DATE: October 9, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-5-25: Preliminary Plat of Briggs Street Subdivision

V-5-25: Vacation of an Approximately 14-Foot by 123-Foot Portion of

Public Alley South of 101 S. Briggs Street

Z-1-25: Reclassification of a Portion of 113 S. Briggs Street and 1521

Second Avenue from R-2 (Single-Family Residential) to B-1

(Neighborhood Business) Zoning

GENERAL INFORMATION:

APPLICANT: Amin Panjwani

STATUS OF APPLICANT: Property Owner

OWNER: Joliet AA Properties, LLC

REQUESTED ACTION: Approval of a preliminary plat, right-of-way

vacation, and zoning reclassification

PURPOSE: To allow a new commercial development for a

drive-thru restaurant and a retail space

EXISTING ZONING: B-1 (neighborhood business) and R-2 (single-

family residential)

LOCATION: 101 S. Briggs Street, 1520 E. Washington

Street, 113 S. Briggs Street, and 1521 Second Avenue (30-07-14-207-010-0000, 30-07-14-207-009-0000, 30-07-14-207-020-0000, 30-07-

14-207-019-0000) (Council District #5)

SUBDIVISION SIZE: 0.84 acres

RIGHT-OF-WAY SIZE: Approximately 14 Feet by 123 Feet

EXISTING LAND USE: Vacant commercial building; residence

SURROUNDING LAND USE & ZONING:

NORTH: Elementary school, R-2 (single-family residential)

SOUTH: Residential, R-2 (single-family residential)

EAST: Commercial (gas station), County C-2 (local commercial); and

residences, County R-5 (single-family residence)

WEST: Commercial (laundromat), B-1 (neighborhood business); and

residences, (R-2 (single-family residential)

<u>SITE HISTORY</u>: 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 commercial structure built around 1955. The building previously contained a pharmacy and a convenience store and has been vacant for several years. The remainder of the commercial property surrounding the building is paved and has no 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.

<u>SPECIAL INFORMATION</u>: The preliminary plat of Briggs Street Subdivision and associated public alley vacation will create two lots from the four existing parcels at 101 and 113 S. Briggs Street, 1520 E. Washington Street, and 1521 Second Avenue. Lot 1 would be approximately 25,000 square feet and Lot 2 would be around 11,400 square feet. The petitioner proposes to redevelop Lot 1 with a new commercial building that would contain a Dunkin restaurant and drive-thru as well as an additional retail tenant. Lot 2 would contain the existing residence at 113 S. Briggs Street.

The proposed site plan for Lot 1 is included in the staff report packet. The commercial development would have one access driveway off Briggs Street. Surface parking would be located on the south and east sides of the site, while the drive-thru lanes would wrap around the west side of the site. The development includes a 7-foot-wide sidewalk along Briggs Street as required by Will County, which has jurisdiction over Briggs Street. Due to the size of the site and the drive-thru circulation and stacking requirements, the site plan does not include the required perimeter landscape areas on the east, north, and west. Therefore, the petitioner is requesting variations to reduce the landscape areas on these three sides, as well as to reduce the parking stall area for the employee parking stalls. These variation requests are scheduled to be reviewed at the October 16, 2025 Zoning Board of Appeals meeting. The site plan includes the required 15-foot landscape area adjacent to residential uses on the south and lower west sides.

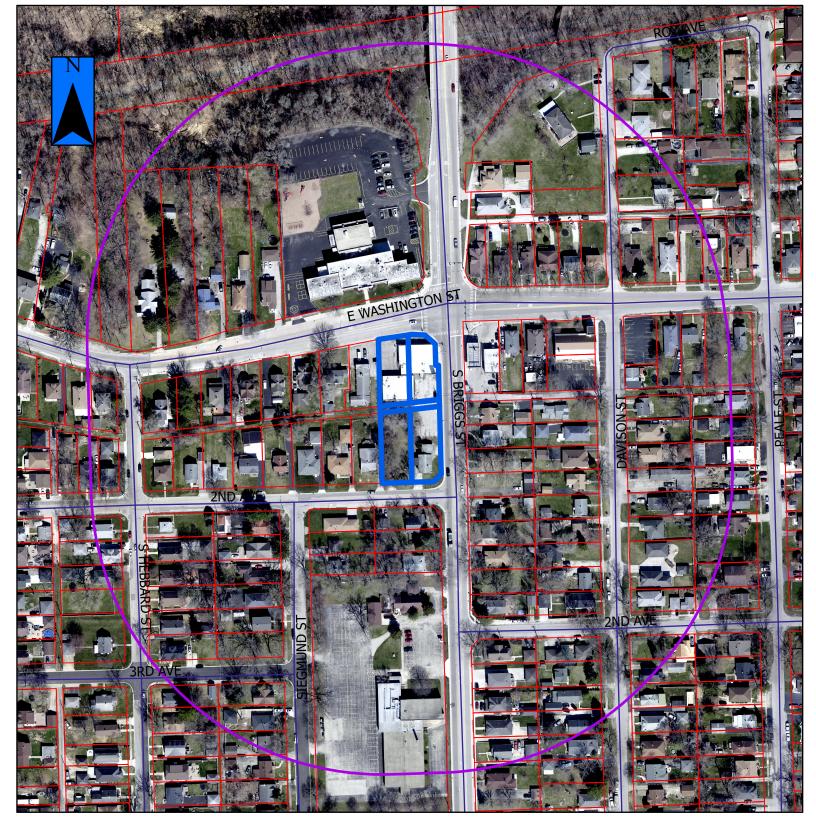
The proposed development requires approval of a drive-thru permit, which was submitted and reviewed with the attached site plan. Joliet City Council approved the drive-thru permit for the proposed Dunkin restaurant at their meeting on October 7, 2025.

This request includes the vacation of the portion of public alley in the center of the site. The alley portion would be incorporated into Lot 1. The alley is unimproved and does not provide access to any of the residential properties on Washington Street or Second Avenue. The owner will reserve a public utility easement over the entire alley portion due to the overhead electrical lines located there. Nicor and ComEd do not object to the alley vacation as long as the public utility easement is reserved as indicated on the plat of vacation. The Public Works and Public Utilities Departments are not opposed to this vacation request provided an easement is reserved.

The subject site currently has B-1 (neighborhood business) zoning on the two north parcels and R-2 (single-family residential) zoning on the two south parcels. This request includes a zoning reclassification, from R-2 to B-1 zoning, for the north portions of the residential lots that will become part of Lot 1 through the proposed subdivision (see attached Zoning Exhibit). This will create B-1 zoning over the entire commercial lot (Lot 1). The remaining portions of the two residential parcels will be combined into one larger lot (Lot 2) that will retain the existing R-2 zoning. Lot 2 will meet the lot area and width requirements of the R-2 zoning district. The existing residence at 113 S. Briggs Street will remain, and no additional residences could be built on this lot.

Development impact fees and sewer and water connection fees will be required for this development. Public improvements will be required per the Subdivision Regulations. Final and recording plats will be required as the next step if this request is approved.

<u>ANALYSIS</u>: Approval of the preliminary plat of Briggs Street Subdivision, along with the associated public alley vacation and partial zoning reclassification, will allow the owner to proceed with finalizing the plans for the redevelopment of the site with a new commercial building. Future approval of a final plat of subdivision is still required.



