

## **STAFF REPORT**

**DATE:** August 9, 2022  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2022-47  
Petitioner: Emerald Coast LLC  
Property Owner: GW 2211 Jefferson Joliet LLC  
Location: 2211 W. Jefferson Street  
Request: A Variation on signage to allow a wall sign that does not face a public way

### **Purpose**

The petitioner is requesting a Variation on signage to allow a wall sign that does not face a public way, located at 2211 W. Jefferson Street. The Zoning Board of Appeals makes the final decision for this variance request.

### **Site Specific Information**

The property in question is zoned B-3 (General Business) district. Bakers Square restaurant built the existing building several decades ago. Bakers Square permanently closed their Jefferson Street restaurant in March of 2019, and the building has been vacant since that time. The single-story building is approximately 4,909 square feet in size. The property has one shared ingress / egress onto Jefferson Street, and the petitioner intends to maintain this access point.

The Zoning Board of Appeals recommended approval of a Special Use Permit to allow an adult-use cannabis dispensary at this vacant retail property at their July 2022 meeting. This request will be reviewed by the City Council at their August 16<sup>th</sup> meeting. If this Special Use Permit is approved, the dispensary shall be operated under the name “Bloc” as will all other dispensaries operated by Justice Cannabis Company.

### **Surrounding Zoning, Land Use and Character**

- North: B-3 (General Business); Office building
- South: B-3 (General Business); Marycrest Shopping Plaza
- East: B-3 (General Business); retail building
- West: B-3 (General Business); future retail building

### **Applicable Regulations**

- 47-17.21: Signs

- 47-17.21(3)(bb): Criteria for Granting a Sign Variation (refer to attachment)

### **Discussion**

City regulations do not allow signs that do not face a public way in the B-3 General Business zoning district. Emerald Coast, on behalf of its operations partner Justice Cannabis Company, seeks approval to erect a sign (SIGN A) on the east façade of the building so that they can maximize brand exposure for the proposed business. A variance for the west façade is not required because one already existed for the former Bakers Square restaurant. The proposed 37 square foot sign (SIGN A) on the east facade will have halo-lit storefront letters and will match the signage on the west (SIGN B) and south (SIGN C) facades. An exhibit of the proposed SIGN A is attached. Sign D will be a monument sign and Sign E will be door decals.

The redevelopment of this former restaurant property includes renovations to the façade, site design and landscaping in order to rebrand this property and comply with updated City regulations. Conceptual building elevations, sign elevations, site plan and landscape plan are attached to this staff report.

### **Conditions**

None

FOR OFFICE USE ONLY

\*\*\*Verified by Planner (please initial):\*\*\*

Payment received from:

Craig S. Krandel PC  
407 Congress Pkwy, Suite E  
Crystal Lake, IL 60014

Petition #: 2022-47

Common Address: 2211 W. Jefferson St.

Date filed: 07/14/22

Meeting date assigned: 08/18/22

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

**PETITION FOR VARIATION/APPEAL**

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

ADDRESS FOR WHICH VARIATION IS REQUESTED: 2211 W Jefferson St.

PETITIONER'S NAME: Emerald Coast LLC

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: 311 N. Aberdeen Ste 300 Chicago, IL ZIP CODE: 60607

PHONE: (Primary) 847-989-9287 (Secondary) N/A

EMAIL ADDRESS: mitch@justicecannabisco.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: GW 2211 Jefferson Joliet LLC, an Illinois limited liability company

HOME ADDRESS: N/A ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: 2211 N. Elston Ave, Suite 400 Chicago, IL ZIP CODE: 60614

EMAIL ADDRESS: mitch@gwproperties.com FAX: N/A

**Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition.** Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone or email):

Previously filed as part of Special Use Application

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 07-07-304-013;  
\_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_.

*\*\*Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website\*\**

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

Copy Attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 150 DEPTH: 290 AREA: 41,635

PRESENT USE(S) OF PROPERTY: Vacant former restaurant

PRESENT ZONING OF PROPERTY: B-3 General Business

VARIATION/APPEAL REQUESTED: Variation to Section 9.2.1 of Joliet Zoning Ordinance to allow for an additional wall mounted sign on the eastern side of building in question that does not have street frontage.

\_\_\_\_\_

### **RESPONSE TO VARIATION CRITERIA**

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

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

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

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

The location for the sign as requested is a critical one for the proposed use as primary one that traffic will see along Jefferson St. The Ordinance will not allow this sign as it is not on a side which faces a Public Right of Way.

\_\_\_\_\_



2. What unique circumstances exist which mandate a variance?

Building in question has exposure to street which does not "front" on side where signage is desirable for operation of the business as planned. Signage on eastern side requires a variation to current Ordinance.

3. What impact would the granting of this variance have upon the essential character of the general area?  
Please include both positive and negative impacts.

The signage in question is attached to the face of the building as exists. It should not have any impact on way or the other to the essential character of the general area where the building is located.

**REQUIRED SUPPORTING ATTACHMENTS**

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

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

Petitioner's Signature

Mitch Goltz

Owner's Signature

(If other than petitioner)

Subscribed and sworn to before me

this 13 day of July 20 22

Bryan Rosenblum

BRYAN ROSENBLUM  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Jul 28, 2024

2. What unique circumstances exist which mandate a variance?

Building in question has exposure to street which does not "front" on side where signage is desirable for operation of the business as planned. Signage on eastern side requires a variation to current Ordinance.

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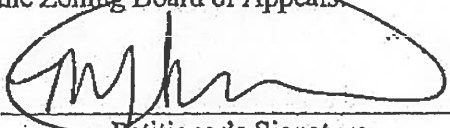
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COUNTY OF WILL)

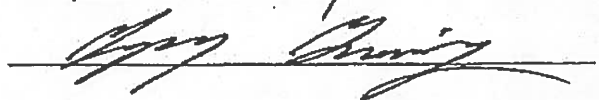
I, Gregory Greening, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

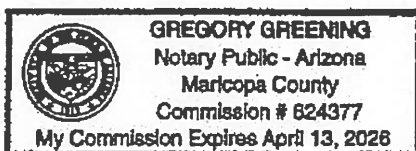
  
\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me

this 13<sup>th</sup> day of July, 2022

  
\_\_\_\_\_



## 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:

2211 Jefferson

PIN(s): 07-07-304-013

### III. PROPERTY OWNERSHIP

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

- |                                                                       |                                                                                                                                                                                    |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> <b>Individual:</b>                           | State the names, addresses, and phone #'s of the individual owner(s)                                                                                                               |
| <input type="checkbox"/> <b>Corporation:</b>                          | 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                 |
| <input checked="" type="checkbox"/> <b>Limited Liability Company:</b> | State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member                                                 |
| <input type="checkbox"/> <b>Land Trust:</b>                           | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries                                                                                                  |
| <input type="checkbox"/> <b>Partnership:</b>                          | State the names, addresses, and phone #'s of all partners                                                                                                                          |
| <input type="checkbox"/> <b>Other type of organization:</b>           | 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 |

Mitch Goltz (50%) 2211 N. Elston Ave, Suite 400 Chicago, IL 60614 773-304-8600

Shai Wolkowicki (50%) 2211 N. Elston Ave, Suite 400 Chicago, IL 60614 312-613-7424

E-MAIL: mitch@gwproperties.com 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

See Attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

E-MAIL: mitch@gwproperties.com 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:** Mitch Goltz

**DATE:** July 13, 2022

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

Mitch Goltz, Manager/Member 773-304-8600

**PRINT**

**EMERALD COAST LLC  
OWNERSHIP**

Matthew Joseph Hagglund, Jr. (49%)

2625 E Camelback Rd Apt 301 Phoenix, AZ. 85016 (309)-846-5230

Justin Frankel (47%)

50 Main Street, Suite 1410 White Plains, NY 10606 (917)-843-8580

Alan Dordek (2%)

606 Lawler Wilmette, IL 60091 (847)-251-1606

Tyrone J. Harris (2%)

3921 Monroe Bellwood, IL 0104 (773)-507-2947

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

THE WEST 150 FEET OF THE SOUTH 330 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART DEDICATED FOR HIGHWAY PURPOSES TO THE STATE OF ILLINOIS AS SHOWN BY AN INSTRUMENT DATED MAY 6, 1928 AND RECORDED IN BOOK 642, PAGE 541 AS SHOWN BY THE PUBLIC RECORDS OF WILL COUNTY, ILLINOIS AND ALSO EXCEPT THEREFROM THAT PART CONVEYED TO STATE OF ILLINOIS IN QUIT CLAIM DEED, DOCUMENT NO. R65-11276, IN WILL COUNTY, ILLINOIS.

