



DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION  
CITY OF CHICAGO

**AMENDED LIQUOR LICENSE PLAN OF OPERATION**

Licensee: Folkart Tripp, LLC  
DBA: Mordecai Brown

Premises: 3632 North Clark Street, 1st and 2nd floor  
Chicago, Illinois 60613

Application Type: Caterer's Liquor (1481), Public Place of Amusement (1050), Retail Food Establishment (1006), and Tavern (1470), Outdoor Patio (1477)

Account Number: 424320

Site Number: 01

Pursuant to City of Chicago Municipal Code ("M.C.C.") Sections 4-60-040 (h) and 4-156-311 (d)3(A), the Department of Business Affairs and Consumer Protection ("BACP") / Local Liquor Control Commission ("LLCC") of the City of Chicago and the above-named Licensee have agreed to the issuance of a Caterer's Liquor, Public Place of Amusement, Retail Food Establishment, Tavern, and Outdoor Patio licenses (collectively "Licenses") under the following conditions:

1. While Licensee may enlist the services of traditional PR firms, ad agencies, event planners and the like, Licensee will not employ so-called "promoters" or any unlicensed persons or entities who are in the business of promoting a DJ solely for music and dancing, who seek to create a nightclub atmosphere and who collect as payment, a cover charge on behalf of the Licensee. Licensee shall not lease the Premises to promoters. All events will be booked internally with management or ownership. All entertainment shall be overseen by management/ownership.
2. Licensee's entertainment and use of the Public Place of Amusement license shall be under the following conditions:
  - a. Licensee may employ live acoustic bands.
  - b. Licensee may employ disc jockeys.

- c. Licensee may host charitable events.
  - d. Licensee may have ticketed events in collaboration with other chefs, mixologists and restaurant partners.
  - e. Licensee may install or otherwise designate a dance floor when conducting a private or ticketed event.
  - f. Licensee may charge a cover or any other fee for entrance into the premises when conducting a private or ticketed event.
  - g. Licensee will not operate a nightclub or dance club.
  - h. Licensee will close all windows and doors by 10:00 p.m. nightly and anytime live music is playing, notably Floor 2 when there is a live band or a DJ.
3. Licensee shall not have any event take place without ownership managing the venue.
  4. Licensee shall not operate the venue as a nightclub. While guests shall be allowed to dance, the Licensee shall not have a dance floor nor build a dance floor (with the exception of private events as specified in section 2 e.)
  5. Licensee shall maintain sufficient trash containers to accommodate any additional waste generated. The Licensee shall ensure that all trash containers shall be locked and secured at all times. All trash containers are kept within the building and used by the entire building and will not create any noise issues for neighbors across the alley or elsewhere.
  6. No liquor shall be taken by customers off the Premises with the exception of number 28 below in this liquor license plan of operation.
  7. Licensee will close all windows and doors by 10:00 p.m. nightly or anytime live music is playing, notably Floor 2 when there is a live band or a DJ.
  8. Licensee shall abide by Chapters 4-60-140(g) and 4-60-050(c) of the City of Chicago Municipal Code concerning the prohibition of any live or recorded music being played or performed in any outdoor patio.
  9. Licensee will have a staff member stationed near all entrances of the first floor during hours of operation to assure no alcoholic beverages leave the premises.
  10. Licensee shall comply with and advise all supervisory personnel of all applicable provisions of the Chicago Noise and Vibration Control Ordinance, Chapter 8-32 of the Municipal Code.
  11. Licensee will comply with all Occupancy limits as proscribed by the Chicago Building Department for all its rooms and inclusive of the outdoor terrace.
  12. Licensee shall immediately notify, by calling 911, the Police of any illegal activity which it views in and around the Premises.

