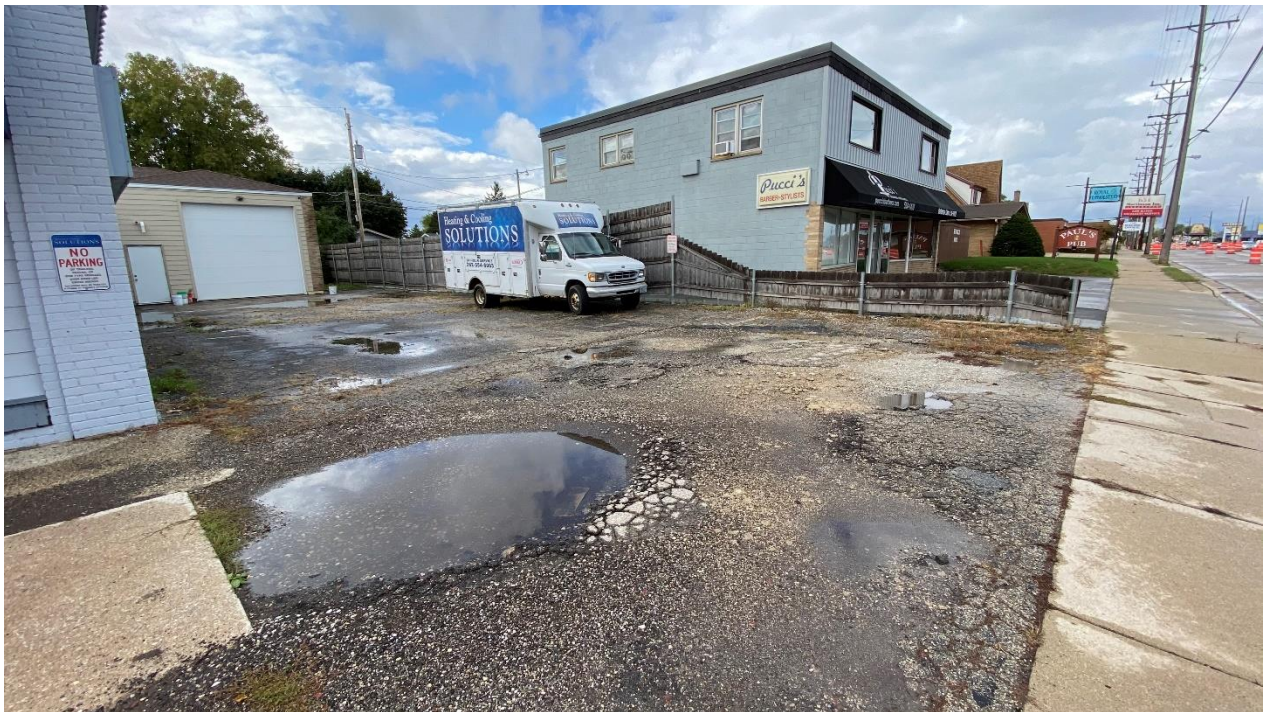


Site Inspection Report – 2430 Lathrop Avenue

I went to the property at 2430 Lathrop Avenue at 2:30 PM on Monday, September 28, 2020 and met with the owner of Heating and Cooling solutions, Todd Brown. I provided him a copy of the attached resolution and walked the site with him to verify compliance and point out any other general violations I observed.

Sometimes I will indicate it would be easier to start with what was right, if a site is full of violations. In this instance, it would be faster to start out with what was wrong with the site because it truly is in compliance except for the parking area. The parking area has not been repaired as of yet in an effort to run conduit for the proposed electronic signage, then redo the lot to avoid tearing up new pavement. I am awaiting a quote and anticipated completion date for the parking area. The applicant also indicated to me he agrees it looks terrible and isn't a reflection on his business, but it also didn't make financial sense to destroy new pavement to run wiring for a sign. Based on my review of the site, I believe him.



Below are the visual inspection items from the attached resolution (things like hours, etc. I will be skipping as there's no way to photograph that).

d. I observed NO vehicles (aside from my own, shown below) on the entire block of Blue River Avenue west of Lathrop. There were no vehicles parked on Lathrop Avenue.



e. Two signs are placed on the building indicating parking as noted in the resolution.



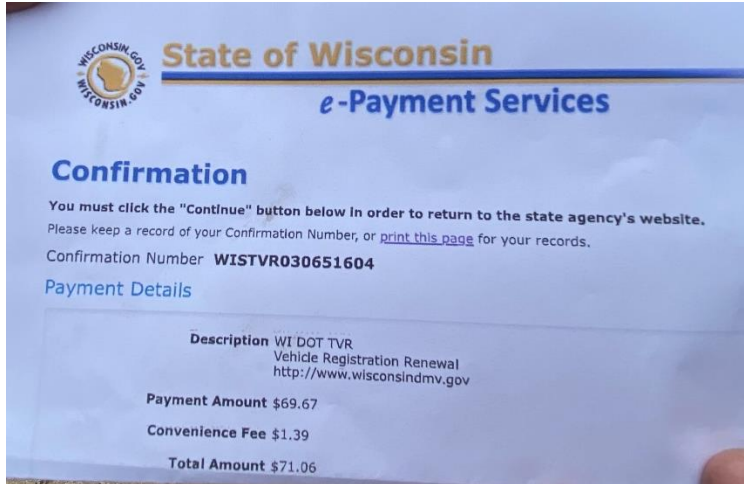
f. based on the descriptions of the resolution and inspection of wall/building/site materials, ALL of these things have been done.



g. All of these are completed. Based on my review, I suspect the parking lot was sealed and striped 6 years ago, it has been worn out due to the heavy truck traffic. The applicant intends to have the lot repaved. All other conditions have been met.



i. I observed no inoperable vehicles on the site or on the adjacent streets. The letter and testimony mentioned an unregistered vehicle. While the registration sticker on the vehicle is outdated, the vehicle is indeed registered. (personal information redacted from photo). The vehicle is also backed in so the rear plat of the vehicle does not face the public right-of-way. The only way to see this is to be on the property.



j. I observed no outdoor storage of materials of any kind (junk, scrap or otherwise) on this location.

k. I observed no trash containers on the site, they are fully screened from view.

l. I'm not an expert on everything in the Municipal Code, but I did not observe anything from a zoning code or general maintenance code perspective to be in violation at this location.