Commonly known as: 2211 W Jefferson St. Joliet, IL

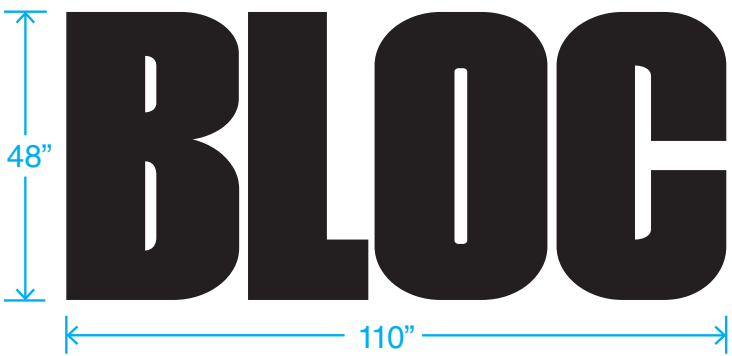
PIN 07-07-304-013



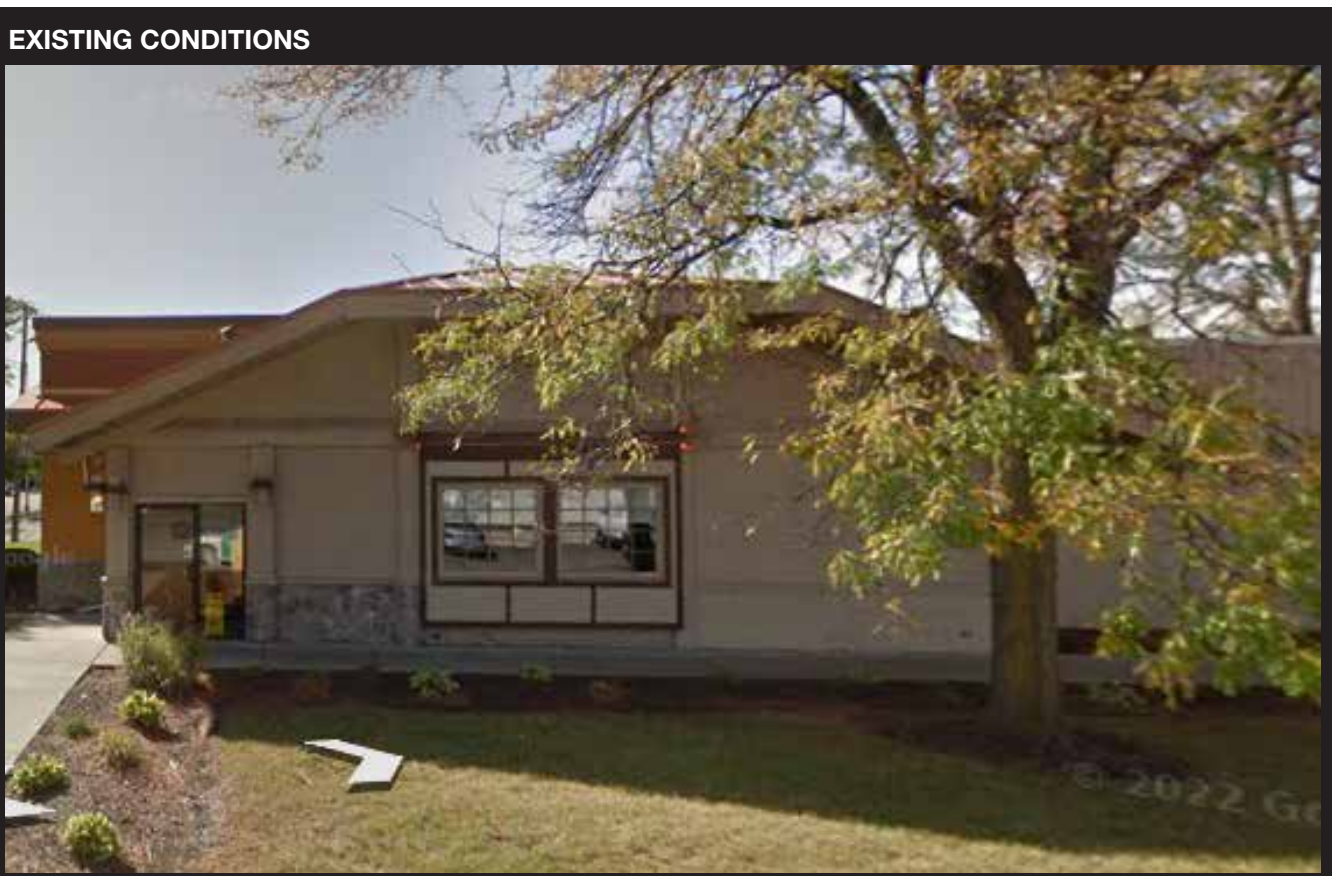
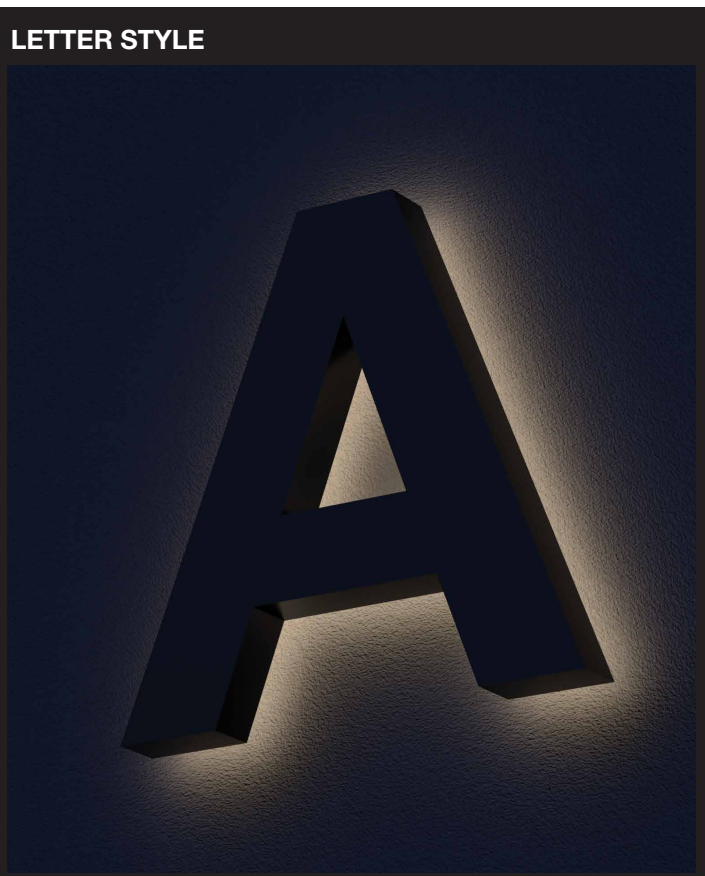
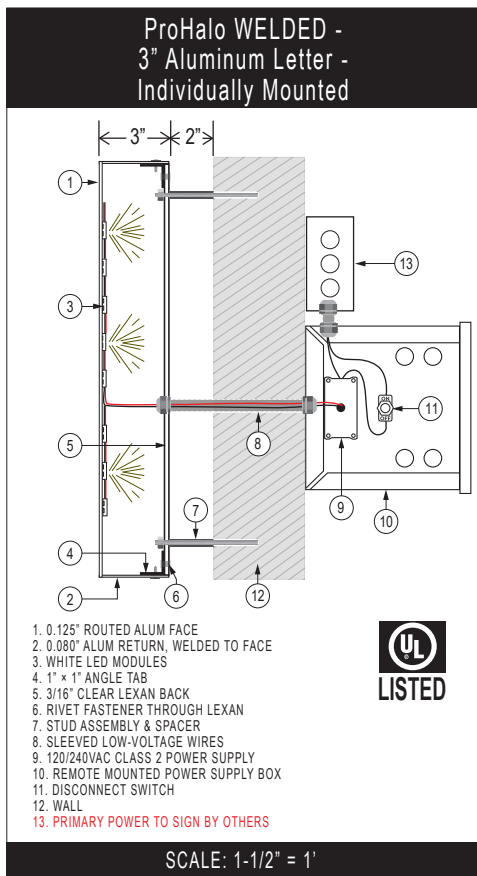
A  
1 EAST ELEVATION - Sign Location  
SCALE: 1/8" = 1'



A  
2 SIGN DETAIL - Dimensions  
SCALE: 3/8" = 1'



A  
3 SIGN DETAIL - Section/Attachment  
SCALE: 1-1/2" = 1'



Customer / Job Site

JUSTICE  
CANNABIS / BLOC

2211 W Jefferson Street  
Joliet, IL 60435

Scope of Work

New Store Signage

A. Halo-Lighted  
Storefront Letters

HALO-LIT LETTER SPECS				
MOUNTING SURFACE:	Wood Paneling			
MOUNTING DEVICE:	3/8" fasteners			
LETTER COLOR/ FINISH:	MP Black, Suede			
LETTER MATERIAL:	Welded 3" Alum Returns			
THICKNESS/TRIM SIZE:	3"			
DIFFUSER:	Clear Poly			
LED:	TYPE	COLOR	SPACING	TOTAL LENGTH
	mini	white	tight	## ft.

37  
SQ. FT.

**Disclaimer:**  
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All cosmetic and/or structural repairs of the building including (but not limited to) wall fascia patches and/or painting of the building are the responsibility of the customer.

**IMPORTANT:**  
Dedicated primary power for sign to be run **by others**. If existing at time of install (within 6 ft. of sign), final connection can be completed by Ace

Scale is  
Approximate  
Must Verify.

ACE Sign CO.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

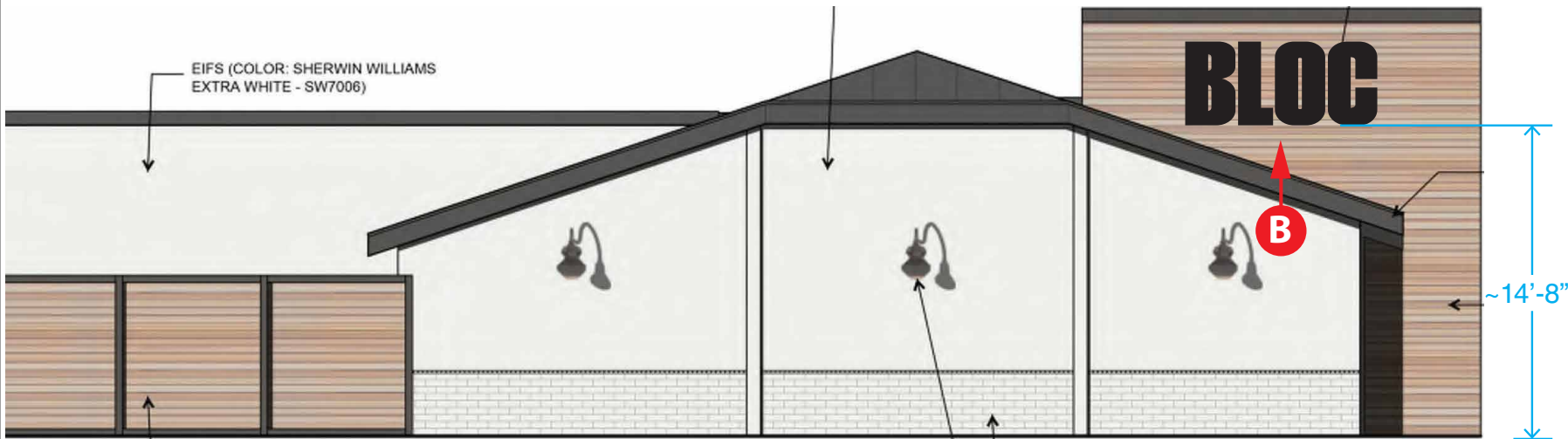
JOB#: 107812.1 PROOF DATE: 06/16/22 SCALE: Varies, See Drawing  
designed by: MA/Ig ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

