

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))

SITE HISTORY: 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.

SPECIAL INFORMATION: 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.

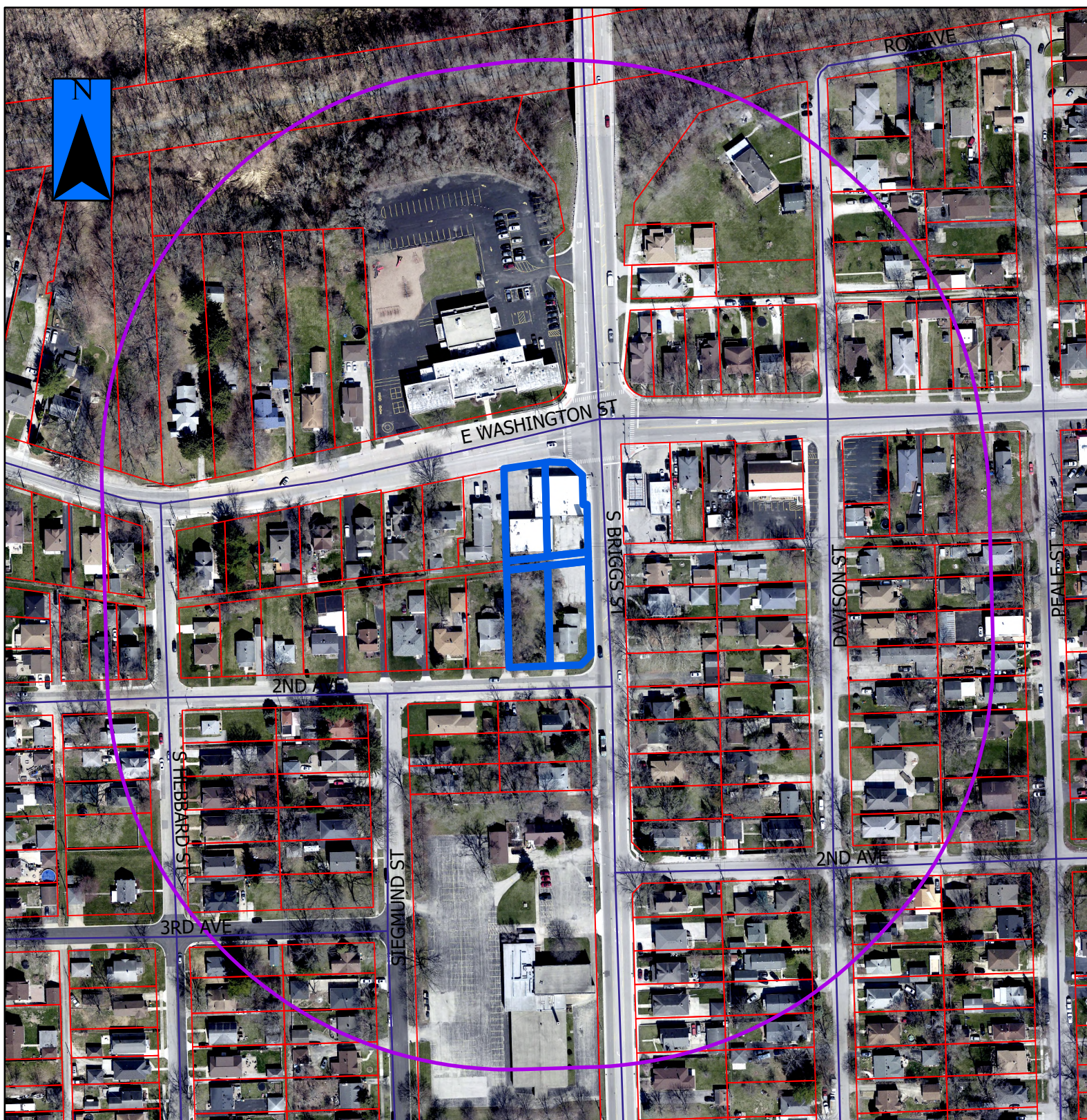
The proposed development requires approval of a drive-thru permit, which was submitted and reviewed with the attached site plan. Joliet City Council approved the drive-thru permit for the proposed Dunkin restaurant at their meeting on October 7, 2025.

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.

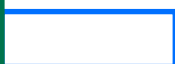
The subject site currently has B-1 (neighborhood business) zoning on the two north parcels and R-2 (single-family residential) zoning on the two south parcels. This request includes a zoning reclassification, from R-2 to B-1 zoning, for the north portions of the residential lots that will become part 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.

ANALYSIS: 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.



