

1. That Section A of Ordinance 4088 adopted October 19, 1995 be amended as follows:
 1. That the petitioner shall submit a revised landscape plan to the Village for review and approval and shall undertake the following landscape improvements per the proposed plan:
 - a. Any evergreen pine trees that have been topped shall be removed;
 - b. That replacement deciduous trees shall be provided per Code along the perimeter of the parking lot;
 - c. That where suggested by the Director of Community Development, the petitioner shall provide xeriscape plantings, consisting of native and salt-tolerant grasses and plantings in lieu of shrubs.
 - d. That installation of the new plantings shall occur within twelve months of the date of approval of this Ordinance.
 2. That Section A. 2.e. be amended to remove the reference to Long John Silver's.
 3. That Section A 2. shall be amended to include the following:
 - f. That the property identified as Parcels V and W shall be permitted to be improved with a new Culver's fast-food restaurant. That the petitioner shall develop the site essentially in accordance with the submitted plans prepared by Roscoe Engineering and Ollman Associates Architects dated June 28, 2004 and made part of this petition and attached as Exhibit A.
 - g. That as part of the approval for the outdoor dining activity, the petitioner shall provide fencing around the perimeter of the dining area, with the design of the fence subject to the approval of the Director of Community Development.
 - h. That the Culver's free-standing sign shall not exceed 117 square feet in overall sign size, with the proposed Culver's oval sign not to exceed 98 square feet and the automatic changeable copy sign shall not exceed 29 square feet in size, as depicted on the submitted plans created by Jones Signs, dated July 28, 2004 and as amended by the petitioner.
4. That Section 11 be replaced in its entirety and shall read as follows:
 11. That the conditional use for a drive-through establishment shall be subject to the following conditions:
 - a. The petitioner shall demonstrate to the Director of Community Development that the ingress from the driveway on Main Street into the Culver's entrance on the north side of the property can adequately accommodate a large passenger vehicle (i.e., a Ford Expedition). Should the proposed entrance not safely accommodate such a vehicle, as determined by the Director of Community

Development, the petitioner shall modify the site plan to close off the entrance.

- b. That the proposed barrier island dividing the access drive from the drive-through lane shall be modified to extend westerly and widened to funnel traffic south around the building. Additional signage shall be provided to direct patrons through the parking lot and internal driveway east of the Culver's site. Additionally, to ensure that vehicles waiting for orders do not conflict with vehicles leaving the drive through area, the petitioner shall install flexible barrier poles segregating the drive through functions.
- c. The Main Street entrance drive into the planned development shall be redesigned as a right-in, right-out facility.

5. That Section B. of Ordinance 4088 be amended as follows:

1. That within six months of the date of approval of this Ordinance, the shopping center owner shall submit an application and plans to the Plan Commission for a new shopping center sign along Roosevelt Road. Said sign can be reviewed and approved by the Plan Commission as part of the site plan approval process.
2. In conjunction with the proposed shopping center sign, the center shall erect a compatible sign replacing the existing pylon sign at Main Street and Edward Street with a new sign compatible to the sign to be erected on Roosevelt Road. However, the Main Street sign shall not exceed 27 feet in height or 150 square feet in sign surface area.
3. Said signs shall be erected within two years of the date of approval of this Ordinance.

6. That Section 3. a. of Ordinance 2555 shall be deleted in its entirety.