

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)

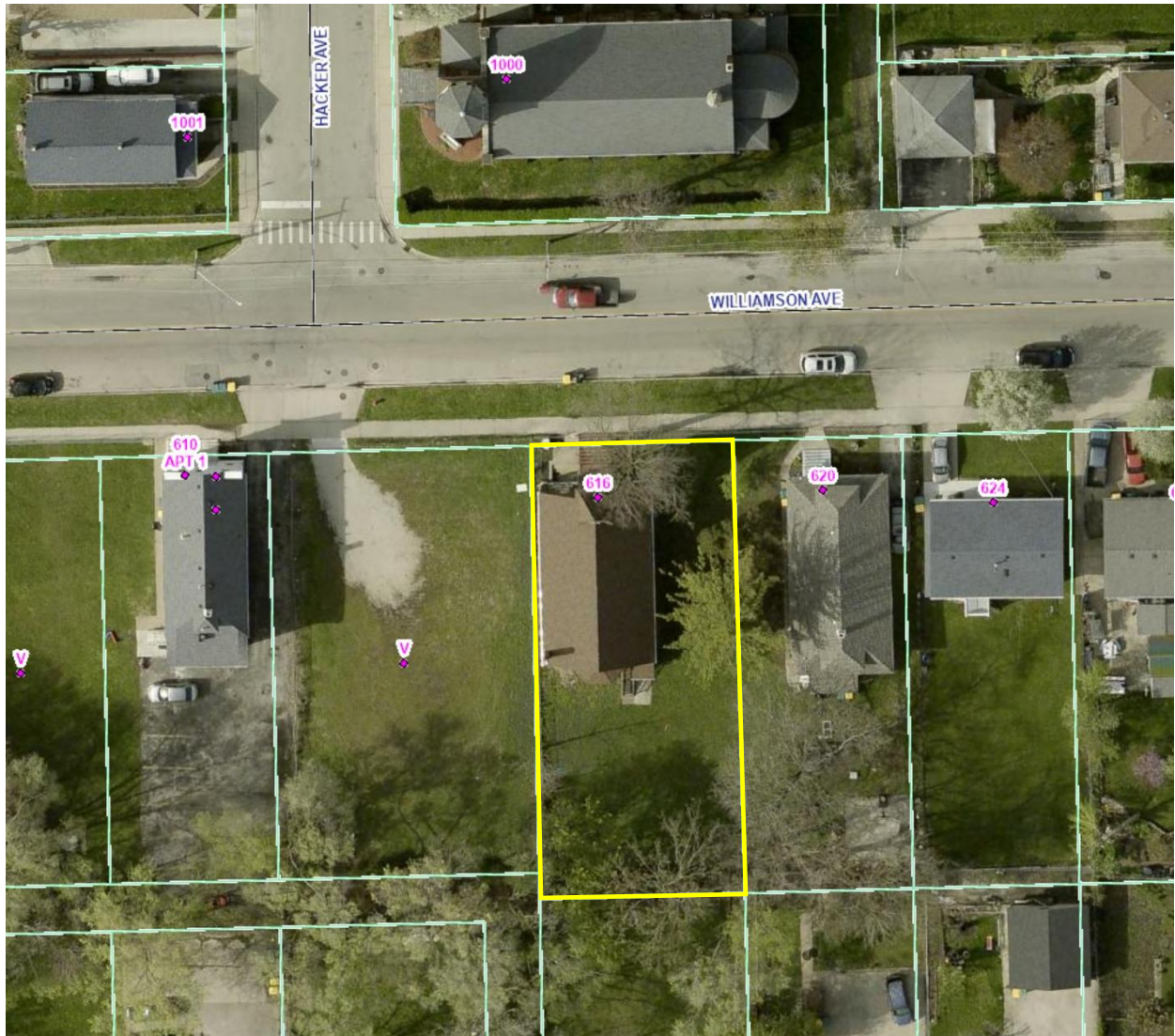


Figure 2: 616 Williamson Avenue, view south from Williamson Avenue (September 2025)

