

THAT THE REQUEST BY PEDRO HERNANDEZ SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN AUTO REPAIR AND DETAILING BUSINESS AT 1241 FREDERICK STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on October 30, 2013, be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That all applicable codes and ordinances be complied with and required permits acquired.
- d. That prior to the issuance of an occupancy permit, all trash, debris, junk and construction equipment be removed from the property.
- e. That by June 1, 2014 the following shall be accomplished:
  1. Landscaping shall be replanted in accordance with plans to be submitted for review and approval to the Department of City Development.
  2. Installation of privacy slats in the north and east fences. Slat colors and materials to be presented to the Director of City Development for review and approval prior to their installations.
  3. The parking areas shall be sealed and striped indicating a minimum of 20 code compliant off-street parking spaces.
  4. The installation of a dumpster enclosure the design of which shall be submitted for review and approval to the Department of City Development.
- f. That at this location, the following activities are prohibited:
  1. The conduct of work between the hours of 7:00 p.m. to 7:00 a.m.
  2. Storage of boats, construction equipment, recreational vehicles or other. This site shall be used solely for the repair, servicing and detailing of automobiles and light trucks.
  3. The repair and servicing of vehicles outdoors.
  4. Storage of construction materials.
  5. Vehicle painting and/or body work.
  6. Vehicle salvage or sales.
  7. The outdoor storage of vehicle parts and equipment.
  8. The conduct of work on vehicles outside of the building, or on the streets.
  9. Storage of customer or employee vehicles for more than 20 days.
  10. Overnight storage of customer or employee vehicles in the public streets.
- g. That the hours of operation shall be from 7:00 a.m. to 7:00 p.m., daily.
- h. That all signage requests are subject to review and approval by the Department of City Development prior to installation.
- i. That if by June 1, 2014 the site improvements required and described in conditions "e." herein are not completed, a financial surety shall be provided to the City in an amount equal in value to the required improvements, subject to the following terms:
  1. Financial surety documents shall be submitted for the review and approval of the Director of City Development, shall be issued in the City's favor, shall be in effect for one year from the date of issuance, shall be extended beyond the expiration date if deemed necessary by the City of Racine, and shall require that the issuer give a 90 day notice to the Department of City Development prior to the expiration of said financial surety.

2. The City is authorized by the Conditional Use permit to enter the site, implement the plan(s) and draw on the financial security for the cost of implementation of work if required improvements are not completed by the time of the issuance of an occupancy permit, or by an earlier date as may be required herein. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with applicable statute.
  3. By operating under this Conditional Use, the applicant and owner give permission to the City to enter upon the property for the purposes described herein.
- j. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
  - k. That this permit is subject to Plan Commission review for compliance with the listed conditions.