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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MICHAEL B. BROWN
RECORDER

TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA

ORDINANCE NO.: 1846

AN ORDINANCE AMENDING TOWN ZONING ORDINANCE NO. 1833, BEING "AN ORDINANCE AMENDING TOWN OF SCHERERVILLE ZONING ORDINANCE NO. 1797, AND TOWN OF SCHERERVILLE ZONING MAP REPLACEMENT ORDINANCE NO. 1827, ALL AMENDMENTS THERETO, AND ALL MATTERS RELATED HEREWITH".

WHEREAS, the Town Council of the Town of Schererville, Lake County, Indiana (hereinafter referred to as "Town Council"), did, on the 28th day of December, 2011, pass and adopt Town Zoning Ordinance No. 1797; and

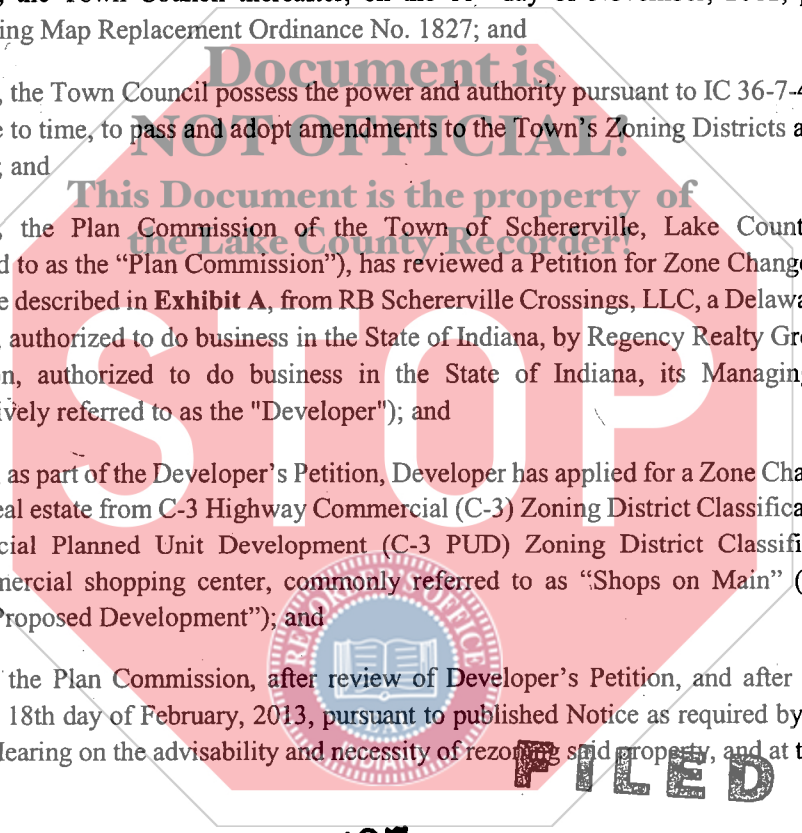
WHEREAS, the Town Council thereafter, on the 11th day of November, 2012, passed and adopted Town Zoning Map Replacement Ordinance No. 1827; and

WHEREAS, the Town Council possess the power and authority pursuant to IC 36-7-4, *et seq.*, as amended from time to time, to pass and adopt amendments to the Town's Zoning Districts and Official Town Zoning Map; and

WHEREAS, the Plan Commission of the Town of Schererville, Lake County, Indiana (hereinafter referred to as the "Plan Commission"), has reviewed a Petition for Zone Change of certain parcels of real estate described in Exhibit A, from RB Schererville Crossings, LLC, a Delaware Limited Liability Company, authorized to do business in the State of Indiana, by Regency Realty Group, Inc., a Florida Corporation, authorized to do business in the State of Indiana, its Managing Member (hereinafter collectively referred to as the "Developer"); and

WHEREAS, as part of the Developer's Petition, Developer has applied for a Zone Change for the subject parcels of real estate from C-3 Highway Commercial (C-3) Zoning District Classification to C-3 Highway Commercial Planned Unit Development (C-3 PUD) Zoning District Classification, for developing a commercial shopping center, commonly referred to as "Shops on Main" (hereinafter referred to as the "Proposed Development"); and

WHEREAS, the Plan Commission, after review of Developer's Petition, and after being duly advised, did, on the 18th day of February, 2013, pursuant to published Notice as required by applicable law, hold a Public Hearing on the advisability and necessity of rezoning said property, and at the



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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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conclusion thereof, Certified its Favorable Recommendation to the Town Council for approval of the Proposed Development and change of Zoning District Classification in the Town Zone Map from C-3 Highway Commercial (C-3) Zoning District Classification to C-3 Highway Commercial Planned Unit Development (C-3 PUD) Zoning District Classification; and

WHEREAS, the Town Council has reviewed the Favorable Certification of the Plan Commission, and after being duly advised regarding the Petition and the Commitments proposed under the Developer's PUD Contract, required under applicable law and Town Zoning Ordinance No. 1797, as amended from time to time, now concurs that it is advisable, appropriate, and in the best interests of the Town of Schererville, that the Town approve the PUD Contract, authorizing entry into same, and amend the official Town Zone Map to approve and identify the Zone Map Zoning District Classification Amendment identified herein; and

WHEREAS, the Town Council thereafter, on the 6th day of March, 2013, passed and adopted Town Ordinance No. 1833; and

WHEREAS, thereafter, the Developer submitted Applications and supporting documentation for Modifications to the Proposed Development and concurrent Review of the Secondary Development Plan; and

WHEREAS, the Plan Commission, after review of Developer's submitted Amended Petition, and after being duly advised, did, on the 16th day of September, 2013, pursuant to published Notice as required by applicable law, hold a Public Hearing on the advisability and necessity of Approval of Modifications to the Proposed Development and concurrent Review of the Secondary Development Plan, and at the conclusion thereof, Certified its Favorable Recommendation to the Town Council for approval of the Modifications to the Proposed Development and the Secondary Development Plan; and

WHEREAS, the Town Council has reviewed the Favorable Certification of the Plan Commission, and after being duly advised regarding the Petition and the Commitments proposed under the Developer's PUD Contract, required under applicable law and Town Zoning Ordinance No. 1797, as amended from time to time, now concurs that it is advisable, appropriate, and in the best interests of the Town of Schererville, that the Town approve the revised PUD Contract, authorizing entry into same as identified herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA:

SECTION ONE:

Section 1. **Definitions.** Terms not otherwise defined in this Ordinance shall have the meanings specified in Town Zoning Ordinance No. 1797, as amended from time to time.

1.1. **Permitted Uses:** The uses authorized by the C-3 Highway Commercial Zoning District, as modified by the US 41 Corridor Overlay Zoning District.

1.2. **Amended Secondary Development Plan:** The amended overall plan for the Real Estate, including all materials and exhibits, is attached hereto and incorporated herein by reference

as Exhibit B, including the plan signage district.

1.3. Underlying Zoning District: The C-3 Highway Commercial Zoning District, as modified by the US 41 Corridor Overlay District, is applicable to the Real Estate.

SECTION TWO:

Section 2. Applicability of Ordinance.

2.1. The official Town Zone Map accompanying and made a part of this Zoning District was amended by Town Ordinance No. 1833 changing the zoning classification of the Real Estate to a C-3 Highway Commercial Planned Unit Development (C-3 PUD) Zoning District.

2.2. This Amendatory Ordinance shall apply to the Real Estate and shall hereafter be referred to as the "Shops on Main Secondary Development Plan Ordinance."

2.3. All provisions of the Zoning District in conflict with provisions of this Ordinance, and the approved Amended Secondary Development Plan, are hereby repealed only as the same apply to the Real Estate identified in **Exhibit A**, for the Proposed Development.

SECTION THREE:

Section 3. Development and Use of the Real Estate.

3.1. The Amended or Modified Secondary Development Plan and the permitted uses are hereby approved. The Secondary Development Plan is intended to: (i) confirm the basic layout and general vision for the development of the Real Estate by illustrating a layout of buildings, lots, internal drives, uses, green space, thoroughfares, and buildings as permitted by this Shops on Main Amended C-3 Highway Commercial Zoning District PUD Ordinance; (ii) confirm standards for the development of the Real Estate; and (iii) modify standards for signs on the Real Estate as set forth in the Plan Signage District.

3.2. Review by the Plan Commission of any subsequent Secondary Development Plan shall be at a Public Meeting (not a Public Hearing), and such plan shall be approved by the Plan Commission as long as the plans are in conformance with the standards and specifications set forth in the Shops on Main Amended PUD Ordinance in the primary Development Plan.

3.3. There shall be no time limit on the filing of subsequent Secondary Development Plans for any area of future development, including outlots.

SECTION FOUR: That Town Zoning Ordinance No. 1797, as amended, Town Amendatory Ordinance No. 1833, and all existing Town Code Sections and Ordinances, or parts thereof, in conflict with the provisions of this Amendatory Zoning Ordinance, are hereby deemed null, void, and of no legal effect as the same pertain to this Shops on Main Amended C-3 Highway Commercial Zoning District PUD Ordinance.

SECTION FIVE: If any section, clause, provision or portion of this Zone Map Amendatory Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Amendatory Ordinance.

SECTION SIX: That this Shops on Main Amended C-3 Highway Commercial Zoning District PUD Ordinance shall take effect, and be in full force and effect, from and after its passage and adoption by the Town Council of the Town of Schererville, Lake County, Indiana, in conformance with applicable law, and recordation in the Office of the Recorder of Lake County, Indiana.

ALL OF WHICH IS PASSED AND ADOPTED THIS 15 DAY OF January, 2014, BY THE TOWN COUNCIL OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA.

TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, TOWN COUNCIL


MICHAEL A. TROXELL, President


ROB GUETZLOFF, Vice President

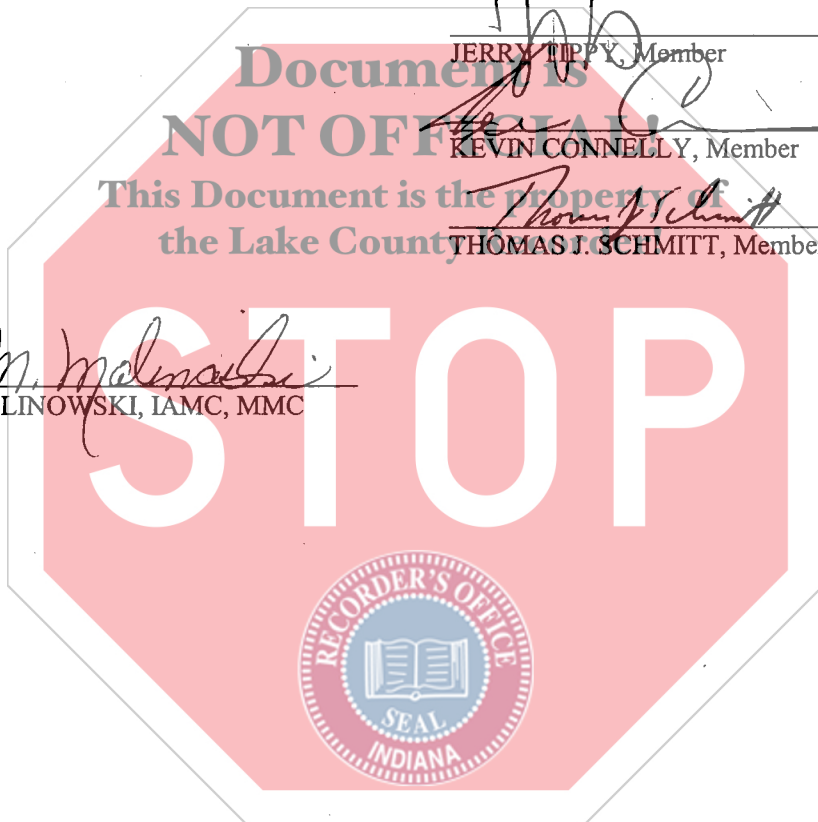

JERRY TIPPY, Member


KEVIN CONNELLY, Member


THOMAS J. SCHMITT, Member

ATTEST:


JANICE M. MALINOWSKI, IAMC, MMC
Clerk-Treasurer



**EXHIBIT A
LEGAL DESCRIPTION**

Shops on Main Rezoning to C-3 PUD

By: RB Schererville Crossings, LLC

Shops on Main-North:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, ALSO BEING A PART OF LOT 1 OF HACKEL'S ADDITION BEING A SUBDIVISION RECORDED OCTOBER 22, 2002, AS DOCUMENT 2002095080 IN PLAT BOOK 92, PAGE 68, IN THE OFFICE OF THE LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF LOT 1 OF HACKEL'S ADDITION BEING A SUBDIVISION RECORDED OCTOBER 22, 2002, AS DOCUMENT NO. 2002095080 IN PLAT BOOK 92, PAGE 68, IN THE OFFICE OF THE LAKE COUNTY RECORDER; THENCE NORTH 00 DEGREES 24 MINUTES 02 SECONDS WEST (ASSUMED BEARING) ALONG THE WESTERN LINE OF SAID LOT 1, ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF US HIGHWAY NO. 41, A DISTANCE OF 758.68 FEET TO THE NORTHWESTERN CORNER OF SAID LOT 1, SAID POINT LYING 360.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 36 SECONDS EAST PARALLEL WITH AND 360 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF SAID QUARTER SECTION, ALSO BEING THE NORTHERN LINE OF SAID LOT 1, 619.79 FEET TO A POINT LYING 670.00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 28 MINUTES 47 SECONDS WEST PARALLEL WITH AND 670 FEET EASTERLY OF THE WEST LINE OF SAID QUARTER SECTION 320.06 FEET TO A POINT LYING 40.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 36 SECONDS EAST PARALLEL WITH AND 40 FEET SOUTHERLY OF THE NORTH LINE OF SAID QUARTER SECTION 543.69 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS EAST 320.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 IN HACKEL'S ADDITION; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 15 SECONDS EAST ALONG THE EASTERN LINE OF SAID LOT 1 IN HACKEL'S ADDITION 638.00 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 30 MINUTES 18 SECONDS WEST ALONG A SOUTHERN LINE OF SAID LOT 1 A DISTANCE OF 117.00 FEET TO A CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS EAST ALONG AN EASTERN LINE OF SAID LOT 1 A DISTANCE OF 117.00 FEET TO THE SOUTHERN LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 30 MINUTES 18 SECONDS WEST ALONG THE SOUTHERN LINE OF SAID LOT 1 A DISTANCE OF 1038.84 FEET TO THE POINT OF BEGINNING, CONTAINING 23.79 ACRES, MORE OR LESS.

Shops on Main -South:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERN CORNER OF LOT 1 OF HACKEL'S ADDITION BEING A SUBDIVISION RECORDED OCTOBER 22, 2002, AS DOCUMENT NO. 2002095080 IN PLAT BOOK 92, PAGE 68, IN THE OFFICE OF THE LAKE COUNTY RECORDER; THENCE SOUTH 00 DEGREES 24 MINUTES 02 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTHERLY EXTENSION OF THE WESTERN LINE OF SAID LOT 1. ALSO BEING THE EASTERN RIGHT-OF-WAY LINE OF US HIGHWAY NO. 41. A DISTANCE OF 33.00 FEET TO A POINT LYING 33.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTHERN LINE OF LOT 1 IN SAID HACKEL'S ADDITION AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 30 MINUTES 18 SECONDS EAST PARALLEL WITH AND 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTHERN LINE OF LOT 1 IN SAID HACKEL'S ADDITION 1188.63 FEET TO THE WESTERN LINE OF THE CHICAGO, INDIANA AND SOUTHERN RAILROAD COMPANY PROPERTY ("RAILROAD") CONVEYED BY WARRANTY DEED RECORDED OCTOBER 20, 1908, IN DEED RECORD 137, PAGE 313, IN THE OFFICE OF THE LAKE COUNTY RECORDER; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS EAST ALONG THE WESTERN LINE OF SAID "RAILROAD" PROPERTY 418.02 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 30 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1185.86 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF US HIGHWAY 41; THENCE NORTH 00 DEGREES 24 MINUTES 02 SECONDS WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF US HIGHWAY 41 A DISTANCE OF 418.05 FEET TO THE POINT OF BEGINNING, CONTAINING 11.393 ACRES, MORE OR LESS.



EXHIBIT "B"

SHOPS ON MAIN PUD



RB Schererville Crossings, LLC
1211 W. 22nd St., Suite 300
Oak Brook, IL 60523

TABLE OF CONTENTS

SHOPS ON MAIN PUD

----- MODIFIED SECONDARY DEVELOPMENT PLAN

<u>Item</u>	<u>Tab</u>
Vicinity Map	1
Introduction	2
Site Description	2
Existing Site Conditions Map	2
Common Holdings Map	2
Statement of Restrictions and/or Covenants, Maintenance, Preservation, and Development Incentives or Credits	2
Written Commitments	2
Proposed Findings of Fact	2
Plans	3
Planned Signage District	4
Primary Plat for Replat of Outlots 4 and 5	5

The information presented in text and drawing form within this Primary Development Plan are intended to address the requirements of Title XV, of the Town of Schererville Zoning Ordinance.



VICINITY MAP



SHOPS ON MAIN PUD

by

RB Schererville Crossings, LLC

TAB 2



SHOPS ON MAIN PUD

SECONDARY DEVELOPMENT PLAN

INTRODUCTION

The Shops on Main PUD is proposed to be a commercial development on 35.18± acres located southeast of the intersection of US 41 and Main Street. The development is proposed to include three (3) lots and approximately four (4) outlots.

The initial phase of development is planned for Lot 1 to consist of three (3) buildings with associated parking and loading facilities. These buildings are proposed to include: (i) a main retail building containing approximately five (5) major tenants and approximately 130,500 square feet of gross leaseable area; and (ii) two (2) smaller buildings, each with approximately 10,000 – 11,000 square feet in gross leaseable area.

Future development is anticipated to include a future retail building on Lot 1 of approximately 20,000 square feet, the development of Lot 2, and the development of the various outlots generally as depicted on the Proposed Site Plan found under Tab B – Plans, below.

SITE DESCRIPTION

The subject property is an assemblage of 10 individual parcels comprising a total of 35.18± acres. Currently, the site is vacant with no significant stands of tree or other site amenities.

EXISTING SITE CONDITIONS MAP

For a map of existing site conditions, please refer to Sheets C-02 through C-06 of the Shops on Main Final Engineering Plans submitted as part of the petition for Primary Plat approval filed simultaneously with this PUD request, which plans are incorporated herein and made a part hereof by this reference.

COMMON HOLDINGS MAP

A Common Holdings Map is not applicable as RB Schererville Crossings, LLC, owner and applicant for the Shops on Main PUD, does not own any adjoining parcels.

STATEMENT OF PROTECTIVE RESTRICTIONS AND/OR COVENANTS, MAINTENANCE, PRESERVATION, AND DEVELOPMENT INCENTIVES OR CREDITS

The applicable standards, restrictions and/or covenants are set out in the Shops on Main PUD Ordinance; no separate restrictions and/or covenants are proposed. All on-site improvements not

dedicated to and accepted by the Town of Schererville for maintenance shall be maintained by the owner. This redevelopment site warrants no unique preservation. No development incentives or credits apply to the Shops on Main PUD.