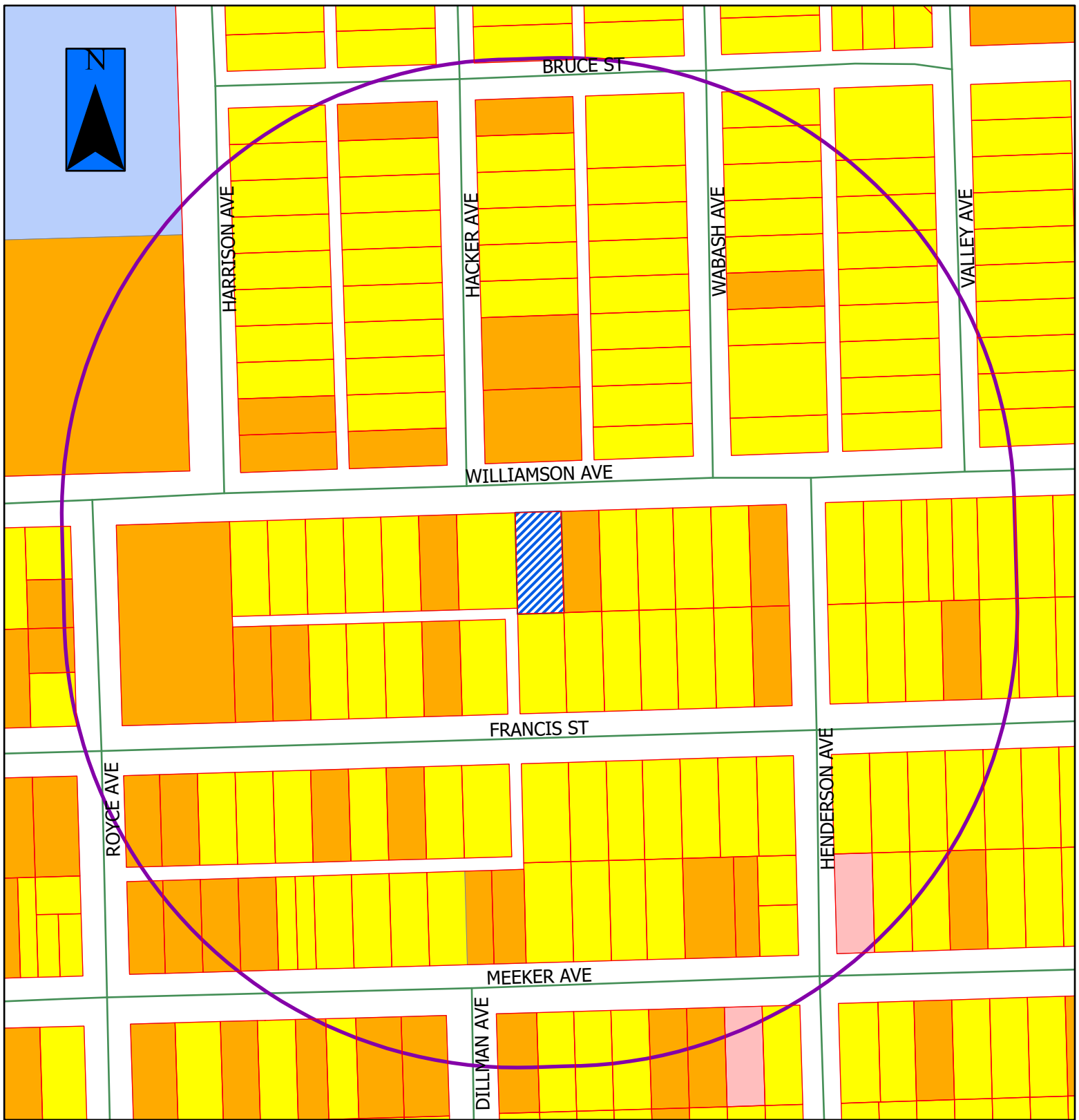


Figure 3: North and east sides of 616 Williamson Avenue (May 2025)