13. Licensee agrees that in the event the LLCC receives a complaint, the Licensee shall cooperate fully with any investigation, including, but not limited to, submitting any records requested by the LLCC. The Licensee shall, upon request of the LLCC, produce any records the LLCC has requested within ten (10) days of such request.
14. Licensee shall maintain video surveillance for at least 30 days. Copies of the video surveillance shall be made available to the Chicago Police Department on request.
15. Licensee shall immediately address any public nuisance issues which adversely impact the health, safety, and welfare of the community.
16. Licensee shall maintain a logbook of all illegal activity reported or required to be reported to the Chicago Police Department, as required under Section 4-60-161 of the Chicago Municipal Code.
17. Licensee shall ensure that security personnel will make it a priority to prevent the entry of intoxicated and disorderly patrons.
18. Security personnel will prevent drinking on the public way. Security personnel will manage any outside lines or activity directly surrounding the business.
19. Licensee will display a sign in a conspicuous location which reads, "Please Respect Our Neighbors, Please Exit Quietly and Do Not Loiter."
20. Licensee shall maintain sufficient trash containers to accommodate any additional waste generated. The Licensee shall ensure that all trash containers shall be locked and secured at all times. All trash containers are kept within the building and used by the entire building and will not create any noise issues for neighbors across the alley or elsewhere.
21. Licensee maintains that no delivery vehicles will use the east/west alley off of Racine to the west of Hotel Zachary and will only use the north/south alley off of Addison to Patterson.
22. Licensee shall monitor and maintain the occupancy limit certified by the Department of Buildings Commissioner.
23. Licensee agrees not to expand the Premises without, first, applying to the City of Chicago for the right to expand the Premises.
24. Alcohol Server training: all bar and wait staff will be Basset or Tips certified.
25. Licensee shall and staff shall ensure that no over-serving of patrons will occur.
26. Licensee shall regularly attend CAPS Beat and CAPS hospitality meetings and agrees to set up or attend meetings with the alderman, police commander, and community residents

or groups to discuss any concerns regarding the operations of the Licensee's business.

27. Non-Smoking Laws. Licensee will enforce all applicable City and State non-smoking laws as they relate to both the interior and the exterior of the Premises.
28. Licensee agrees to abide by all applicable provisions of the City of Chicago Municipal Code, including not permitting customers to leave the Premises with open containers of alcohol, unless it is a partially consumed bottle of wine for off-premises consumption which has been "resealed" according to the provisions of the Illinois Liquor Control Act.
29. Outdoor Patio Occupancy/Floor Plan: Licensee has been issued an Occupancy Placard with a total maximum occupancy of 26 persons in accordance with the floorplan attached hereto. Licensee understands and agrees that the Outdoor Patio shall have 26 seats whenever the Outdoor Patio is open to the general public and the Outdoor Patio's capacity shall not exceed the number stated on the Occupancy Placard at any time. The Licensee shall make reasonable efforts to minimize any patrons from standing in the Outdoor Patio solely for the purpose of consuming alcoholic beverages. Licensee may alter or remove the furniture depicted on the floorplan only when hosting a private event, not open to the general public, however Licensee shall ensure that capacity on the Outdoor Patio does not exceed the number stated on the Occupancy Placard. The Licensee shall limit its removal of the furniture to 12 private events in any calendar year. Licensee shall maintain a log of all private events for which the furniture is removed, including the date and time of each event, and such log shall be made available to BACP upon request.
30. Licensee agrees that this plan of operation cannot be modified or amended without input by the local Alderman.

The conditions of this liquor license are legally binding and may be enforced by City of Chicago enforcement authorities under M.C.C. §§ 4-60-040(h) and 4-156-311 (d)3(A). 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. 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 liquor license.

The conditions of the business licenses issued pursuant to this Plan of Operation 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 Licensee to other persons purchasing the stock of the licensed entity shall be subject to the same conditions set forth in this Plan of Operation. 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, operating, carrying on or managing the above-mentioned business entity to post this Business License Plan of Operation next to the business license certificates in a conspicuous place at the business address.