V-5-25a, P-5-25a & Z-1-25a



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

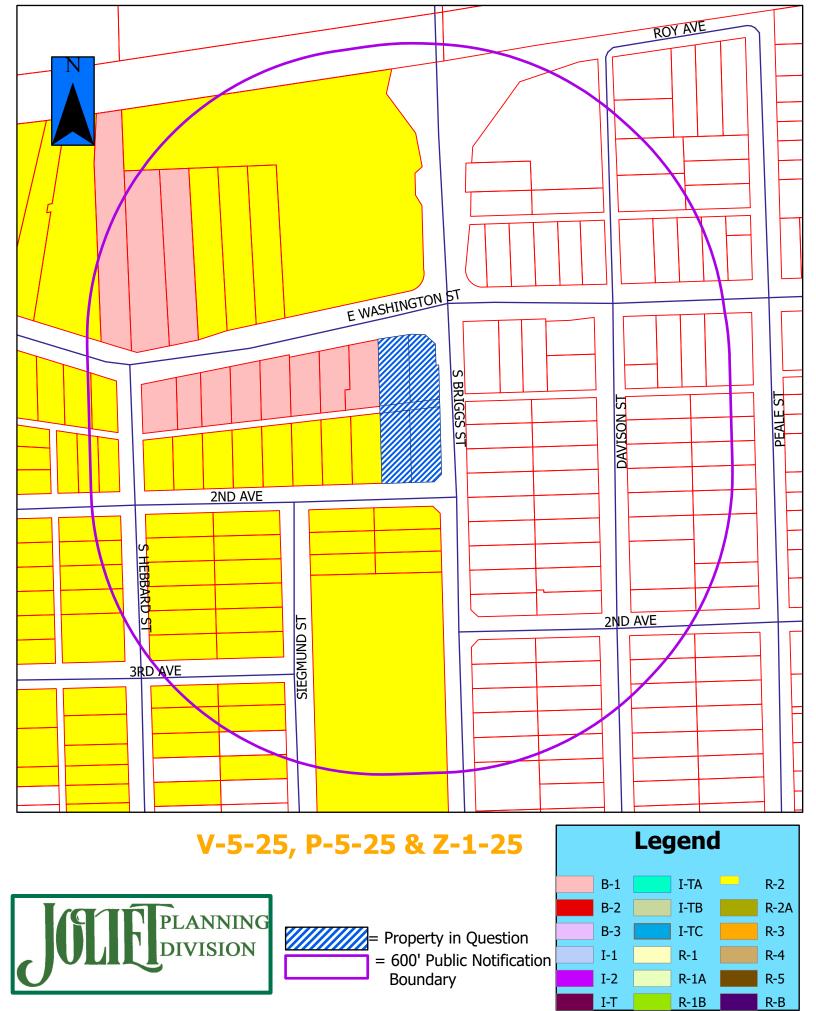


Figure 1:Subject site - existing conditions (2025)

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

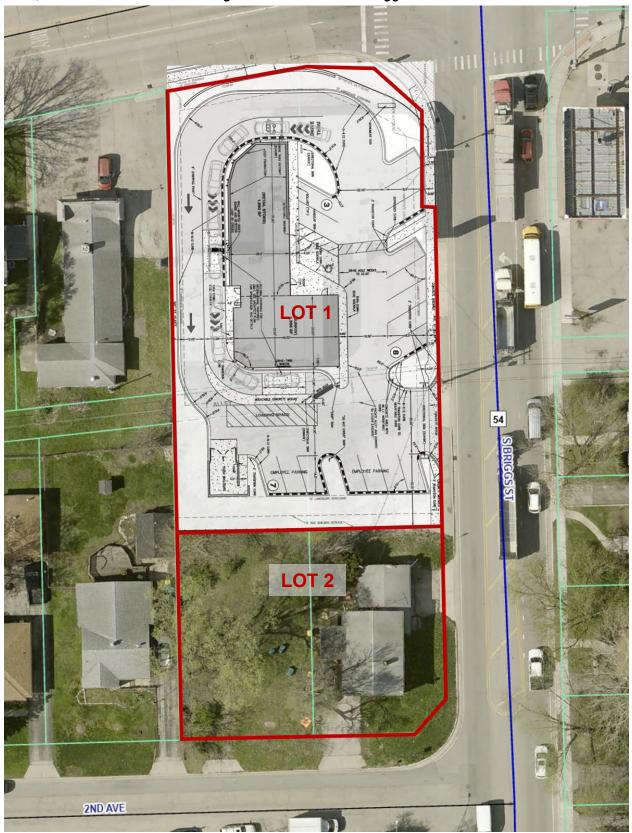


Figure 3: Requested perimeter landscape variations for the proposed development, to be reviewed by the Zoning Board of Appeals at their meeting on October 16, 2025

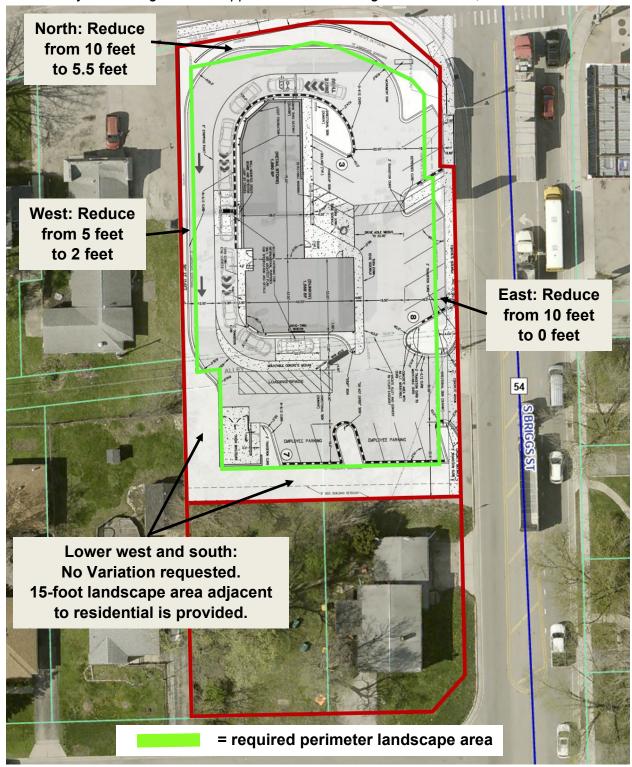


Figure 4: North side of subject site, view south from Washington Street (June 2025)



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)

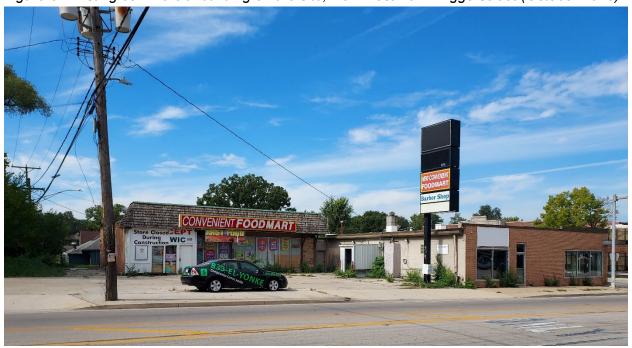


Figure 7: Existing overhead power lines within the portion of public alley to be vacated, view west from Briggs Street (October 2025)



Figure 8: Exsting residence at southeast corner of subject site, view southwest from Briggs Street (October 2025)



Figure 9: South side of subject site containing residential parcels, view northwest from Briggs Street at intersection with Second Avenue (May 2025)