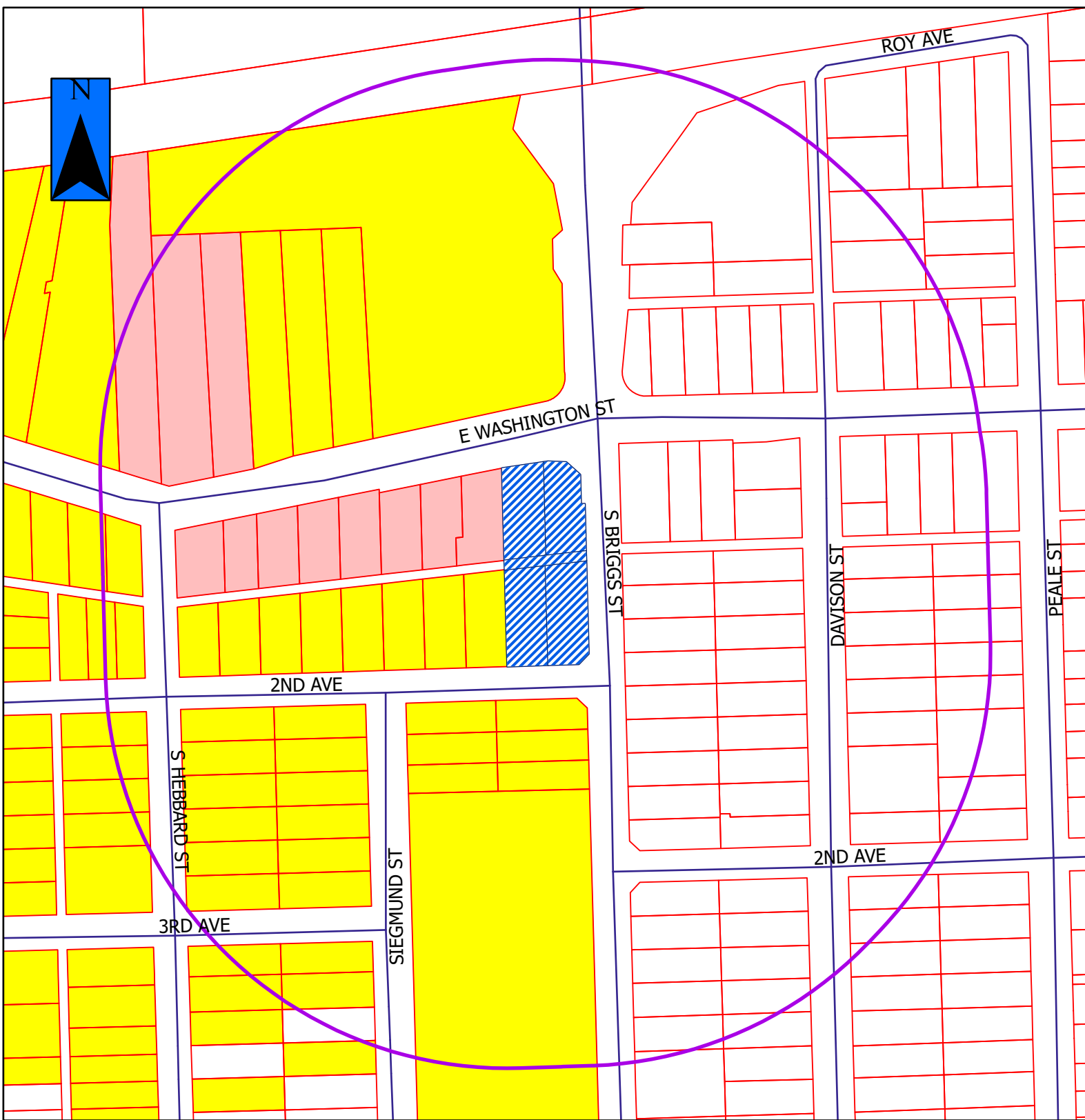
V-5-25a, P-5-25a & Z-1-25a



= Property in Question / Propiedad en cuestión



= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



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



= 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

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

