



**DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION  
CITY OF CHICAGO**

**LIQUOR LICENSE PLAN OF OPERATION**

**Licensee:** Just Grapes, LLC  
D/b/a: Just Grapes

**Premises:** 1149 N. State Street  
Chicago, IL 60610

**Application Type:** Packaged Goods Liquor License

**Account Number:** 279015

**Site:** 2

Pursuant to Chapter 4-60-040(h) of the City of Chicago Municipal Code, the City of Chicago Local Liquor Control Commission (LLCC) and the above named Licensee have agreed to the issuance of a Package Goods liquor license under the following conditions:

1. Licensee shall not sell alcoholic beverages earlier than 10am on Monday through Saturday or 11am on Sunday, and shall not sell alcoholic beverages after 10pm on Monday through Saturday or 6pm on Sunday.
2. Licensee shall operate an upscale store retailing high quality wines, beers, and spirits, with a focus on artisanal and craft producers, in the same tenor as its previous operations conducted at 560 West Washington Boulevard, Chicago, IL. Licensee shall not sell alcoholic beverages such as "Mad Dog", "Boone's Farm" or "Night Train," nor shall it sell any bottles of wine for less than \$5.00. It is anticipated that the median price point will be around \$35.00 per bottle. Individual craft beers shall not be sold for less than \$6.99 per 6-pack or \$3.99 per 16.9 ounce bottle. Licensee will not sell any wines in containers of less than 375 ml, or beers or spirits in packaging for less than 16 oz. Wine shall at all times comprise not less than 95% of Licensee's inventory.



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3. Licensee anticipates that a majority of its clientele will be comprised of pedestrian traffic, given the density of the neighborhood. Licensee will discourage any illegal parking of vehicles by its patrons in the vicinity of the Premises, and will offer free local delivery with a minimum volume purchase.
4. Licensee shall monitor noise levels emanating from the Premises and shall take immediate action to alleviate and abate the excessive noise at any time while the Premises are in operation. Licensee shall regularly monitor the exterior area around the premises during all of its business hours in order to address and abate noise, loitering and littering complaints about Licensee's patrons or employees. A direct cellphone/text number will be made available to residents in order to contact the manager on duty. Licensee will display a sign in a conspicuous location near the front door inside the Premises that reads, "Please Respect Our Neighbors, Please Exit Quietly and Do Not Loiter."
5. Licensee agrees that any new concept for the Premises shall not include any of the following (collectively, the "Prohibited Uses"): nightclub, tavern, cocktail lounge, adult entertainment facility or cabaret. The operation of one or more of the Prohibited Uses shall be deemed a violation of this Agreement.
6. Licensee shall keep garbage containers in good repair and in enclosed garbage bays and limit disturbance to immediate residential neighbors by limiting the loading of garbage containers in the alley primarily between the hours of 9:00 a.m. - 9:00 p.m. daily, excluding Sunday when no garbage loading shall occur after 6:00 p.m. All care will be taken to limit noise and disturbance when garbage is being loaded at any other time.




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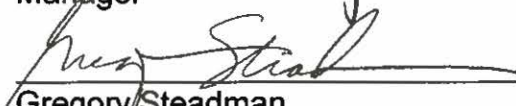
The conditions of the Package Goods liquor license issued pursuant to this plan of operation are legally binding and may be enforced by the City of Chicago enforcement authorities under MCC 4-60-040. All other conditions of the license are governed by the City of Chicago Municipal Code. Violation of the above stated conditions may result in the imposition of a fine and/or suspension or revocation of all business licenses issued to the Licensee. Violation of the above stated conditions may also result in the issuance of Cease and Desist Orders prohibiting the activity which violates the conditions of the liquor license.

The conditions of the Package Goods liquor license issued pursuant to this plan of operation shall apply to the business address and License and to all officers, managers, partners, and direct or indirect owners of the licensed entity. The sale of the business to other persons purchasing the stock or membership units of the licensed entity does not void the conditions of the license. Any and all potential new owners of the licensed entity shall be subject to the same conditions set forth in this plan of operation.

It shall be the duty of every person conducting, engaging in, maintaining, operating, carrying on or managing the above mentioned business entity to post this liquor license plan of operation next to the Package Goods liquor license in a conspicuous place at the business address.

**Licensee: Just Grapes, LLC**  
**Business Address: 1149 N. State Street Chicago, IL 60610**

  
Donald T. Sritong  
Manager

  
Gregory Steadman  
City of Chicago  
Local Liquor Control Commissioner

Dated: June 20, 2013