WRITTEN COMMITMENTS

The applicable standards and restrictions are set out in the Shops on Main PUD Ordinance; no separate written commitments are proposed.

PROPOSED FINDINGS OF FACT

The Plan Commission may recommend approval of the establishment of the Shops on Main PUD upon finding that:

- i. The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other zoning district;
- ii. The amendment to the requirements of this Zoning District is warranted by the design and amenities incorporated in the Primary Plan;
- iii. Land surrounding the proposed development either can be planned in coordination with the proposed development, or will be compatible in use;
- iv. The proposed change to a Planned Unit Development (PUD) Zoning District is consistent with the general intent of the Comprehensive Plan;
- v. The modified Primary and Secondary Development Plans are generally consistent with the Development Standards outlined in Section 5 of the Zoning Ordinance;
- vi. Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district, and within the vicinity of the proposed district;
- vii. Existing and proposed utility services are adequate for the proposed development;
- viii. Each phase of the proposed development, as it is proposed to be completed, contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment; and
- ix. The proposed Planned Unit Development (PUD) Zoning District, and all proposed buildings, parking spaces, landscape, drainage and utility areas, can be completely developed within five (5) years of the establishment of the Zoning District, while Future Retail "F", the outlots, and Phase 2 maybe developed outside of the five (5) year timeframe.

TAB 3



TAB 4



Shops on Main PUD

Planned Signage District

Updated 11/13/2013

Design Intent

Tenant signage is an integral and important component of the overall design theme for Shops on Main PUD. It is imperative to the success of the Shops on Main that the tenant's signage is consistent with the criteria described herein so as to relate to the vision established by the Landlord and the Town of Schererville. Signage criteria are intended to control the size and location of signs in order to keep them in scale with adjacent buildings and surrounding developments.

The purpose of this Planned Signage District is to provide uniform style for all freestanding (monument and pylon) signs, building mounted signs and window signs and shall include the criteria and specifications for general appearance, format of message, font size and style, light, location, construction materials, sign proportion and number of signs.

The Tenant's sign design and specifications shall be submitted to the Landlord and the Town of Schererville as outlined below. Any installed signs that have not been approved and/or do not conform to the terms of this Planned Signage District shall immediately be removed and/or revised to meet these requirements at the Tenant's expenses. Any deviations from the requirements of this Planned Signage District shall require specific approval from Landlord and the Town of Schererville Planning Commission at a public meeting (not public hearing).

General Requirements

All signage is to be of the highest quality construction and must be manufactured using approved non-combustible materials. Shop fabrication and painting is required. All signs must be of new construction. Reused, renovated and remodeled signs shall not be permitted. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required for the signage shall be concealed from view and shall be designed to prevent light from leaking out around the perimeter of the sign.

All wall signs shall be composed of individually illuminated or backlit letters with the exception of logos. Letter face is to be colored translucent Plexiglas or equal. Letter return and trim shall be of a contrasting color from the letter face. Returns and trim shall be prefinished aluminum or shop painted aluminum. The following are acceptable sign types: cut metal letterforms, pin-mounted metal or glass logotypes, porcelain enamel sign faces, stencil cut metal, and metal channel letters with or without raceways (unless required by Landlord). The Landlord shall review and approve the use of banners, blade signs, window graphics and awning signage on a per tenant basis as supplemental to the wall signage authorized by this Planned Signage District. No acrylic or plastic box signs shall be allowed. Exterior signs shall be watertight and comply with all governing electrical code. Neither the sign manufacturer's name nor logo shall be displayed on or near the sign.

The tenant's sign(s) shall be limited to the Tenant's corporate or official trade name as stated in the Lease. The style or font of lettering shall be limited to one, except for logos or trademark designs. The use of a corporate logo, symbols, trademarks or other established corporate insignia are prohibited unless specifically approved in writing by the landlord on an individual basis. The names of the business, products or services provided shall be allowed.

All signs shall bear the U.L. label and their installation shall comply with all governing building and electrical codes, and the criteria set forth in this Planned Signage District and the Sign Regulations of the Town of Schererville. If there are any conflicts with the Town of Schererville Sign Regulations and these criteria, the provisions of this Planned Signage District shall control.

Electrical service to all Tenant signs shall be on Tenant's meter.

Sign illumination shall be controlled by a seven-day/24 hour time clock located in the rear of the Premises. Tenant shall set time clock to have signs on from dusk to a minimum of 2 hours after closing time.

Illumination standards per Town of Schererville Zoning Ordinance Chapter XIX, Section 6C shall apply.

Each Tenant shall install its exterior sign on the sign band of the building in accordance with the following criteria:

- (1) Tenant shall provide Landlord with Architectural drawings of the proposed sign(s) for their unit as well as the linear frontage of their storefront.
- (2) Tenant shall obtain Landlord's approval as set forth below prior to making application with the Town of Schererville for any permits or governmental approvals.
- (3) After obtaining Landlord's approval, Tenant shall obtain any and all permits and governmental approvals for signs prior to commencing work and provide Landlord with a copy of all permits and governmental approvals.
- (3) Tenant shall be responsible for the fulfillment of all requirements and specifications.
- (4) Tenant shall be responsible for the operations of its sign contractor.
- (5) All penetrations of the building structure by the sign contractor, required for sign installation, shall be sealed in watertight condition and shall be patched to match adjacent finish. The sign contractor shall leave the Premises free of debris after installation.
- (6) Landlord's contractor is authorized to correct all work by Tenant's sign contractor at the expense of Tenant.
- (7) The Landlord and the Town of Schererville have sole approval authority for signage. All sign drawings and permits must be submitted to Landlord and the Town of Schererville for approval prior to manufacture and installation. Tenant shall immediately correct any deviation from the approved drawing upon Landlord's or the Town of Schererville's request. Failure to correct any deviation within five (5) days of such request may result in corrective action being taken by Landlord at Tenant's expense.



Anchor Tenant (leasable area above 9,000 s.f.)

Number of Wall Signs:

The number of signs shall be limited to two (2) main signs per tenant plus three (3) accessory signs such as an under canopy sign or wall plaques. The Future Retail "F" building may have three (3) main signs if the entire building is occupied by one (1) tenant.

Wall Sign Area Requirements:

The maximum sign area shall not exceed 4 sq. ft. of sign area per one (1) linear foot of building frontage. The combined maximum gross sign area for all wall and awning/canopy signs per business shall not exceed 4 square foot of sign area per one (1) linear foot of the unit frontage. Total wall sign area per Tenant shall not exceed an area of 550 square feet per street frontage. Sign height shall be as generally depicted on the Sign Elevation drawings attached hereto.

Location of Wall Signs:

Signage must be facing a public space (i.e. street or parking area).

Height of Wall Signs Above Grade:

Wall signs are not allowed to extend above parapet wall. Refer to Sign Elevation drawings attached hereto.

Mounting:

Raceways are not allowed on EIFS. The total sign projection from the building wall including raceways, if allowed, shall not exceed a maximum depth of twelve inches (12") from the building wall. Backer boards are allowed at landlord's sole discretion.

Window Sign Requirements:

Permanent window signs shall be placed on the interior face of the window and shall not exceed twenty-five percent (25%) of the total window area or 50 square feet, whichever is less. The total window area occupied by all permanent and temporary window signage shall not exceed fifty (50%) of the total window surface area.

RETAIL F BUILDING Tenants

Number of Signs:

One (1) wall sign shall be allowed on both front and rear elevations. End cap tenants are allowed a third sign on the end (side) wall.

Wall Sign Area Requirements:

The maximum sign area shall not exceed 3 sq. ft. of sign area per one (1) linear foot of each store's primary frontage. The combined maximum gross sign area for all wall and awning/canopy signs per business shall not exceed 250 square feet. Individual sign areas shall not exceed 125 square feet. In no event shall signage exceed a maximum height of 48" or be less than 36". Signs shall be located at least 2 feet from either the center of the Tenant's demising walls or for end tenants the outside building corner of the façade. Refer to Sign Elevation drawings attached hereto.

Location:

Signage must be on the sign band area of the building above tenant space facing a public space (i.e. street or parking area). Refer to Sign Elevation drawings attached hereto.

Height of Wall Signs Above Grade:

Wall signs are not allowed to extend above parapet wall. Refer to Sign Elevation drawings attached hereto.

Mounting:

Letters are to be aluminum channel letters connected individually to a raceway. Raceways are to be furnished and installed by the tenant's sign company. Raceways shall match the adjacent building material color. The total sign projection from the building wall including raceways shall not exceed a

maximum depth of twelve inches (12") from the building wall. Backer boards in lieu of raceways are allowed at landlord's sole discretion. Backer boards are to contrast adjacent building color.

Window Sign Requirements:

Permanent window signs shall be placed on the interior face of the window and shall not exceed twenty-five percent (25%) of the total window area or 50 square feet, whichever is less. The total window area occupied by all permanent and temporary window signage shall not exceed fifty (50%) of the total window surface area.

RETAIL G & I BUILDING Tenants

Number of Signs:

One (1) wall sign shall be required on both the front and rear elevations. End cap tenants are allowed a third sign on the end (side) wall.

Wall Sign Area Requirements:

The maximum sign area shall not exceed 1 ½ sq. ft. of sign area per one (1) linear foot of each store frontage. The combined maximum gross sign area for all wall, awning/canopy and permanent window signs per business shall not exceed 1 ½ square foot of sign area per one (1) linear foot of the unit frontage. In no event shall signage exceed a maximum height of 36" or be less than 24". Sign area shall not exceed 125 square feet. Signs shall be located at least 2 feet from either the center of the Tenant's demising walls or for end tenants the outside building corner of the façade. Refer to Sign Elevation drawings attached hereto.

Location:

Signage must be on the sign band area of the building above tenant space facing a public space (i.e. street or parking area). Refer to Sign Elevation drawings attached hereto.

