

Figure 1: Subject site - existing conditions (2025)



Figure 2: Briggs Street Subdivision: proposed site plan for the commercial redevelopment on Lot 1; Lot 2 will contain the existing residence at 113 S. Briggs Street

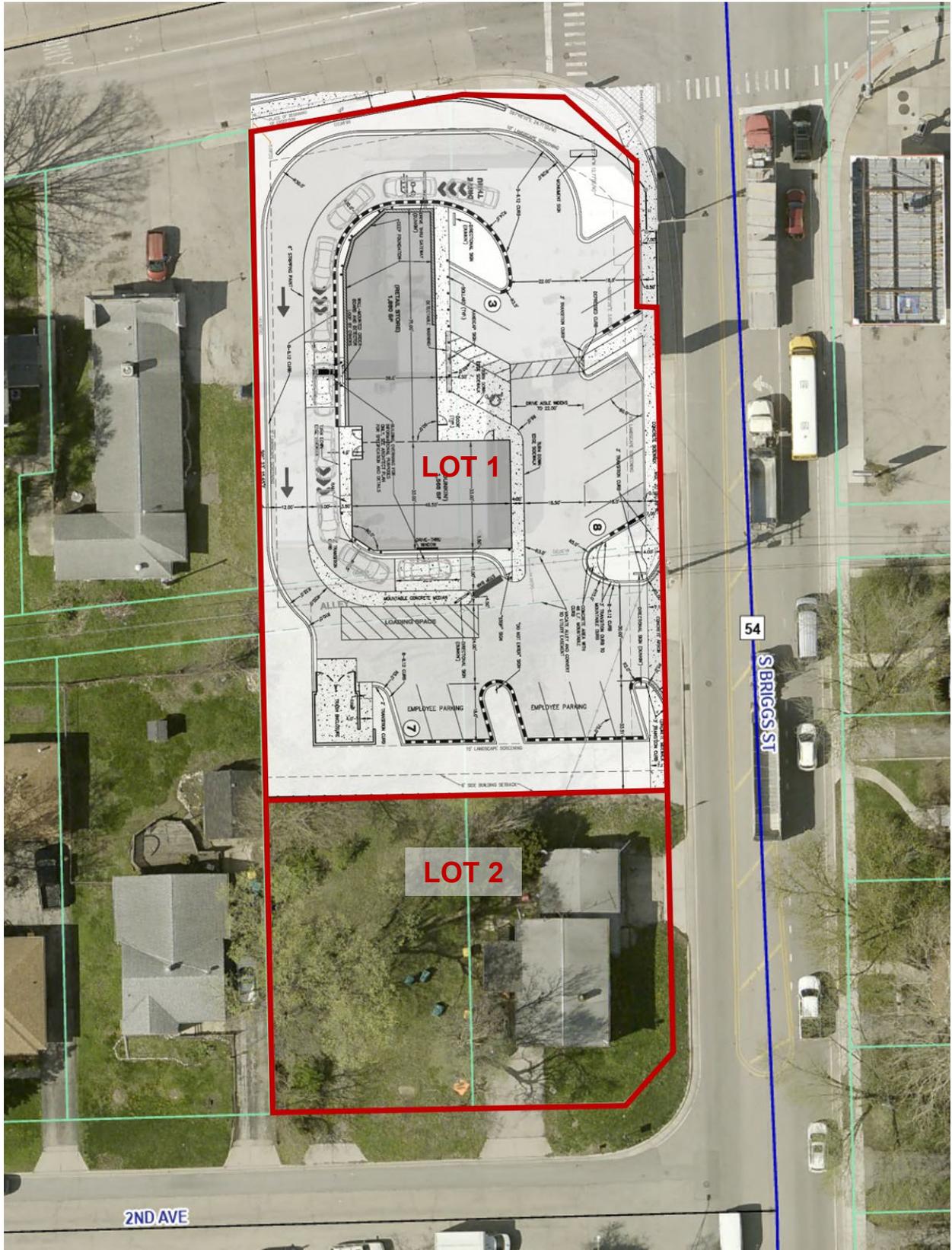
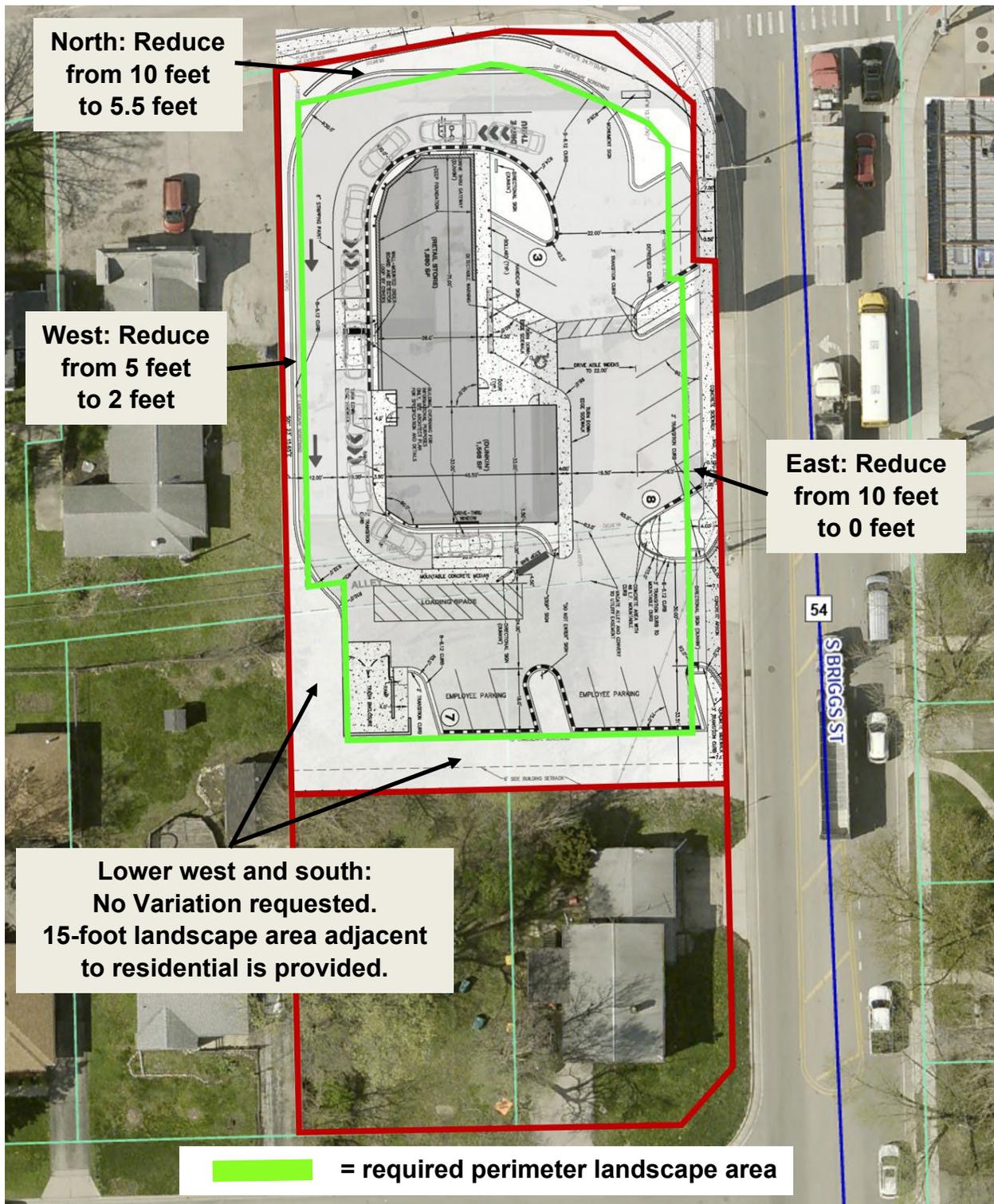
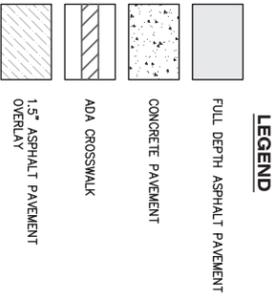
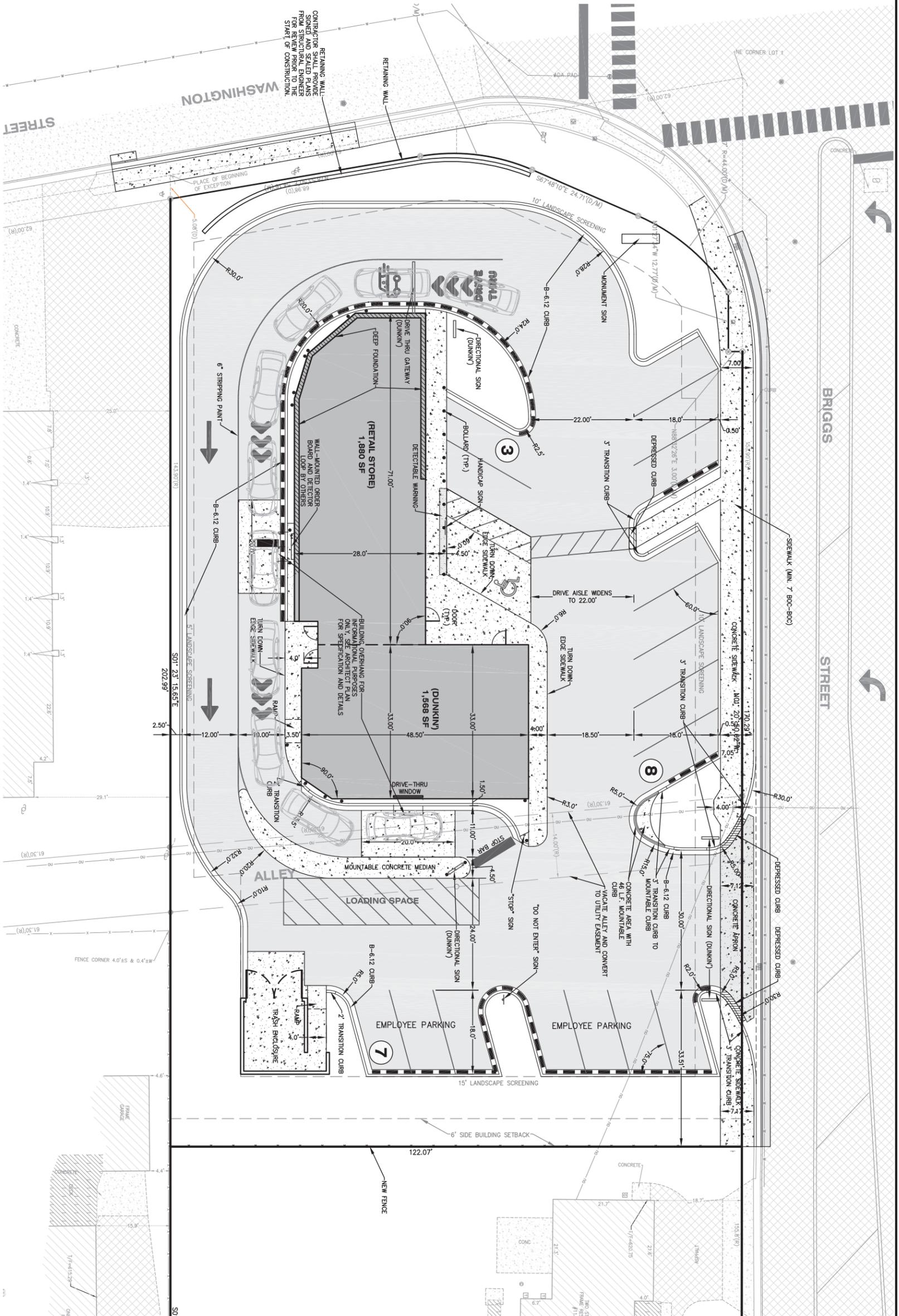