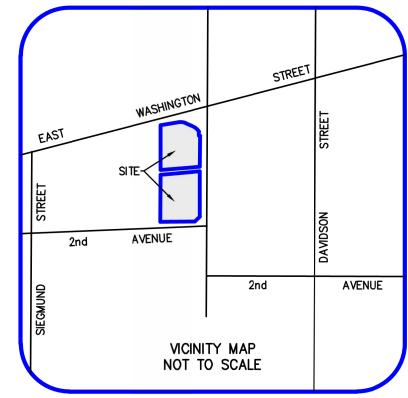


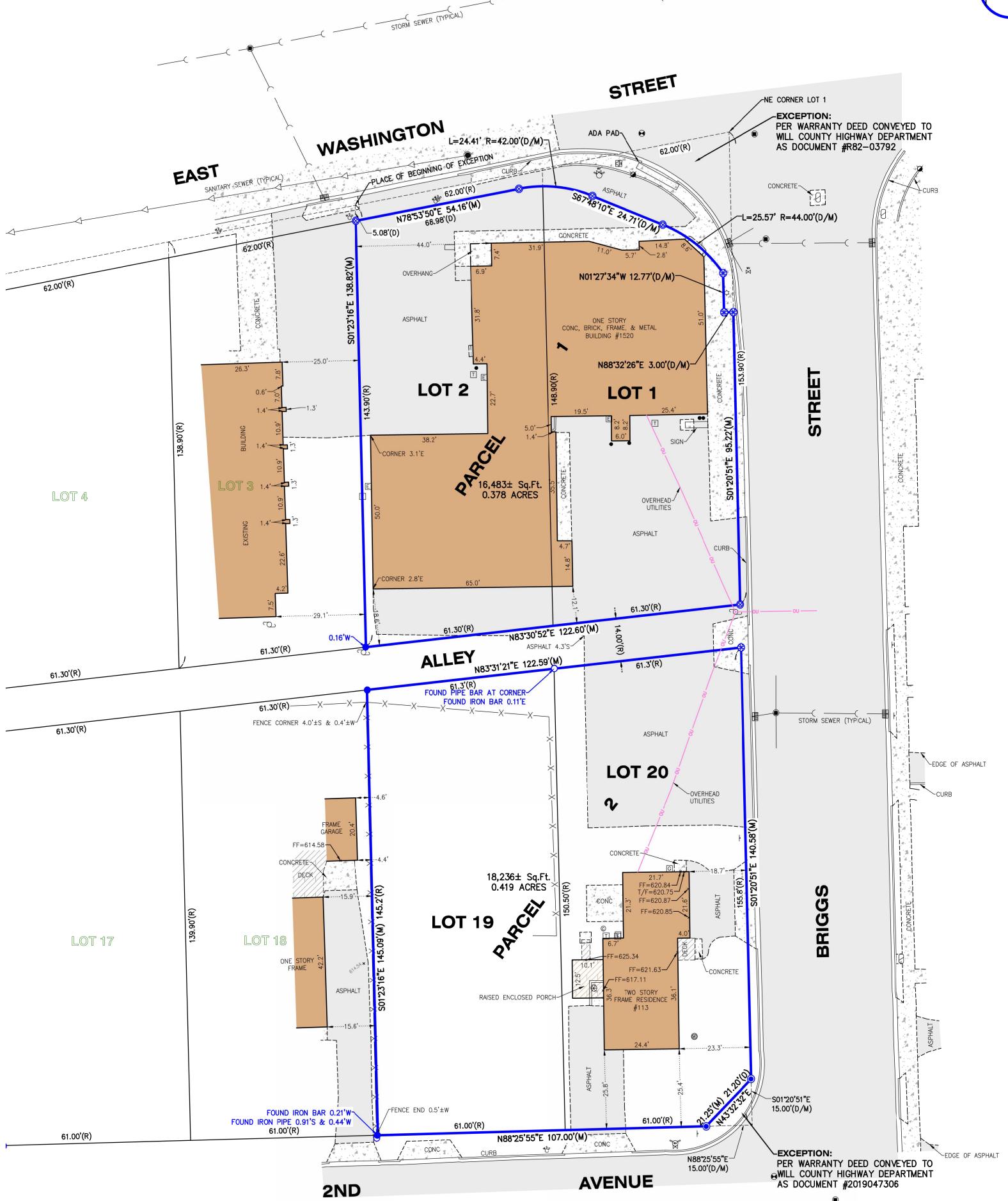
ALTA/NSPS LAND TITLE SURVEY

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.

PARCEL 2:
Lots 19 and 20 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 19 and 20 conveyed to the People of the County of Will

by Warranty Deed recorded as Document No. R2019047306, in Will County, Illinois.





	LEGEND
•	BOLLARD
0	CLEAN OUT
	CURB INLET
₩	DRAIN
E	ELECTRIC METER
þ	FIRE HYDRANT
•	FOUND IRON BAR
0	FOUND IRON PIPE
8	FOUND MAG NAIL
G	GAS METER
0	HANDHOLE UNKNOWN
\$	LIGHT
	MAIL BOX
•	SANITARY MANHOLE
₩	SET CROSS
•	SET IRON BAR
8	SET MAG NAIL
þ	SIGN
	STORM MANHOLE
Ī	TELEPHONE RISER
BE	TRAFFIC CONTROL BOX
Ø	TRAFFIC SIGNAL POLE
þ	UTILITY POLE
0	VALVE VAULT
*	WATER SHUT-OFF
žΧ	WATER VALVE
0	WELL
(M)	MEASURED
(R)	RECORD
(D)	DEED

20' 0' 20' 40' SCALE: 1" = 20'

SURVEYOR'S NOTES:

- 1. The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment #18SA3156232WJ dated June 7, 2018. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- 2. Based on Flood Insurance Rate Map, Panel No. 17197C0170G, dated 2/15/2019, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance of flooding. (Pertains to Table A, item 3).
- 3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- 4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- 5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- 6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this
- 7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- 8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- 9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- 10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1—800—892—0123.
- 11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- 12. Site address: 105 South Briggs, Joliet, Illinois (Pertains to Table A, item 2).
- 13. There is a total of 0 striped parking spaces for cars, handicapped or motorcycles observed at the time of the survey. (Pertains to Table A, item 9).
- 14. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).

SCHEDULE B, PART II EXCEPTIONS:

- 1. Exceptions 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19 & 20 are not survey related.
- 2. Exceptions 2, 3 & 12 are blanket in nature.

STATE OF ILLINOIS)

) S.S. COUNTY OF McHENRY)

Certified to: Chicago Title Insurance Company

Lakeside Bank — Commercial, its successors and/or assigns

Joliet AA Properties, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 16 & 19 of Table A thereof. The field work was completed on April 21st,

035-003857

PROFESSIONAL

LAND SURVEYOR

STATE OF ILLINOIS

EXP. 11/30/2026

Dated this 29th day of April, 2025 A.D..

