

THAT THE REQUEST BY YUSUF BUCKLEY, REPRESENTING RACINE BUDGET AUTO SALES, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR AUTOMOBILE SALES WITH LIGHT SERVICE AT 1616 DURAND AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission at the January 13, 2016 meeting be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and required permits acquired.
- c. That no more than 20 private passenger vehicles may be placed for sale at this location at any one time. No work-type trucks, trailers, or other motorized equipment may be stored or sold from this location. Employee and customer parking may not be used for sales vehicle parking.
- d. That the proposed closing of curb cuts along Durand Avenue and S. Memorial Drive shall be completed per all the requirements of City Engineering, Public Works, and any/all other agencies involved by no later than August 1, 2016. The cost to perform this work shall be secured financially as explained in condition r. if not completed prior to a request for Building Occupancy or August 1st, whichever comes first.
- e. That building elevations reflecting materials, treatments and colors, and which incorporate brick treatment into the main building facade be discussed with and presented to Staff for review and approval prior to issuance of a building permit.
- f. That a specific planting and salt-tolerant species landscaping plan be provided for the sign base area for review and approval by the Department of City Development. All landscaping shall be installed per the approved plan prior to the issuance of an Occupancy Permit.
- g. That a picture or other visual example of the planters be submitted to the Department of City Development for review and approval.
- h. That all trash and recyclables shall be stored indoors at all times.
- i. That product and installation information related to the visual vehicle barrier to be placed along S. Memorial Drive and Durand Avenue be provided to the Department of City Development for review and approval prior to installation and issuance of an Occupancy Permit.
- j. That all on-site parking of any vehicles shall no way visually impede surrounding street traffic at any time.
- k. That a photometric plan prepared by a licensed lighting company be provided to the Department of City Development for review and approval prior to issuance of an Occupancy Permit. The plan shall include detail on fixture screening including cut-sheets. Further, that the applicant work with Staff on modification to the appearance of the canopy to incorporate design elements similar to the building facades. Said modifications shall be approved by the Department of City Development prior to issuance of building permits.
- l. That the hours of operation shall be Monday – Thursday, 9:00 a.m. – 6:00 p.m., and Saturdays from 9:00 a.m. – 4:00 p.m.
- m. That there be no pennants, banners, streamers, advertising flags, LED and other light strings (interior or exterior), antenna sleeves, spot lights, electronic signs, balloons or other similar forms of advertising and attraction devices utilized.
- n. That only light auto repair and servicing shall be conducted at this location with all such activities being conducted indoors. For purposes of this conditional use permit, the following activities shall qualify as light auto repair: washing, waxing, and other detailing activities; fluid changes; lubrication; break, shock absorber and strut

- replacement; tire rotation or repair; other low intensity servicing activities. The overhead door shall remain closed at all times except when moving vehicles.
- o. That there shall be no major repair activities conducted at this location such as auto body or painting work, engine or transmission work, or exhaust system work.
 - p. That no outside storage of vehicle parts, air machines, soda machines, ice machines, or any other exterior storage is prohibited.
 - q. That signage is not approved with this submittal.
 - r. That if, prior to the issuance of an Occupancy Permit, required site improvements have not been 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 for work yet to be completed. The amount and format of the provided assurance shall be approved by the City Attorney's office prior to issuance of an Occupancy Permit.
 - s. That no minor changes be made from the conditions of this permit without the approval of the Access Corridor Development Review Committee, and no major change be made from the conditions of this permit without the review of the Plan Commission and approval of the Common Council.
 - t. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.