

STAFF REPORT

DATE: October 7, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-43
Applicant: Amin Panjwani
Status of Applicant: Property owner
Location: 101 S. Briggs Street (Council District #5)
Request: Series of Variations to allow construction of a new commercial building

Purpose

The applicant is requesting the following Variations to allow the construction of a two-tenant commercial building and associated drive-thru at 101 S. Briggs Street:

- Variation to reduce perimeter landscaping from 10 feet to 0 feet (east side)
- Variation to reduce perimeter landscaping from 10 feet to 5.5 feet (north side)
- Variation to reduce perimeter landscaping from 5 feet to 2 feet (west side)
- Variation to reduce required parking stall area from 180 square feet to 165 square feet

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

Site Specific Information

The subject site is around 0.84 acres and comprises four lots at the southwest corner of Briggs Street and Washington Street. The two north lots have B-1 (neighborhood business) zoning and contain a vacant multi-tenant commercial structure built around 1955 that previously contained a pharmacy and a convenience store. The remainder of the commercial property surrounding the building is paved and does not contain any landscaped areas. The two south lots are zoned R-2 (single-family residential). The east residential lot contains a two-unit residence, approved through a Variation of Use in 2001, and the west lot is vacant. The north and south parcels are separated by a 14-foot-wide public alley that runs east-west between Briggs Street and Hebbard Street. The alley is unimproved and does not provide access to any adjacent residential properties.

The petitioner is proposing to redevelop the site with a new commercial building that would contain a Dunkin restaurant and drive-thru as well as an additional retail tenant.

The proposed redevelopment requires a subdivision of land, a vacation of the public alley adjacent to the parcels, and a partial zoning reclassification. The proposed subdivision would create two lots: a larger north lot, approximately 122 feet by 203 feet, with B-1 zoning for the commercial development, and a smaller south lot with R-2 zoning for the existing residence, which will remain (see Figure 2). The subdivision, vacation, and reclassification petitions are scheduled to be heard at the October 16, 2025 Plan Commission meeting.

The proposed development also requires approval of a drive-thru permit. Joliet City Council reviewed and approved the drive-thru permit for the proposed Dunkin restaurant at their meeting on October 7, 2025.

Surrounding Zoning, Land Use and Character

The property is located at the southwest corner of Briggs Street and Washington Street. The surrounding area is a mix of residential, commercial, and institutional uses. The zoning and land use for the adjacent properties are as follows:

- North: R-2 (single-family residential), elementary school
- South: R-2 (single-family residential), residential
- East: County C-2 (local commercial), commercial (gas station); and
County R-5 (single-family residence), residential
- West: B-1 (neighborhood business), commercial (laundromat); and
R-2 (single-family residential), residential

Applicable Regulations

- Section 47-15E.5(A) Perimeter Landscaping – Non-Residential Uses
- Section 47-15H.11 Minimum Recommended Parking Lot Requirements –
Non-Residential Design Standards
- Section 47-19.8 Findings of Facts Supporting a Variation
(refer to attachment)

Discussion

The petitioner is requesting variations on landscaping and parking stall size to allow the redevelopment of an existing commercial site with a new commercial building. The proposed development will contain an approximately 3,500-square-foot commercial building with two tenant spaces. The south tenant space is planned for a Dunkin restaurant and drive-thru, and the north space is proposed for retail with no known user at this time. The commercial development will have one access driveway off Briggs Street. Surface parking is located on the south and east sides of the site, while the drive-thru lanes wrap around the west side of the site. There will be a 7-foot-wide sidewalk

along Briggs Street as required by Will County, which has jurisdiction over Briggs Street. The proposed site plan is included in the staff report packet.

In order to meet the drive-thru circulation and stacking requirements, the site plan does not include a landscape area on the east side adjacent to Briggs Street and has a reduced landscape area on the west side adjacent to the neighboring commercial property. Additionally, the drive-thru lanes encroach on part of the north landscape area. Therefore, the petitioner requests variations to reduce the perimeter landscaping on the east, north, and west (see Figure 3). There is no variation requested for landscaping adjacent to residential uses: the development will include the required 15-foot landscape area and solid fence adjacent to the residential properties along the lower west and south sides.

