

**ZBA CONDITIONS #PUD-000368-2018**  
**EXHIBIT A**

1. Prior to PUD Final Plan approval, Case #AA-002486-2018 shall be satisfactorily resolved and closed.
2. Prior to PUD Final Plan approval, sheet A006 shall be updated to include one additional plant unit planted on the north side of the parking lot, subject to the approval by the Director of the Planning, Building and Development Department of specific planting locations, species and size.
3. With the exception of #2 listed above, 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.
4. Any alteration and/or change of the approved PUD Final Plan shall be reviewed in accordance with Section 151.050(F) of the Lake County Code.
5. All landscaping proposed on the PUD Final Plan must be installed by November 1, 2019 unless otherwise modified through the approval of the Director of the Planning, Building and Development Department due to reasonable construction and weather-related delays.
6. All lighting on the subject property shall be installed and maintained in accordance to the standards of Section 151.168 of the Lake County Code and all luminaires shall especially be shielded to prevent light and glare spillover to adjacent residential properties and abutting rights-of-way, as verified through staff site inspection.
7. No outside radio or stereo sound amplification shall be in operation between the hours of 10 p.m. and 7 a.m. Outside radio and stereo sound amplification for all other hours of operation shall comply with the noise standards of the Section 94.07.
8. The base of the freestanding gas price sign shall be installed on a base with a width that is at least 75% of the width of the sign's face and the message board shall comply with the operational requirements specified in Section 151.173 (G)(5)(k).
9. Prohibited sign types per Section 151.173 (E) of the Lake County Code may not be installed. These include, but are not limited to, flag/pennant signs, banners, portable or flashing signs.
10. 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 determined to be appropriate.