

THAT, BASED ON THE FINDINGS OF FACT, THE REQUEST FROM HABEEB ALI B. HASAN SEEKING A CONDITIONAL USE PERMIT FOR A BUILDING ADDITION TO ACCOMMODATE A TAKEOUT CARRYOUT RESTAURANT AT 3024 RAPIDS DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on April 10, 2019 be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. Guardrail surrounding the property be removed and site be landscaped and maintained as required by Sec. 114-743 in accordance with plans submitted by the applicant and to include plantings which screen walk-in cooler on northeastern corner of property. Stone or rocks are not allowed in landscaping beds.
 2. That signage cover no more than 50% of any window as required by Sec. 114-1038(c)(1).
 3. Parking lot be sealed and striped in accordance with the provisions of Sec. 114-Article XI.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in b, above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That hours of operation be from 9:00 AM to 9:00 PM Sunday to Thursday and 9:00 AM to Midnight on Friday and Saturday.
- e. That outdoor storage of crates, coolers and other items not for sale be screened at all times.
- f. That LED string lights not be placed in windows
- g. That all codes and ordinances are complied with and required permits acquired.
- h. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- i. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.