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

ARTHUR P. GRITMAČKER, 035–003857 PROFESSIONAL LAND SURVEYOR



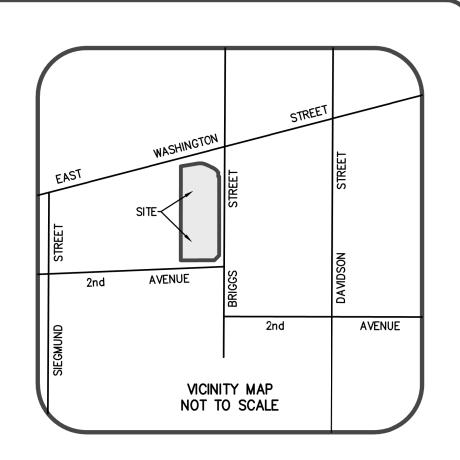
PRELIMINARY PLAT OF

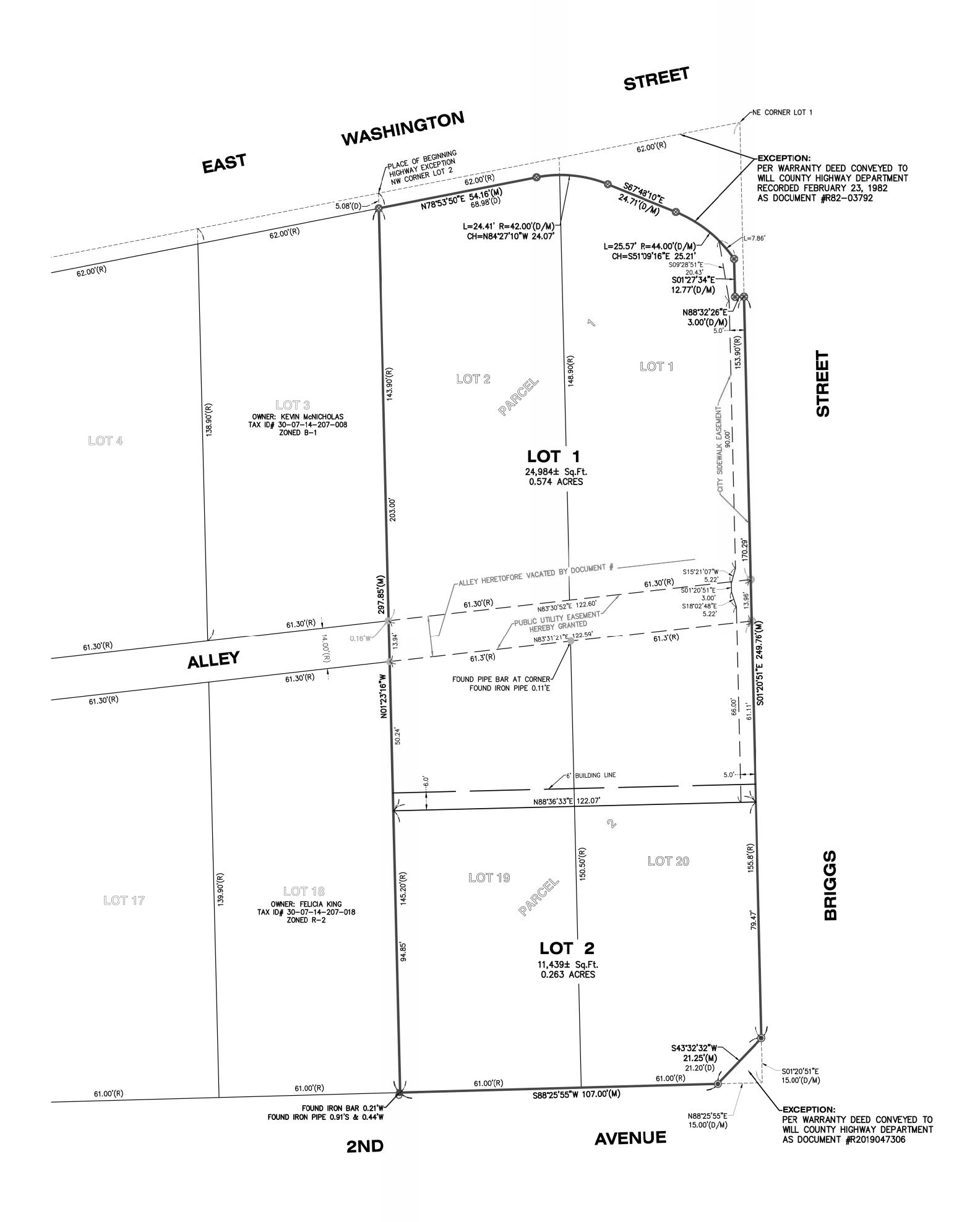
BRIGGS STREET SUBDIVISION

Being a resubdivision of Lots 1, 2, 19 & 20 in Mary Hupperich's Subdivision, part of the East Half of the East Half of the Northeast Quarter of Section 14, Township 35 North, Range 10 East of the Third Principal Meridian.

ZONED B-1 & R-2

CITY OF JOLIET, WILL COUNTY, ILLINOIS.





	LEGEND	
•	FOUND IRON BAR	
0	FOUND IRON PIPE	
8	FOUND MAG NAIL	
₩	SET CROSS	
•	SET IRON BAR	
8	SET MAG NAIL	
(M)	MEASURED	
(R)	RECORD	
(D)	DEED	

~	CLIENT: CE, LTD.
1	DRAWN BY: TVA CHECKED BY: TVA
	SCALE: <u>1"=20'</u> SEC. <u>14</u> T. <u>35</u> R. <u>10</u> E.
	BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
	P.I.N.: 30-07-14-207-009; -010; -019; -020
\	JOB NO.: 250255 I.D. PPS
	FIELDWORK COMP.: 4/21/25 BK. PG.

SCALE: 1" = 20'

1. Existing zoning Lots 1 & 2 Zoned B-1, Lots 19 & 20 Zoned R-2.
2. This Preliminary Plat of Subdivision is not for recording purpose.

Developer & Owner: Joliet AA Properties, LLC	NO.
113 South Briggs Street	1.
Joliet, Illinois 60433	2.
Mail To:	3.
Amin Panjwani	
Joliet AA Properties, LLC 113 South Briggs Street	
Joliet, Illinois 60433	В

		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1.	9/10/25	SUBDIVISION NAME CHANGE PER CE	TVA
2.	9/11/25	REMOVED APOSTROPHE IN BRIGGS	TVA
3. 10/03/25 REVISED PER CITY COMMENTS		TVA	
В	RIGGS S	TREET SUBDIVISION SHE	ET NO. OF 2



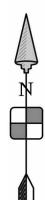
PRELIMINARY PLAT OF

BRIGGS STREET SUBDIVISION

Being a resubdivision of Lots 1, 2, 19 & 20 in Mary Hupperich's Subdivision, part of the East Half of the East Half of the Northeast Quarter of Section 14, Township 35 North, Range 10 East of the Third Principal Meridian.