The site plan includes 18 parking spaces, which meets the off-street parking requirement for this proposal. Eleven of these spaces are designated for customers and seven are designated for employees. The employee stalls are around 165 square feet in area, which is less than the minimum required area of 180 square feet. Therefore, the petitioner also requests a variation to reduce the area for the seven parking stalls along the south side of the site. The customer stalls along the east will meet the width and area requirements.

Staff finds that the request meets the variation criteria: the petitioner could not develop the site for a drive-thru restaurant if they comply with the landscaping and parking stall standards. The site is small for a modern commercial development and is located on the corner of a major intersection, which limits potential access points and requires additional landscaping and sidewalks compared to an interior lot. Per Will County requirements, the petitioner must install a 7-foot sidewalk along Briggs Street, which further reduces the available area for perimeter landscaping. Staff also finds that approval of the requested variations will not alter the essential character of the area. The existing site does not have any perimeter landscaping. The proposed plan will add an adequate landscape area along the north next to Washington Street, and will also meet the requirements for landscaping and fencing adjacent to residential uses.

Conditions

None

Figure 1: Subject site - existing conditions (2025)



[illegible]

Figure 3: Requested perimeter landscape variations for the proposed development

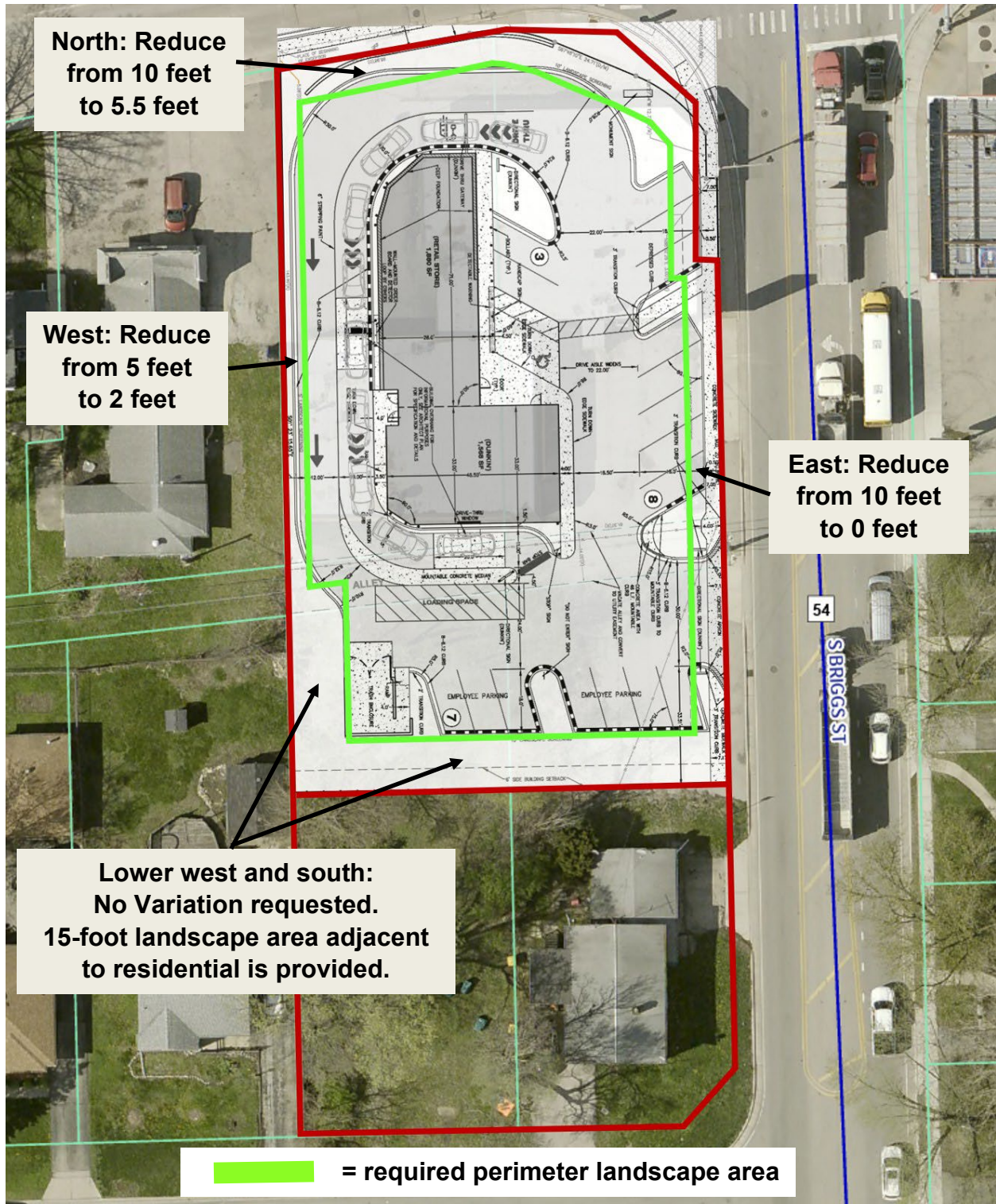


Figure 4: North side of subject site, view south from Washington Street (June 2025)



Figure 5: North and east sides of subject site, view west from Briggs Street at Washington Street (June 2025)

