

## **ZBA Conditions Case No. 7617**

### **Exhibit "A"**

1. The PUD Final Plan shall be submitted substantially in conformance with the approved PUD Preliminary Plan and the conditions approved by the County Board for the PUD Preliminary Plan.
2. Any alteration and change of the approved PUD Final Plan shall be reviewed in accordance with Section 151.050(I) of the Lake County Code. Any future development of the property shall retain 50% of the gross site area in permanent open space (the current site plan provides 56% open space).
3. There shall not be less than 63 parking stalls available for customer and employee parking on site at any time. The property manager shall be responsible for controlling operations of existing businesses to assure adequate parking is available at all times. Shared parking for uses is permitted and encouraged.
4. Conditions related to automotive service function on property:
  - a. All vehicles to be serviced shall be parked adjacent to the site of the auto service area located on the south side of the main building.
  - b. No vehicles awaiting repair shall be parked outdoors for over 7 consecutive days.
  - c. There shall be no automotive sales conducted on the property at any time.
  - d. There shall be no vehicles without current license tags or missing body panels stored on site at any time.
  - e. All used tires shall be shielded from U.S. Route 41 by a permanent barrier and completely disposed of on a weekly basis.
5. Signage shall be limited to 500 square feet not including the existing billboard on the subject property. Prohibited sign types may not be installed, including flag/pennant signs or banners.
6. There shall not be more than one electronic message board on the property and the message board shall comply with the operational requirements specified in Section 151.173 (G)(5)(k) of the Lake County Code.
7. The base of the proposed freestanding price sign shall be installed on a brick or masonry base extending the full-width of the sign to match the foundation design of the proposed "Lake County Oasis" sign.
8. The leading edge of the proposed freestanding price sign and the freestanding "Lake County Oasis" sign shall not be installed closer than 5 feet from the eastern right-of-way line of U.S. Route 41.
9. A photometric plan shall be provided for any new lights proposed for the facility, with light emissions limited to: 0.75 footcandle along U.S. Route 41 and 1.0 footcandles on all other property lines.
10. All landscaping shall be installed on or before October 1, 2016.

11. The landscape architect shall provide a Maintenance Plan prior to action on the PUD Final Development Plan by the Planning, Building and Zoning Committee. This Maintenance Plan shall serve as a guide in maintaining the plant material proposed for installation on the approved landscape plan
12. The property owner/applicant shall enter into an annual maintenance contract with a landscape contractor for ongoing maintenance of the landscape material. All landscaping shall be maintained in accordance with the approved Maintenance Plan and the Landscape Design Using Best Management Practices specified in Appendix A of Chapter 151 of the Lake County Code.
13. An irrigation system shall be installed by the owner along the U.S. Route 41 right-of-way in the event landscaping cannot be adequately maintained throughout the growing season.
14. The site shall be subject to annual monitoring inspections, which have an associated administrative fee. The Director of the Planning, Building and Development Department may modify the frequency of monitoring inspections, as he determines is appropriate.