REF: 107062.1

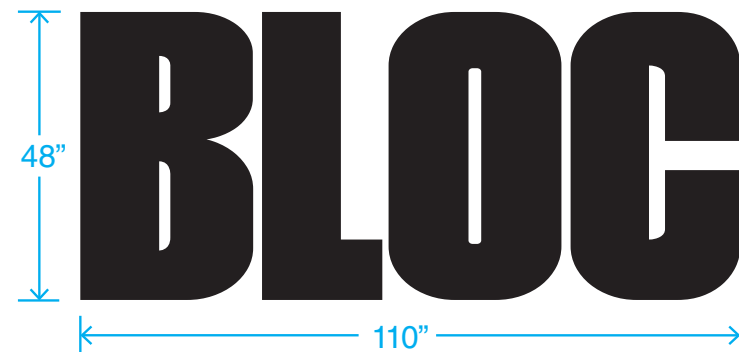
\*Proofs will predict design layout, text accuracy, image proportion and placement. Colors on a digital screen or printed proof may not reflect actual color.  
11" x 17" paper size



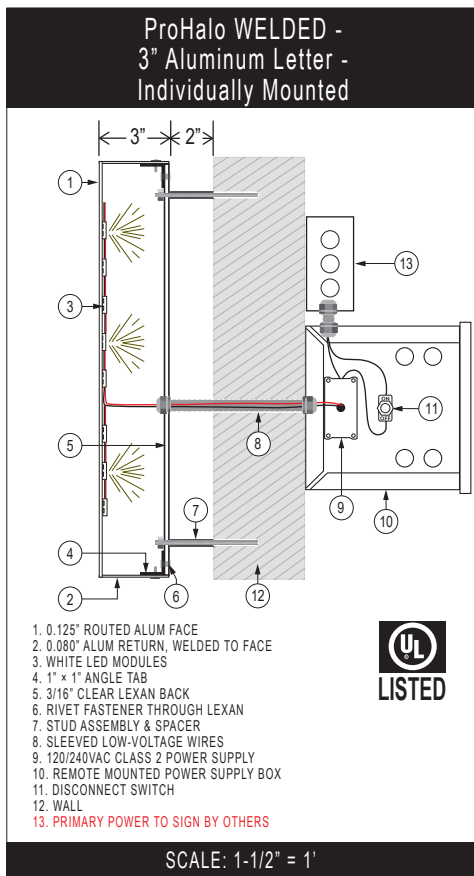
B  
1 WEST ELEVATION - Sign Location  
SCALE: 1/8" = 1'



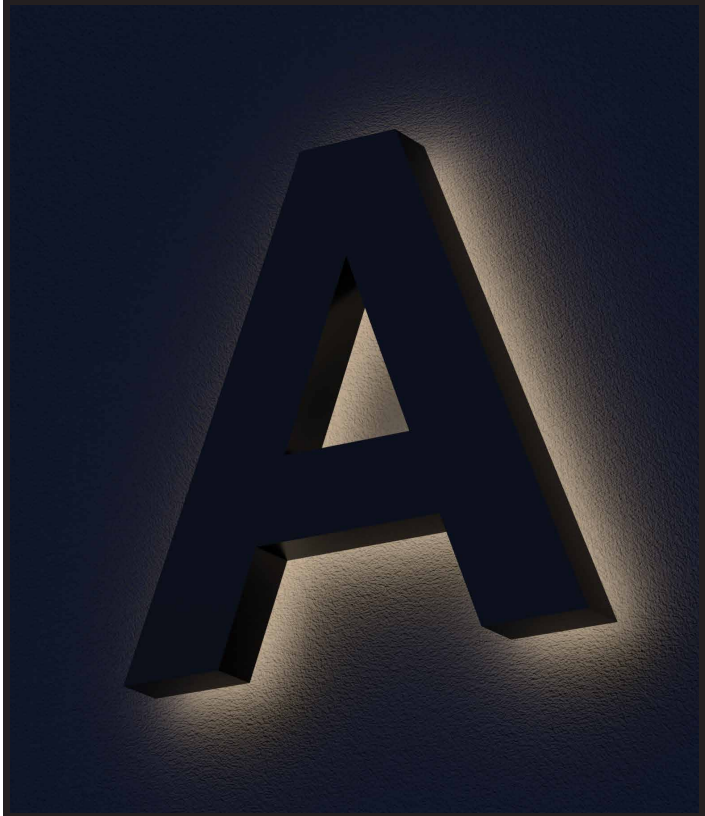
B  
2 SIGN DETAIL - Dimensions  
SCALE: 3/8" = 1'



B  
3 SIGN DETAIL - Section/Attachment  
SCALE: 1-1/2" = 1'



LETTER STYLE



EXISTING CONDITIONS



Customer / Job Site

JUSTICE  
CANNABIS / BLOC

2211 W Jefferson Street  
Joliet, IL 60435

Scope of Work

New Store Signage

B. Halo-Lighted  
Storefront Letters

HALO-LIT LETTER SPECS				
MOUNTING SURFACE:	Wood Paneling			
MOUNTING DEVICE:	3/8" fasteners			
LETTER COLOR/ FINISH:	MP Black, Suede			
LETTER MATERIAL:	Welded 3" Alum Returns			
THICKNESS/TRIM SIZE:	3"			
DIFFUSER:	Clear Poly			
LED:	TYPE	COLOR	SPACING	TOTAL LENGTH
	mini	white	tight	## ft.

37  
SQ. FT.

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**IMPORTANT:**  
Dedicated primary power for sign to be run **by others**. If existing at time of install (within 6 ft. of sign), final connection can be completed by Ace

Scale is  
Approximate  
Must Verify.

ACE SIGN CO.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

JOB#: 107812.2 PROOF DATE: 06/16/22 SCALE: Varies, See Drawing  
designed by: MA/lg ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

REF: 107062.1

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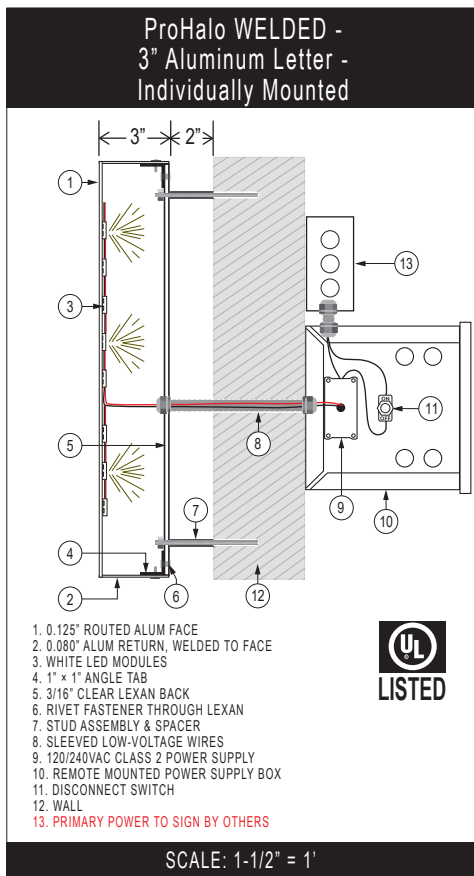
**SOUTH ELEVATION - Sign Location**  
SCALE: 1/8" = 1'



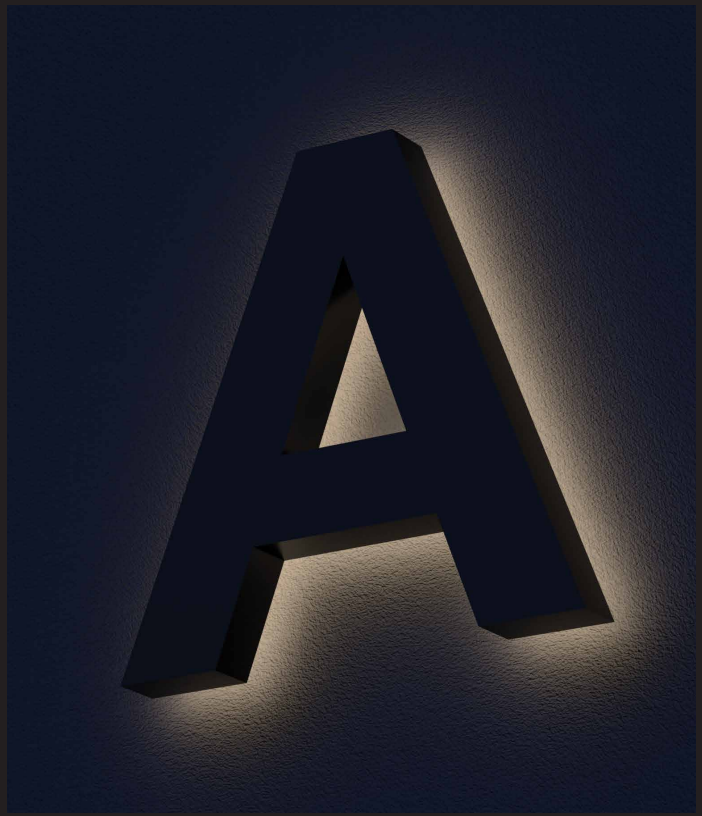
**SIGN DETAIL - Dimensions**  
SCALE: 3/8" = 1'



**SIGN DETAIL - Section/Attachment**  
SCALE: 1-1/2" = 1'



**LETTER STYLE**



**EXISTING CONDITIONS**



Customer / Job Site

**JUSTICE  
CANNABIS / BLOC**

2211 W Jefferson Street  
Joliet, IL 60435

Scope of Work

**New Store Signage**

**C. Halo-Lighted  
Storefront Letters**

HALO-LIT LETTER SPECS				
MOUNTING SURFACE:	building			
MOUNTING DEVICE:	3/8" fasteners			
LETTER COLOR/ FINISH:	MP Black, Suede			
LETTER MATERIAL:	Welded 3" Alum Returns			
THICKNESS/TRIM SIZE:	3"			
DIFFUSER:	Clear Poly			
LED:	TYPE	COLOR	SPACING	TOTAL LENGTH
	mini	white	tight	## ft.

