



CITY OF CHICAGO



DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION

AGREED LICENSE PLAN OF OPERATION

Licensee: Lemon Chicago LLC

Premises: 1600 W. Grand Ave.

License Type: Public Place of Amusement (1050), Retail Food Establishment (1006), and Tavern (1470)

Account Number: 500729

Site Number: 01

Pursuant to the City of Chicago Municipal Code Sections 4-60-040 (h) and 4-156-311, the City of Chicago Department of Business Affairs and Consumer Protection (BACP) and the above-named Licensee have agreed to the issuance of a Public Place of Amusement (1050), Retail Food Establishment (1006), and Tavern (1470) license under the following conditions:

1. Licensee will use the Premises for the operation of a neighborhood craft cocktail bar with a small stage, open to the general public. The Public Place of Amusement license will be used for ambient music throughout the Premises. This includes music provided by DJ's or live entertainment. Licensee plans to offer its patrons live bands and other forms of live entertainment in full compliance with city ordinance.
2. The Premises shall also be used to host private events, including but not limited to charitable events, office parties, weddings, private parties, marketing events, corporate events, holiday parties and similar events that may occur from time to time. These events will not be held outside normal operating hours including occasional Sundays as mentioned above.
3. Licensee will not offer for sale "bottle service" of spirits products for on-premises consumption. Lemon will not operate as a nightclub.
4. During any venue style operations, Licensee will employ appropriate security staff, identified as security, and take measures to ensure crowd control both within and outside of the Premises and to minimize noise levels.
5. Licensee intends to open with the following normal hours of operation:

Monday through Wednesday: 4pm - 12am

Thursday and Friday: 4pm - 2am
Saturday: 2pm - 2am
Sunday: Closed

6. Licensee will normally be closed Sunday, but may open on Sunday from time to time for specific events. On Sundays when Licensee is open, hours of operation are anticipated to be 12pm to 10pm. Thursday through Saturday, last call will be 1:30am. Doors must be locked no later than 2am and all patrons must be out of the building. Only staff members and security shall be allowed in the building after 2am.
7. Licensee may adjust closing times depending on demand and will update this Plan of Operation accordingly.
8. The Licensee agrees that it will not, at any time, apply for a City of Chicago Late Hour Liquor License.
9. The Licensee agrees that if it were to apply for an outdoor patio license in the future, it would be for standard hours of operation, a hard close time, and there would be no live or recorded music on the outdoor patio, in compliance with 4-60-140(g) of the Municipal Code.
10. While the Premises are in operation, the Licensee shall monitor the interior of the Premises and shall not allow the number of persons to exceed the occupancy limit certified by the Department of Buildings and as set forth on the occupancy placard.
11. Licensee shall engage the services of a licensed and bonded security company. Security and staff will have radios to communicate in the event that an emergency arises. Security shall wear identifiable clothing marked "Security;" Licensee's security personnel shall have the following duties and responsibilities:
 - A. Act to prevent excessive noise when patrons leave the premises.
 - B. With management, keep a count of patrons in the premises to ensure that the maximum occupancy is not exceeded using hand clickers to monitor the number of patrons entering and exiting.
 - C. Not permit intoxicated persons to enter the premises.
 - D. Security will be posted in the front and back of the premises to eliminate loitering and monitor volume control.
 - E. Observe the actions of Licensee's patrons on and adjacent to the premises, including parking areas.
 - F. Within one hour after closing, Licensee shall police the areas in front and back of the premises to remove litter resulting from the Licensee's operation and patrons. Licensee shall maintain a daily clean-up log, identify the time or times of clean up and the names of the employees doing the clean-up. The

clean-up log shall be made available to CPD and BACP upon request.

12. Licensee shall maintain video surveillance cameras of a number, type, placement and location inside and outside conforming to the following:

A. The cameras can view and record all activity in the areas where alcoholic beverages are displayed for sale and at all points where transactions involving alcoholic beverages will be conducted and public areas outside and adjacent to the premises (Licensee will install 8 cameras for this purpose);

B. The cameras are sufficiently light sensitive and provide sufficient image resolution to produce easily discernible images;

C. The images recorded by the cameras are capable of being viewed through use of electronic file transfer and other digital means and are capable of being transferred to a variety of portable form of content or media;

D. All camera recordings are indexed by date and time and will be preserved on the Licensee's computer system for at least thirty (30) days after recording;

E. All camera recordings will be stored in a secure manner, the access to which shall be limited only to authorized Licensee personnel; and

F. All camera recordings will be made available to the any City agency upon request.

13. The exterior of the facility shall be monitored throughout the hours of operation, and within one hour prior to opening and one hour after closing, Licensee shall police the areas in front and back of the premises to remove litter resulting from the Licensee's operation and patrons. Licensee shall maintain a daily clean-up log, identify the time or times of clean up and the names of the employees doing the clean-up. The clean-up log shall be made available to CPD and BACP upon request. Trash containers shall be locked.