Figure 3: Requested perimeter landscape variations for the proposed development, to be reviewed by the Zoning Board of Appeals at their meeting on October 16, 2025



SITE PLAN (LOT 1)

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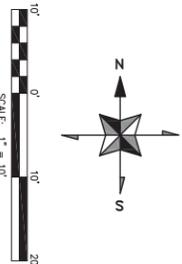


PARKING TABLE

ON-SITE HANDICAP	TOTAL
17	18

NOTE: THE PARKING SPACES ARE CALCULATED PER THE CITY OF JOLIET ZONING ORDINANCE, ARTICLE VII, 47-1717.N.B. Retail Stores (Including Restaurants and Taverns) ZONE 1, 1 SPACE PER 200 SQ.FT. (18 REQUIRED SPACES)

- NOTE:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - SIDEWALK IS 6" WIDE TYPICAL UNLESS OTHERWISE SPECIFIED. ALL SIZES OTHERWISE SPECIFIED.
 - TRASH ENCLOSURE SPECIFIED.
 - FOR BUILDING AND TRASH ENCLOSURE LAYOUT AND DIMENSIONS SEE THE ARCHITECTURAL PLAN.
 - A 3/4" NICH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB, CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING SIDEWALK.



**SITE IMPROVEMENTS
DUNKIN' & RETAIL PROJECT
101-107 S. BRIGGS ST., JOLIET, IL
GEOMETRIC PLAN**

DATE	NO.	REVISIONS
09/02/2025	#1	DRIVE THRU EXIT PER TRAFFIC CONSULTANT

CELTD
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Designed By: MJC/TBS
Drawn By: SAH
Checked By: MJC
Date: 08/13/2025
Job Number: CE25.014
Sheet Number: C4

NOT FOR CONSTRUCTION