**57  
SQ. FT.**

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Approximate  
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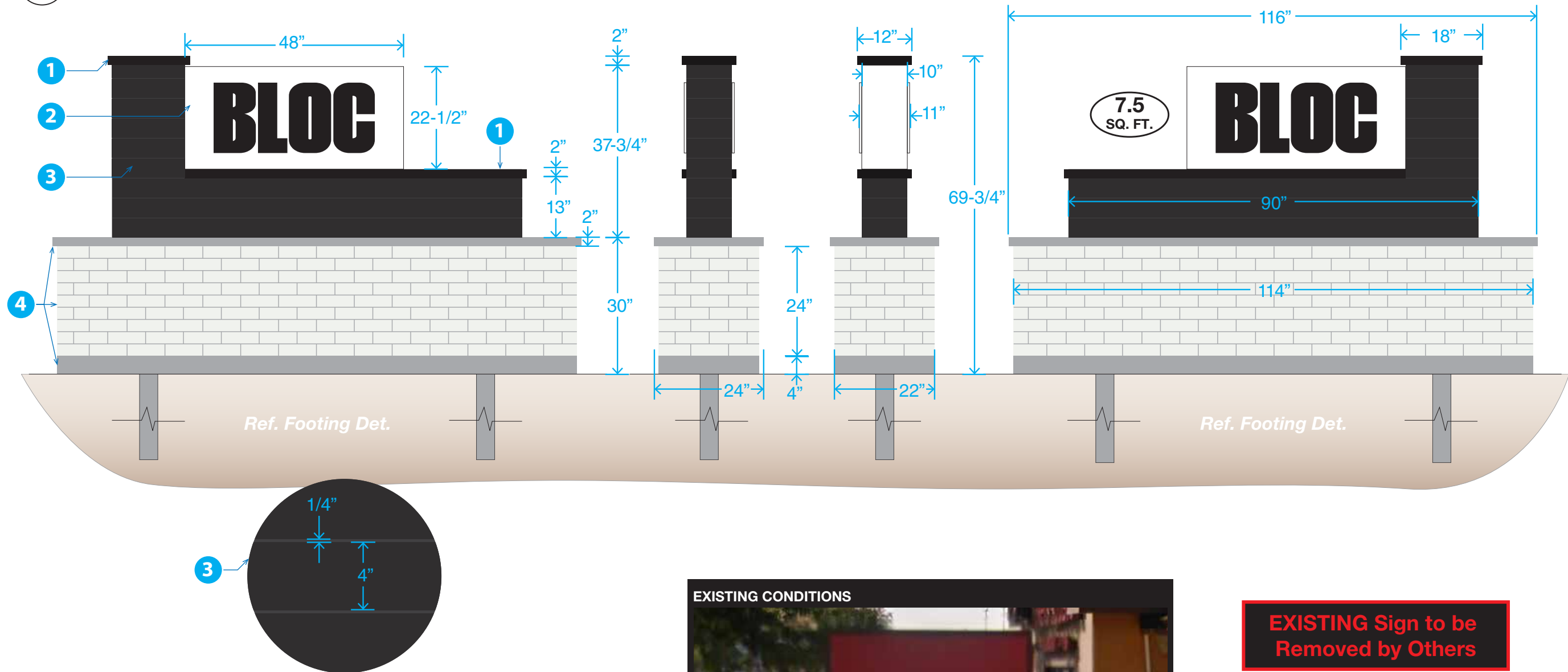
**JOB#: 107812.2** PROOF DATE: 06/16/22 SCALE: Varies, See Drawing  
designed by: MA/lg ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

REF: 107061.1

\*Proofs will predict design layout, text accuracy, image proportion and placement. Colors on a digital screen or printed proof may not reflect actual color.  
11" x 17" paper size

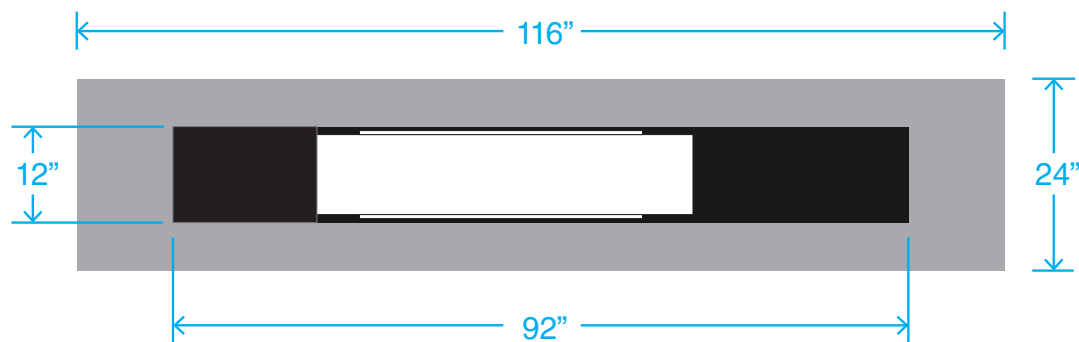
D  
1

**MONUMENT SIGN - Elevations/Dimensions**  
SCALE: 1/2" = 1'

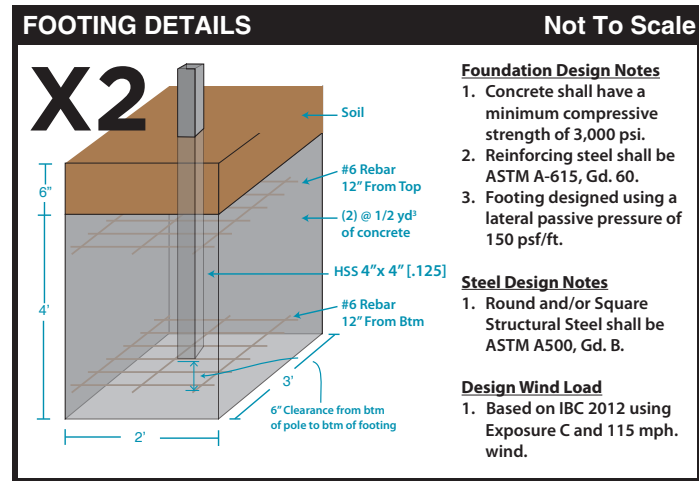


D  
2

**MONUMENT SIGN - Plan View**  
SCALE: 1/2" = 1'



**EXISTING Sign to be  
Removed by Others**



Customer / Job Site

**JUSTICE  
CANNABIS / BLOC**

2211 W Jefferson Street  
Joliet, IL 60435

Scope of Work

**New Store Signage**

**D. Illuminated  
Monument Sign**

1

FABRICATED CAP ELEMENTS	
OVERALL HEIGHT:	2"
FRAMING STYLE:	2" Steel Tube
FINISH TYPE:	Sprayed
FINISH COLOR:	MP Black Suede

2

CABINET SPECS	
CABINET SIZE:	22.5" h x 48" w x 10" d
CONST. STYLE:	1" Steel Tube
CABINET COLOR:	MP White Suede
GRAPHICS:	Push-Thru Acrylic Logo w/ Applied Trans. Blk Vinyl
LIGHTING:	LED
FACE MATERIAL:	.125 aluminum

3

"L" BASE / COVER SPECS	
OVERALL SIZE:	37-3/4" h x 90" w x 10" d
FRAMING STYLE:	1" Steel Tube
SKIN MATERIAL:	.125 aluminum
FINISH TYPE:	Masked/Sprayed Faux Slats
4 INCH STRIPES:	96% Black (MP Black Mamba 25595)
1/4 INCH STRIPES:	90% Black (MP Dark Grey)

4

BASE / POLE COVER SPECS	
TYPE:	full wrapped base
OVERALL SIZE:	30" h x 114" w x 22" d
FRAMING STYLE:	1" Steel Tube
SKIN MATERIAL:	.080 aluminum
FINISH TYPE:	Brick Tex
FINISH COLOR:	White Brick, MP Silver Mortar
ACCENT COLOR:	MP Silver

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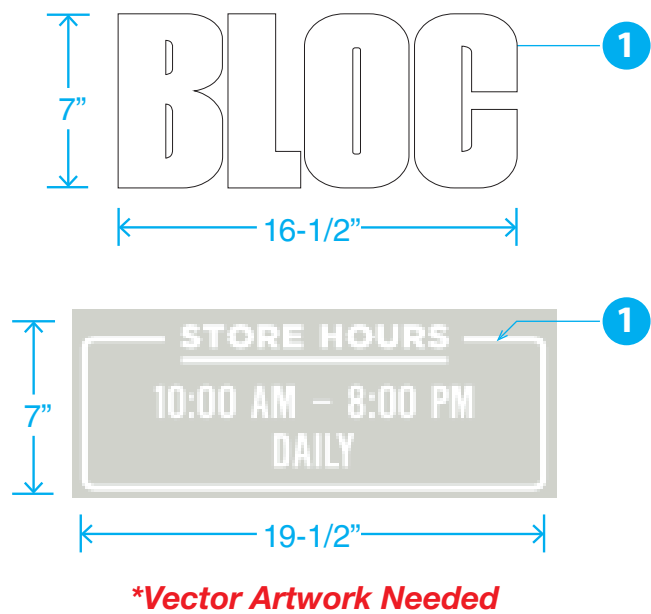
**JOB#: 107812.4** PROOF DATE: 06/16/22 SCALE: Varies, See Drawing  
designed by: MA/lg ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES



E  
1 EAST ELEVATION - Sign Location  
SCALE: 1/8" = 1'



