

MEMORANDUM

DATE: February 25, 2009

RE: BOARD APPROVED PLANS AND CITATION
WITH DRAFT CONDITIONS

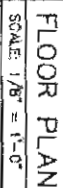
PROJECT:	MoJoe's Cafe
LOCATION:	15750 S. Harlem
BOARD APPROVED DATE:	November 3, 2008
LEGISLATIVE FILE NUMBER:	2008-0631

I move to approve the special use for MoJoe's Café per the submitted floor plan titled "MoJoe's Floor Plan 15750 Harlem Avenue", prepared by Marc Bernal, received 10-20-08, as a 6,000 square foot coffeehouse/ restaurant and entertainment venue with a total rented party room capacity of 200 seats, a separate total entertainment venue standing-room-only capacity of 490 people and a café/ sales area for 75 seats in the BIZ General Business District for a total maximum occupant load of 575 people; and to be within 330 feet from residential properties in the Colonades subdivision, subject to the following conditions:

1. That parking at the rear of the facility is not permitted for patrons and that parking at the rear is not permitted after 6 p.m.;
2. That MoJoe's Café does not use the rear doorway on the west elevation of the building for anything but loading/ unloading of deliveries and supplies;
3. That MoJoe's Café install a separate garbage dumpster and a garbage enclosure that has a solid wooden or non-white vinyl colored fence behind its facility;
4. That the existing doors on the east facing elevation be moved to the last set of windows on the same elevation and that windows replace the doors at their current location prior to occupancy;
5. That all façade improvements match the existing architecture;
6. That the corridor hallway for MoJoe's Café be built and operational prior to issuance of any occupancy permits;
7. That a security plan is approved by the Orland Park Police Department prior to occupancy;
8. That the petitioner/ MoJoe's satisfies all requirements of the Orland Fire Protection District prior to occupancy;
9. That MoJoe's is limited to operate until two (02:00) a.m. unless there is a significant impact on the neighborhood to the west to merit an earlier closing time determined by the Development Services Department;
10. That tour buses and trucks are parked at the parking stalls immediately along Harlem Avenue;
11. That all mechanical equipment is screened, either at grade level with landscaping or on the roof with a parapet wall of at least three feet in height constructed of materials similar to the building;
12. That all pyrotechnic displays require a permit from the Village of Orland Park per Ordinance 4265 and shall be reviewed using the Village Code, International Fire Code, State Fire Marshal's Office requirements and NFPA 1126;
13. That any new signage is submitted for approval and permits;
14. That all utility equipment is screened from public view;
15. That all building code related items are met;
16. That all health code related items are met.