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



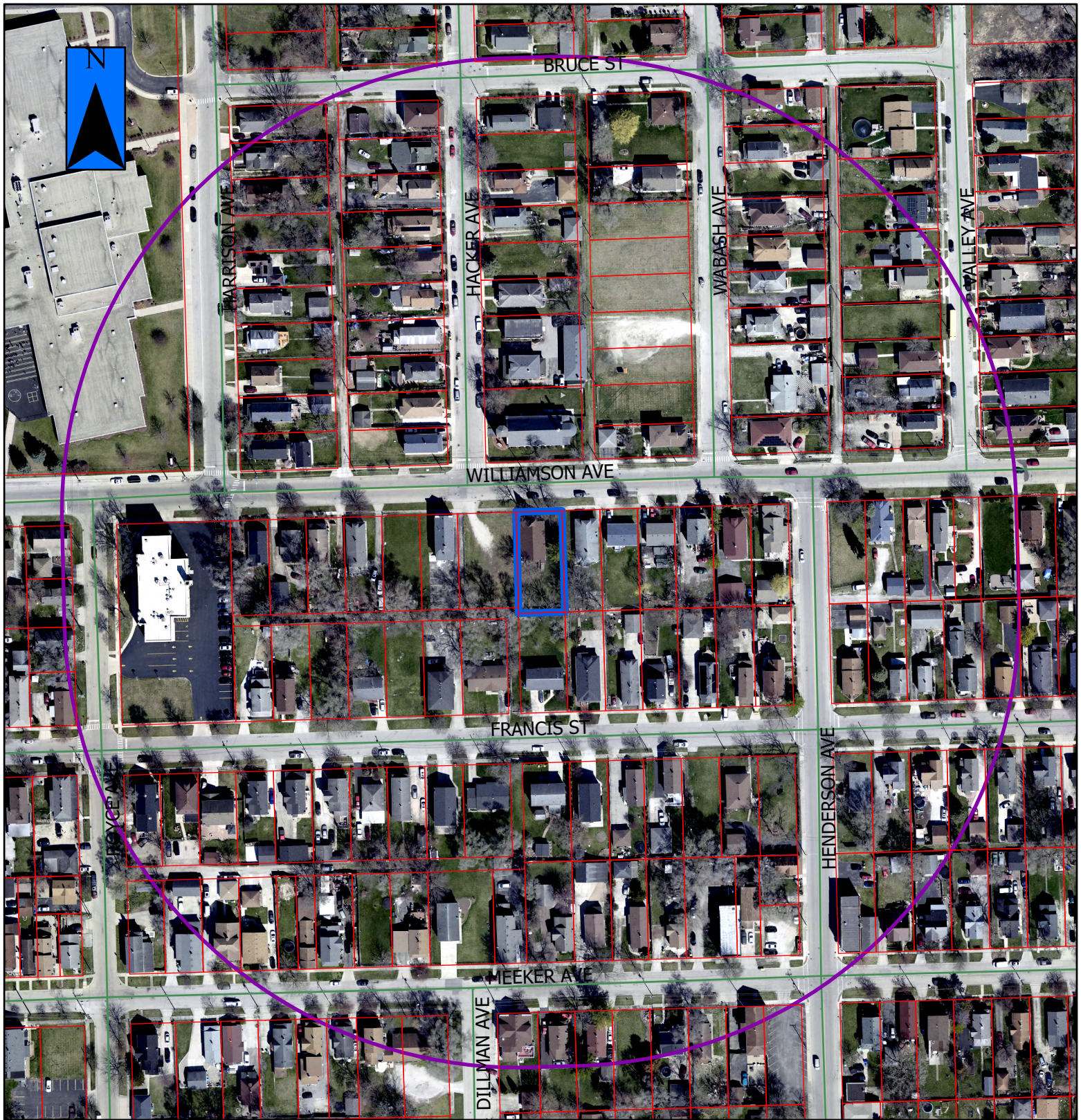


2025-35

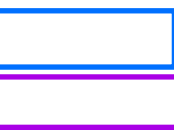


 = Property in Question
 = 600' Public Notification Boundary

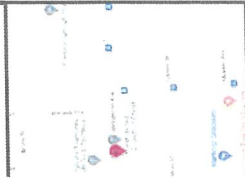
| Legend | | | | | |
|---|-----|---|------|---|------|
|  | B-1 |  | I-TA |  | R-2 |
|  | B-2 |  | I-TB |  | R-2A |
|  | B-3 |  | I-TC |  | R-3 |
|  | I-1 |  | R-1 |  | R-4 |
|  | I-2 |  | R-1A |  | R-5 |
|  | I-T |  | R-1B |  | R-B |



2025-35a



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



11/17/2023

E CONFORMS TO
BOUNDARY
E HEREON.



cto Land Surveyors, LLC
PLS# 784008059
o: 773.305.4011
Street | Morris, IL 60450

2311.0243
ALTANSPS LAND TITLE SURVEY
WILL COUNTY

ALTANSPS TABLE A ITEMS

- 1 AS SHOWN HEREON
- 2 AS SHOWN HEREON
- 3 THE FLOOD ZONE IS AS PER FEMA MAP 1719/03010G, EFF. 7/15/2019
- 4 GROSS LAND AREA IS 845 SQ. FT. MORE OR LESS
- 7a AS SHOWN HEREON
- 7b BUILDING FOOTPRINT = 1866 SF
- 7c BUILDING HEIGHT = 33.3'
- 8 AS SHOWN HEREON
- 14 AS SHOWN HEREON