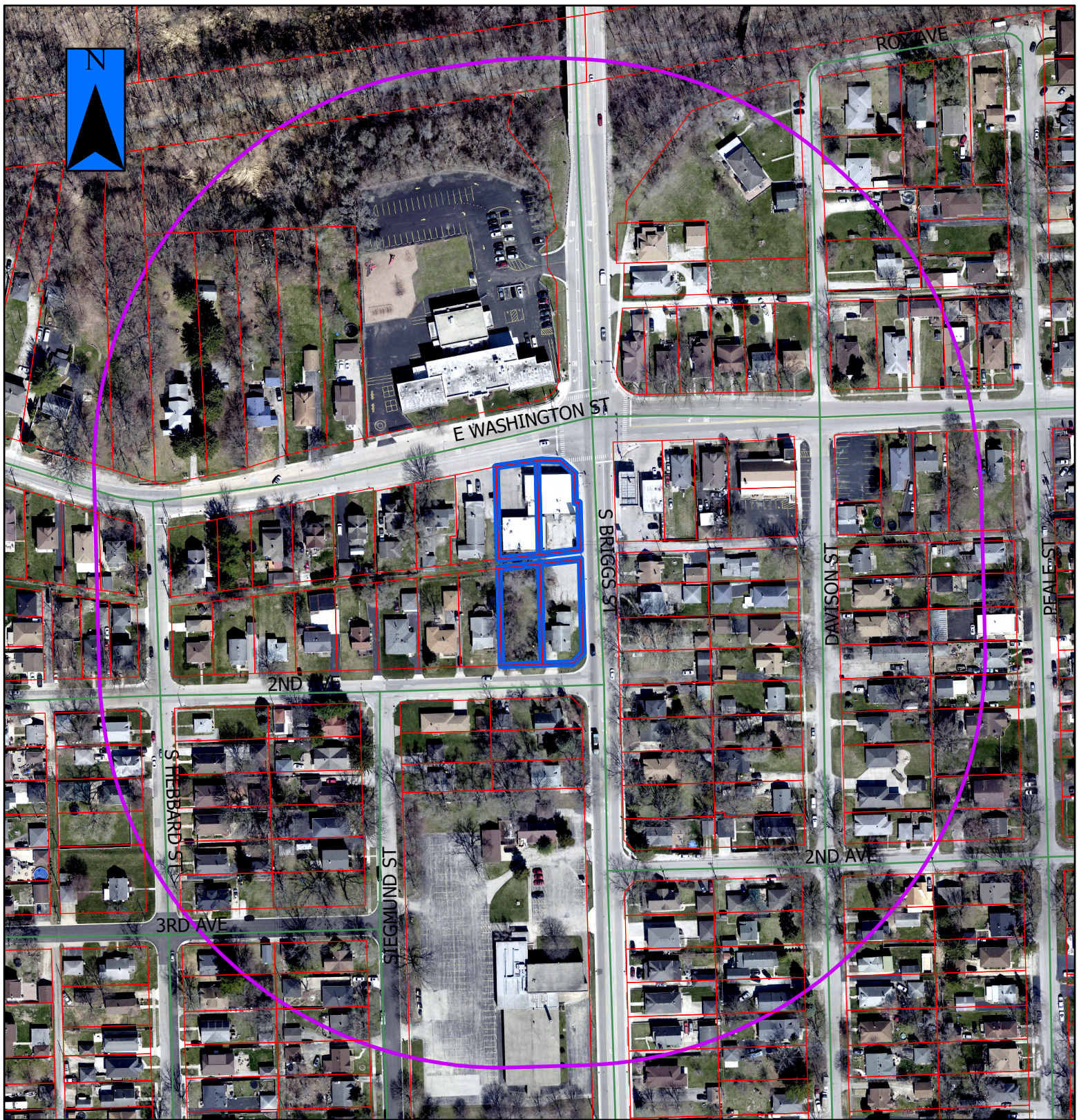


Figure 6: Existing commercial building on the site, view west from Briggs Street (October 2025)

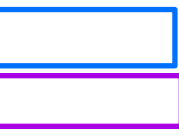


Figure 7: Existing residence at southeast corner of subject site, view southwest from Briggs Street (October 2025)