ZONED B-1 & R-2 CITY OF JOLIET, WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE	PUBLIC UTILITY EASEMENT PROVISION	WILL COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)	An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to:	STATE OF ILLINOIS)
) SS COUNTY OF WILL)	Commonwealth Edison Company, Cable Television Company or Franchises) SS COUNTY OF WILL)
This is to certify that Joliet AA Properties, LLC as owner/owners of record of the land described on this plat hereon drawn and shown as resubdivided; that he (they) has (have) caused said land	and Illinois Bell Telephone Company dba AT&T, Grantees, their respective licensees, successors and assigns jointly and severally, to construct, operate, repair,	I,, County Clerk in Will County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the Plat.
to be surveyed, subdivided, staked and platted as shown hereon, for the purposes therein set forth as allowed and provided by statute, the subdivision to be known as "Briggs Street	maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of	I further certify that I have received all statutory fees in connection with the Plat.
Subdivision", Will County, Illinois and they hereby acknowledge and adopt the same, and to the best of their knowledge and belief, the drainage of surface waters will not be changed by the	electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and	Given under my hand and seal of the County at Will, Illinois, this day of
construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision have been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface	marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on	, 20 A.D.
waters will be planned for in accordance with generally accepted engineering practices, so as to reduce the likelihood of damage to the adjoining properties because of the construction and	the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve	
development of aforesaid subdivision. This is to certify, that to the best of our knowledge and belief, the following School	improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or	Will County Clerk
Districts serving subject property: Joliet Public School District 86	in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the	WILL COUNTY RECORDER'S CERTIFICATE
Joliet Township High School District 204 Joliet Junior College	prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.	STATE OF ILLINOIS)
Owners mailing address:	The term "Common Elements" shall have the meaning set forth for such term in the "Condominium) SS COUNTY OF WILL)
113 South Briggs Street Joliet, Illinois 60433	Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial	This instrument filed for record in the Recorder's office of Will County, Illinois, on this
l, (we) do hereby, hereunder set my (our) hand (s) of Seal (s),	use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common	day of, 20 A.D., at o'clockM. and recorded as
this day of, 20 A.D.	ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property	Document Number:
,,,	physically occupied by a building, Service Business District or structures such as a pool , retention pond or mechanical equipment.	
Owner/Representative (print name)	Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.	Will County Recorder
Attest:	NICOR GAS EASEMENT PROVISION	WILL COUNTY MAPPING DEPARTMENT CERTIFICATE
Accest. (print nume)	An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor")	STATE OF ILLINOIS)
NOTARY'S CERTIFICATE	to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the) SS COUNTY OF WILL)
STATE OF ILLINOIS)	property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement" "P.U.E.", Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the	I. Director of Tax Mapping and Platting office of Will County, Illi
) SS COUNTY OF)	Declaration of Condominium and/or on this Plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas	do hereby certify that I have checked the property described on the plat against available county records and find said description to be true and correct. The property hereon described is located on tax map and identified as permanent real estate tax id number
I,, the undersigned, a Notary Public in and for the	to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given,	Dated this day of, 20 A.D.
county and state aforesaid, do hereby certify that is	and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the	
personally known to me to be the same persons	prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner, so as to, interfere with the proper operation and maintenance thereof.	Director:
whose name are subscribed to the foregoing instrument as, owner/owners respectively appeared before me this day in person and acknowledged that they signed and delivered	The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended	
the said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth.	from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including	SURVEYOR'S CERTIFICATE
Given under my hand and notarial seal, this day of, 20_ A.D.	real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.	STATE OF ILLINOIS) (SS) (COUNTY OF McHENRY)
National Dublication Fundamental Publication Fundament	LANDSCAPE EASEMENT PROVISION	I,, an Illinois Registered Land Surveyor, do hereby certify that w have surveyed and subdivided the following described property, as platted and the Plat as draw
Notary Public My Commission Expires	For all the areas on this plat marked or shown as "Landscape Easement" or "Landscape Easement	represents said survey and subdivision thereof;
OTODAWATED DDAINAGE OF DTIFICATE	Setback" or "L.E.", the owners of the lots containing landscape setbacks must maintain the landscaping and are prohibited from placing building on said easement area's.	LEGAL DESCRIPTION:
STORMWATER DRAINAGE CERTIFICATE		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,
STATE OF ILLINOIS)) S.S.	CORPORATE AUTHORITY CERTIFICATE	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
COUNTY OF, Professional	STATE OF ILLINOIS)) SS	Will by Warranty Deed recorded as Document No. R82—3792, in Will County, Illinois.
Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof.	COUNTY OF WILL)	Parcel 2: Lots 19 and 20 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,
or, if such changes occur, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the	Approved by resolution of the Joliet City Planning Commission on day of	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 19 and 20 conveyed to the People of the County
adjoining property because of the construction of this subdivision.	, 20 A.D.	of Will by Warranty Deed recorded as Document No. R2019047306, in Will County, Illinois.
		I, further certify, that Briggs Street Subdivision contains: 0.836 Acres, 36,423± Sq.Ft. I, further certify, that the property, as described, lies within the corporate limits of the City of
Owner(s)	Planning Commission Chairman Planning Commission Secretary	Joliet, Illinois, which has adopted a comprehensive plan.
Registered Professional Engineer of Illinois		I, further certify; that based upon examination of the Flood Insurance Rate Map of Lake County, Illinois, Panel #17097C0170G with an effective date of February 15, 2019 indicates subject property
	CITY COUNCIL CERTIFICATE	residing within Zone "X" area's determined to be within and outside the 0.2% chance of annual flooding.
HEALTH DEPARTMENT CERTIFICATE	STATE OF ILLINOIS)) SS	I, further certify; that upon completion of construction, concrete monuments, as shown, and 5/8' iron bars at all lot corners and points of change in alignment will be set, as required by the Plat
STATE OF ILLINOIS)	COUNTY OF WILL)	Act (765 ILCS 205/1).
) S.S. COUNTY OF WILL)	Approved by the City Council of the City of Joliet, Illinois,	I, further certify; that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey and as applicable to a Final Plat of Subdivision.
l,, Health Officer of Will County, Illinois, do hereby certify that plat has been examined by me and found to comply with Will County Code of Ordinances, as set forth	this day of, 20 A.D.	All distances are given in feet and decimal thereof. Given under my hand and seal at, Woodstock, Illinois this the 28th., day of August, 2025.
in the regulations governing plats of subdivision and adopted by the County Board of Will County, Illinois		
Dated at this day of, 20_ A.D.	By: Mayor Attest: City Clerk	Illinois Registered Professional Land Survey No.
		Vanderstappen Land Surveying, Inc. Design Firm No. 184—002792
Health Officer, Will County (print name)	CITY COLLECTOR CERTIFICATE	
	STATE OF ILLINOIS)) SS	
	COUNTY OF WILL)	SURVEYOR'S PERMISSION TO RECORD:
	I,, Joliet City Collector, hereby certify that I find no delinquent general taxes, unpaid current, or unpaid special assessments against the	Authorization to record this Final Plat of Subdivision is hereby granted to the City of Joliet, Illinois, through an appointed or designated City official thereof,
	property described by this Plat.	Signed: (Seal)
	Dated at Joliet, Illinois, this day of, 20 A.D.	•
	City Collector	Name:
	City Collector	Address: City & State
	CITY ENGINEER'S CERTIFICATE	After recordation of this document please return to:
	STATE OF ILLINOIS)	Mailing address:
) S.S.	City of Joliet 150 West Jefferson Street
	COUNTY OF WLL)	Joliet, Illinois 60432 Phone #815—724—4000
	I,, City Engineer of the City of Joliet, certify that the land improvements described in this plat and the plans and specifications therefor meet the minimum requirements of said City.	
	Dated at Joliet, Will County, Illinois, this day of, 20_ A.D.	



COVENANTS, CONDITIONS AND RESTRICTIONS

Covenants and Restrictions covering this Plat of Resubdivision have been recorded as

Document No._____

City Engineer

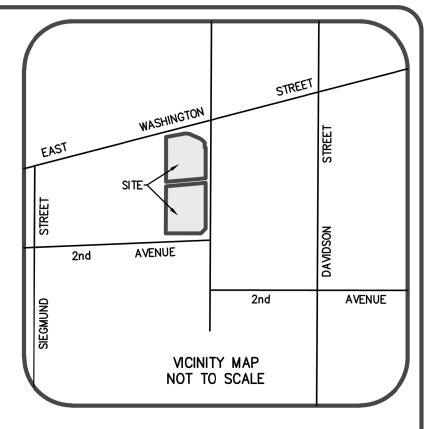
(print name)

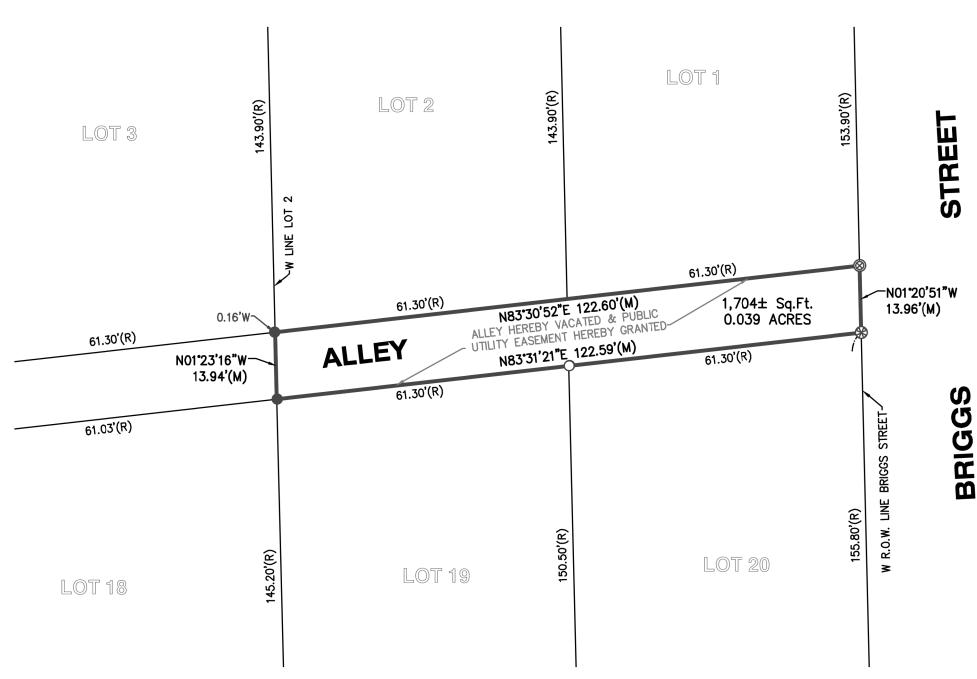
REVISIONS				
NO.	DATE	DESCRIPTION		BY
1.	9/10/25	SUBDIVISION NAME CHANGE PER	CE	TVA
2.	9/11/25	REMOVED APOSTROPHE IN BRIG	GS	TVA
3.	10/03/25	10/03/25 REVISED PER CITY COMMENTS		TVA
В	RIGGS S	TREET SUBDIVISION	SHE 2	ET NO. OF 2