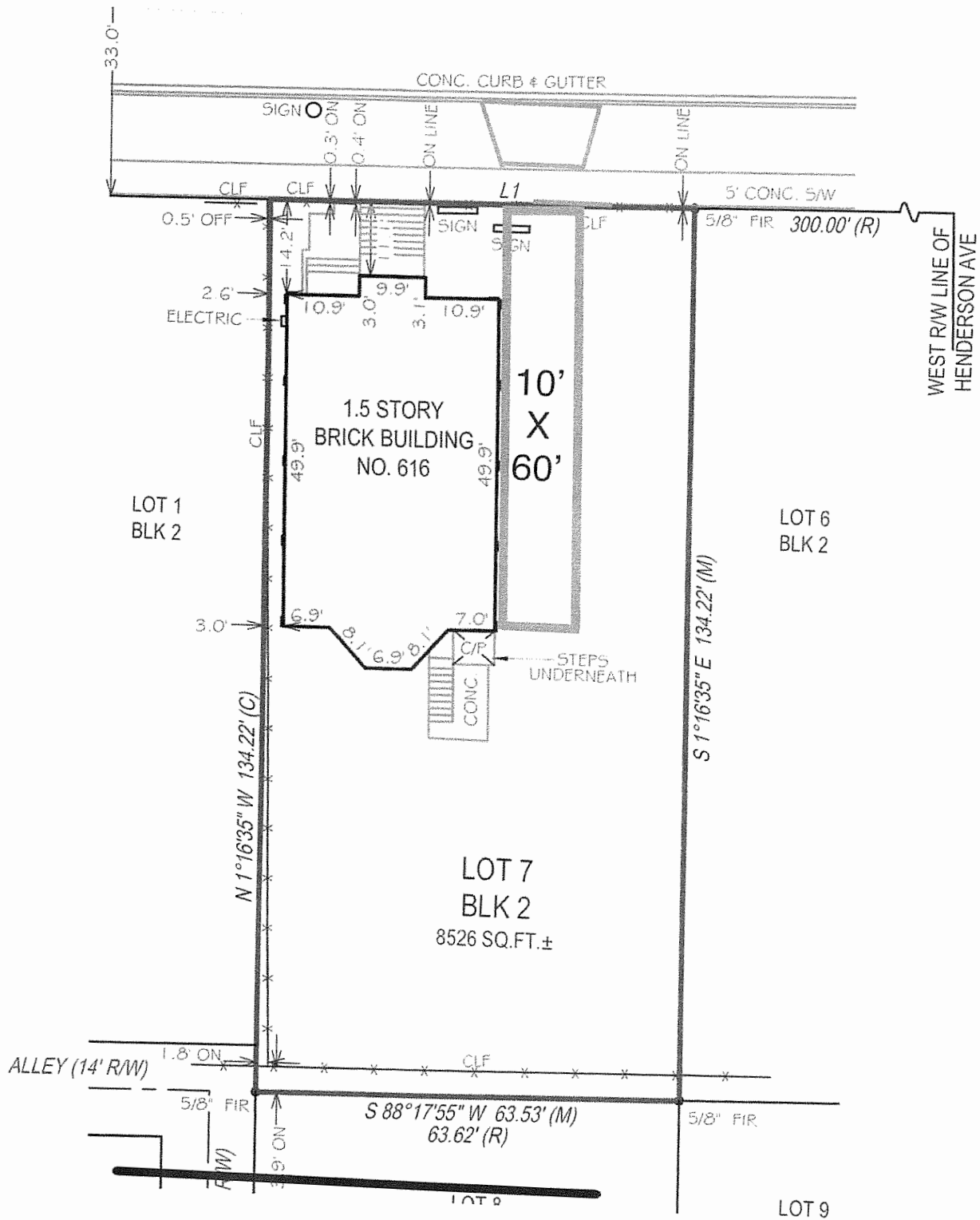
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FILE NO. AF10352/5
COOK COUNTY, ILLINOIS
SCHEDULE B II
EFFECTIVE OCTOBER 17, 2023