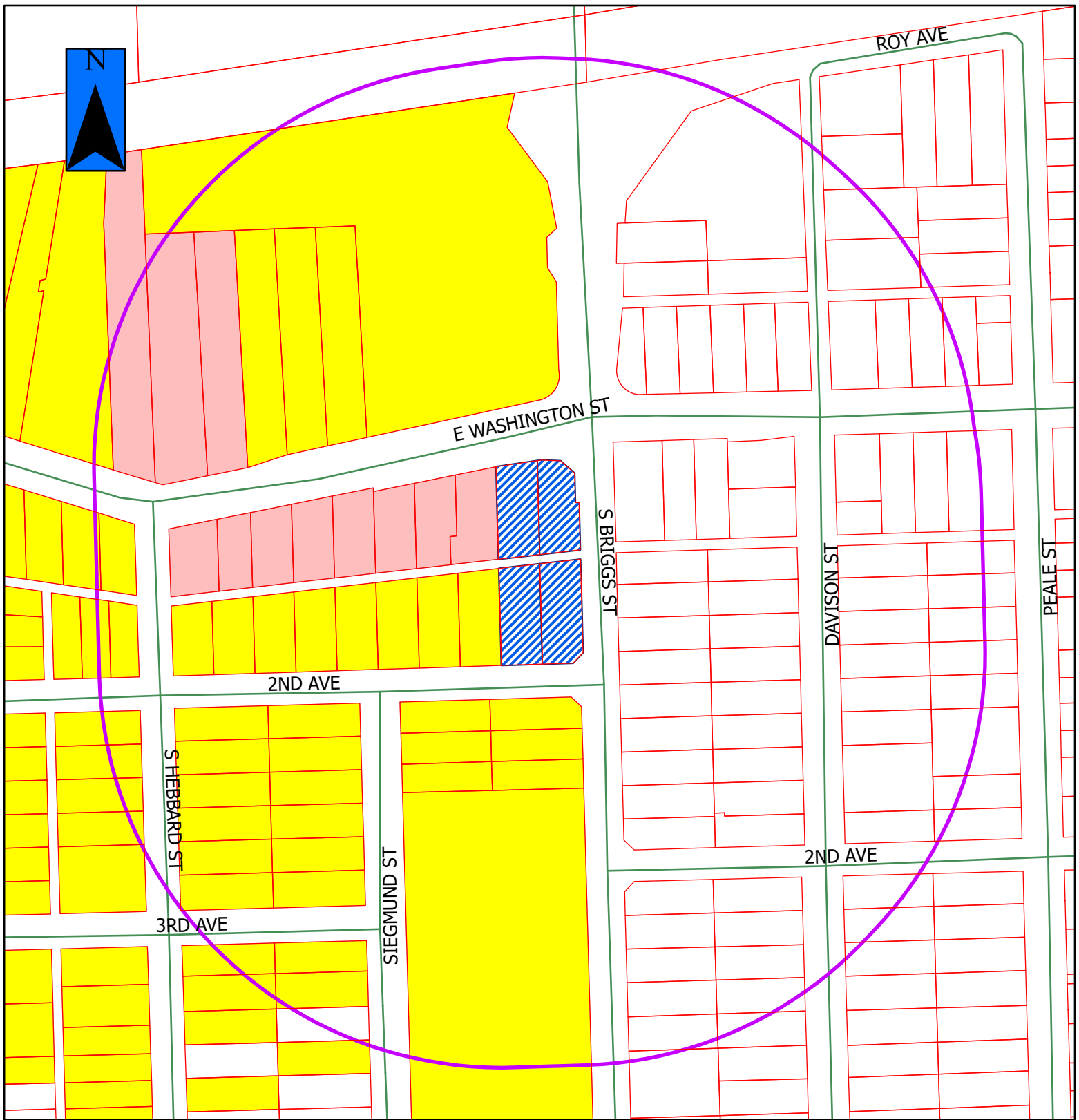




2025-43a



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



2025-43



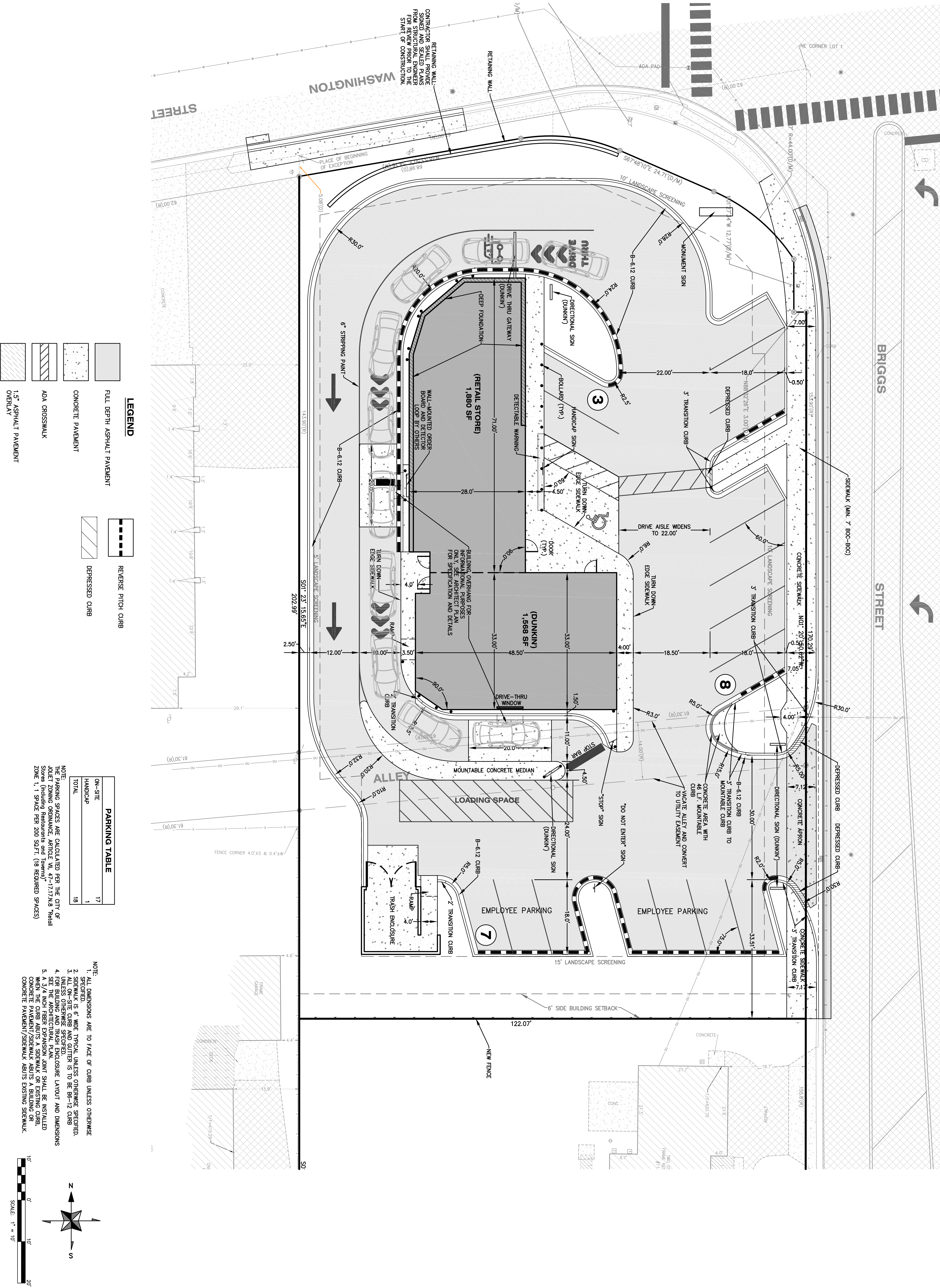
= Property in Question



= 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



CE LTD

Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellengineering.com

Designed By

MJC/TBS

Drawn By

SAH

Checked By

MJC

Date

08/13/2025

Job Number

CE25.014

Sheet Number

C4

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

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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St.