Height of Wall Signs Above Grade:

Wall signs are not allowed to extend above parapet wall. Refer to Sign Elevation drawings attached hereto.

Mounting:

Letters are to be aluminum channel letters connected individually to a raceway. Raceways to be furnished and installed by the tenant's sign company. Raceways shall match the adjacent building material color. The total sign projection from the building wall including raceways shall not exceed a maximum depth of twelve inches (12") from the building wall. Backer boards in lieu of raceways are allowed at landlord's sole discretion. Backer boards are to contrast adjacent building color.

Window Sign Requirements:

Permanent window signs shall be placed on the interior face of the window and shall not exceed twenty-five percent (25%) of the total window area or 50 square feet, whichever is less. The total window area occupied by all permanent and temporary window signage shall not exceed fifty (50%) of the total window surface area.

Outlots 1 & 2 buildings:

Number of Signs:

The number of signs is limited to four (4) wall signs per outlot building.

Wall Sign Area Requirements:

The combined maximum gross sign area for all wall, awning and permanent window signs shall not exceed 200 square feet or two (2) square foot of sign area per one (1) linear foot of the primary structure's façade facing a public roadway. No single sign shall not exceed 150 square feet. Sign height shall not exceed eight (8) feet.

Location of Wall Signs:

Signage must be facing a public space (i.e. street or parking area).

Height of Wall Signs Above Grade:

Wall signs are not allowed to extend above parapet wall.

Mounting:

Raceways are optional, provided however, if a raceway is used it shall match the adjacent building material color. The total sign projection from the building wall including raceways, if allowed, shall not exceed a maximum depth of twelve inches (12") from the building wall. Backer boards in lieu of raceways are allowed at landlord's sole discretion.

Outlot Monument Signs:

One (1) double-sided monument sign shall be permitted on Outlots 1 & 2. The maximum area of a monument sign shall not exceed 80 square feet. The maximum height of a monument sign shall not exceed four (4) feet in height above grade. No monument sign shall be located within 75 feet of another monument sign or pylon sign and shall maintain a setback of at least five (5) feet from any property line.

Outlot 4 (Retail L) building:

Number of Signs:

The number of signs is limited to Five (5) wall signs for Retail L building.

Wall Sign Area Requirements:

The maximum sign area shall not exceed 3 sq. ft. of sign area per one (1) linear foot of each façade of building. Total wall sign area per Tenant shall not exceed an area of 1100 square feet. No single sign shall not exceed 300 square feet. Sign height shall be as generally depicted on the Sign Elevation drawings attached hereto

Location of Wall Signs:

Signage must be facing a public space (i.e. street or parking area).

Height of Wall Signs Above Grade:

Wall signs are not allowed to extend above parapet wall.

Mounting:

Raceways are optional, provided however, if a raceway is used it shall match the adjacent building material color. The total sign projection from the building wall including raceways, if allowed, shall not exceed a maximum depth of twelve inches (12") from the building wall. Backer boards in lieu of raceways are allowed at landlord's sole discretion. Backer boards are to contrast adjacent building color.

Outlot 4 (Retail L) Monument Signs:

No Monument sign allowed.

Shopping Center Pylon Signs:

One (1) multi-tenant pylon sign shall be permitted at each entry to Shops on Main for a total of three (3) double-sided pylon signs. Each pylon sign may include the name of the shopping center, up to six (6) tenant panels to be used by Anchor Tenants, and information related to the ownership, leasing and management of the Shops on Main. Refer to Sign Elevation drawings attached hereto.

All tenant pylon panels to be installed by Landlord's sign contractor at Tenant's expense unless approved in writing by Landlord.



Ancillary Signs:

Store Hour Signs:

The overall store hour signage may be a maximum of 14 inches high and 10 inches wide. Individual letters and numbers shall be a maximum of 1 inch high. Letters shall be vinyl applied or professionally painted to the inside face of the storefront glass. Store hours signage shall consist of one color only.

Rear Door Identification:

At tenant's rear service door, Tenant may apply tenant's name and address to the door if located as directed by Landlord and in three inch (3") standard block letters.

Address:

Address numbers shall be white vinyl in Arabic numerals four inches (4") high with a one inch (1") stroke, applied to the exterior face of the glass. Address shall be centered directly above Tenant door. The outline perimeter of all numbers shall be defined by the shape of the number; no background field shall be permitted.

Interior Signs:

Floor signs, interior hanging signs, etc., primarily visible from outside the Tenant's space and not separated from the window by a customer way within the Tenant space, but within the Tenant's lease line in its storefront must receive prior landlord approval. Signs advertising the sale of alcohol shall be set back a minimum of 5'-0" from the storefront wall.

Temporary Signs:

Except as provided herein, Temporary Signs shall be allowed in compliance with the Town of Schererville Zoning Ordinance Sign Regulations TITLE XIX, Section 9, I. – Temporary Signs.

Banners (not to exceed 30 sf) shall be allowed. In addition to time frames in Ordinance, Landlord may allow banners for up to 30 days prior to store opening and 30 days after opening. If such signage requires attachment to exterior walls or roof construction, the means of attachment must also be approved in writing by the Landlord.

No other promotional signs including advertising placards, pennants, names, insignias, trademarks or other descriptive materials shall be affixed or maintained upon the exterior walls of building or storefront, including exterior glass panes and supports of the store windows and doors.

All other temporary signs shall be installed on the interior of the glass storefront and shall not exceed twenty-five percent (25%) of total window area.

In addition, Anchor Tenants (those tenants over 9,000 sf) may have temporary promotional signs including but not limited to banners (not to exceed 200 sf), window signs (not to exceed 50 sf), streamers, pennants and similar non-illuminated objects on building and storefront. If such signage requires attachment to exterior walls or roof construction, the means of attachment must also be approved in writing by the Landlord. In addition to time frames in Ordinance, Landlord may allow these signs for up to 90 days before store opening and up to 30 days after store opening.

All Tenant temporary signs shall be located on Tenant's Premises. Tenant temporary signs are allowed in Common Areas.

"For Sale" and "For Lease" freestanding non-illuminated temporary signs shall be permitted on each outlot and each future building site as depicted on the Primary Development Plan. Such signs shall not exceed six feet (6') in height and thirty-two (32) square feet in area per face with a maximum of two (2) faces.

Landlord may install "For Lease Graphic" window signs on individual vacant tenant spaces. The size, window coverage and design of such "For Lease Graphic" window signs may cover the total window surface area.

Drive-In Merchandising:

One (1) informational sign (menu, pricing, etc.) shall be permitted per order station, not to exceed thirty (30) square feet and six feet (6') in height, and may include one accessory board not to exceed eighteen (18) square feet in area and six feet (6') in height. Electronic message boards that only display material necessary to the operation of the business may be incorporated within such sign, provided that the display surface of such board is mounted flush with the face of the sign as a whole.

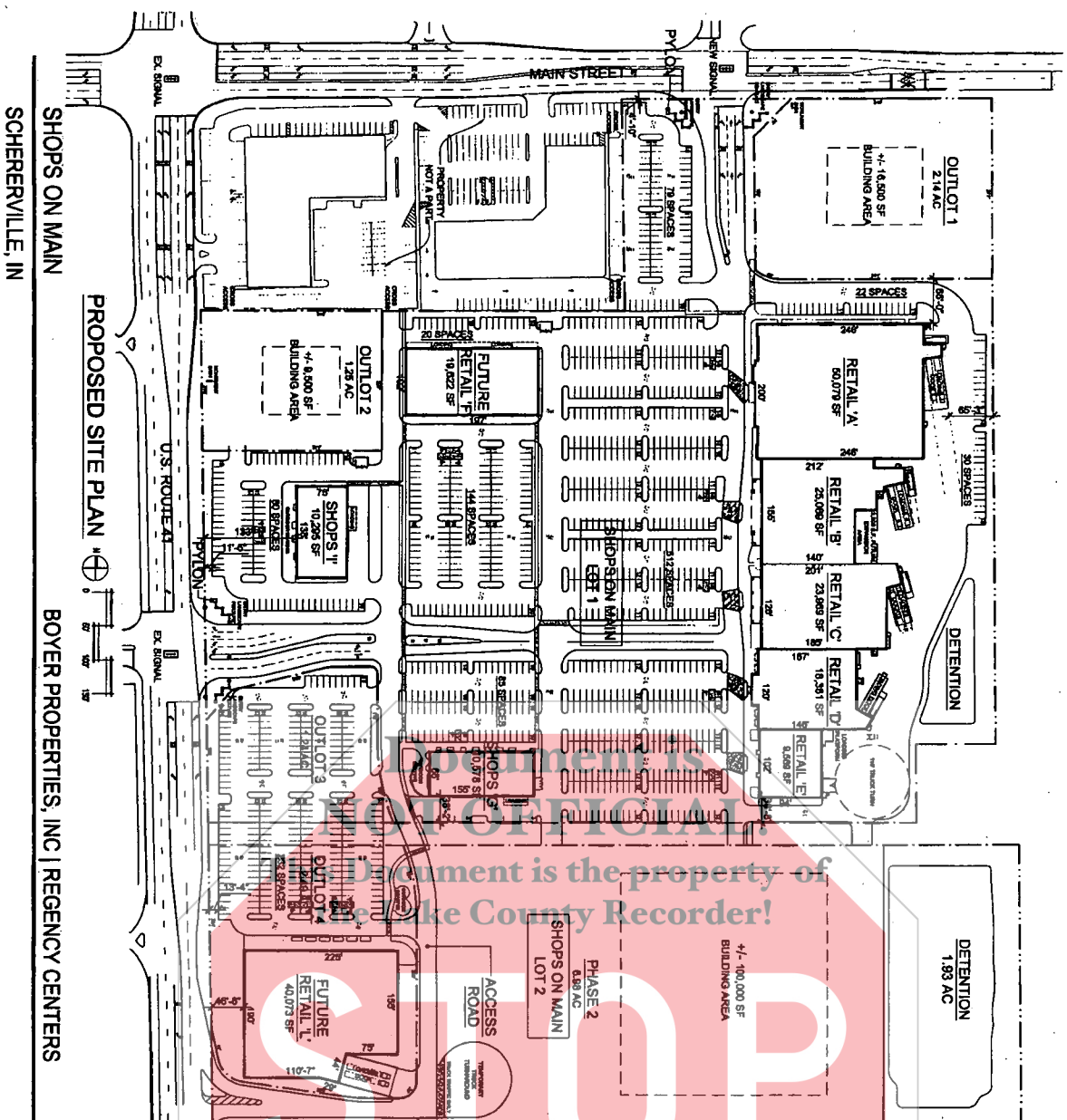
Prohibited Signs:

- Neon tube lighting in windows
- Inflatable signs
- Exposed neon signs
- Moving signs
- Blinking or flashing signs.
- Signs that emit smells or sounds.
- Box signs.
- Changeable copy or programmable message signs.
- Sandwich board or easel signs.
- Right of way or common area advertising signs or feather banners.
- No Tenant shall maintain any sign not located on their leased premise unless specifically approved in writing by Landlord and, if applicable, the Town of Schererville.