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

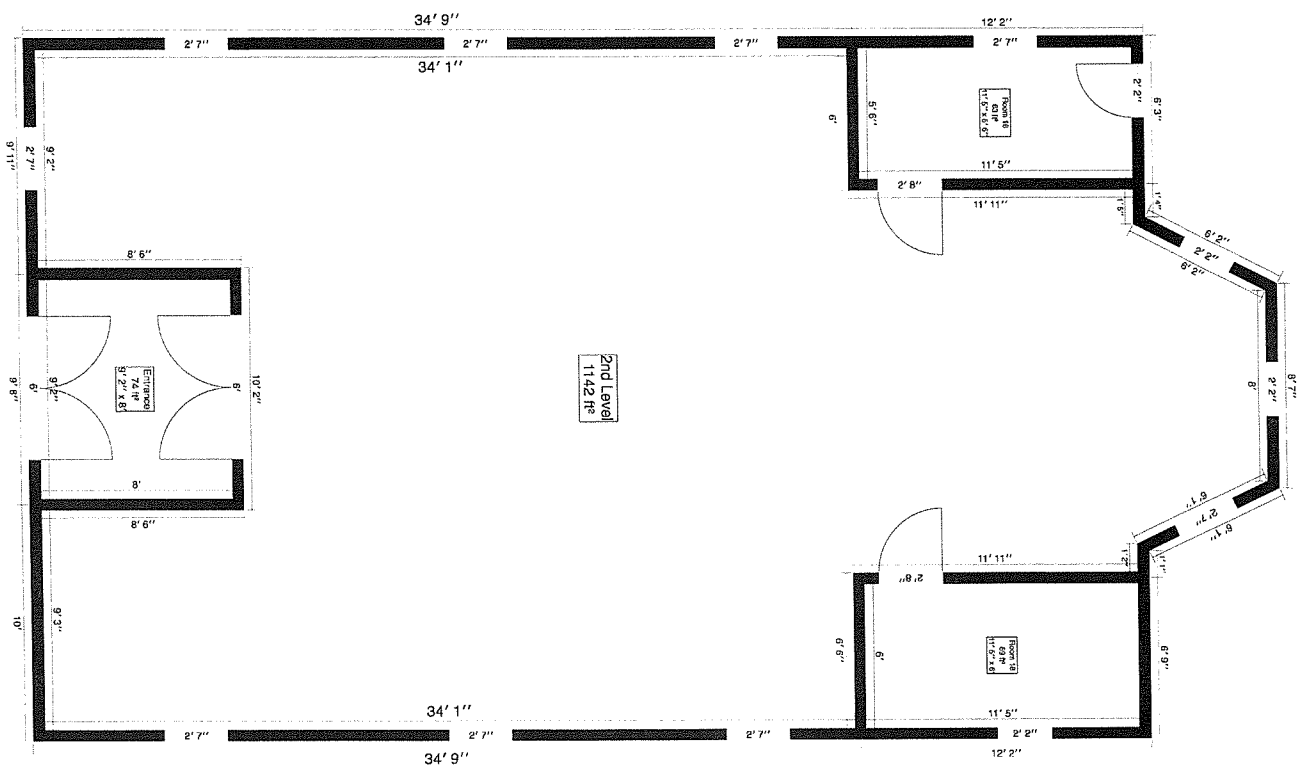
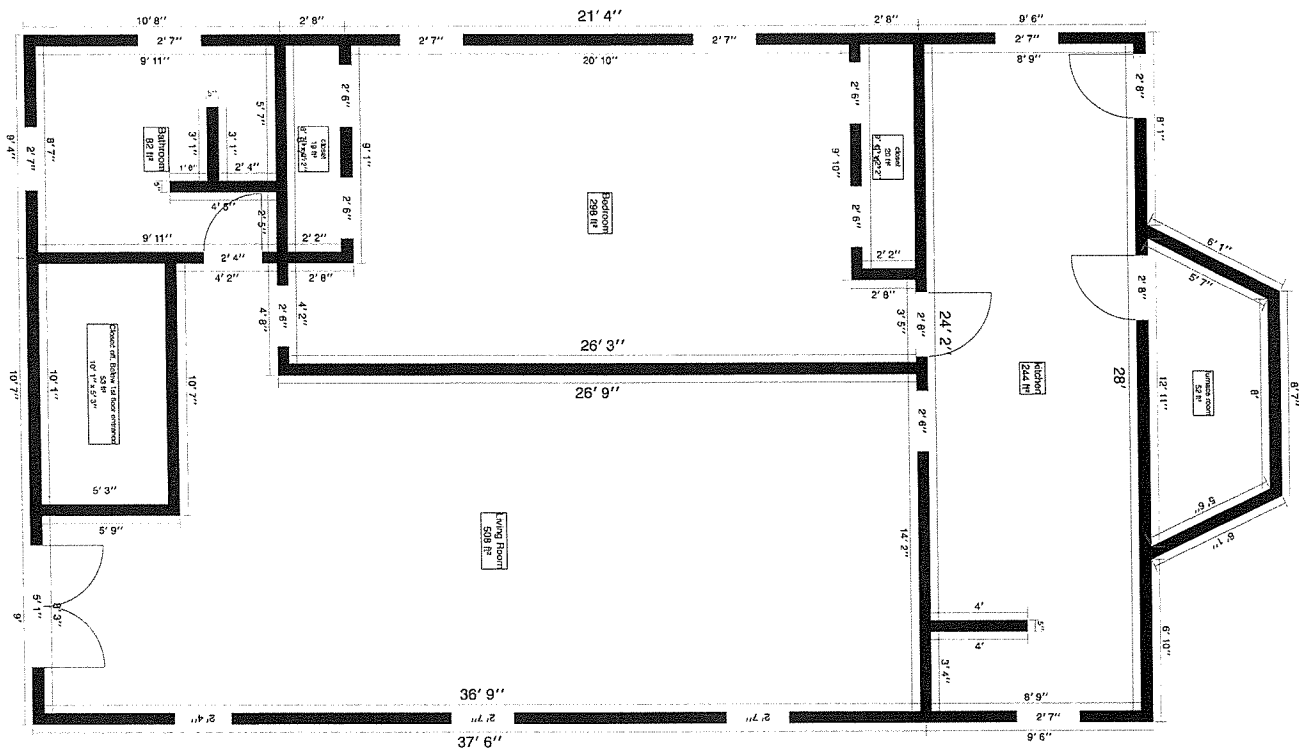
TO CHICAGO TITLE LAND TRUST COMPANY, TRUSTEE (UT) DATED
SEPTEMBER 17, 2020 AND KNOWN AS TRUST NO. 402244301,
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
BOARD OF PROFESSIONAL LAND SURVEYORS, ILLINOIS, AND THE SURVEY
DETAILED HEREON WERE MADE BY THE SURVEYOR'S PERSONAL OR UNDER
SUPERVISION AND CONTROL OF THE SURVEYOR, AND INCLUDES ITEMS 1, 2,
3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 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1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 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2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2

