

THAT THE REQUEST BY MOUSA ALFOQAHA FOR A CONDITIONAL USE PERMIT TO OPERATE A CONVENIENCE STORE AT 3425 KINZIE AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented at the November 30, 2016 Plan Commission meeting be approved, subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and all required permits be obtained.
- c. That the Commission authorizes this facility to operate 10 A.M. through 8 P.M. Monday through Saturday and 10 A.M. -6 P.M. on Sunday.
- d. That an exception of 3 spaces be granted to the parking requirements in the Zoning Ordinance for this application.
- e. That any exterior signage shall be submitted to the Director of City Development for Review and approval of design and/or placement prior to a request for a sign permit. All signage shall comply with zoning ordinance requirements.
- f. That no string or LED lighting be installed.
- g. That the following improvements shall be made by May 1, 2017:
 1. Install decorative security lighting to the main entrance,
 2. Provide a decorative garbage can with a lid at the front of the property to prevent litter.
 3. Provide flower pots outside of the business for decoration to maintain the surrounding residential character of the neighborhood,
 4. Provide a bike rack for customers
 5. Replace the missing endcaps on the 2nd floor siding near the bay windows of the apartment with appropriate color match,
 6. That "No Loitering", "No Loud Music" and "Hours of Operation" signs be clearly posted.
- h. That if, prior to the issuance of an Occupancy Permit, required site improvements have not been or cannot be completed due to weather, 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.
- i. That no major 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.
- j. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.