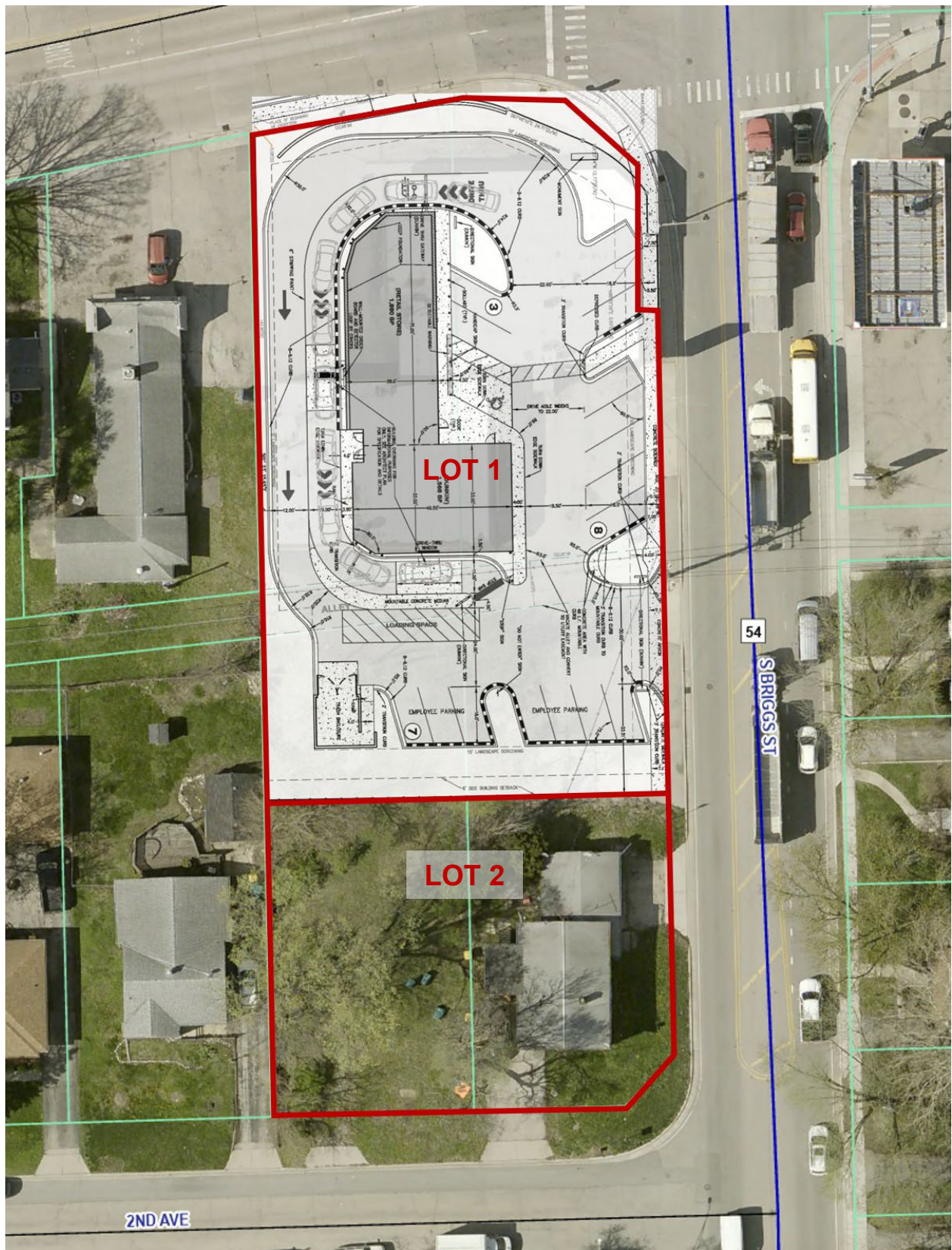


Figure 3: Requested perimeter landscape variations for the proposed development, to be reviewed by the Zoning Board of Appeals at their meeting on October 16, 2025

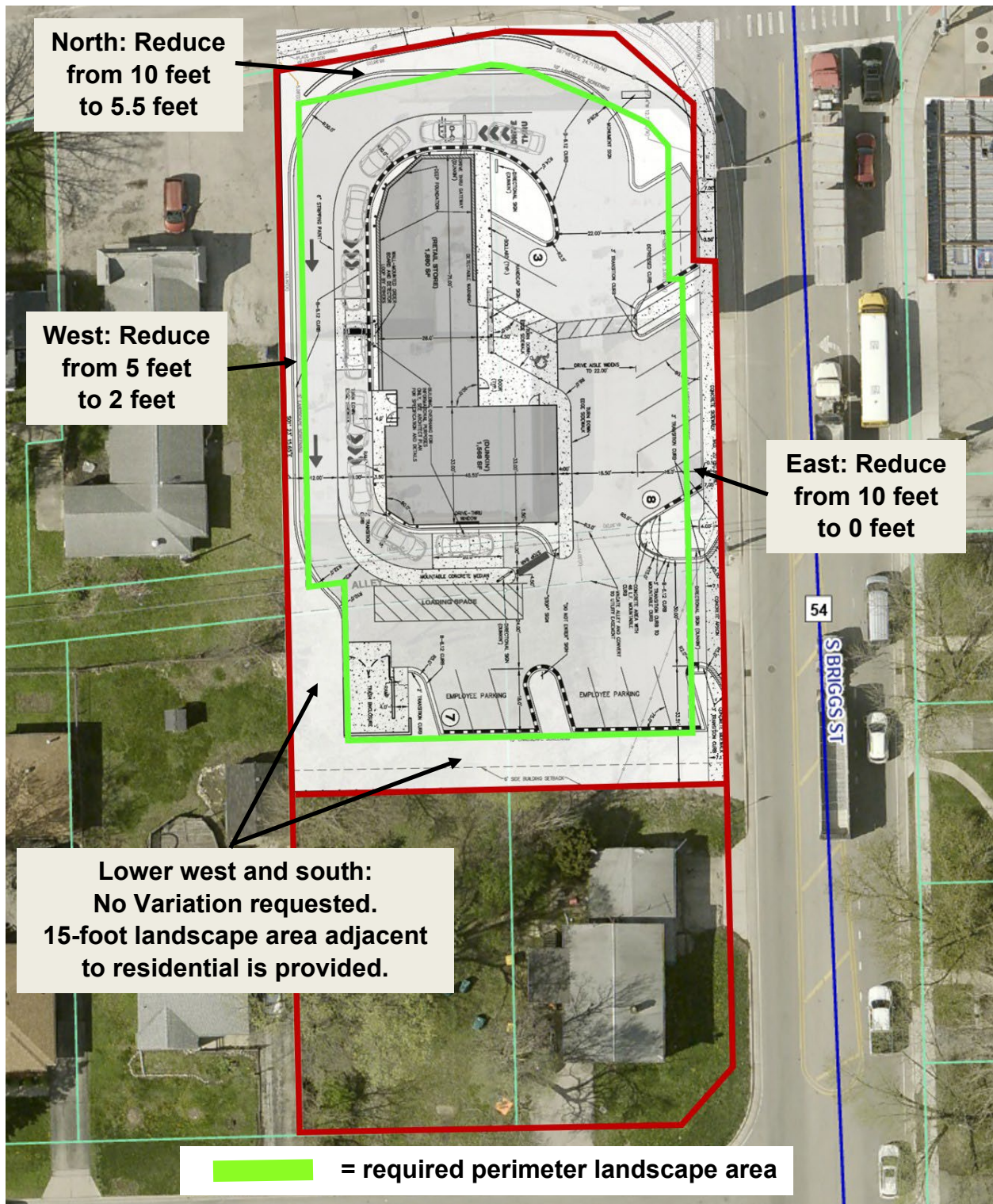


Figure 4: North side of subject site, view south from Washington Street (June 2025)



