

THAT THE REQUEST BY ALFONSO FLORES FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOTIVE ACCESSORY INSTALLATION BUSINESS AT 1202-1218 N. MAIN STREET BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans submitted to the Plan Commission on January 30, 2013 be approved subject to the conditions contained herein.
- b. That the hours of operation shall be from 9:00 a.m. – 5:00 p.m., Monday through Friday.
- c. That the doors to garages being used shall remain closed during working hours to maintain any noise created in the testing of the installation and calibration processes.
- d. That customer vehicles shall not be allowed to park over night and shall be removed by the end of each workday.
- e. That the applicant shall gauge the workload and schedule appointments appropriately so as not to exceed the amount of available parking. Vehicles may not be double parked, parked on the street, or parked outside of designated parking areas.
- f. That the parking lot shall be cleaned and serviced as proposed in writing by the applicant. It shall be striped and have wheel stops installed prior to issuance of an occupancy permit.
- g. That a plan prepared by a licensed civil engineer to stabilize and enhance the appearance of the slope on the west and north property line of 1218 N. Main Street shall be provided and implemented prior to issuance of an occupancy permit. All materials and vegetation proposed in the slope stabilization shall be subject to the review and approval of the Department of City Development.
- h. That if prior to the issuance of an occupancy permit the site improvements described herein are not completed, a financial surety shall be provided to the City in a 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 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 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.
 4. All necessary actions to stabilize and enhance the appearance of the slope shall be completed by no later than July 1, 2013.

- i. That any signage shall have proper permits pulled prior to installation.
- j. That all trash shall be stored inside, except for trash pick-up days, and the site shall be kept free of trash and debris.
- k. That this plan is subject to the review of the Plan Commission for review for compliance with listed conditions.
- l. That no major changes shall be made from the conditions of this approval without the approval of the Plan Commission, and no major changes shall be made without the approval of the Common Council.