PETITIONER'S NAME: Amin Panjwani

HOME ADDRESS: 1420 Sheridan Rd #8B ZIP CODE: 60091

BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St. ZIP CODE: 60433

PHONE: (Primary) [REDACTED] (Secondary) N/A

EMAIL ADDRESS: [REDACTED] FAX: N/A

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: same as above

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.): 30-07-14-207-009 ;
30-07-14-207-010 ; 30-07-14-207-019 ; 30-07-14-207-020 .

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 Exhibit "A"

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: 24,984 S.F.

PRESENT USE(S) OF PROPERTY: Commercial

PRESENT ZONING OF PROPERTY: B-1

VARIATION/APPEAL REQUESTED: A variation is requested to Section 47-15E.5.A.1 to allow a

5.5' wide landscaped area on the north side of the property and to allow a 0' wide landscape area on the east side of the property.

A variation is requested to Section 47-15E.5.A.4 to allow a 2' wide landscaped area on the on the west side of the property.

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The current conditions on the existing property do not meet the City of Joliet Zoning ordinance landscape setback requirements.

The current site consist of two unoccupied buildings and pavement in poor condition. The applicable zoning regulations prevent the subject property from yielding a reasonable return by preventing the property from being improved and redeveloped.

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

The proposed site plan for the proposed development has been adjusted to meet the Will County Department of Transportation requirements and the City of Joliet Traffic and Dunkin' criteria. The 7' sidewalk located parallel and adjacent to Briggs St. was a requirement of the Will County DOT. The drive thru and by-pass drive aisle widths are a requirement by the City of Joliet Traffic Engineer. The parking dimensions within the site are specified at the minimum requirements of the City of Joliet Standards.

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 granting of these variances would impact the essential character of the general area positively by adding landscaping (there are currently no landscaping setbacks to the north and the west) and connectivity (providing ADA accessibility to the project site from the public sidewalks and replacing existing sidewalks that do not meet ADA requirements). Per our discussion with City Staff, negative impacts (if any) are minimal.

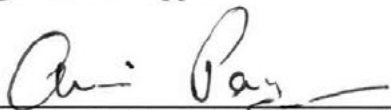
REQUIRED SUPPORTING ATTACHMENTS

- ☒ 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)

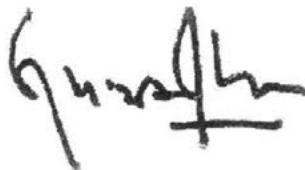
I, AMIN PANJWANI, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.



Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 4th day of September, 20 25



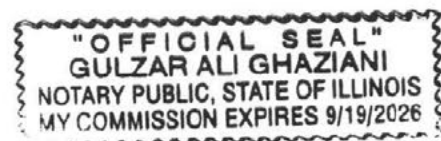


Exhibit “A”

Parcel 1:

Lots 1 and 2 in Mary Hupperich's Subdivision, of part of East Half of East Half of Northeast Quarter of Section 14, Township 35 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded April 20, 1905 in Plat Book 15 page 28 as Document No. 232366, excepting therefrom that part of Lots 1 and 2 conveyed to the People of the County of Will by Warranty Deed recorded as Document No. R82-3792, 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:

105 S. Briggs St./101 S. Briggs St./113 S. Briggs St., Joliet, IL 60433

PIN(s): 30-07-14-207-009-0000, 30-07-14-207-010-0000, 30-07-14-207-019-0000, 30-07-14-207-020-0000

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

Amin Panjwani

E-MAIL:

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:


- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Amin Panjwani

E-MAIL:  FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: 

DATE: 09/03/2025

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

_____

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions:</p> <p style="padding-left: 40px;">(a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone.</p> <p style="padding-left: 40px;">(b) The plight of the owner is due to unique circumstances.</p> <p style="padding-left: 40px;">(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).</p>		