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



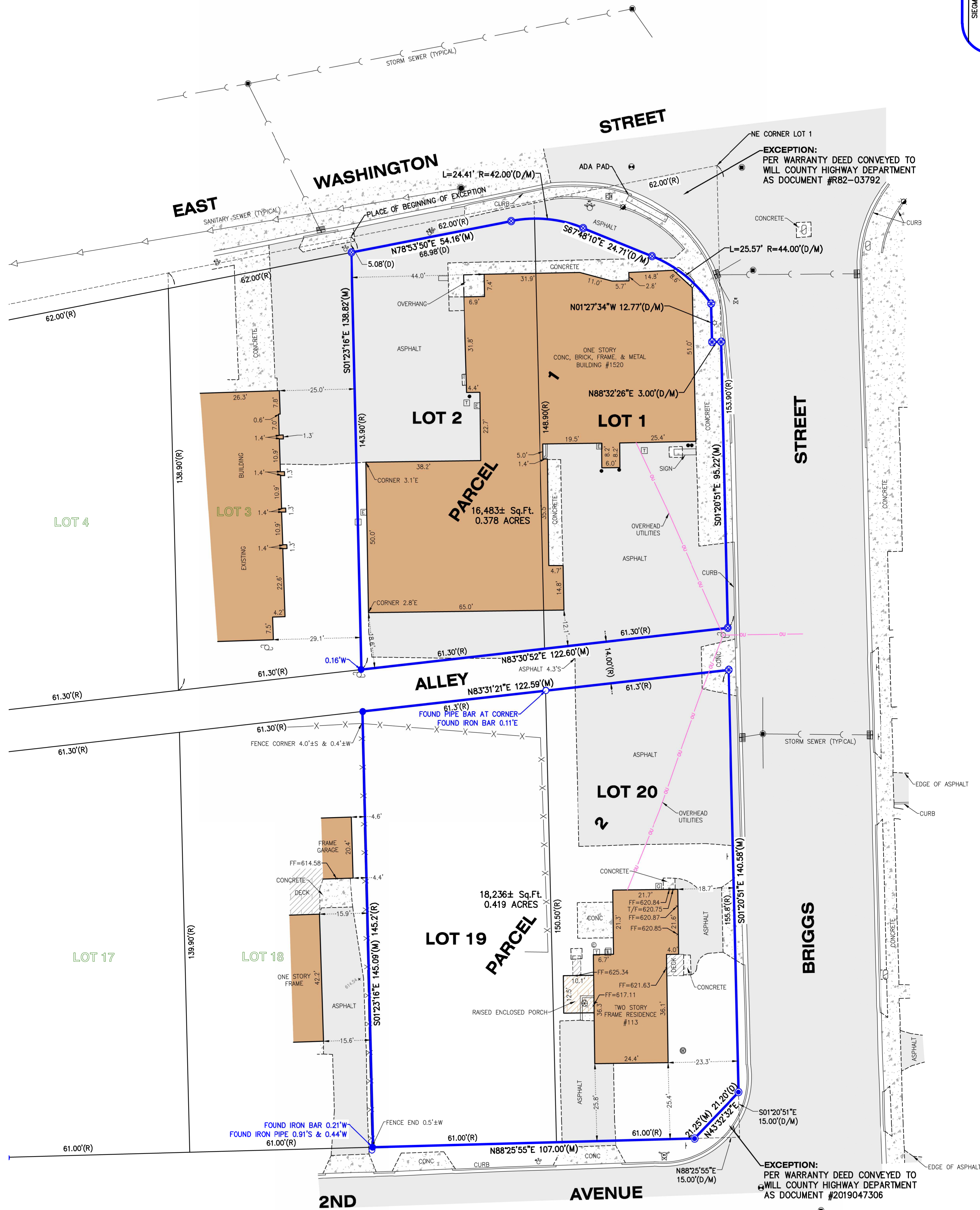
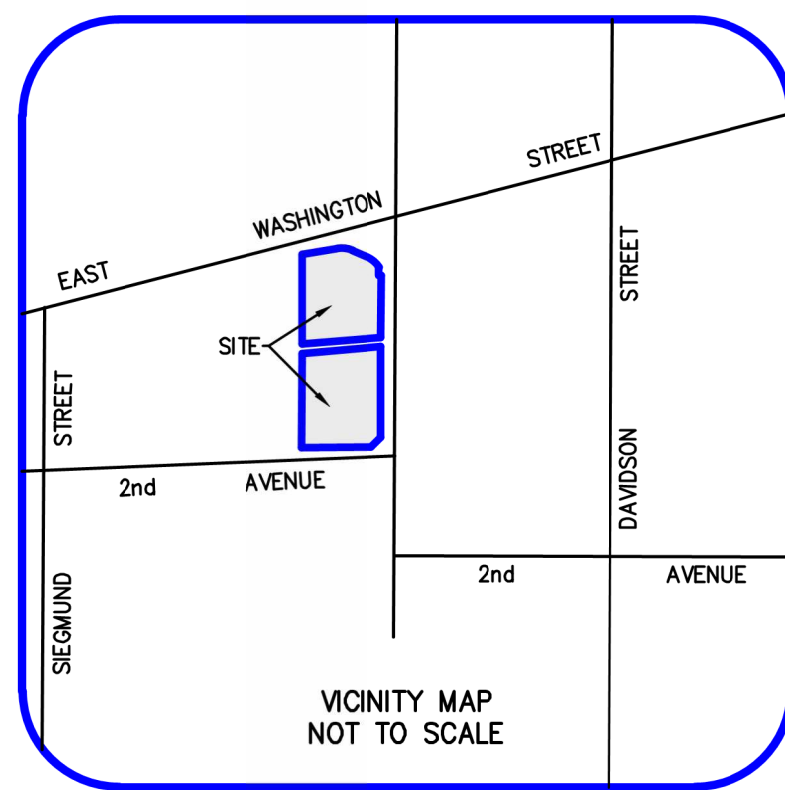
Figure 9: South side of subject site containing residential parcels, view northwest from Briggs Street at intersection with Second Avenue (May 2025)



