Soto 2530 W. Medill Ave, Chicago, IL 60647 312-617-1116 50%

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

E-MAIL: phil.maplewoodproperties@gmail.com 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:** Philip A. Soto

**DATE:** 4/11/2024

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
Philip A. Soto, Member 312-617-1116

**PRINT**



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** 304-24

**Agenda Date:**6/18/2024

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**TO:** Mayor and City Council

**FROM:** Beth Beatty, City Manager

**SUBJECT:**

Ordinance Approving a Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street (ZBA 2024-19)

**BACKGROUND:**

The petitioner and property owner, Philip Soto, is requesting a Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street.

The building at 515 Summit Street is a factory complex of four connected buildings dating back to 1865 which served the Scheidt & Stephens Brewery and later Frederick Sehring's brewery operations. The oldest buildings are the four-story and two-story Joliet limestone buildings facing Summit Street, as well as remnants of the icehouse. After the complex was no longer needed to support brewing operations, various small manufacturing, auto repair and storage operations have occurred here. According to the petitioner, the rear autobody use will gradually be phased out. The R-3 (one & two family residential) zoning classification has never matched the land-use of this property.

The petitioner and a business partner bought the subject property in 2022 with plans to repurpose the former brewery complex into a use complementary to the niche hospitality operations at Bishops Hill Winery, which is located across the street from the subject property at 310 Bridge Street. The petitioner, with a different group of investors, own and operate Bishops Hill Winery.

The petitioner seeks to redevelop a portion of the complex - the oldest portion of the complex - into a five-unit residence with the main entrance on Summit Street. The petitioner plans to operate the five-unit residence as short-term rentals which he believes would complement the winery. He stated that clients hosting private events at the winery are often in Joliet for several days and desire lodging in a setting other than a hotel. The petitioner indicated that the units will be designed and built to function as typical apartments should he not wish to continue the short-term rental operations. The five-unit residence would be enrolled in the City's Rental Inspection program.

The main entrance to the residences will be at the northeast corner of the building, facing Summit Street. Guests or residents would enter through the first-floor lobby to access the second or third story residences by stairs or elevator. Every unit will have 9'10" ceilings with the exception of Unit #1, which will have a 22' ceiling for a portion of the unit. Floor plans and renderings are attached.

- Unit #1 is a studio type unit with a sleeping loft on a mezzanine level (22' high ceiling), kitchen, one full bathroom and one half bathroom.



- Unit #2 has one bedroom, one full bathroom, kitchen, and an office.
- Unit # 3 has one bedroom, kitchen and one full bathroom.
- Unit #4 has one bedroom, kitchen, one full bathroom and an office.
- Unit #5 has three bedrooms, a living room, a lounge, a very large kitchen, one full bathroom, one half bathroom, and outdoor living space.

The Zoning Ordinance requires 7.5 off-street parking spaces for a five-unit. Due to the proposed short-term rental use, staff recommends that the parking minimum be increased to 8 off-street parking spaces.

**ZONING BOARD OF APPEALS PUBLIC HEARING:**

The Zoning Board of Appeals held a public hearing on this matter on May 16, 2024. Philip Soto, petitioner and property owner, represented the petition. The Zoning Board asked questions related to the current use of the property and the City's regulations and procedures pertaining to short-term rentals to which the petitioner and staff responded. No one appeared or submitted comments in opposition to the petition. Written meeting minutes are unavailable at this time; however, audio of the meeting is available on the City's website.

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS:**

Robert Nachtrieb moved that the Zoning Board of Appeals recommend approval of the Variation of Use request to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street, subject to the following conditions:

1. That off-street parking for a minimum of 8 vehicles shall be created prior to a Certificate of Occupancy being issued;
2. That a service walk connecting the parking area to the main entrance be established prior to a Certificate of Occupancy being issued;
3. That a site plan be submitted to and approved by the Engineering Division showing circulation, parking and stormwater drainage;
4. That use of the property shall not be expanded in the future;
5. That the property shall be enrolled in and comply with the City's Rental Inspection Program; and
6. Should the property be declared a public nuisance by the City Council, the Variation of Use shall be subject to a rehearing and possible revocation of the Variation of Use.