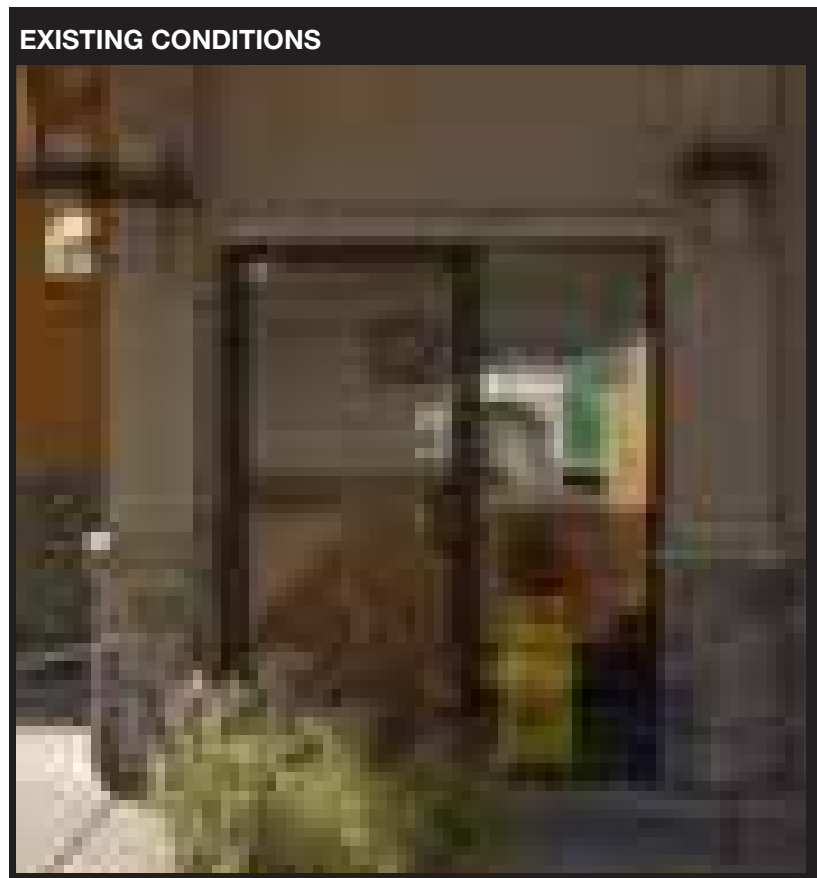
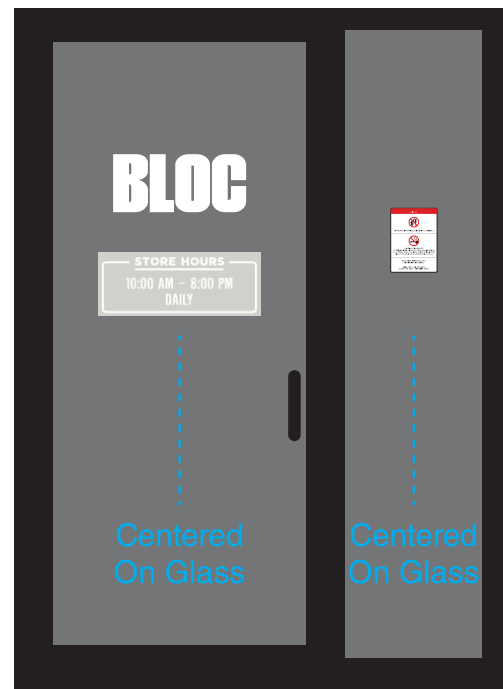
E  
3 SIGN DETAIL - Dimensions  
SCALE: 1-1/2" = 1'



E  
4 SIGN DETAIL - Dimensions  
SCALE: 50% Actual



E  
2 SIGN DETAIL - Placement  
SCALE: 1/2" = 1'



Customer / Job Site

JUSTICE  
CANNABIS / BLOC

2211 W Jefferson Street  
Joliet, IL 60435

Scope of Work

New Store Signage

E. Standard Door  
Vinyl

1

CUT VINYL GRAPHICS

VINYL TYPE

HP

VINYL COLOR

White

QUANTITY

2 Doors

SIZE

See DWG

FIRST SURFACE

SECOND SURFACE

MOUNTING SURFACE

1st surface

2

ROLL TO ROLL PRINTED GRAPHICS

PRINTABLE ROLL TYPE

Standard White

QUANTITY

1

SIZE

8" h x 5.8" w x 0" d

BACKGROUND COLOR

White

METHOD

UV

1st SURFACE

2nd SURFACE

BOTH

LAMINATE

Standard

MOUNTING SURFACE

1st surface

**Disclaimer:**  
It is the customer's responsibility to have primary power available for the signs. Electrical hook-up will be included if adequate primary power is available within 5' of the sign at the time of installation.  
All cosmetic and/or structural repairs of the building including (but not limited to) wall fascia patches and/or painting of the building are the responsibility of the customer.

**IMPORTANT:**  
Dedicated primary power for sign to be run **by others**. If existing at time of install (within 6 ft. of sign), final connection can be completed by Ace

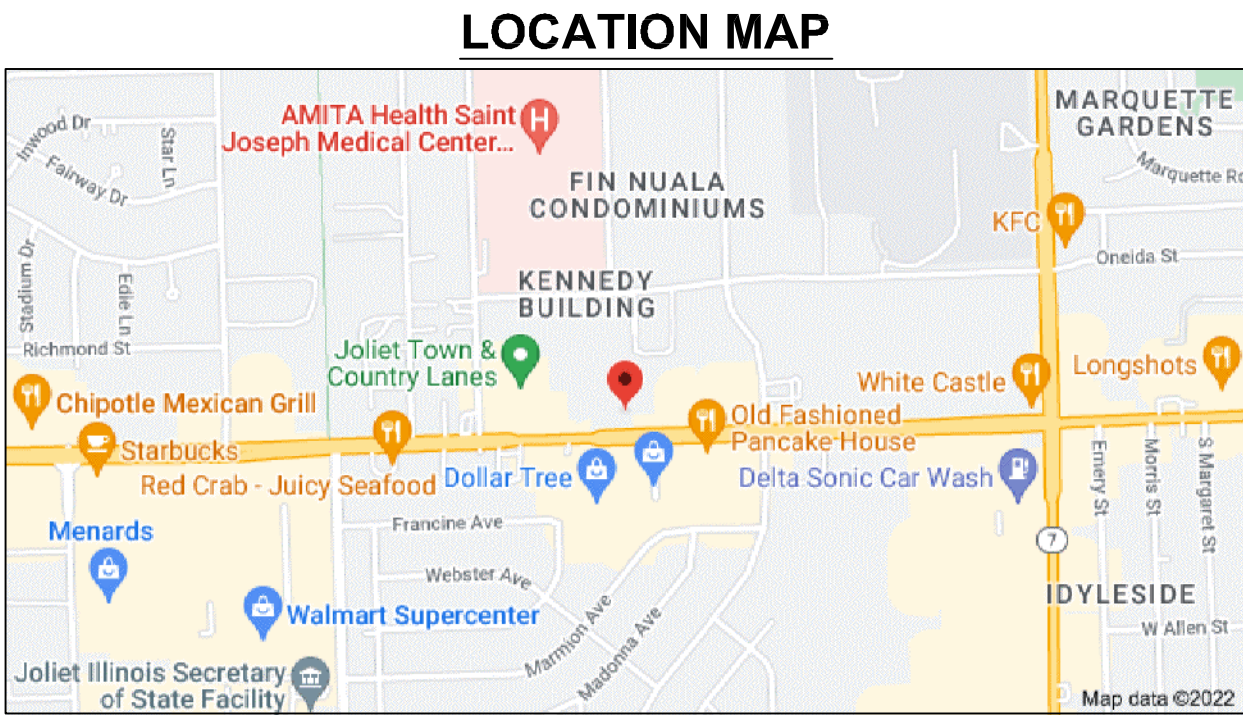
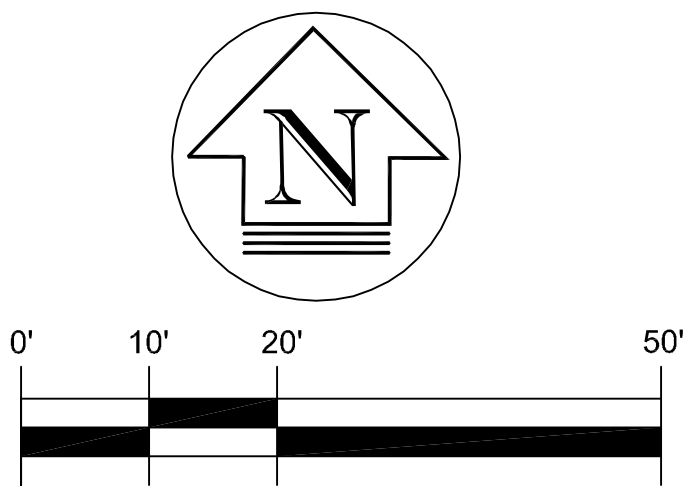
Scale is  
Approximate  
Must Verify.

ACE SIGN CO.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

JOB#: 107812.5 PROOF DATE: 06/16/22 SCALE: Varies, See Drawing  
designed by: MA/Ig ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES





UNITED SURVEY SERVICE, LLC  
CONSTRUCTION AND LAND SURVEYORS  
771 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: USURVEY@USANDCS.COM

# ALTA / NSPS LAND TITLE SURVEY

OF

THE WEST 150 FEET OF THE SOUTH 330 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART DEDICATED FOR HIGHWAY PURPOSES TO THE STATE OF ILLINOIS AS SHOWN BY AN INSTRUMENT DATED MAY 6, 1920 AND RECORDED IN BOOK 642, PAGE 541 AS SHOWN BY THE PUBLIC RECORDS OF WILL COUNTY, ILLINOIS AND ALSO EXCEPT THEREFROM THAT PART CONVEYED TO STATE OF ILLINOIS IN QUIT CLAIM DEED, DOCUMENT NO. R65-11276, IN WILL COUNTY, ILLINOIS.