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
○	CLEAN OUT
■	CURB INLET
●	DRAIN
□	ELECTRIC METER
⚡	FIRE HYDRANT
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	GAS METER
□	HANDHOLE UNKNOWN
☆	LIGHT
□	MAIL BOX
●	SANITARY MANHOLE
⊗	SET CROSS
●	SET IRON BAR
⊗	SET MAG NAIL
†	SIGN
●	STORM MANHOLE
□	TELEPHONE RISER
⊠	TRAFFIC CONTROL BOX
⊠	TRAFFIC SIGNAL POLE
⚡	UTILITY POLE
⊗	VALVE VAULT
⚡	WATER SHUT-OFF
⚡	WATER VALVE
●	WELL
(M)	MEASURED
(R)	RECORD
(D)	DEED

SURVEYOR'S NOTES:

- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment #185A3156232WJ 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.
- 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).
- 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.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- 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.
- 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 survey.
- 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.
- 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.
- 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.
- 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.
- 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.
- Site address: 105 South Briggs, Joliet, Illinois (Pertains to Table A, item 2).
- 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).
- 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:

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

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

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, 2025.

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

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

ARTHUR P. GRITTMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR

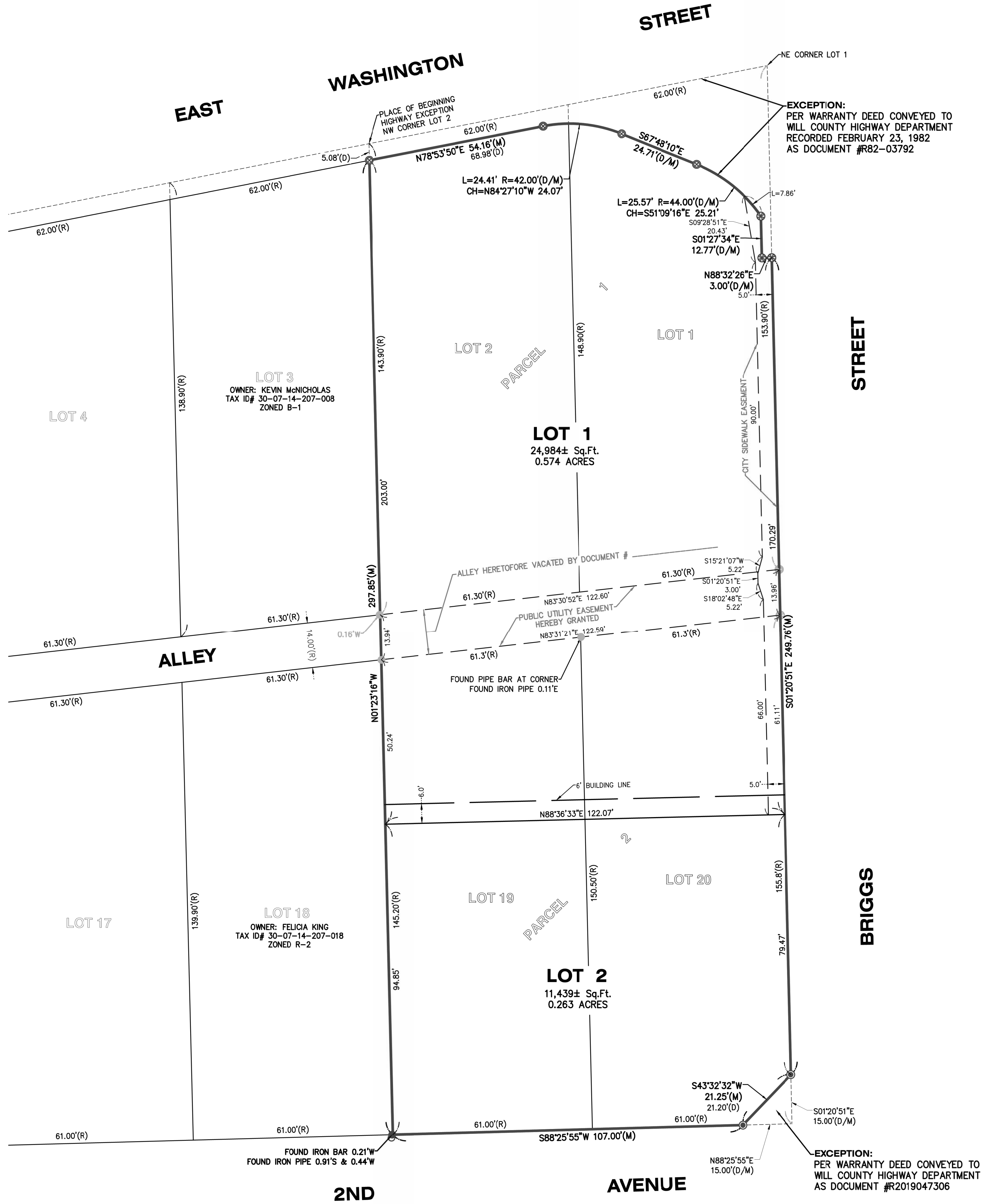
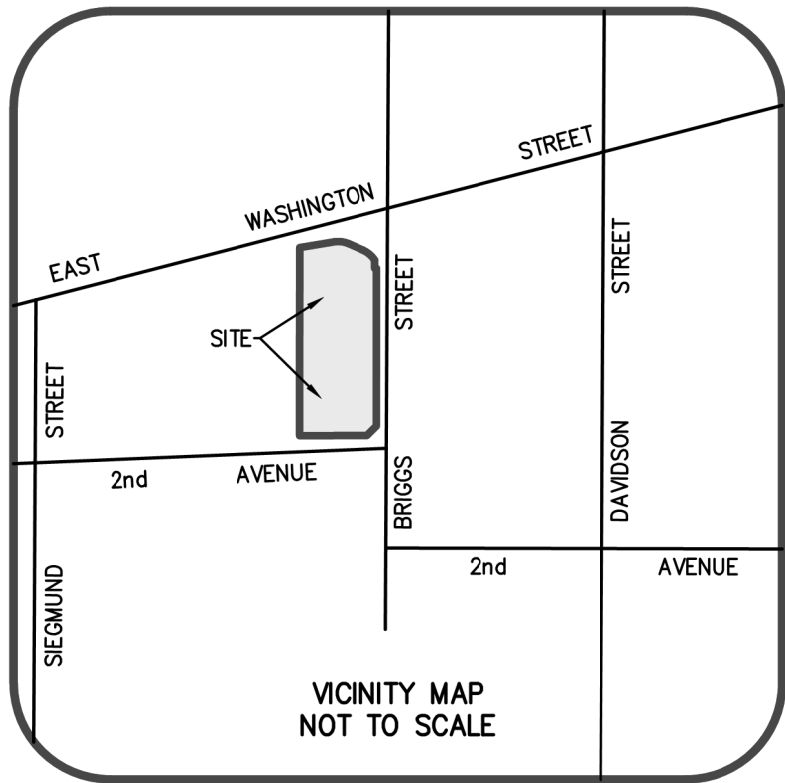


20' 0' 20' 40'
SCALE: 1" = 20'

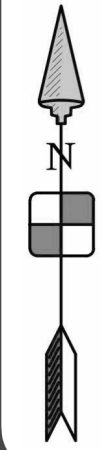
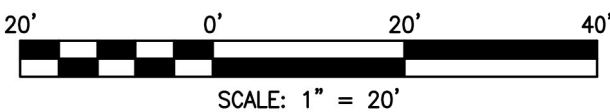
CLIENT: CE, LTD.
DRAWN BY: JGK CHECKED BY: APG