Sign Approval:

Approval of Landlord and the Town of Schererville shall be required prior to the installation of any sign. Approval of the Tenant sign shop drawing and its design by the Landlord does not constitute approval by the Town of Schererville. To obtain Landlord's approval, Tenant shall submit one (1) set of bound shop drawings for review and approval by the Landlord. Sign shop drawings shall clearly indicate: 1) the location and size of all signs on the façade (minimum scale 1/8"=1'-0" size); 2) provide a section or sections through the sign; 3) identify the materials and construction; 4) provide complete information on installation; 5) provide the location and size of all penetrations for conduit sleeves and supports; and 6) shall indicate all construction and attachments. Fabrication or installation of the Tenant's signage shall not commence before obtaining the landlord's approval for the sign shop drawings. Upon receipt of Landlord's approval, the tenant or tenant's sign company shall make application for and obtain sign and electrical permits as may be required by the Town of Schererville prior to installation of any sign.





SHOPS ON MAIN
SCHERERVILLE, IN

PROPOSED SITE PLAN

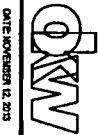
BOYER PROPERTIES, INC | REGENCY CENTERS

DEVELOPMENT SUMMARY

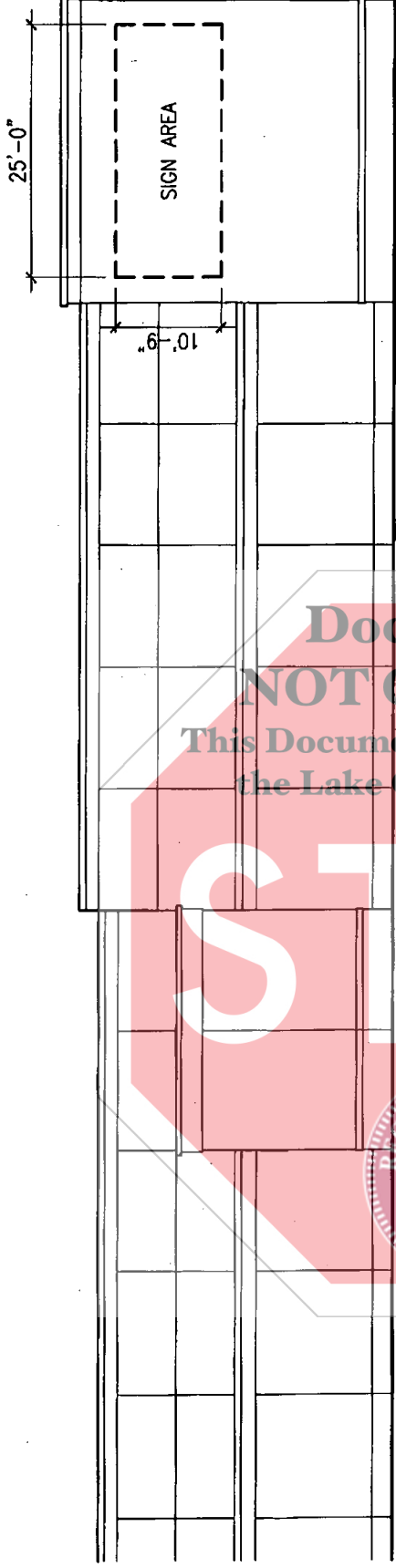
UNDERLYING ZONING:	C-3 HIGHWAY COMMERCIAL WITH US 41 OVERLAY
DEVELOPMENT STANDARDS:	
THE REAL ESTATE SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE PROPOSED SITE PLAN, THE OTHER PLANS INCLUDED IN THE PRIMARY DEVELOPMENT PLAN, AND THE FOLLOWING TEXTUAL NOTES.	
1. TRASH ENCLOSURES FOR RETAIL ARE AND PHASE 2 BUILDINGS WILL BE LOCATED IN THE REAR LOADING AREAS. ALL OTHER TRASH ENCLOSURES SHALL BE MAINTAINED ON THE ADJACENT PROPERTY TO MAINTAIN THE ADJACENT BUILDING VEGETATIVE SCREENING SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.	
2. ENTRY DRIVE AND PARKING LOT LANDSCAPING SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.	
3. A MINIMUM OF A 10' LANDSCAPE SETBACK ALONG R.O.W. SHALL BE PROVIDED EXCEPT AS INDICATED ON THE PLAN.	
4. PARKING LAYOUT AND LANDSCAPE ISLANDS SHALL BE AS SHOWN. ANY PARKING MAY BE LOCATED IN ANY YARD.	
5. MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' FROM THE R.O.W. THERE SHALL BE NO MAXIMUM FRONT YARD SETBACK.	
6. MINIMUM F.A.R. SHALL BE 0.1.	
7. PARKING SHALL MAINTAIN A MIN. RATIO OF 4 SPACES PER 1,000 SQUARE FEET OF GROSS INCLUDEABLE AREA FOR ALL USES, INCLUDING OF ALL OUTLOTS AND FUTURE DEVELOPMENT, ALONG A PARKING DECKS, EITHER ON A MAIN LOT OR AN OUTLOT SHALL BE CONSIDERED SHARED PARKING AVAILABLE TO ALL USES WITHIN SHOPS ON MAIN.	
8. TYPICAL PARKING STALLS SHALL BE 8 FEET WIDE BY 18 FEET DEEP.	
9. BUILDING AREAS INDICATED ON PHASE 2 AND OUTLOTS 1 & 2 ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND DO NOT NECESSARILY REPRESENT BUILDING OUTLINES OR LOCATIONS.	
10. BUILDING AREAS INDICATED ON OUTLOTS ARE BASED ON A YARD OF 20' WIDE BUILDING AREA. SHALL NOT BE LESS THAN 2,000 SQUARE FEET.	
12. OUTLOTS AND FUTURE BUILDINGS SHALL BE DEVELOPED IN GENERAL COMPLIANCE WITH THESE BUILDING STANDARDS.	
13. PRECAST CONCRETE WALLS SHALL BE AN ALLOWABLE MATERIAL FOR FUTURE RETAIL 'L'.	

SITE AREA - OVERALL:	23.79 ACRES
LOT 1:	11.40 ACRES
LOT 2:	35.18 ACRES
TOTAL SITE AREA:	36.18 ACRES
GROSS AREA - LOT 1	
RETAIL 'A'	50,079 S.F.
RETAIL 'B'	25,069 S.F.
RETAIL 'B' FUTURE EXPANSION	3,000 S.F.
RETAIL 'C'	23,889 S.F.
RETAIL 'D'	18,381 S.F.
RETAIL 'E'	8,389 S.F.
FUTURE RETAIL 'F'	19,622 S.F.
SHOPS 'G'	10,578 S.F.
SHOPS 'I'	10,285 S.F.
FUTURE RETAIL 'L'	40,073 S.F.
TOTAL G.L.A.	210,815 S.F.
OUTLOT SITE AREA - LOT 1	
OUTLOT 1	2.14 ACRES
OUTLOT 2	1.25 ACRES
OUTLOT 3	1.24 ACRES
TOTAL SITE AREA	4.63 ACRES
SITE AREA - LOT 2:	
OUTLOT 4	2.49 ACRES
PHASE 2:	8.98 ACRES
DETENTION:	1.83 ACRES
TOTAL SITE AREA:	11.40 ACRES

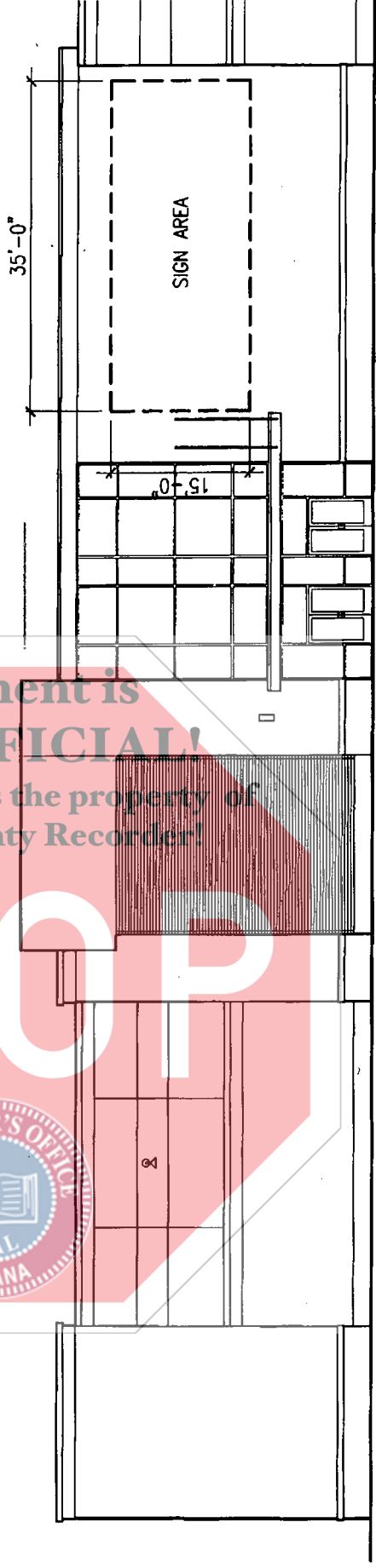
NOTE: WHEN THE SHOPS ON MAIN DEVELOPMENT STANDARDS SET FORTH IN THE PUD ORDINANCE OR THE PRIMARY DEVELOPMENT PLAN ARE IN CONFLICT WITH THE SCHERERVILLE ZONING ORDINANCE, THE SHOPS ON MAIN DEVELOPMENT STANDARDS SET FORTH IN THE PUD ORDINANCE OR THE PRIMARY DEVELOPMENT PLAN SHALL CONTROL.



