

THAT THE REQUEST BY PASTOR FRANK JAMES II OF CHANGING LIVES MINISTRIES SEEKING A CONDITIONAL USE PERMIT FOR THE RE-ESTABLISHMENT OF A CHURCH AT 2829 DURAND AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on December 9, 2015 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 book store shall be operational within six months of the date of this approval, and that the book store be open to the public an additional 2 hours beyond the requested "Primary hours of operation" for each day of operation. The Primary hours of operation are as follows:

Sunday	8am-1pm (occasionally Sunday evening from 6pm -10pm),
Tuesday	6pm-9pm
Wednesday	6pm-9pm
Thursday	6:30pm-9pm
Saturday	8am-10:30am
Occasional weekend events Friday thru Sunday 6pm-10pm.	
- d. That all signs be professionally made, comply with zoning ordinance and design standards requirements, and be submitted to the Director of City Development for review and approval prior to installation.
- e. That a planter plan (landscaping) for the storefront (private) sidewalk of the church frontage be submitted for the review and approval of the Director of City Development prior to the issuance of an occupancy permit. Approved planters shall be in place by April 15, 2016 and properly maintained on a yearly basis and with plantings during the growing seasons.
- f. That if by April 15, 2016 the requirements in condition e. are not complied with, than a financial surety shall be provided to the City in an amount equal in value to the required improvements described in condition e. above, 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 security.
 2. The City is authorized by this Conditional Use permit to enter the site, implement the plan(s) and draw on the financial security for the cost of implementation if required improvements are not completed by 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 the 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.
- g. That failure to maintain operational and activities standards established by this permit may result in the initiation of enforcement and/or revocation proceedings, the issuance of fines, or both.

- 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 Plan Commission review for compliance with the listed conditions.