SCALE: 1"=20' SEC. 14 T. 35 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 30-07-14-207-009; -010; -019; -020
JOB NO.: 250255 I.D. IPB
FIELDWORK COMP.: 4/21/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.
PARTS THEREOF CORRECTED TO 68° F.

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
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊕	SET CROSS
⦿	SET IRON BAR
⦿	SET MAG NAIL
(M)	MEASURED
(R)	RECORD
(D)	DEED



CLIENT: CE, LTD.
DRAWN BY: TVA CHECKED BY: TVA
SCALE: 1"=20' SEC. 14 T. 35 R. 10 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.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.

NOTES:
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
113 South Briggs Street
Joliet, Illinois 60433

Mall To:
Amin Panjwani
Joliet AA Properties, LLC
113 South Briggs Street
Joliet, Illinois 60433

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
BRIGGS STREET SUBDIVISION			
SHEET NO.			1 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

STATE OF ILLINOIS)
) 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 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 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 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 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 development of aforesaid subdivision.

This is to certify, that to the best of our knowledge and belief, the following School Districts serving subject property:

Joliet Public School District 86
Joliet Township High School District 204
Joliet Junior College

Owners mailing address:
113 South Briggs Street
Joliet, Illinois 60433

I, (we) do hereby, hereunder set my (our) hand (s) of Seal (s),

this _____ day of _____, 20__ A.D.

Owner/Representative _____ (print name)

Attest: _____ (print name)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that _____ is

_____ personally known to me to be the same persons 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 said instrument as their own free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 20__ A.D.