KNOWN AS: **2211 W. JEFFERSON STREET, JOLIET, ILLINOIS**

PERMANENT INDEX NUMBER: 07 - 07 - 304 - 013 - 0000

AREA = 41,635 SQ. FT. OR 0.956 ACRE

NOTE:  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	65
HANDICAP	3
TOTAL	68

#### NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS **W. JEFFERSON STREET**.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- **ITEM # 8 FROM TABLE A**  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- **ITEM # 9 FROM TABLE A**  
THERE ARE 68 STRIPED PARKING SPACES ON THE PROPERTY.
- **ITEM # 10 FROM TABLE A**  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).
- **ITEM # 11 FROM TABLE A**  
ALL VISIBLE UTILITIES ARE PLOTTED.
- **ITEM # 14 FROM TABLE A** DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS SPRINGFIELD AVENUE IS 860.30 FEET.
- **ITEM # 16 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- **ITEM # 17 FROM TABLE A**  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- **ITEM # 18 FROM TABLE A**  
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.
- **ITEM # 19 FROM TABLE A**  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

#### FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: **3123315**

EFFECTIVE DATE: **DECEMBER 30, 2021**

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

**ITEMS 1 - 18**  
NOT SURVEY RELATED

**ITEM 19.**  
A 118 FEET BUILDING SETBACK LINE ALONG THE SOUTHERN BOUNDARY OF PREMISES AS CONTAINED IN WARRANTY DEED FROM HENRY T. SEIL TO CHICAGO DISTRICT PIPELINE COMPANY RECORDED JULY 29, 1938 AS DOCUMENT NUMBER 510246, AND AS DISCLOSED IN DEED FROM NATURAL GAS COMPANY OF AMERICA TO POPPIN FRESH PIES, INC. RECORDED JANUARY 17, 1978 AS DOCUMENT NUMBER R78-1588. AS ABOVE INFORMATION DISCLOSED IN WARRANTY DEED RECORDED ON JUNE 12, 2020 AS DOCUMENT NUMBER R2020045228. **(PLOTTED ON THE DRAWING)**

**ITEM 20.**  
EASEMENT PROVISIONS GRANTED FROM NATURAL GAS PIPELINE COMPANY OF AMERICA TO COMMONWEALTH EDISON COMPANY, AFFECTING THE WEST 5 FEET, ALSO AS DISCLOSED IN DEED FROM NATURAL GAS PIPELINE COMPANY OF AMERICA TO POPPIN FRESH PIES, INC. RECORDED JANUARY 17, 1978 AS DOCUMENT NUMBER R78-1588. AS ABOVE INFORMATION DISCLOSED IN WARRANTY DEED RECORDED ON JUNE 12, 2020 AS DOCUMENT NUMBER R2020045228. **(PLOTTED ON THE DRAWING)**

**ITEM 21.**  
TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AN EXISTING UNRECORDED AGREEMENT DATED JANUARY 14, 1986 MADE BY AND BETWEEN HAMPTON MERCURY INVESTMENT COMPANY (FIRST PARTY) AND VICORP RESTAURANTS, INC.(SECOND PARTY) RELATING TO THE SHARING OF AN EXISTING DRIVEWAY ENTRANCE LOCATED ON THE INSURED LAND, IN FAVOR OF THE LAND LEGALLY DESCRIBED AS THE EAST 207 FEET OF THE WEST 357 FEET OF THE SOUTH 263 FEET OF THE EAST 80 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED IN CASE W65G1614H IN WILL COUNTY, ILLINOIS AS ABOVE INFORMATION DISCLOSED IN WARRANTY DEED RECORDED ON JUNE 12, 2020 AS DOCUMENT NUMBER R2020045228.

**ITEMS 23 - 26.**  
NOT SURVEY RELATED

**CITY OF JOLIET**  
150 W. JEFFERSON STREET  
JOLIET, IL 60432  
815-724-4000

**ZONING REQUIREMENTS:**  
**B-3 : GENERAL BUSINESS DISTRICTS**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **JEFFERSON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.**

- **GW PROPERTY GROUP LLC**

- **FIRST AMERICAN TITLE INSURANCE COMPANY**

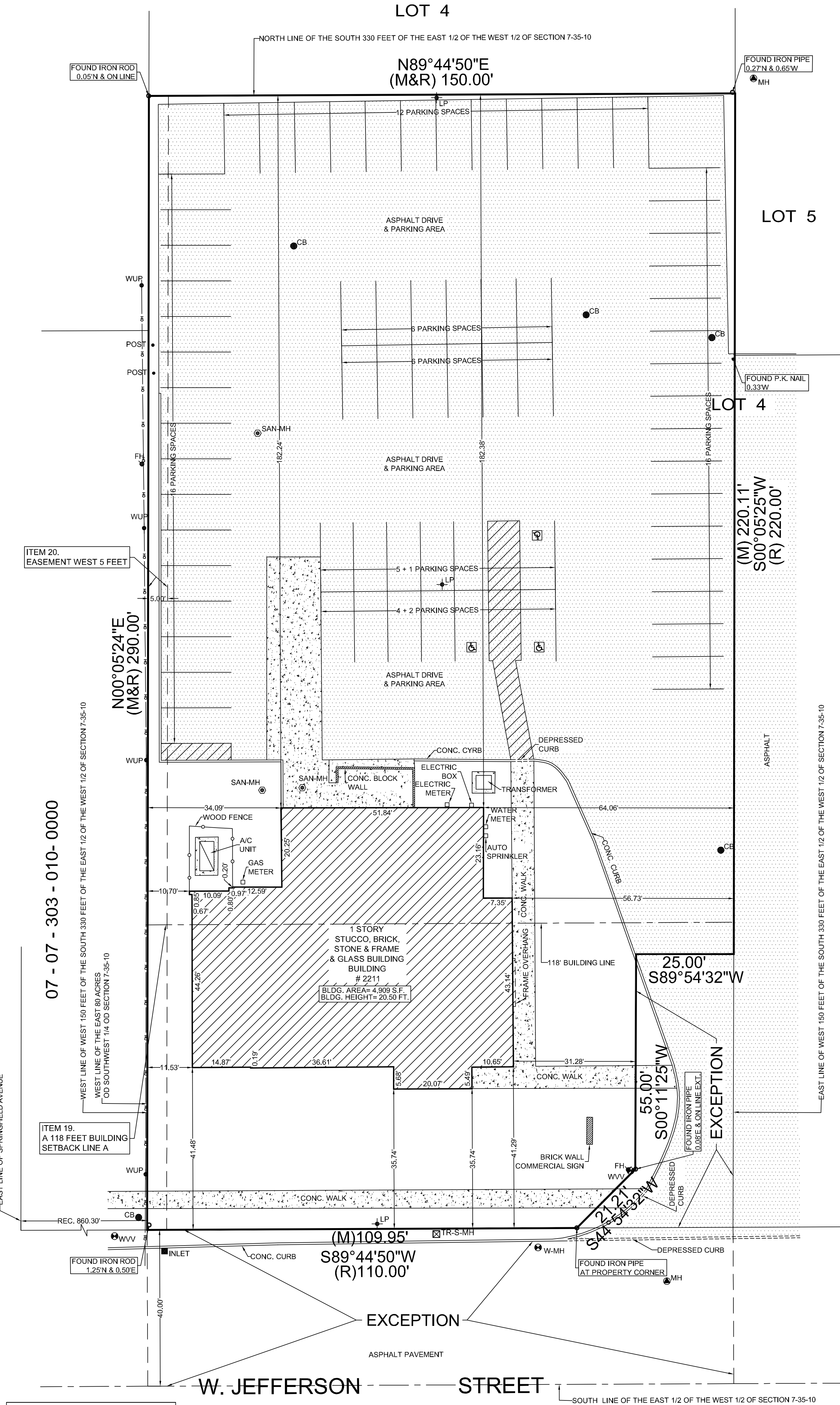
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN **ACCORDANCE WITH 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, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2022.

DATE OF PLAT: MARCH 3, 2022.

BY:  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2023



LEGEND	ABBREVIATIONS
	SANITARY MANHOLE
	CATCH BASIN
	INLET
	WATER MANHOLE
	WATER VALVE VAULT
	FIRE HYDRANT
	LIGHT POLE
	WOOD UTILITY POLE
	TRAFFIC SIGNAL MANHOLE
	MANHOLE
	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA

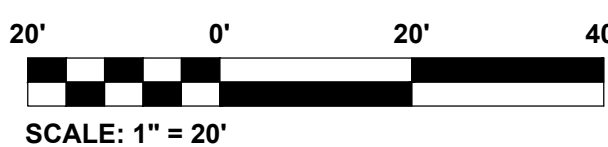
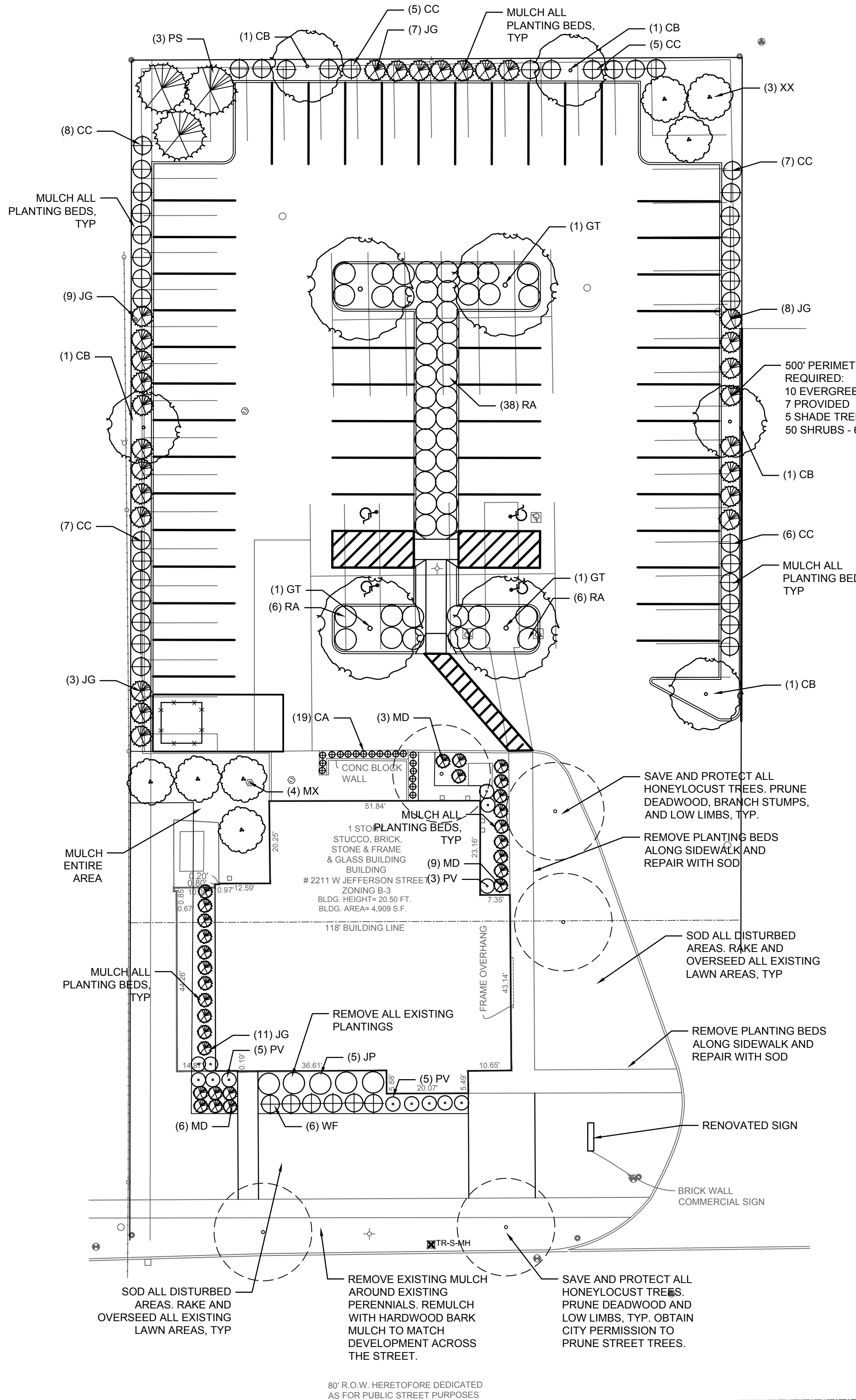
ORDERED BY: GW PROPERTIES	
SCALE : 1" = 15'	
DATE :MARCH 1, 2022	
FILE No.:	
2022 - 29871	
DATE	REVISION

#### FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17197 C 0144 G**, WITH A DATE OF IDENTIFICATION OF **FEBRUARY 15, 2019**, FOR COMMUNITY NUMBER **170702 0144 G**. IN WILL COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.







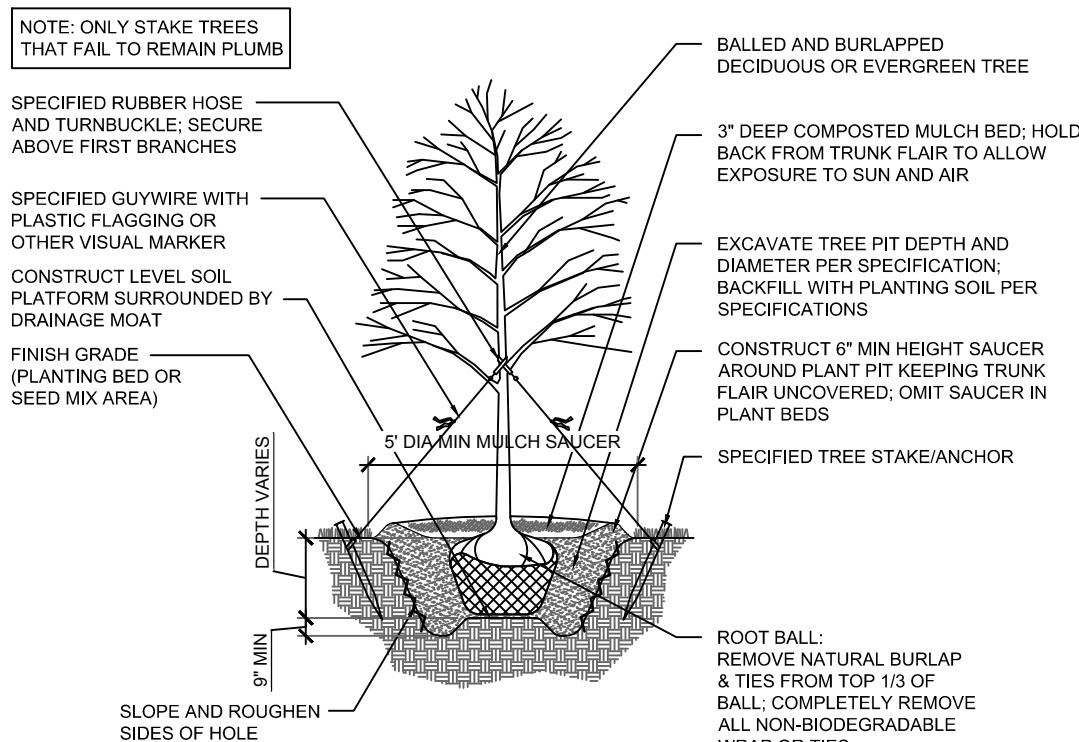
#### EXISTING TREE CHART

NUMBER	SCIENTIFIC NAME/COMMON NAME	CONDITION	COMMENTS
1	Gleditsia icarantos Interms Thornless Honeylocust	good	Prune all deadwood, remove lower hanging branches.
2	Gleditsia icarantos Interms Thornless Honeylocust	good	Prune all deadwood, remove lower hanging branches.
3	Gleditsia icarantos Interms Thornless Honeylocust	good	Prune all deadwood, remove lower hanging branches.
4	Gleditsia icarantos Interms Thornless Honeylocust	good	Prune all deadwood, remove lower hanging branches.
5	Gleditsia icarantos Interms Thornless Honeylocust	fair	Prune all deadwood, remove branch stump.

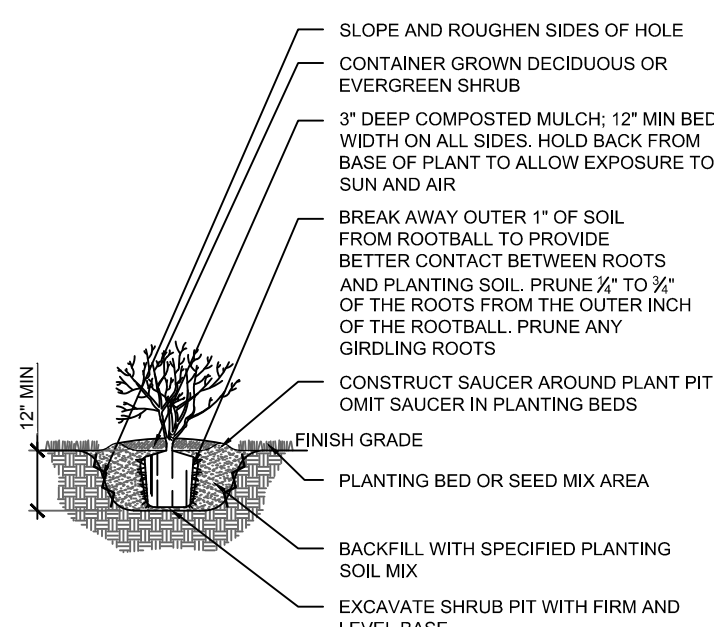
PROFESSIONAL LANDSCAPE ARCHITECT:  
LAUREL HARRINGTON, PLA, ASLA, LEED BD+C  
IL - 157.000966  
HORNER & SHIFRIN

#### PLANT LIST

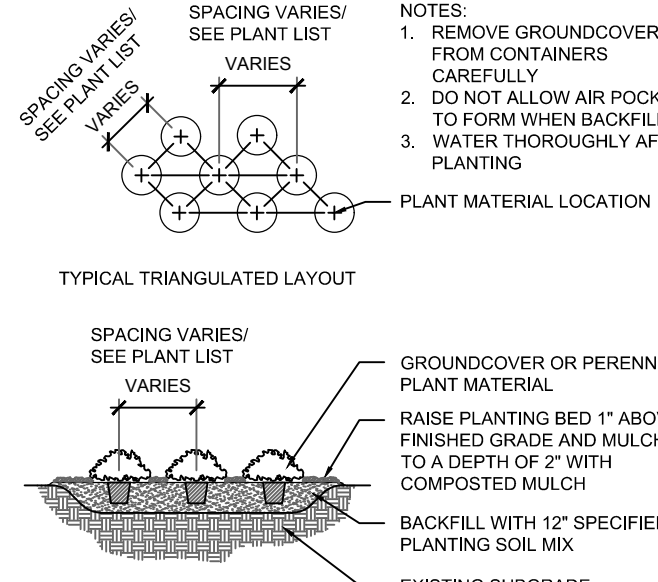
SYM	QTY	SCIENTIFIC NAME/COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
Canopy, Evergreen and Ornamental Trees						
CB	5	Corpus Nidula 'Fastigata' Pyramidal European Hornbeam	2' cal	per plan	B&B	Specimen quality
GT	4	Gleditsia icarantos Interms 'Skydole' Skyline Honeylocust	2' cal	per plan	B&B	Specimen quality
MX	4	Malus Pratincola Pratincola Crabapple	1-1/2' cal	per plan	Container	Specimen quality
PS	3	Pinus strobus White Pine	7' cal	per plan	Container	Specimen quality
Shades, Perennials, Grasses and Groundcovers						
CA	19	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#1	per plan	Container	Specimen quality
CC	38	Caryopteris x daniellensis 'Dark Knight' Dark Knight Caryopteris	#7	per plan	Container	Specimen quality
MD	18	Microbiota decussata 'Celtis Pride' Celtis Pride Siberian Cypress	#7	per plan	Container	Specimen quality
JG	39	Juniper virginiana 'Grey Owl' Grey Owl Juniper	#7	per plan	Container	Specimen quality
JP	5	Juniper x citrifolia 'Sea Green' Sea Green Juniper	#5	per plan	Container	Specimen quality
PV	13	Parsonsia virginiana 'Heavy Metal' Heavy Metal Blue Switchgrass	#5	per plan	Container	Specimen quality
RA	50	Rhus aromatica 'Gro-low' Grow-Low Fragrant Sumac	#3	per plan	Container	Specimen quality
WF	6	Weigela florida 'Tokyoensis' Spotted Wine Weigela	#5	per plan	Container	Specimen quality



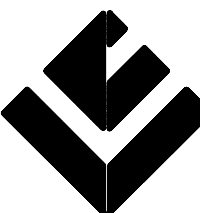
1 DECIDUOUS & EVERGREEN TREE  
1/4" = 1'-0"