PLAT OF VACATION

That part of the Alley lying South of the South of Lots 1 and 2, lying Easterly of the Southerly extension of the West line of Lot 2, and lying West of the West right—of—way line of Briggs Street in Mary Hupperich's Subdivision, being a Subdivision being part of the East Half of the 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 as Document No. 232366, in Will County, Illinois.





UTILITY COMPANIES CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF _____)

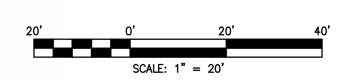
SS

We, ComEd an Exelon Company, NICOR Gas Company and Comcast Cable Communications, by our signatures hereon acknowledge that we have received a copy of this Plat and we hereby consent to the recording of said Plat of Vacation as prepared.

ComEd an Exelon Company

Ву:
Date:
NICOR Gas Company
Ву:
Dated:
AT & T Illinois
Ву:
Date:
Comcast Cable Communications
Ву:
Dated:

	LEGEND
•	FOUND IRON BAR
0	FOUND IRON PIPE
8	FOUND MAG NAIL
₩	SET CROSS
•	SET IRON BAR
8	SET MAG NAIL
(M)	MEASURE
(R)	RECORD



CLIENT: CE, LID.		
DRAWN BY: JGK	CHECKED BY	TVA
SCALE: 1"=20'	SEC. 14 T. 3	85 R. 10 E.
BASIS OF BEARING: 1	L EAST ZONE N	AD83 (2011)
P.I.N.: _**		
JOB NO.: 250255		I.D. <u>PVA</u>
FIELDWORK COMP.: N	<u>/A</u> BK	PG
ALL DISTANCES SHOWN IN FEET	AND DECIMAL	

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)

(COUNTY OF WILL)

I,_____ day of _____, 20__ A.D., this Plat of Vacation was duly approved by the Council of the City of Joliet, Illinois.

City Clerk

CITY ENGINEER'S CERTIFICATE

Mayor

STATE OF ILLINOIS)

(COUNTY OF WILL)

I, ______, City Engineer of the City of Joliet, do hereby certify that this plat meets all of the requirements of City ordinances.

This ____ day of ______, 20__ A.D.

RECORDER'S CERTIFICATE

City Engineer

30-07-14-207-009; 30-07-14-207-010; 30-07-14-207-019; 30-07-14-207-020

PUBLIC UTILITY EASEMENT PROVISION

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to:

Commonwealth Edison Company,

Cable Television Company or Franchises

and Illinois Bell Telephone Company dba AT&T, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

REVISED 10/02/2025 PER VILLAGE COMMENTS (TVA)

STATE OF ILLINOIS) S.S.

COUNTY OF McHENRY)

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

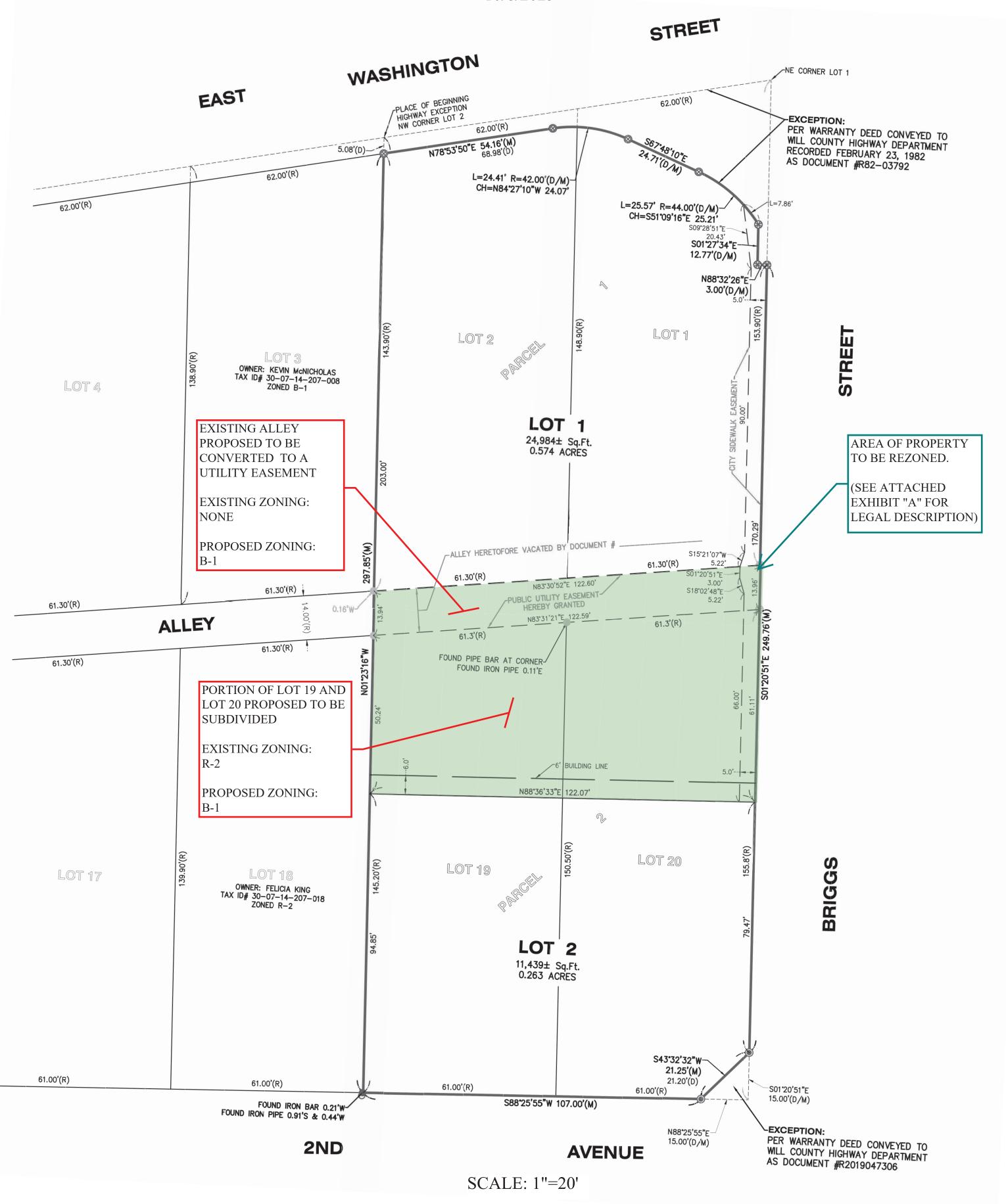
Dated at Woodstock, McHenry County, Illinois 8/8 A.D., 2025.