**Licensee:** Folkart Tripp, LLC  
d/b/a: Mordecai Brown

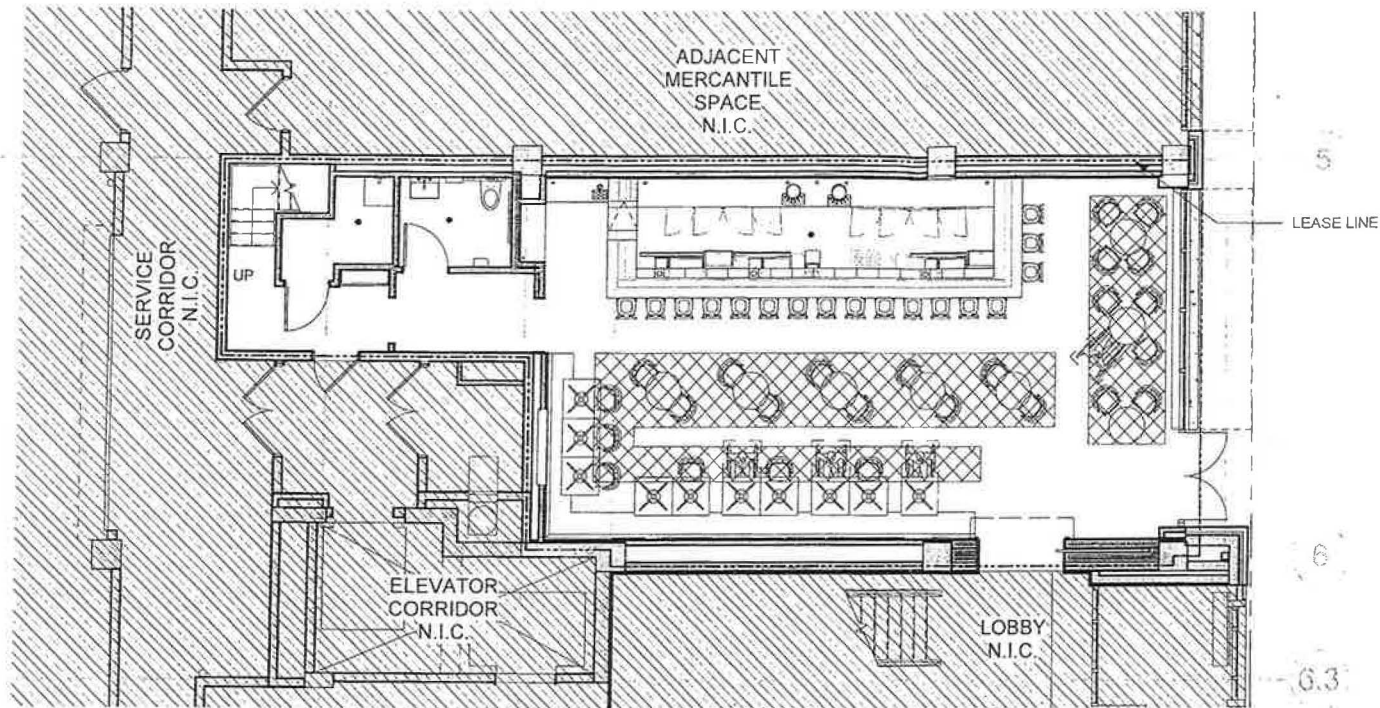
**Premises:** 3632 North Clark St. 1<sup>st</sup> and 2<sup>nd</sup> Floor  
Chicago, Illinois 60613

  
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Brian Tijan  
Manager, Folkart Tripp, LLC

  
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Shannon Trotter, Commissioner  
Local Liquor Control Commission  
City of Chicago