2 CONTAINER SHRUB  
1/4" = 1'-0"



3 GROUNDCOVER/PERENNIAL  
1/4" = 1'-0"



BLANCHARD AE GROUP, LLC  
LAURA BLANCHARD, P.E.  
PROFESSIONAL ENGINEER NO: E-42947-6  
1425 WAKARUSA DR STE B LAWRENCE, KS  
66049  
PH: 785.993.0300  
LBLANCHARD@BAE.GROUP

CIVIL ENGINEER:  
**HORNER & SHIFRIN**  
101 LAURA K DRIVE, STE. 101 OTTAWA, MO 63366-3891  
WWW.HORNERANDSHIFRIN.COM  
PHONE: 636-226-2262  
CERTIFICATE OF AUTHORITY: 000169  
EXPIRATION DATE: DECEMBER 31, 2023

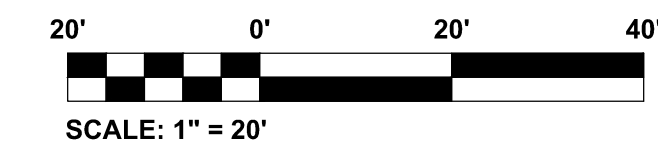
**BLOG**  
2211 W JEFFERSON STREET  
JOLIET, ILLINOIS 40635

REISSUE DATE	
PROFESSIONAL OF RECORD	

PROJECT NO.	2203501
DATE	6/14/2022
DRAWING TITLE	LANDSCAPE PLAN LSH XXX
SHEET NO.	LP-01

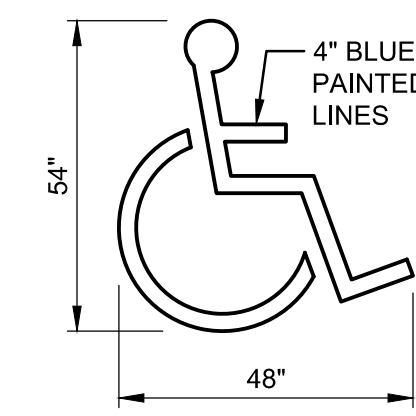






1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

\* SIGN AND HEIGHT TO MEET STATE, COUNTY, AND CITY REQUIREMENTS AND SIGN SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND AND MUST READ "50 TO 300 FINE"





**Figure 1: Existing south and east façade along Jefferson Street, circa July 2022**



**Figure 2: Existing east façade, circa July 2022**





Figure 3: Existing west façade, picture circa September 2018.



Figure 4: Existing north (rear) façade, picture circa September 2018.

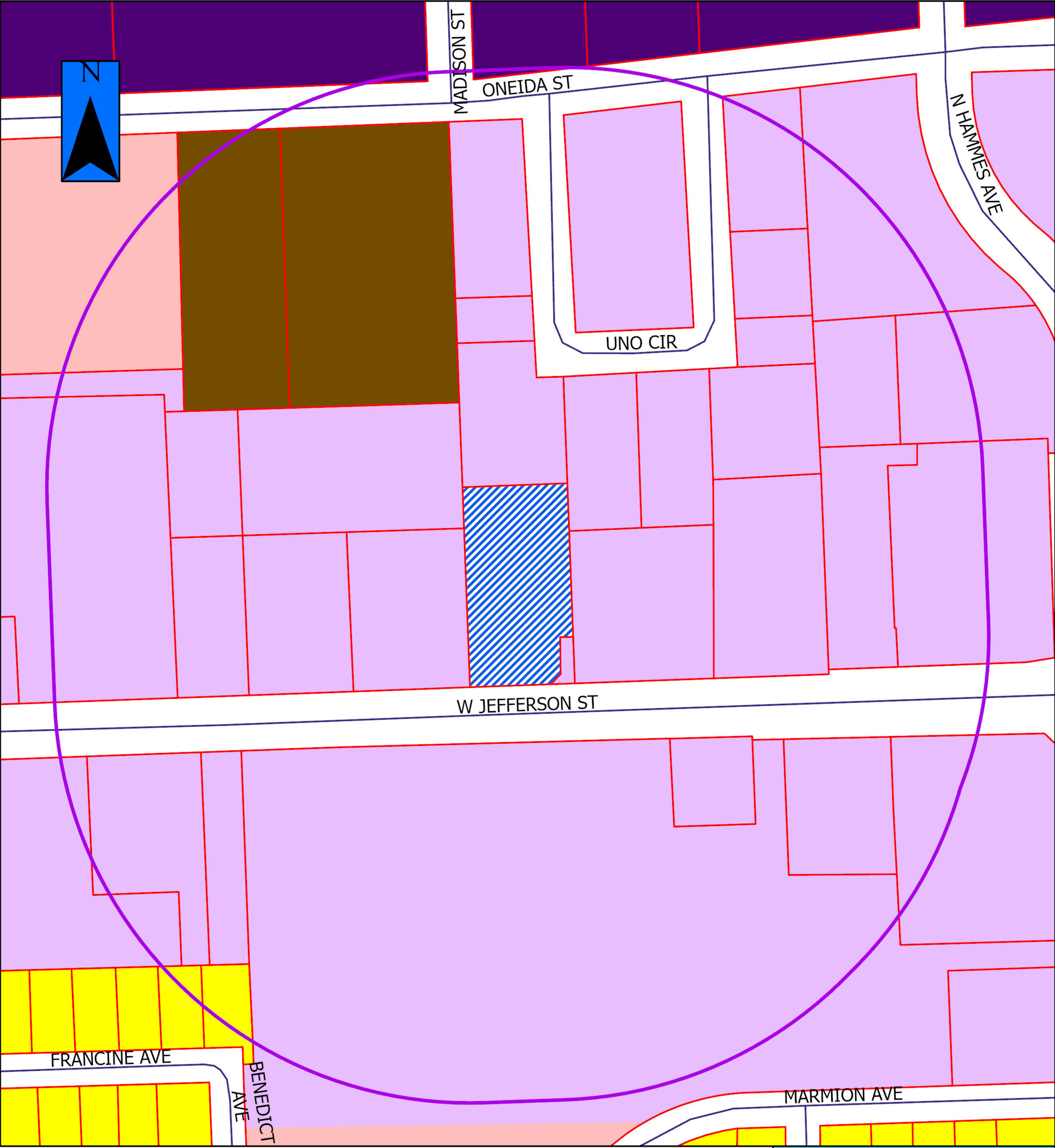




Figure 5: Existing rear parking area, picture circa July 2022.









2022-47

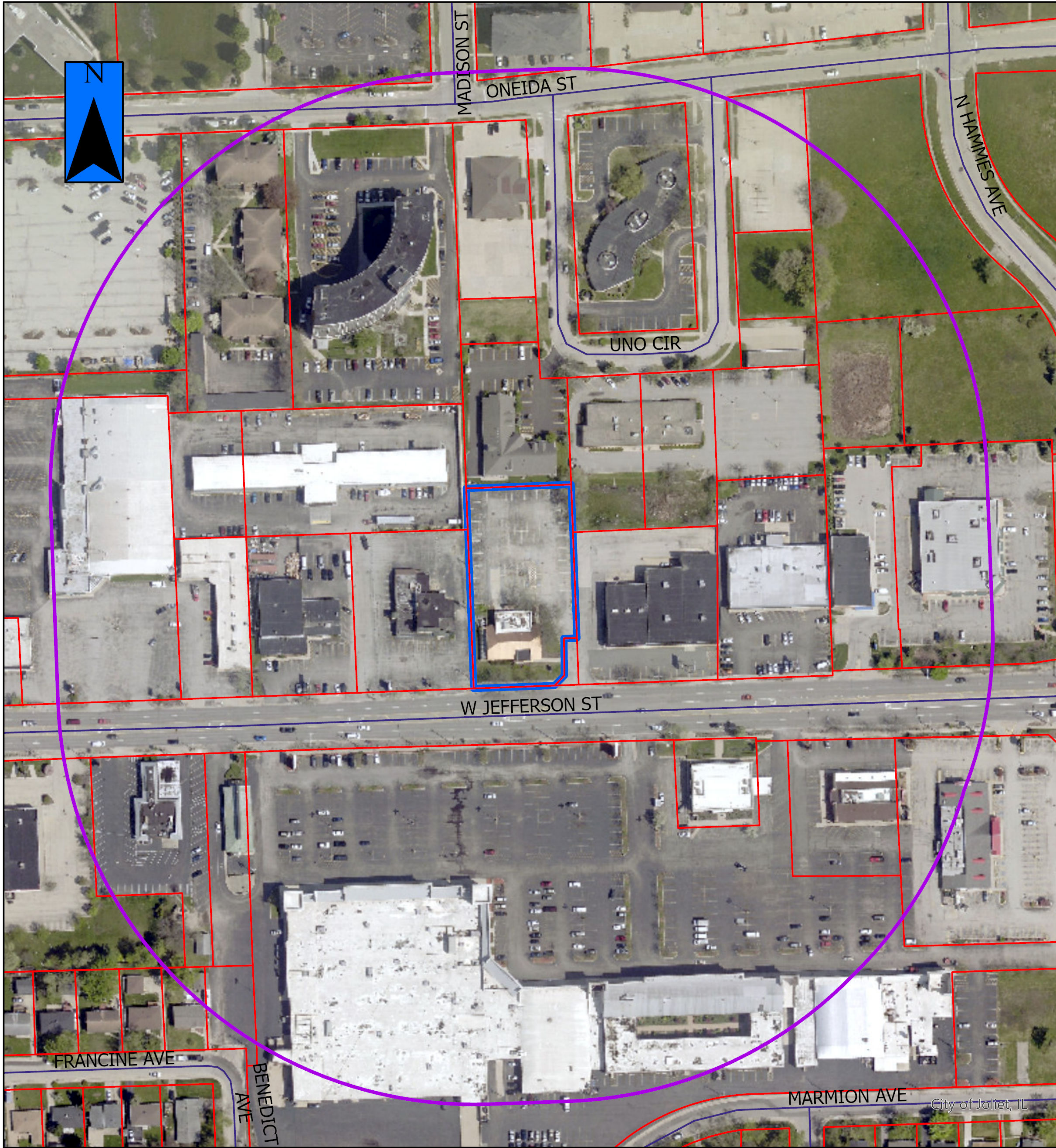


 = Property in Question

 = 600' Public Notification Boundary



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





2022-47a



-  = Property in Question
-  = 600' Public Notification Boundary