



CITY OF CHICAGO

DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION

## NUISANCE ABATEMENT PLAN

**Licensee:** Grand Avenue Station, LLC dba Mobil Mini Mart

**Premises:** 3601 W. Grand Ave., Chicago, Illinois 60651

**Licenses:** Filing Station, Tobacco, Retail Food Establishment

**Account:** 335673

The Superintendent of the Chicago Police Department, through his command staff, determined that summary closure of the premises pursuant to Municipal Code of Chicago §4-4-285 was warranted on **May 3, 2022**, pursuant to an investigation about a violent incident occurring at the premises on **May 2, 2022**. The City of Chicago having filed case **22 SC 07**, pursuant to the Licensee's written request for a probable cause and nuisance abatement hearing, the Licensee has presented this nuisance abatement plan in an effort to mitigate against the threats to public safety arising from this violent incident. The City of Chicago and the above-named Licensee have agreed to the following Nuisance Abatement Plan:

1. **Effective Date** – This Nuisance Abatement Plan is effective beginning June 13, 2022. Licensee shall not re-open until this Nuisance Abatement Plan is executed by both the Licensee's representative and a representative of the City of Chicago Department of Business Affairs and Consumer Protection.
2. **Prior Plan of Corrective Action**– All provisions of the "Approved Plan of Corrective Action" entered into by the City of Chicago Department of Business Affairs and Consumer Protection and the Licensee, signed by Tamara Haddad, Member of Grand Avenue Station, LLC. on July 26, 2021 and Tamara Starks, Deputy Commissioner of the City of Chicago Department of Business Affairs and Consumer Protection on July 27, 2021, attached hereto as Exhibit A, are hereby incorporated by reference to this Nuisance Abatement Plan. If any provision of the "Approved Plan of Corrective Action" conflicts with any provision of this Nuisance Abatement Plan, then the provision from this Nuisance Abatement Plan shall be controlling.
3. **Hours of Operation and Method of Operation** – The Licensee is open 24 hours a day, 7 days a week. The Licensee agrees that the interior of the premises shall be open from 6:00 a.m to 10 p.m. Further, the Licensee agrees that all sales shall take place only from the premises window and no patrons are allowed inside the interior of the store from 10:00 p.m to 6:00 a.m.
4. **Security** - The Licensee agrees to employ an independent licensed private security contractor agency to provide the following:



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- One (1) armed licensed security guard on duty, all year round, seven (7) days per week, for the hours of 6:00 a.m. to 10:00 p.m.;
  - One (1) unarmed licensed security guard on duty, all year round, seven (7) days per week, for the hours of 10:00 p.m. to 6:00 a.m.;
  - All security guards shall possess and carry a valid Permanent Employee Registration Card (PERC) at all times they are working at the premises;
  - All security guards shall wear matching, distinctive uniforms while on duty that make them clearly and conspicuously identifiable as security. These uniforms must be clearly labelled "SECURITY";
  - All security guards shall ensure that loiterers and trespassers inside and outside the business leave the premises and move away so that sidewalks and entrances to the store are not impeded;
  - All security guards shall report any and all illegal activities witnessed by the guard or Licensee's employees to 911;
  - All security guards and other employees shall sign complaints and testify as necessary.
5. **Outdoor Lighting** - The Licensee shall maintain its current exterior lighting.
6. **Participation in OEMC Private Sector Camera Initiative** – The Licensee shall participate in the City of Chicago's Office of Emergency Management and Communications (OEMC) Private Sector Camera Initiative. In doing so, Licensee shall upgrade its cameras to be compatible with OEMC's unified video surveillance network and shall connect them to the OEMC unified video surveillance network within 60 days of the execution of this Nuisance Abatement Plan. Until Licensee's cameras are upgraded and connected to the City of Chicago's OEMC unified video surveillance network, the Chicago Police Department shall be granted and provided with a username and password, allowing for onsite and remote access to the Licensee's surveillance system. The Licensee shall maintain such cameras and video footage for a minimum of 30 days, and make all such recordings immediately available upon the request of CPD or any other City of Chicago agency.
7. **No Loitering or Trespassing Tolerated** – The Licensee shall urge loiterers not to congregate inside the business or on the public way in front of or on the side of the business. The Licensee shall ban unauthorized people from loitering and trespassing and shall enforce the ban by



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instructing unauthorized people to leave and calling the police if they do not obey. The Licensee agrees to call 911 to report all illegal activity, including loitering.