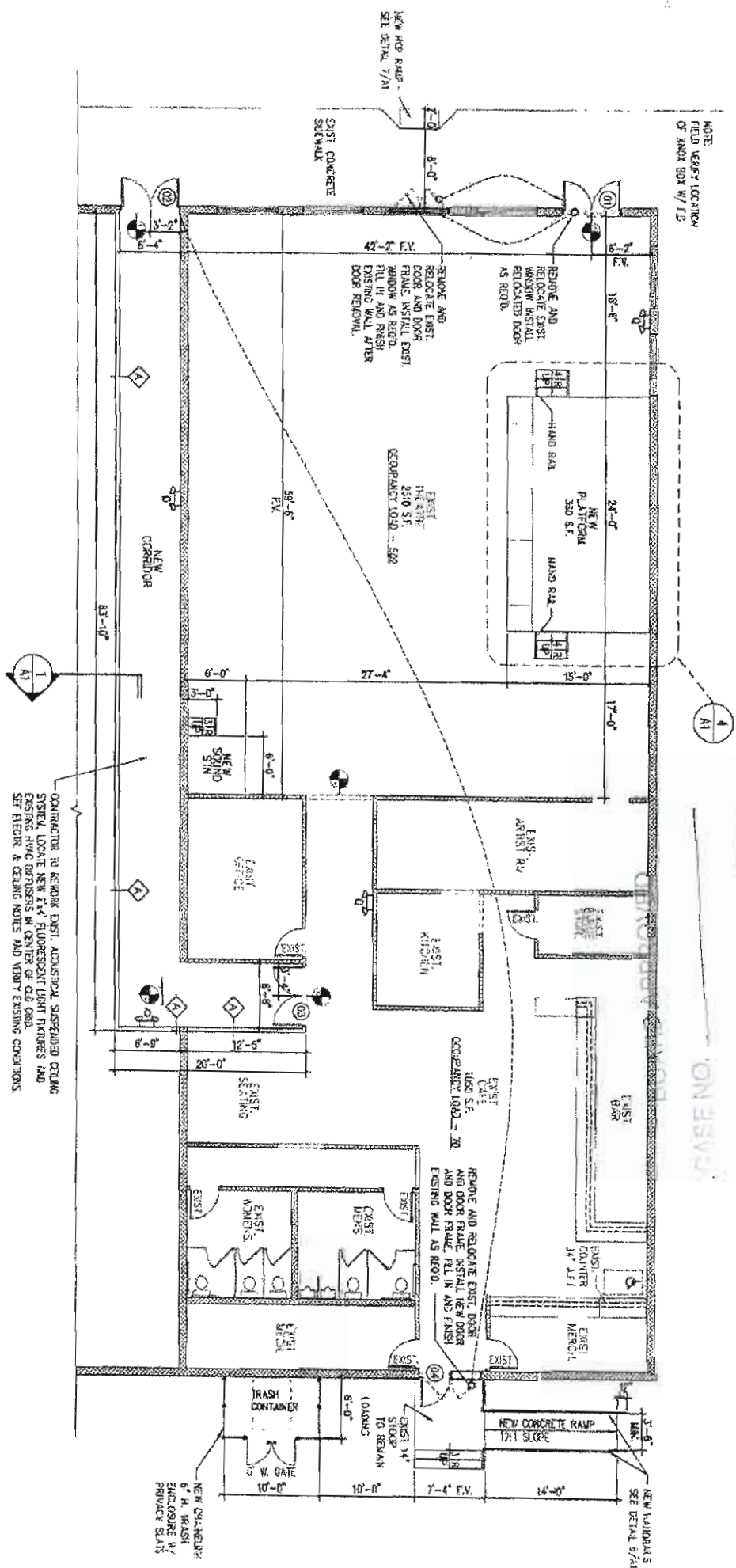
DM/sa
Attachment

c: Ken Friker, Klein, Thorpe, and Jenkins
Petitioner
File



FLOOR PLAN

SCALE: 1/8" = 1'-0"



A detailed floor plan of the second floor. The plan shows a central corridor labeled 'SECOND FLOOR' running vertically. To the left of the corridor are several rooms, including a large room at the top and a smaller room at the bottom. To the right of the corridor are more rooms, including a large room at the top and a smaller room at the bottom. The plan also shows a staircase and various smaller rooms and corridors.

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EXIST. BUILDING

FOOTING

[illegible]

LOCENO

LEGAL RESERVATIONS
CONTINGENT CENTER - EXCLUDING DRAINAGE AND REPUBLIC BANK
THE WEST 34.6397 FEET OF THE EAST 0.15397 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 1/2 OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 1/2 OF THE NORTH 250 FEET OF THE WEST 250 FEET OF THE EAST 300 FEET THEREOF; AND EXCEPTING THEREFROM THE SOUTH 1/2 FEET OF THE WEST 27.5 FEET THEREOF; THE S.W. 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

TECH METRA LTD

INTERIOR ☐ EXTERIOR ☐ FURNITURE ☐ INTERIOR DESIGN
10100 S. HAWTHORNE AVE. #1000, LOS ANGELES, CA 90025

SP-

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DATE: 6-11-4

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September 26th 2008

Special Use Request for Mojoes at 15750 S Harlem Ave. In Orland Park Illinois.

1. Mojoes is requesting the use of the unit at 15750 S. Harlem to be extended from retail to a Coffeehouse with special events which will include the uses; Musical and theatrical entertainment, room rentals for birthday parties, baptisms, baby showers etc. My objective with this location is to help with the need of a theatrical, artistic and musically entertaining atmosphere for all-age groups to congregate as a group to enjoy the same ideals. Also, to serve as a room for rent, such as a banquet hall, where the special use might be a need or desire for prospective party renters. Example: Renting the room for a birthday party, where a stage and open area for seating/standing is needed for a band, musical or theatrical act to perform.

2. Mojoes feels that Orland Park is a great community to have a location and a business such as this due to their emphasis on architecture and their open-mindedness to modern arts, moreover, the villages importance on the art in general. Mojoes will provide a location for people of all ages to sit and enjoy art that relates to music and print, with the ambience of an independent coffee house.. Mojoes would also like to do art shows and craft shows to capture a much larger audience.

3. There will be no visual change to the location referring to the exterior. In the spring of 2009, a patio would like to be an option on the south side of the unit with tables, chairs and The interior will be visually pleasing in colors and design relating to modern art.

4. There will be no major changes that should affect the surrounding properties in relations to visual modifications. The use of this business at this particular location should help with the need of traffic and customers to the restaurants in surrounding plazas and to the immediate plaza.

5. Mojoes , and the special use for coffee and artistic freedoms, will adhere to all rules and regulations in these public facilities and services and all services in this regard will not be limited in anyway.

6. No improvements will be made without an application of a building permit by the city when a permit is necessary. Mojoes will comply with any rules in regards to health and sanitation for the preparations of smoothies, drinks and coffee.

7. Mojoes is not aware of any adverse affects, if any, this special use would cause.

8. Marc Bernal, owner of Mojoes, is licensed for the preparation of coffee and food by the State of Illinois. Health and Sanitation license number is