Bridgette Roehr seconded the motion, which passed with four (4) aye votes. Voting aye were: Hennessy, Nachtrieb, Roehr, and Riggs. Voting nay were: none. Absent were: Alessio and Bias.

**RECOMMENDATION:**

The Administration concurs with the recommendation of the Zoning Board of Appeals and recommends the Mayor and City Council adopt an Ordinance approving the Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street, subject to the same conditions approved by the Zoning Board of Appeals above.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

**File Number: 304-24**

**File ID:** 304-24

**Type:** Ordinance

**Status:** Agenda Ready

**In Control:** City Council Meeting

**File Created:** 06/07/2024

**Department:** Community  
Development

**Final Action:**

**Title:** Ordinance Approving a Variation of Use to allow a five-unit residence in an R-3 (one & two family residential) zoning district, located at 515 Summit Street (ZBA 2024-19)

**Agenda Date:** 06/18/2024

**Attachments:** ZBA 2024-19 (515 Summit Street) Staff Report Packet, Ordinance Variation of Use for 515 Summit Street (ZBA 2024-19)

**Entered by:** jbernhard@joliet.gov

### Approval History

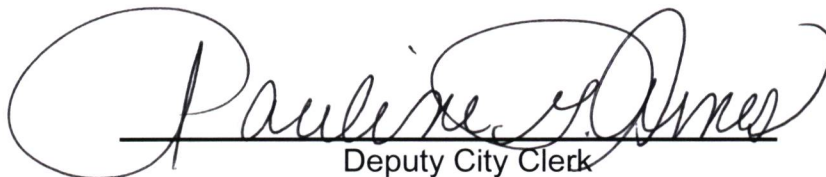
Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/7/2024	Jim Torri	Approve	6/11/2024
1	2	6/7/2024	Christopher Regis	Delegated	
<b>Notes:</b> Delegated: Out Of Office					
1	3	6/7/2024	Todd Lenzie	Approve	6/11/2024
1	4	6/10/2024	Beth Beatty	Approve	6/11/2024

STATE OF ILLINOIS)  
COUNTY OF WILL ) SS  
CITY OF JOLIET )

I, Pauline Ames, Deputy Clerk of the City of Joliet, and keeper of the papers, entries, records and Ordinances, do hereby certify that the attached is a true copy of Ordinance No. 18661 as adopted by the City Council of said City of Joliet at a meeting held on June 18, 2024.



In testimony whereof, I have hereunto set my hand and affixed the corporate seal of the said City of Joliet this 24<sup>th</sup> day of June 2024.

  
Deputy City Clerk

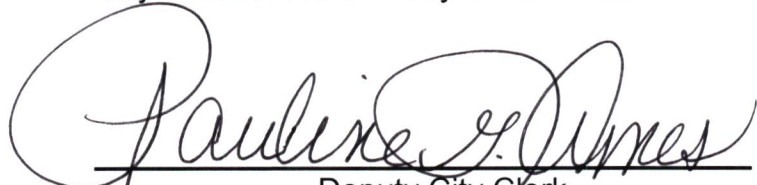
STATE OF ILLINOIS)  
COUNTY OF WILL ) SS  
CITY OF JOLIET )

**R2024030866**  
KAREN A. STUKEL  
WILL COUNTY RECORDER  
RECORDED ON  
06/24/2024 10:52:01 AM  
REC FEE: 52.00  
IL RENTAL HSNQ:  
PAGES: 3  
ACH

I, Pauline Ames, Deputy Clerk of the City of Joliet, and keeper of the papers, entries, records and Ordinances, do hereby certify that the attached is a true copy of Ordinance No. 18661 as adopted by the City Council of said City of Joliet at a meeting held on June 18, 2024.



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Deputy City Clerk