14. Licensee shall provide personnel to host and to monitor the door when warranted given the expected business and use of the stage on a given night. Security personnel will be present when live music is being performed on stage. Lemon staff at all times will maintain a basic level of awareness to deter any unlawful acts in or around the Premises. Employees will regularly monitor the exterior area around the Premises during business hours to address and abate noise or other complaints about Licensee's patrons or employees, and in addition:

A. All bartenders, bouncers, and servers shall be BASSET or TIPS certified and shall produce certificates upon request of CPD or BACP;

B. All bartenders, bouncers, and servers shall be trained with respect to the detection of fraudulent identification;

- C. All bartenders, bouncers, and servers shall be trained to identify intoxicated patrons and will take pro-active steps to prevent the intoxication of patrons; and
 - D. All staff members will be given a prevention plan on how to deal with intoxicated guests, numbers for cab companies, what to do if you expect a customer to become violent, and how to prevent internal/external theft.
 - E. Licensee shall take steps to prevent fighting, disturbances of the peace, public intoxication, unruly behavior or other criminal activity via the presence of adequate exterior lighting and staff monitoring.
 - F. Staff will enforce occupancy limits at all times.
 - G. In the event that any criminal activity occurs, the police department will be contacted. Licensee will immediately notify the police of any illegal activity in and around the Premises.
 - H. Illicit drugs will not be tolerated.
15. The Licensee shall monitor noise levels emanating from the Premises and take appropriate action to alleviate and abate excessive noise at any time while the Premises are in operation to ensure compliance with the Noise and Vibration Control Ordinance. While the Premises are in operation, Licensee shall have an on-site manager who will monitor music noise levels emanating from the Premises and shall take reasonable action to alleviate and abate any excessive noise including music or bass emanating from the Premises. Licensee shall prohibit the audio-visual technician, performers, and music levels from exceeding a set maximum noise level as defined by the Chicago Environmental Noise Ordinance. Exterior doors are to remain closed during live performances and events.
16. Licensee shall maintain sufficient trash containers to accommodate waste, and ensure that trash containers are locked and secured. Licensee will contract with a duly licensed waste management/scavenger service to ensure that all trash generated in conjunction with the business activities is picked up regularly. Licensee will adhere to all City of Chicago ordinances concerning commercial dumpsters and refuse and maintain the surrounding areas to secure an area free of litter, graffiti and refuse. Bottle waste will be placed in the containers the following morning rather than after close each night.
17. No parking will be provided on-site. Licensee shall encourage its patrons to utilize public transportation, and additionally promote walking, bicycling and the use of taxis and ridesharing services to get to and from Premises.

18. Licensee will not utilize the services of a valet company to park or relocate patrons' vehicles. Licensee shall discourage any illegal parking of vehicles by its patrons in front of and around the Premises by refusing service to any such person who is parking in an inappropriate manner. Licensee's security personnel shall monitor the exterior of the premises to prevent and deter patrons from parking illegally.
19. Licensee will enforce all applicable City and State non-smoking laws as they relate to both the interior and the exterior of the Premises.
20. Licensee agrees to post an area within 15 feet of exterior doors depicting the area for "No Smoking" per the City of Chicago Municipal Code. Patrons who leave premises shall not be allowed to return, unless they pay an additional cover charge, if applicable, or are returning from the established smoking area.
21. Signs will be posted by all exterior doors that display "No Guns", "No Loitering" and "Please Respect Our Neighbors, Please Exit Quietly and Do Not Loiter."
22. Staff members will be mindful of volume levels and noise impact to the surrounding properties when leaving the building or opening doors.
23. Upon request by the Alderman, Licensee will make good faith efforts to participate in any relevant meetings in the community to discuss neighborhood issues or concerns. Lemon will attend Chicago Police Department hospitality beat meetings when requested and as appropriate / needed. Lemon will engage with the CPD Business License Sergeant and/or District Commander with any updates to this Plan.
24. While Licensee may at times enlist the services of traditional PR firms, ad agencies and event planners, the Licensee shall not employ "promoters" or any unlicensed persons or entities to market and promote entertainment activities conducted at the premises. Licensee shall not allow any promoters to control the Premises for any event taking place at the Premises. Licensee must at all times control the staff working at the Premises to;
 - A. Control the decision to allow or deny patron access to the Premises;
 - B. Approve all marketing of any event that is to take place at the Premises;
 - C. Ensure agencies and event planners are aware of this requirement by including these requirements in all contracts, and
 - D. Provide copies of all agreements upon request by BACP, LLCC or any law enforcement official.

The conditions of the liquor license and Public Place of Amusement license issued pursuant to this plan of operation are legally binding and may be enforced by the City of Chicago enforcement authorities under Section 4-60-040 (h) and 4-156-311 of the City of Chicago Municipal Code. 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 agreed conditions of the liquor license and Public Place of Amusement license shall apply to the business address and licensee and to all officers, managers, members, partners, and direct or indirect owners of the entity of which is licensed. The sale of the business to other persons purchasing stock of the licensed entity shall be subject to the same agreed 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 abovementioned business entity to post this plan of operation next to the liquor license in a conspicuous place at the business address.

Licensee: Lemon Chicago LLC

Premises: 1600 W. Grand Ave.
Chicago, IL 60622

Seth Blumenthal
Seth Blumenthal
LLC Manager
Lemon Chicago LLC

12/12/2023
Date

Shannon Trotter
Shannon Trotter
City of Chicago
Local Liquor Control Commissioner

12/12/2023
Date