Notary Public _____ My Commission Expires _____

STORMWATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

This is to certify that Joliet AA Properties, LLC, and I, _____, Professional 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, 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 adjoining property because of the construction of this subdivision.

Owner(s) _____

Registered Professional Engineer of Illinois

HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF WILL)

I, _____, 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 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.

Health Officer, Will County _____ (print name)

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 Franchisees
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 driveway 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.

NICOR GAS EASEMENT PROVISION

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") 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 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 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 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, 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 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.

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 from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including 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.

LANDSCAPE EASEMENT PROVISION

For all the areas on this plat marked or shown as "Landscape Easement" or "Landscape Easement 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.

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

Approved by resolution of the Joliet City Planning Commission on _____ day of _____, 20__ A.D.

Planning Commission Chairman _____ Planning Commission Secretary _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

Approved by the City Council of the City of Joliet, Illinois,

this _____ day of _____, 20__ A.D.

By: Mayor _____ Attest: City Clerk _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, Joliet City Collector, hereby certify that I find no delinquent general taxes, unpaid current, or unpaid special assessments against the property described by this Plat.

Dated at Joliet, Illinois, this _____ day of _____, 20__ A.D.

City Collector _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF WILL)

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.

City Engineer _____ (print name)

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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.

I further certify that I have received all statutory fees in connection with the Plat.

Given under my hand and seal of the County at Will, Illinois, this _____ day of _____, 20__ A.D.

Will County Clerk _____

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This instrument filed for record in the Recorder's office of Will County, Illinois, on this _____ day of _____, 20__ A.D., at _____ o'clock ____M. and recorded as

Document Number: _____

Will County Recorder _____

WILL COUNTY MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, Director of Tax Mapping and Platting office of Will County, Illinois, 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 _____

Dated this _____ day of _____, 20__ A.D.

Director: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, an Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, as platted and the Plat as drawn represents said survey and subdivision thereof;

LEGAL DESCRIPTION:

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.

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 Joliet, Illinois, which has adopted a comprehensive plan.

I, further certify, that based upon examination of the Flood Insurance Rate Map of Lake County, Illinois, Panel #17097001705 with an effective date of February 15, 2019 indicates subject property residing within Zone "X" area's determined to be within and outside the 0.2% chance of annual flooding.

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 Act (765 ILCS 205/1).

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. 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.

Illinois Registered Professional Land Survey No. _____
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

SURVEYOR'S PERMISSION TO RECORD:

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,

Signed: _____ (Seal)

Name: _____

Address: _____

City & State _____

After recordation of this document please return to:

Mailing address:
City of Joliet
150 West Jefferson Street
Joliet, Illinois 60432
Phone #815-724-4000



CLIENT: CE, LTD.
DRAWN BY: JGK CHECKED BY: _____
SCALE: 1"=20' SEC. 14 T. 35 R. 10 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. _____
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF: _____
PARTS THEREOF CORRECTED TO 68° F.