8. **“No Loitering” and “No Trespassing” Signs** –The Licensee must post “No Loitering” and “No Trespassing” signs in a clear and conspicuous manner on the exterior of the business, and obtain any required City permits to do so within 45 days of the execution of this Nuisance Abatement Plan.
9. **Criminal Trespass Affidavit Program** – Licensee shall participate in the “Criminal Trespass Affidavit Program” and shall execute a Criminal Trespass Affidavit within 14 days by filling out the necessary paperwork with the 11<sup>th</sup> District of the Chicago Police Department. Licensee shall renew its affidavit every year.
10. **911 & Incident Logs** – The Licensee shall keep and maintain a Log of all calls to 9-1-1 and an Incident Log on which the owner and / or employees record any illegal activity observed inside or outside of the Licensed Premises. Both logs shall be kept on the licensed premises for a period of one year and made available to CPD or BACP (Business Affairs and Consumer Protection) upon request.
11. **Cooperation with Chicago Police Department** – The Licensee shall attend (or have a representative attend) all C.A.P.S. (Community Alternative Policing Strategy) beat meetings, the 11<sup>th</sup> District gas station business meetings, and other similar CPD sponsored meetings to improve awareness with community concerns of problems within the neighborhood. The Licensee further agrees to cooperate with the police department in any and all incident investigations. The Licensee agrees to work with the local alderman and community groups to address any issues with the operation of the business.

The conditions of this Nuisance Abatement Plan are legally binding and may be enforced by City of Chicago enforcement authorities. Violations 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. Violations 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 licenses.

The conditions of the Nuisance Abatement Plan shall apply to the business address and licensee and to all officers, managers, members, partners and direct or indirect owners of the entity which is licensed. The sale of the business to other persons purchasing the stock 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, operating, carrying on, or managing the above-mentioned business entity to post this Nuisance Abatement Plan next to the business license certificates in a conspicuous place at the business address.




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**Licensee:** Grand Avenue Station, LLC dba Mobil Mini Mart  
3601 W. Grand.  
Chicago, Illinois 60651

By:  Date: 6/3/2022  
DocuSigned by:  
B3B7B72BAFC044A  
Nabil Ahmed, Member

And

By:  Date: June 13, 2022  
Tamara Starks, Deputy Commissioner,  
City of Chicago, Department of Business Affairs and Consumer Protection



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**APPROVED PLAN OF CORRECTIVE ACTION**

- Licensee:** Grand Avenue Station LLC dba Mobil Mart
- Premises:** 3601 W. Grand Avenue, Floor 1<sup>st</sup>, Chicago, IL 60651
- Licenses:** Tobacco, Retail Food Establishment,  
Filling Station, Auto Gas Pump Certification

Pursuant to the City of Chicago Municipal Code Section 4-4-313 (d)(1), the City of Chicago Department of Business Affairs and Consumer Protection (“BACP”), and the above-named Licensee have agreed to the following license conditions concerning the operation of the business as a result of the community nuisance meetings beginning November 16, 2020, under N-20-0118.

- 1. Effective Date:** This Approved Plan of Corrective Action is effective immediately upon signature by both parties, as reflected on the last page of this document.
- 2. Incident Monitoring and Reporting:** Licensee shall keep and maintain a log of all incidents and calls to 9-1-1 including the date, time, caller information, and reason for the call. The log shall be used by the owner and/or employees to record any fighting, disturbances of the peace, unruly behavior, or any criminal activity observed inside or outside the licensed Premises and indicate whether 9-1-1 was called. The log shall be kept in management’s office in the licensed Premises for a period of one (1) year and made available to BACP or any law enforcement



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agency upon request. The Licensee shall ensure that employees sign criminal complaints when requested by police and testify as needed. See 911/Incident Log attached as Exhibit 1.