OKW Architects
DATE: NOVEMBER 12, 2013
PROJECT NUMBER: 13041

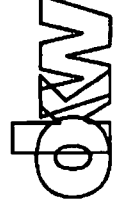


RETAIL 'A' - NORTH ELEVATION



RETAIL 'A' - WEST ELEVATION

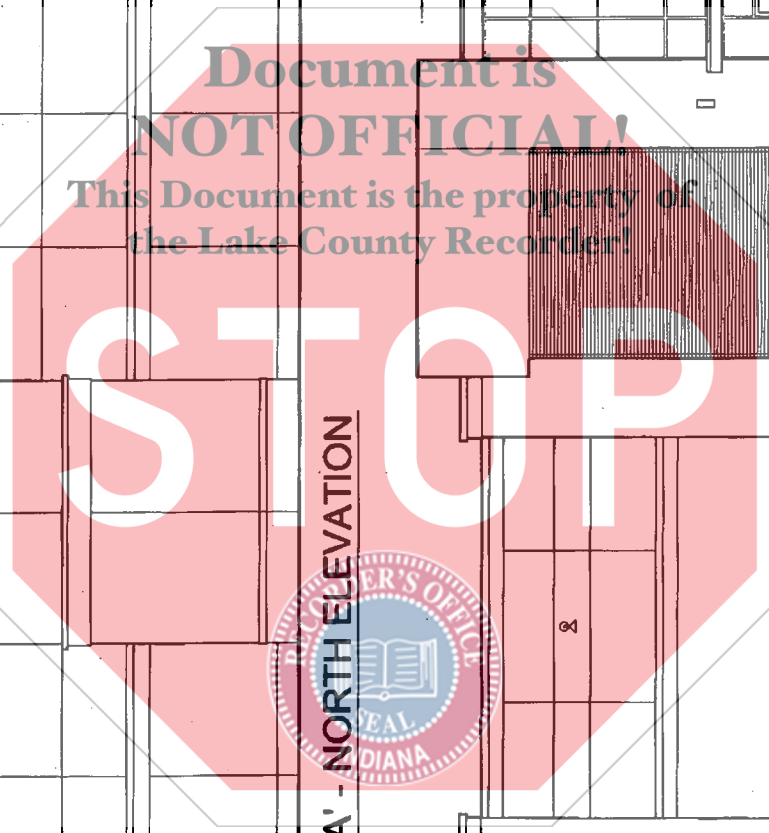
**SHOPS ON MAIN - MAIN SIGN AREA
SCHERERVILLE, INDIANA**

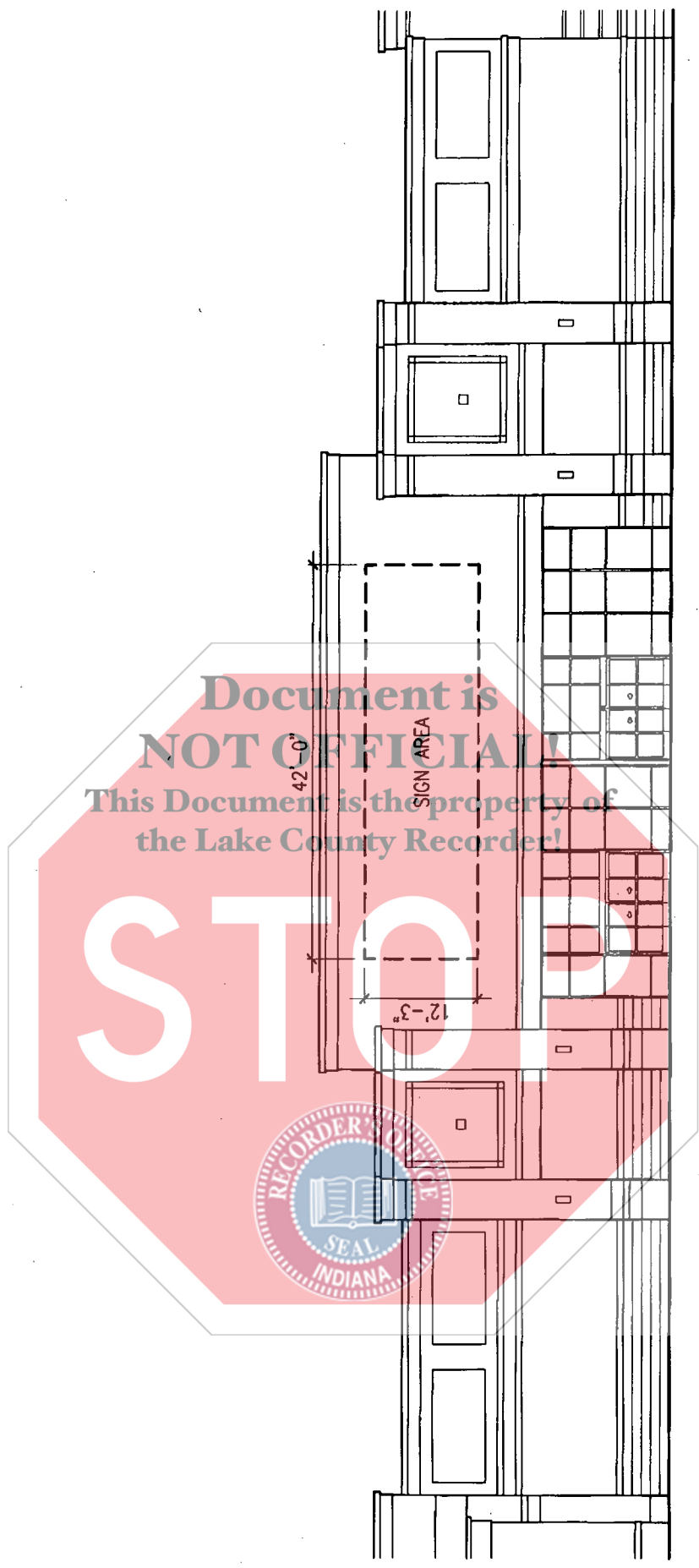


OKW Architects

DATE: NOVEMBER 12, 2013

PROJECT NUMBER: 11041





RETAIL 'B'

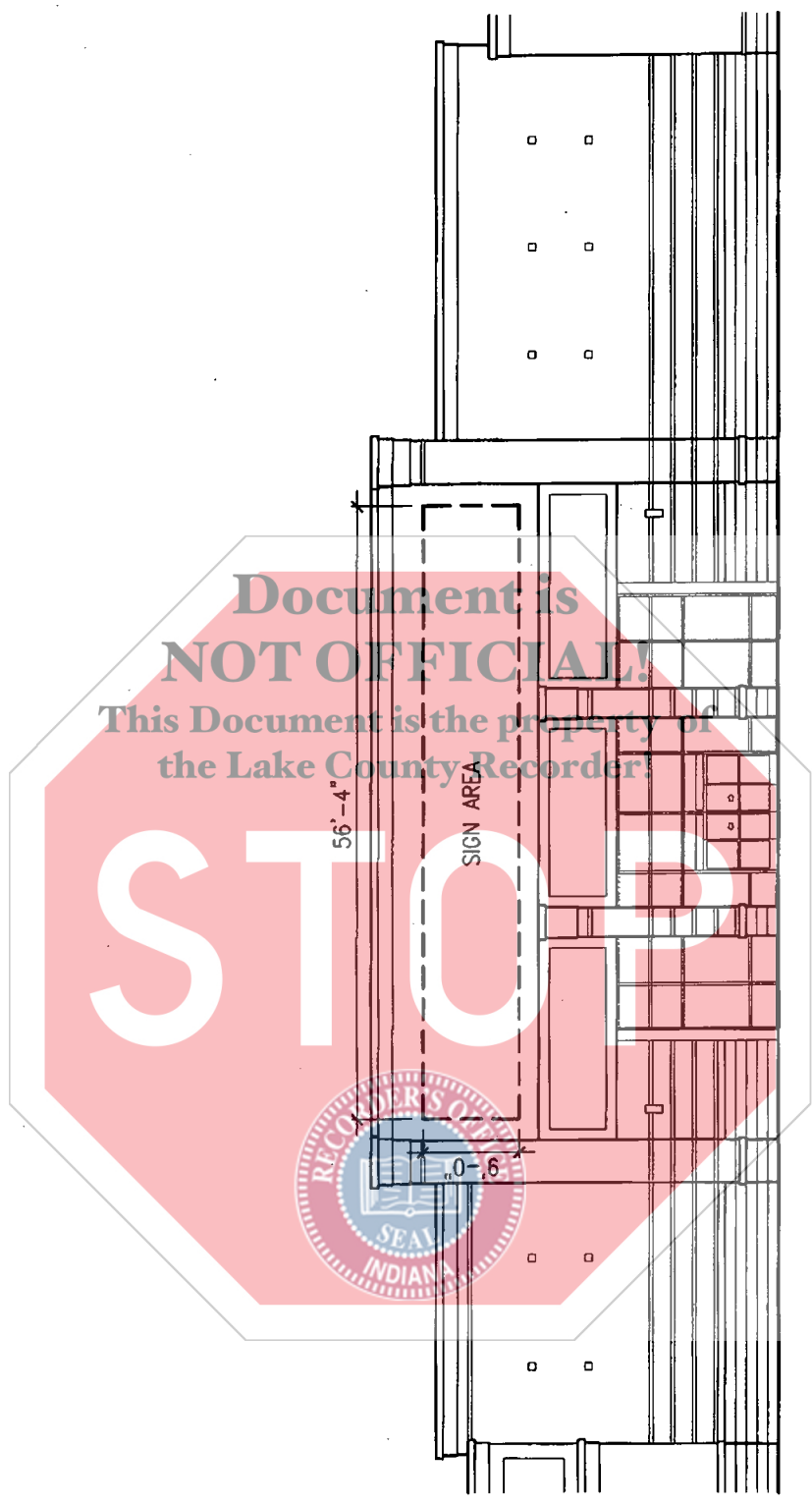
**SHOPS ON MAIN - MAIN SIGN AREA
SCHERERVILLE, INDIANA**