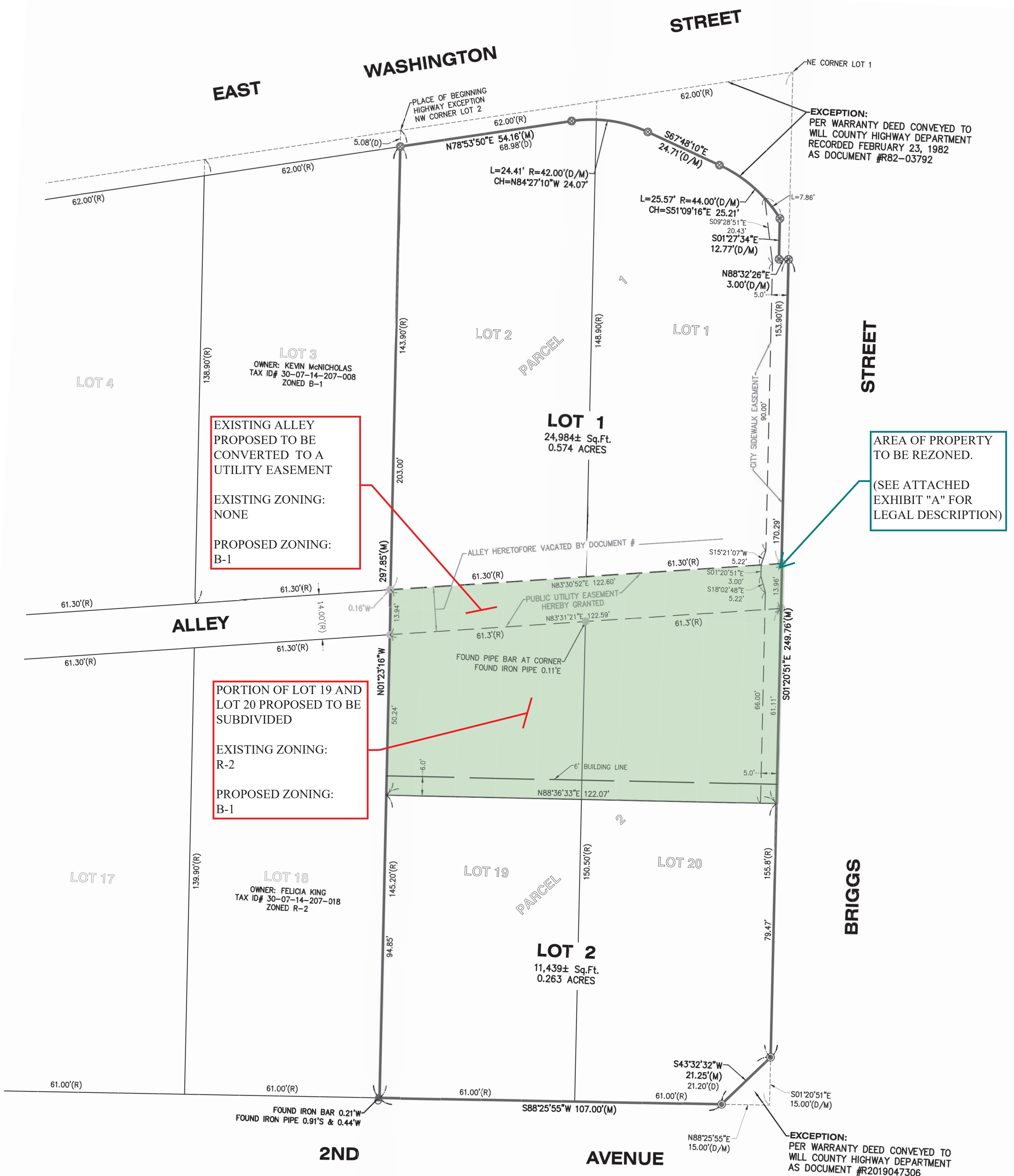
COVENANTS, CONDITIONS AND RESTRICTIONS

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

Document No. _____

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
BRIGGS STREET SUBDIVISION			SHEET NO. 2 OF 2

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



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.



NOT FOR CONSTRUCTION

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

GEOMETRIC PLAN

[illegible]

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☒ Preliminary Plat
☒ Final Plat
☒ Recording Plat

NAME OF SUBDIVISION: Brigg's Street Resubdivision

NAME OF PETITIONER: Amin Panjwani

CELL #: [REDACTED] E-MAIL: [REDACTED]

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

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: [REDACTED]

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: _____

ADDRESS: _____ PHONE: _____

OWNER: Amin Panjwani

HOME ADDRESS: [REDACTED] PHONE: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St. PHONE: [REDACTED]

CITY, STATE, ZIP: Joliet, IL 60433

CELL #: [REDACTED] E-MAIL: [REDACTED]

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"

COMMON ADDRESS: 113 South Briggs Street, Joliet, IL 60433

PERMANENT INDEX NUMBER (Tax No.): 30-07-14-207-009; .-010; -019; -020

SIZE: 36,423 sq. ft. (0.837 acres)

NO. OF LOTS: 4

PRESENT USE: Commercial & Residential EXISTING ZONING: B-1 & R-2

USES OF SURROUNDING PROPERTIES: North: Residential

South: Residential

East: Commercial & Residential

West: Commercial & Residential

Name of Park District: Joliet Park District

Date Contacted Park District: 15 Sept 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) Bster

Joliet Park District, EXECUTIVE DIRECTOR

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes ☒ No ☐ If yes, list the Case number and name: Petition for Variance being submitted concurrently with this application. Case #:

Is any variance from the Subdivision Regulations being requested? Yes ☐ No ☒

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

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.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Amin Panjwani
Petitioner's Name

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

Gulzar Ali Ghaziani
Notary Public

09/19/2026
My Commission Expires:



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: Utility Easement

USES OF SURROUNDING PROPERTIES: North: Commercial

South: Commercial

East: Commercial & Residential

West: Commercial & Residential

REASON FOR REQUEST: To consolidate parcels to facilitate the development of a local commercial development

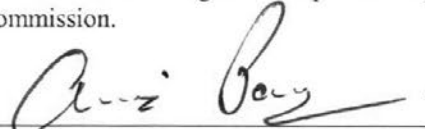
Is the Property owned by the City of Joliet? YES ☒ NO ☐

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.

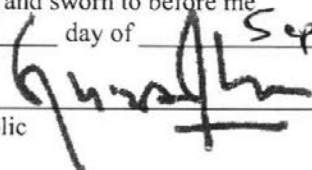
I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

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 4th day of September, 20 25


Notary Public

My Commission Expires: 09/19/2026



PRINT

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

SEE ATTACHED EXHIBIT "A"

<u>OWNER'S NAME</u>	<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. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: Amin Panjwani

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: N/A

CELL #: [REDACTED] E-MAIL: [REDACTED]

BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St.

CITY, STATE, ZIP: Joliet, IL 60433

BUSINESS PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit "A"

COMMON ADDRESS: 105 Briggs St., Joliet, IL

PERMANENT INDEX NUMBER (Tax No. PIN): 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 proposed subdivided Lot "1" as B-1

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Amin Panjwani

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: N/A

CELL: [REDACTED] E-MAIL: [REDACTED]
BUSINESS ADDRESS: 105 S. Briggs St./101 S. Briggs St./113 S. Briggs St.
CITY, STATE, ZIP: Joliet, IL 60433
BUSINESS PHONE: [REDACTED]

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, 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.

[Signature]
Petitioner's Signature

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

[Signature]
Notary Public



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. 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