**3. Dedicated Security Staff:** Licensee shall cause the Premises to be staffed with one (1) properly trained individual who only perform security related duties (“Security Attendant”) from 12:00 p.m. through 10:00 p.m. every day the business is open. The Security Attendant shall be responsible to:

- a. Wear a distinctive uniform which clearly identifies him/her as security.
- b. Maintain a highly visible presence outside the business. As such, the Security Attendant shall be outside patrolling the business for no less than twenty (20) out of every thirty (30) minutes.
- c. Take affirmative steps to prevent fighting, disturbances of the peace, unruly behavior, loitering, and all other criminal activity.
- d. Call 9-1-1 to report any fights, unruly behavior, and any criminal activity that occurs on or within sight of the licensed Premises.
- e. Sign complaints and testify when requested.
- f. Maintain the use of a marked security vehicle to circle the Premises lot and park in a strategic location on the Premises to deter criminal activity.



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**4. Operation from Window:** The Premises doors for patron access to the store shall be closed from 9:00 p.m. through 6:00 a.m. seven (7) days per week. During that time, all sales at the Premises shall take place only from the Premises window.

**5. Video Surveillance System:** Licensee shall install and maintain a video surveillance system with high resolution cameras.

- a. The system shall cover all areas of the interior and exterior of the premises.
- b. The cameras installed at each building entrance and exit shall be employed and lighted in such a manner to easily identify persons entering and exiting the building from a minimum distance of fifteen (15) feet.
- c. The system shall record 24 hours each day.
- d. All files of footage shall be kept in management's office in the licensed premises for a minimum of thirty (30) days and made immediately available upon request to BACP or any law enforcement agency.
- e. Licensee shall keep a log of all requests for, access to, and dissemination and use of, recorder material made by video surveillance cameras. Copies of the access log shall be provided to BACP or any law enforcement agency upon request.



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**6. Signage:** Licensee shall maintain signage inside and outside the Premises informing patrons of Licensee's no loitering policy.

**7. CAPS and Community Meetings:** The Licensee or a representative shall attend the 011<sup>th</sup> District C.A.P.S. (Community Alternative Policing Strategy). If requested with adequate notice, Licensee or a representative shall attend meetings conducted by the Alderman, Police Commander, the 011<sup>th</sup> District Business Meeting, and any similar CPD-sponsored meetings to improve awareness with community concerns of the neighborhood, and to identify and address any issues with the operation of the business, including loitering, crime, or any other quality of life issues.





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The conditions of this Approved Plan of Corrective Action are legally binding and may be enforced by City of Chicago enforcement authorities. Violation of the above-stated conditions may result in the imposition of a fine in addition to license suspension or revocation of all business licenses issued to the Licensee. Violations 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 license.

The conditions imposed pursuant to this Approved Plan of Corrective Action shall apply to the business address, Licensee, and to all officers, managers, partners, and direct or indirect owners of the licensed entity. The sale of the business to other persons purchasing stock or membership of units of the licensed entity does not void the above conditions on the license. Any and all potential new owners of the licensed entity shall be subject to the same conditions set forth in this Approved Plan of Corrective Action.

It shall be the duty of every person conducting, engaging in, operating, carrying on or managing the above-mentioned business entity to **post this Approved Plan of Corrective Action next to the license certificate(s) in a conspicuous place at the business address.**



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Licensee: Grand Avenue Station LLC dba Mobil Mart

Premises: 3601 W. Grand Avenue, Floor 1<sup>st</sup>, Chicago, IL 60651

By:

  
Tamara Haddad, Member

Date: 7-26-21

  
Tamara Starks, Deputy Commissioner  
City of Chicago, Department of Business  
Affairs and Consumer Protection

Date: 7-27-2021