OKW Architects

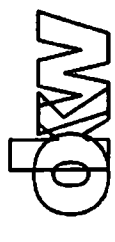
DATE: NOVEMBER 12, 2013

PROJECT NUMBER: 11041



RETAIL 'C'

SHOPS ON MAIN - MAIN SIGN AREA
SCHERERVILLE, INDIANA



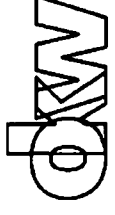
OKW Architects

DATE: NOVEMBER 12, 2013
PROJECT NUMBER: 11041



RETAIL 'D'

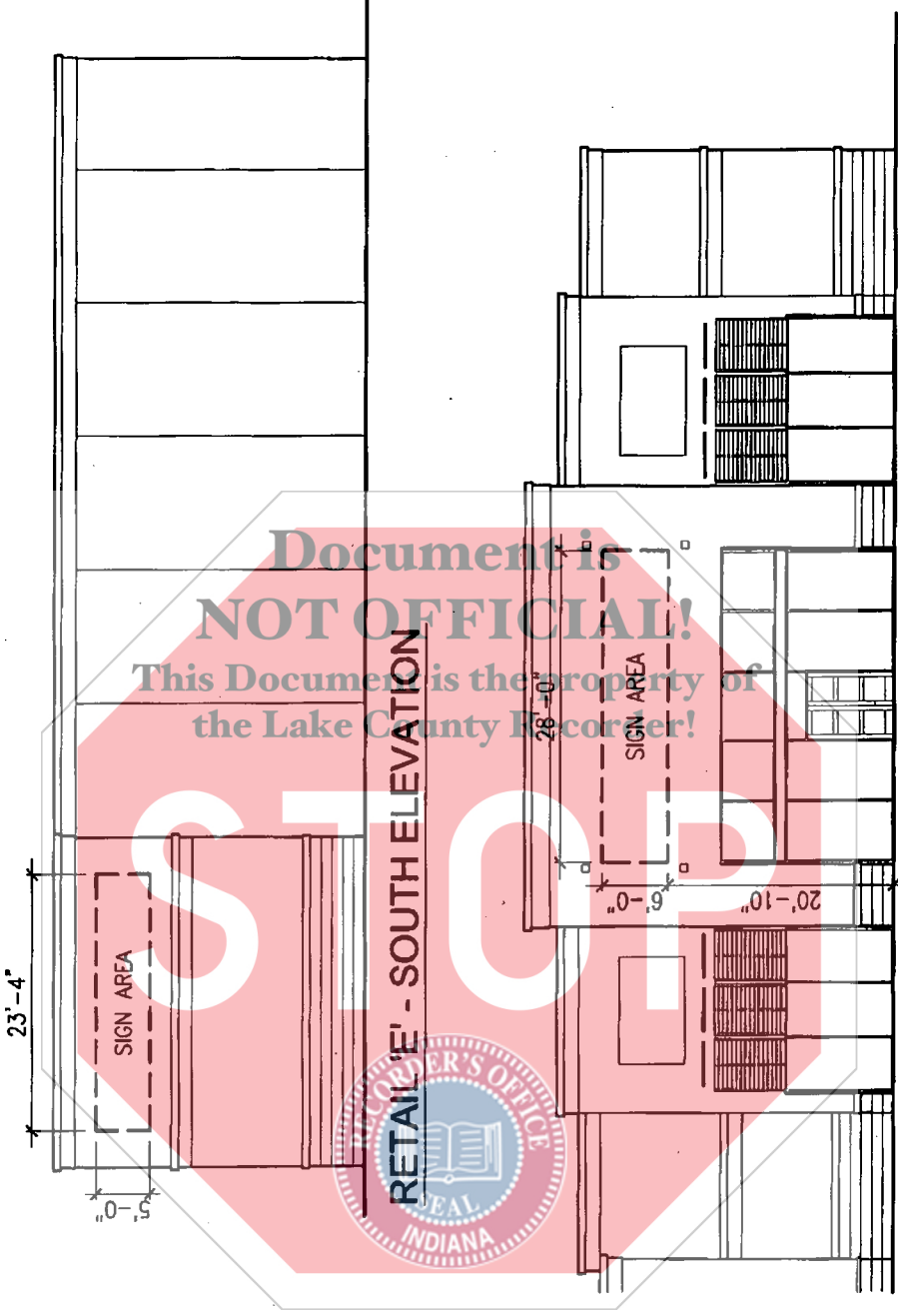
**SHOPS ON MAIN - MAIN SIGN AREA
SCHERERVILLE, INDIANA**



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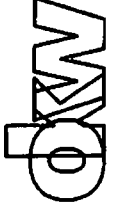
DATE: NOVEMBER 12, 2013

PROJECT NUMBER: 11041



RETAIL 'E' - WEST ELEVATION

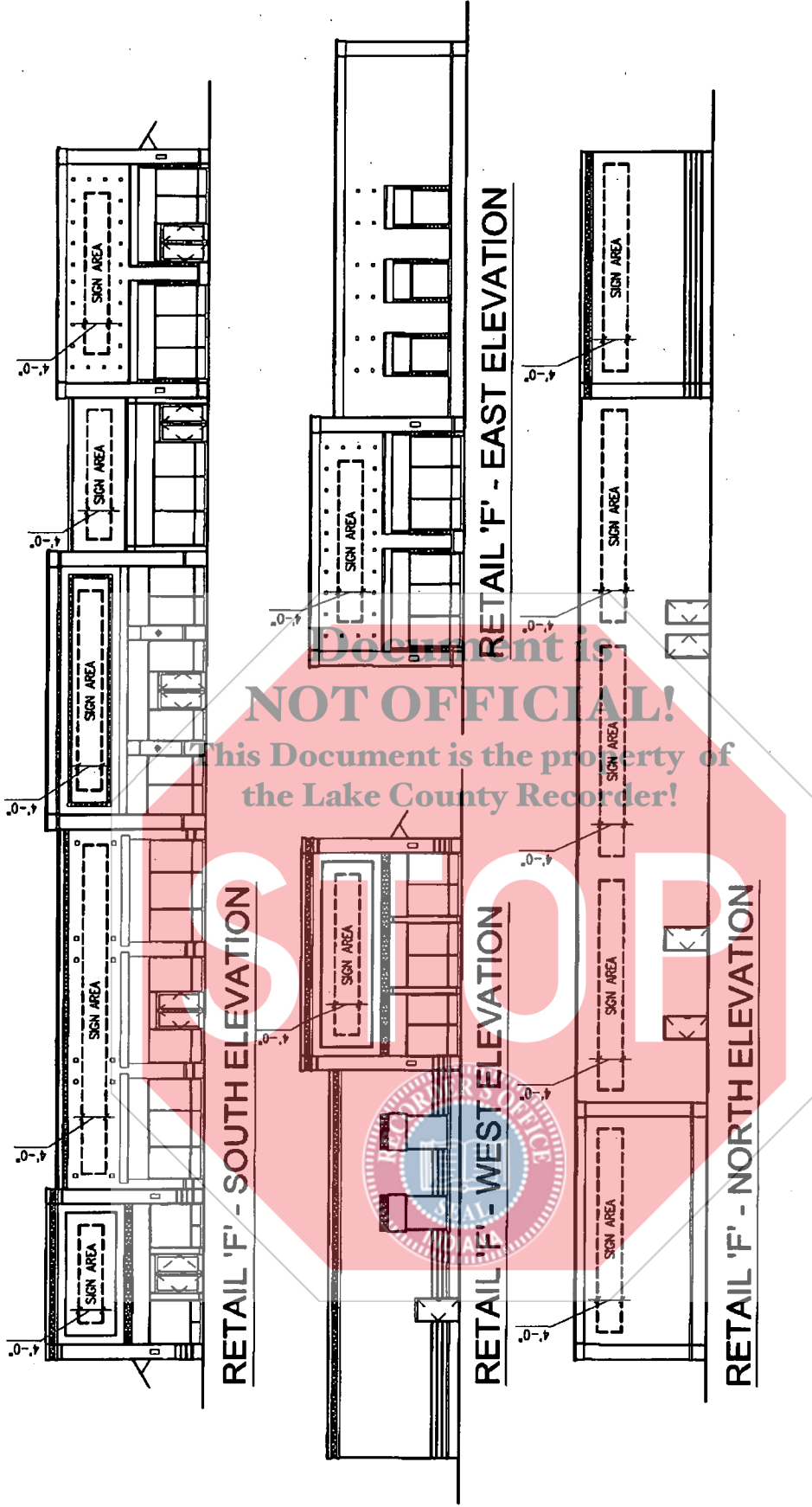
SHOPS ON MAIN - MAIN SIGN AREA
SCHERERVILLE, INDIANA