Vanderstappen Land Surveying, Inc.. Design Firm No. 184-002792

: _______ Illinois Professional Land Surveyor No.

PARTS THEREOF CORRECTED TO 68° F.

ZONING EXHIBIT FOR DUNKIN' & RETAIL DEVELOPMENT REV. 10/8/2025



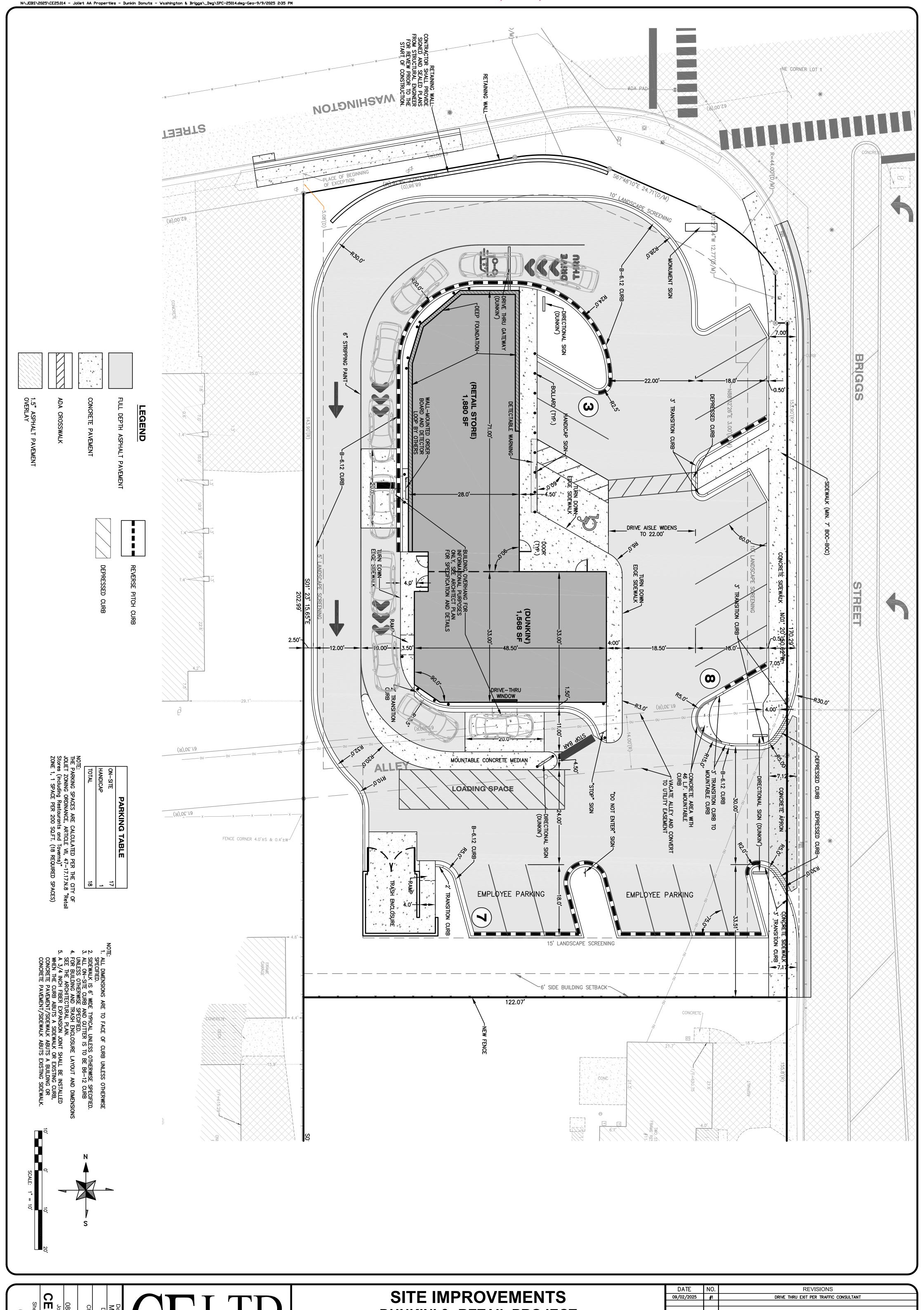
COMMON ADDRESS: 113 BRIGGS ST., JOLIET, IL 60433

METES & BOUNDS BASED ON PRELIMINARY PLAT OF BRIGGS STREET SUBDIVISION BY VANDERSTAPPEN LAND SURVEYING, INC. DATED 10/03/25

Zoning Exhibit Legal Description

EXHIBIT "A"

That part of Lots 19 and 20 and the Alley lying North of said Lots, in Mary Hupperich's Subdivision, being a Subdivision being part of the East half of the East half of the Northeast Quarter of Section 14, Township 45 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 20, 1905 as Document No. 232366, in Will County, Illinois, described as follows: Beginning at the Northeast corner of said Lot 20; thence South 01 degrees 20 minutes 51 seconds East along the East line of said Lot 20, a distance of 61.11 feet; thence South 88 degrees 36 minutes 33 seconds West, 122.07 feet to the West line of said Lot 19; thence North 01 degrees 23 minutes 16 seconds West along said West line and its Northerly extension, 64.18 feet to the North line of said Alley; thence North 83 degrees 30 minutes 52 seconds East along said North line, 122.60 feet to the West line of Briggs Street; thence South 01 degrees 20 minutes 51 seconds East along said West line of Briggs Street, 13.96 feet to the Place of Beginning in Will County, Illinois.



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

GEOMETRIC PLAN

NOT FOR CONSTRUCTION

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

GEOMETRIC PLAN

CASE NO	
DATE FILED:	

CITY PLAN COMMISSION JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

Preliminary Plat

X

X Final PlatX Recording Plat
NAME OF SUBDIVISION: Brigg's Street Resubdivision
NAME OF PETITIONER: Amin Panjwani
CELL #: E-MAIL: _
HOME ADDRESS:
CITY, STATE, ZIP:
HOME PHONE: N/A
BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St.
CITY, STATE, ZIP: Joliet, IL 60433
BUSINESS PHONE:
INTEREST OF PETITIONER: Owner
NAME OF LOCAL AGENT:
ADDRESS:PHONE:
OWNER: Amin Panjwani
HOME ADDRESS: PHONE:
CITY, STATE, ZIP:
BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St. PHONE:
CITY, STATE, ZIP: Joliet, IL 60433
CELL #: _ E-MAIL:
ENGINEER: Caldwell Engineering, Ltd.
ADDRESS: 1316 N. Madison St., Woodstock, IL 60098 PHONE: 815-502-5504
LAND SURVEYOR: Vanderstappen Land Surveying, Inc.

ADDRESS: 1316 N. Madison St., Woodstock, IL 60098	PHONE: 815-337-8310
ATTORNEY:	
ADDRESS:	PHONE:
LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit "A"	II
	+
COMMON ADDRESS: 113 South Briggs Street, Joliet, IL 6043	3
PERMANENT INDEX NUMBER (Tax No.): 30-07-14-207-009;0	10; -019; -020
SIZE: 36,423 sq. ft. (0.837 acres)	
NO. OF LOTS: 4	
PRESENT USE: Commercial & Residential EXISTING ZO	NING: B-1 & R-2
USES OF SURROUNDING PROPERTIES: North: Residential	
South: Residential	
East: Commercial & Re	sidential
West: Commercial & Re	esidential
	ii ii
Name of Park District: Joliet Park District	
Date Contacted Park District: 155 pt 2025	
Is any open space/park site being offered as part of a preliminary plat? No)
If yes, what amount? N/A	
(Acknowledgment by Park District Official)	
Joliet Park District, EXECUTIVE DIRECT	tor
Has the Zoning Board of Appeals granted any variance, exception, or spec	ial permit concerning this property?
Yes No If yes, list the Case number and name: Petition 1	for Variance being submitted
concurrently with this application. Case #:	
Is any variance from the Subdivision Regulations being requested? Yes	NoX
If yes, describe:	

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 30-07-14-207-009; 30-07-14-207-010; 30-07-14-207-019;

30-07-14-207-020

STATE OF ILLINOIS) ss COUNTY OF WILL)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

I, Amin Panjwani , hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 09/16/2025

Petitioner's Name

Subscribed and sworn to the lore me this 4 day of 5 feeter , 20 25

Notary Public My Commission Expires:

"OFFICIAL SEAL"

GULZAR ALI GHAZIANI

NOTARY PUBLIC, STATE OF ILLINOIS

NOTARY PUBLIC, STATE OF ILLINOIS

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.

