

THAT THE REQUEST BY RON GUARASCIO JR., REPRESENTING TERESA SANCHEZ, FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT AT 1510 JUNCTION AVENUE 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 the hours and days the facility is open to the general public for regular business be 7:00 a.m. to 2:00 a.m., daily.
- d. That the outside smoking area shall be confined to the sidewalk along Junction Avenue, directly in front of the building at 1510 Junction Avenue.
- e. That the following shall be accomplished ***prior to the establishment opening*** for regular business,
 1. Submit scaled drawing indicating the removal of obsolete signage and installation of new signage in accordance with a plan provided to the Director of City Development for review and approval.
 2. Screening of trash and recycling containers in accordance with a plan provided to the Director of City Development for review and approval.
 3. Submittal of an illustrated exterior color scheme for the painting of the building.
 4. Install an operational security camera system in accordance with plans prepared by a qualified security professional and submitted to the Director of City Development for review and approval.
- f. That the following shall be accomplished ***by June 1, 2014***:
 1. Paving and striping of the on-site off-street parking area at 1503 Junction Avenue in compliance with plans to be submitted to the Director of City Development for review and approval.
 2. Painting of the building in a color scheme to be approved by the Director of City Development.
- g. That, if by June 1, 2014 the site improvements required and described in conditions "f." are not completed, the establishment shall close for all general business and events until such time as a financial surety 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.
 2. 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.
 3. The City is authorized by the Conditional Use permit to enter the site, implement the plan(s) and draw on the financial surety for the cost of implementation of work if required improvements are not completed by August 1, 2014, or by an earlier date as may be required. Any costs incurred in excess of the value of the financial surety 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.
 4. 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.
- h. 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.

- i. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.