4/23/18  
Date

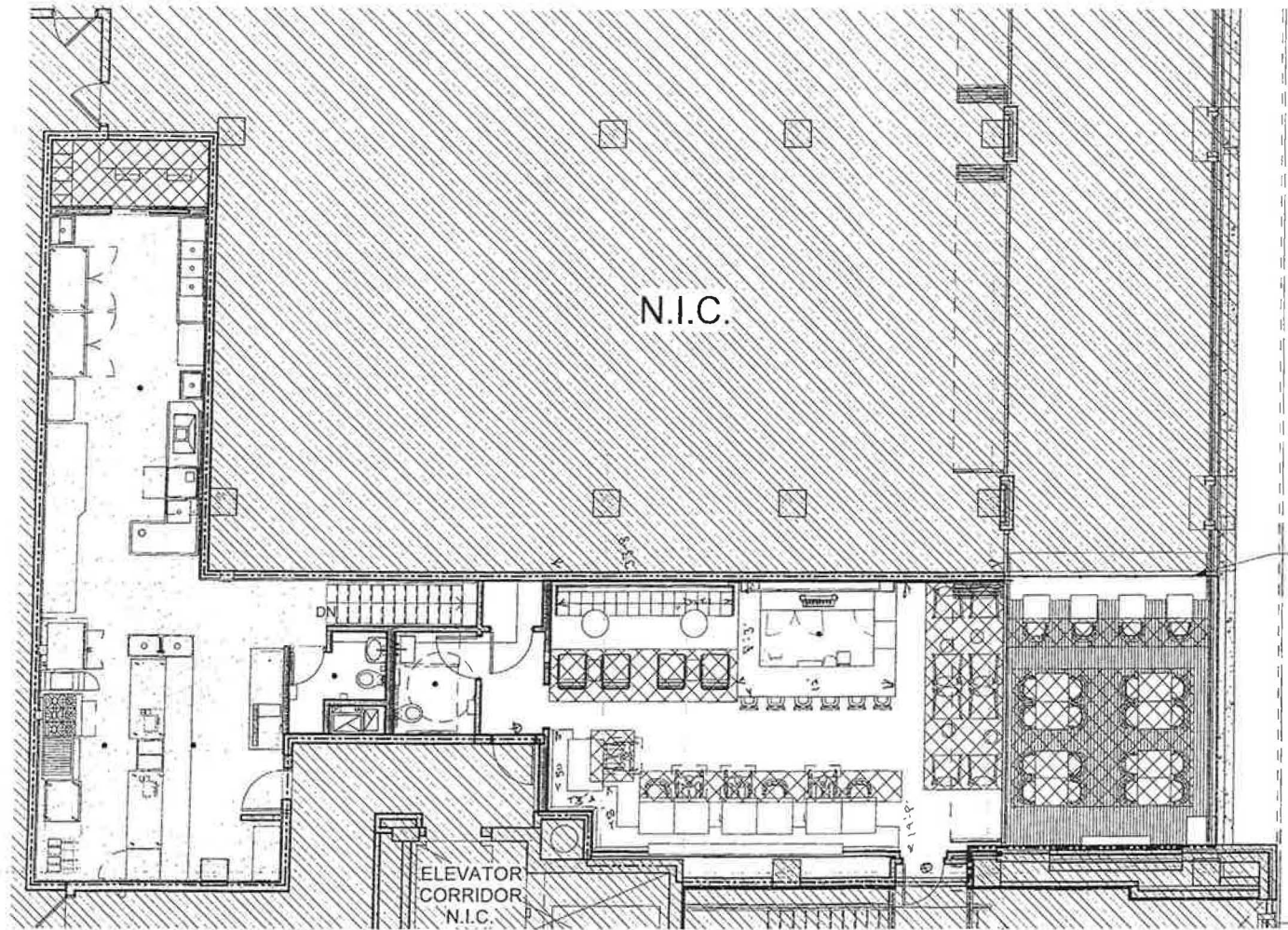
4/23/18  
Date



OCCUPANCY/ ACCESSIBILITY CALCULATIONS	
OCCUPANCY TYPE: MERCANTILE	
BUILDING CLASS: 1-B	
OCCUPANCY CALCULATION	
FIRST FLOOR:	
BAR SEATING	37LF/ 1.5LF = 24
BANQUETTE	42.5 LF/ 1.5LF = 28
OPEN SEATING	318/ 15 SF = 21
EMPLOYEES	= 6
	<b>TOTAL = 81</b>
ACCESSIBILITY SEATING:	
5% OF 81	4 TOTAL

Calculation Type: 1-B  
 Building Height: 7 stories  
 Capacity Limitation: 299  
 Verified by: M.H. 950  
 Date: 3-29-18

**FIRST FLOOR OCCUPANCY PLAN**  
**MORDECAI RESTAURANT**



**OCCUPANCY/ ACCESSIBILITY CALCULATIONS**

OCCUPANCY TYPE: MERCANTILE  
 BUILDING CLASS: 1-B  
 OCCUPANCY CALCULATION:

FIRST FLOOR:		
BAR SEATING	12 LF/ 1.5LF	= 8
BANQUETTE	61 LF/ 1.5LF	= 40
OPEN SEATING	368/ 15 SF	= 24
EMPLOYEES		= 12
	<b>TOTAL</b>	<b>= 84</b>
ACCESSIBILITY SEATING:		
5% OF 84		4 TOTAL

Construction Type 1B  
 Building Height: 7 stories  
 Occupancy Use: 299  
 Verified by: MHA50  
 Date: 3-29-18

**SECOND FLOOR OCCUPANCY PLAN**  
**MORDECAI RESTAURANT**