PARCEL 2:

Lots 19 and 20 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 19 and 20 conveyed to the People of the County of Will by Warranty Deed recorded as Document No. R2019047306, in Will County, Illinois.

CASE NO	
DATE FILED :	

CITY PLAN COMMISSION JOLIET, ILLINOIS PETITION TO VACATE

PETITIONER'S NAME: Amin Panjwani
HOME ADDRESS:
CITY, STATE, ZIP:
HOME PHONE: N/A
CELL #_ E-MAIL:_
BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St.
CITY, STATE, ZIP: Joliet, IL 60433
BUSINESS PHONE:
LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit "A"
COMMON ADDRESS: 105 Briggs Street, Joliet, IL 60433
PERMANENT INDEX NO. (Tax No.):
ROW/EASEMENT SIZE: Width 14.00 Depth 122.60 Area 1700.54
PROPOSED USE AFTER VACATION: <u>Utility Easement</u>
USES OF SURROUNDING PROPERTIES: North: Commercial
South: Commercial & Residential
East: Commercial & Residential West: Commercial & Residential
West. Oommercial & Nesidential
REASON FOR REQUEST: To consolidate parcels to facilitate the development of a local
commercial development
Is the Property owned by the City of Joliet? YESNO
What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? The right-of-way is proposed to be vacated and converted
into a utility easement

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

STATE OF ILLINOIS) ss COUNTY OF WILL)

I, Amin Panjwani , depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

Petitioner's Signature

Subscribed and sworn to before me

this 4 day of 1, S

day of All Japan

My Commission Expires: 09/19

09/19/2026

Notary Public

"OFFICIAL SEAL"
GULZAR ALI GHAZIANI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/19/2026

PRINT

<u>ROW vacations only</u> – The undersigned owners of adjacent property do not object to the vacation of the following described property:

SEE ATTACHED EXHIBIT "A"

OWNER'S NAME	<u>ADDRESS</u>
Joliet AA Properties, LLC	113 S. Briggs St., Joliet, IL 60433
City of Joliet	150 W Jefferson St, Joliet, IL 60432
Will County	302 N Chicago St, Joliet, IL 60432

Exhibit "A"

That part of the Alley lying South of the South of Lots 1 and 2, lying Easterly of the Southerly extension of the West line of Lot 2, and lying West of the West right—of—way line of Briggs Road in Mary Hupperich's Subdivision, being a Subdivision being part of the East half of the East half of the Northeast Quarter of Section 14 Township 45 North, Range 10 East of the Third Principal Meridian according to the plat thereof recorded April 20, 1905 as Document No. 232366, in Will County, Illinois.

CASE NO.	
950 500 500 500 500 600	
DATE FILED:	

CITY PLAN COMMISSION JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: Amin Panjwani	
HOME ADDRESS:	
CITY, STATE, ZIP:	
HOME PHONE: N/A	
CELL #: E-MAIL:	
BUSINESS ADDRESS: 105 S. Briggs St./10	01 S. Briggs St./113 S. Briggs St.
CITY, STATE, ZIP: Joliet, IL 60433	
BUSINESS PHONE:	
LEGAL DESCRIPTION OF PROPERTY: See Att	ached Exhibit "A"
COMMON ADDRESS: 105 Briggs St., Joliet, I	L
PERMANENT INDEX NUMBER (Tax No. PIN): F	Part of 30-07-14-207-009 & Part of 30-07-14-207-010
LOT SIZE: WIDTH DEPTH	AREA 4410.72 s.f.
PRESENT USE: Residential	ZONING: R-2
USES OF SURROUNDING PROPERTIES:	NORTH Commercial
	SOUTH Residential
	EAST: Residential
	WEST Residential
ZONING CLASSIFICATION REQUESTED: $B-1$	
REASON FOR REQUEST: To zone the entire p	proposed subdivided Lot "1" as B-1
PROPERTY INTEREST OF PETITIONER: Owne	er
OWNER OF PROPERTY: Amin Panjwani	
HOME ADDRESS:	
CITY, STATE, ZIP:	
HOME PHONE: N/A	

BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St. CITY, STATE, ZIP: Joliet, IL 60433 BUSINESS PHONE: The ownership of all property held in a trust must be submitted on a Certificate of Ownership. STATE OF ILLINOIS) ss COUNTY OF WILL) I. Amin Panjwani 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 Plan Commission Petitioner Sagnature Subscribed and sworn to before me this 4 day of Ceptember . 20 25 Notary Public OFFICIAL SEAL" GUIZAR ALI GHAZIANI NOTARY PUBLIC. STATE OF ILLINOIS	CELL: E-MAIL:	
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Subscribed and sworn to before me this		
Subscribed and sworn to before me this	true and correct to the best of my knowledge and belief.	I agree to be present in person or by
Subscribed and sworn to before me this 4th day of September , 20 25 "OFFICIAL SEAL" GULZAR ALI GHAZIANI NOTARY PUBLIC, STATE OF ILLINOIS	/	1 60
Notary Public OFFICIAL SEAL" SULZAR ALI GHAZIANI NOTARY PUBLIC, STATE OF ILLINOIS		etitioner's signature
Notary Public OFFICIAL SEAL" SULZAR ALI GHAZIANI NOTARY PUBLIC, STATE OF ILLINOIS		
	Subscribed and sworn to before me this day of	eptember , 20 25
	a prosely	"OFFICIAL SEAL"
	Natural Dublia	GULZAR ALI GHAZIANI
MY COMMISSION EXPIRES 9/19/2026	INOTATY PUBLIC 1	MY COMMISSION EXPIRES 9/19/2026

EXHIBIT "A"

That part of Lots 19 and 20 and the Alley lying North of said Lots, in Mary Hupperich's Subdivision, being a Subdivision being part of the East half of the East half of the Northeast Quarter of Section 14, Township 45 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 20, 1905 as Document No. 232366, in Will County, Illinois, described as follows: Beginning at the Northeast corner of said Lot 20; thence South 01 degrees 20 minutes 51 seconds East along the East line of said Lot 20, a distance of 61.11 feet; thence South 88 degrees 36 minutes 33 seconds West, 122.07 feet to the West line of said Lot 19; thence North 01 degrees 23 minutes 16 seconds West along said West line and its Northerly extension, 64.18 feet to the North line of said Alley; thence North 83 degrees 30 minutes 52 seconds East along said North line, 122.60 feet to the West line of Briggs Street; thence South 01 degrees 20 minutes 51 seconds East along said West line of Briggs Street, 13.96 feet to the Place of Beginning 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. <u>INFORMATION ABOUT THE APPLICATION</u>

□ Rezoning, Special Use P	· ·
II. <u>INF</u>	ORMATION ABOUT THE PROPERTY
The address and PIN(s) of the real p	property associated with this application are:
105 S. Briggs St./101 S. Brigg	s 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 reacontact information below:	al property associated with this application and fill in the appropriate
☐ 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
	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
	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:
L-MAIL	_176
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 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