SITE PLAN



FLOOR PLANS



3'3"

FOR OFFICE USE ONLY

Verified by Planner (please initial):

Payment received from:

Terri Mitti LLC
19506 S. Hunter Trail
Mokena, IL 60448

Petition #: _____

Common Address: 616 Williamson

Date filed: 8/1

Meeting date assigned: 9/18

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: 616 Williamson , Joliet, IL 60432

PETITIONER'S NAME: Bipin Sharma

HOME ADDRESS: 19506 Hunter Trail, Mokena, IL ZIP CODE: 60048

BUSINESS ADDRESS: 2019 Chicago St., Joliet, IL ZIP CODE: 60436

PHONE: (Primary) (708) 250-0520 (Secondary) (832) 279-3071

EMAIL ADDRESS: doc@ecsrecovery.org FAX: (312) 578-9303

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 Company, 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: _____

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.): 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):

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 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?
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

2. *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

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.*

The area in which the property is located is virtually 100% (R-2 & R-3) residential. The proposed

residential use is entirely consistent with the zoned use of the general area. Granting the

requested zoning change would have no negative impact upon the essential character of the

general area.

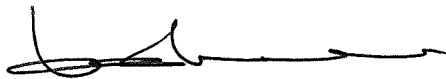
REQUIRED SUPPORTING ATTACHMENTS

- ☐ 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, _____, 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



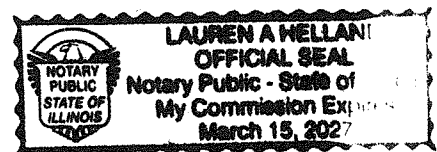
Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 1 day of August, 2025

Lauren A. Helland



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.

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:

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:

- ☐ **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

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 (708) 250-0520

E-MAIL: doc@ecsrecovery.org

FAX: (312) 578-9303

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

Trimurti-DVJ LLC is owned 90% by Bipin Sharma and 10% by

Elsa M. Bandari. Both are located at 19506 Hunter Trail, Mokena, IL

Bipin Sharma's phone is (708) 250-0520 and Elsa M. Bandari's phone is (832) 279-3071

E-MAIL: doc@ecsrecovery.org FAX: (312) 578-9303

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: Barry J. Miller

DATE: _____

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

Barry J. Miller, Esq. Anthony J. Madonia & Associates (708) 254-1661

PRINT