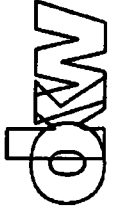
OKW Architects

DATE: NOVEMBER 12, 2013

PROJECT NUMBER: 11041

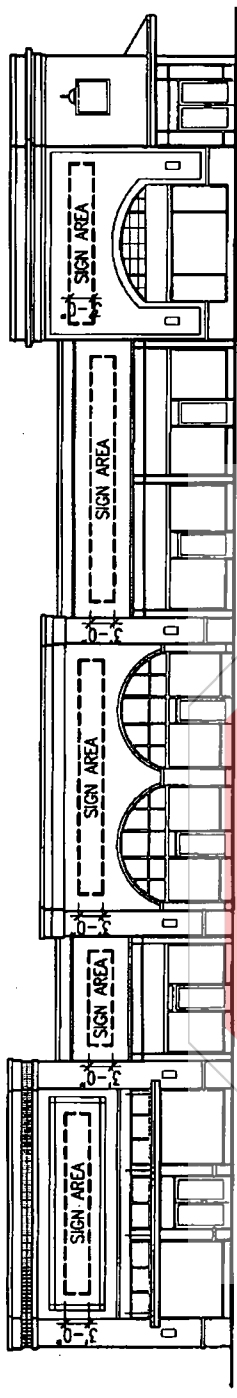


SHOPS ON MAIN - MAIN SIGN AREA
SCHERERVILLE, INDIANA

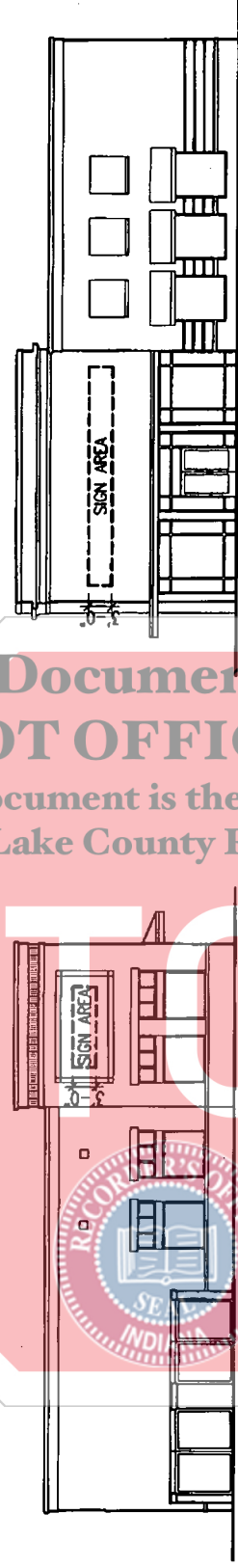


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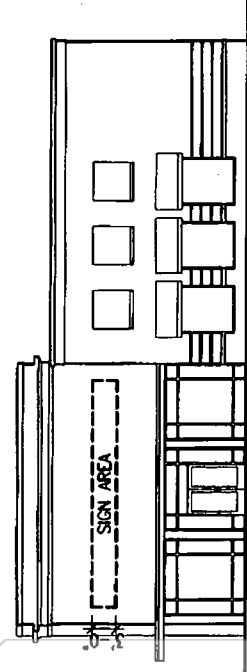
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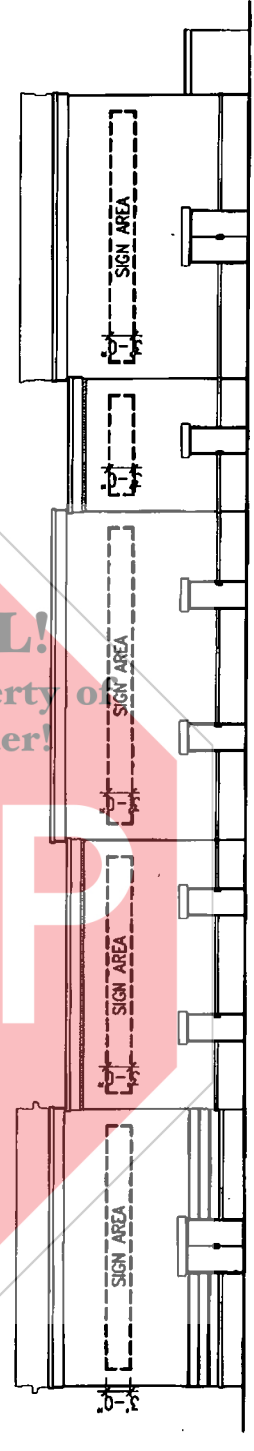
SHOPS 'G' - NORTH ELEVATION



SHOPS 'G' - EAST ELEVATION



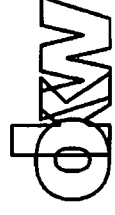
SHOPS 'G' - WEST ELEVATION



SHOPS 'G' - SOUTH ELEVATION

SHOPS ON MAIN - MAIN SIGN AREA

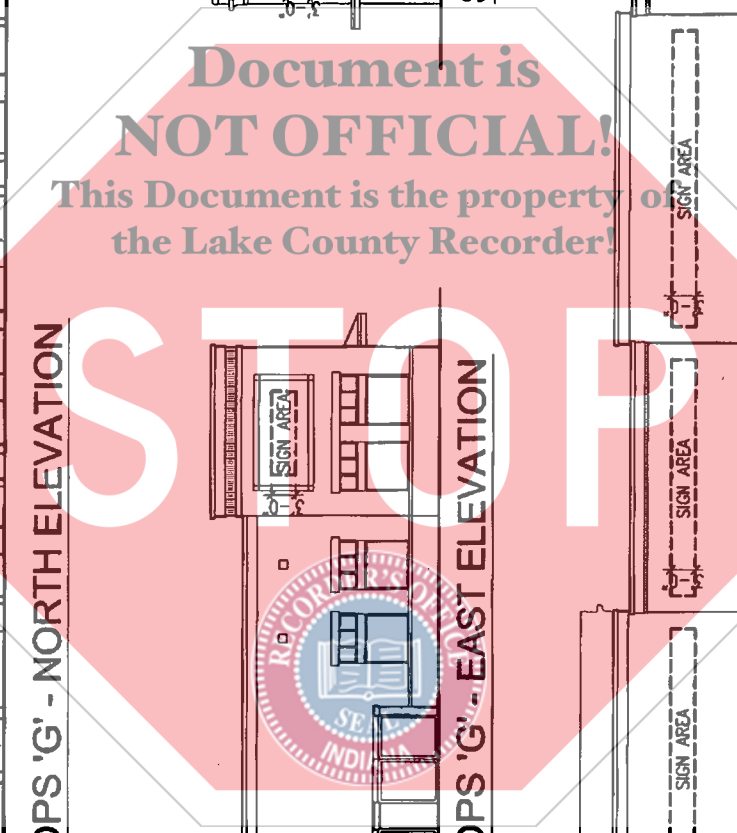
SCHERERVILLE, INDIANA

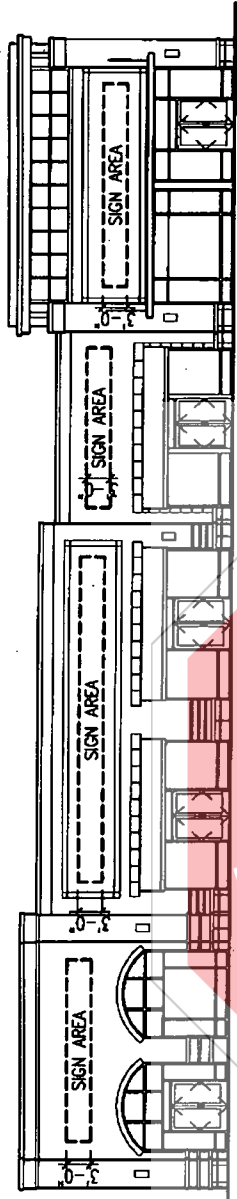


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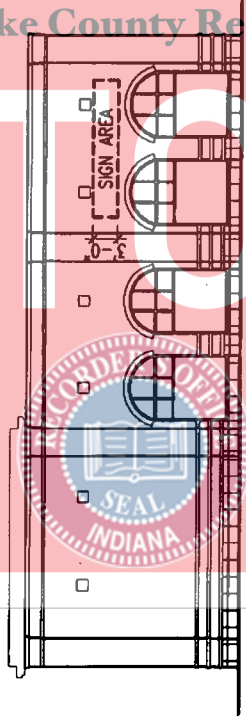
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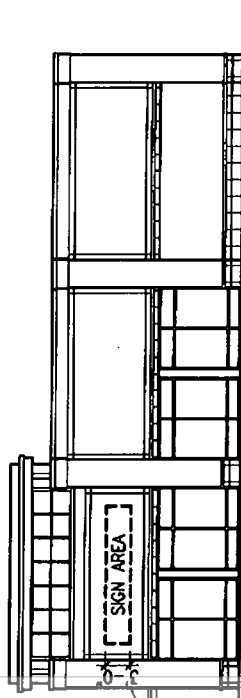




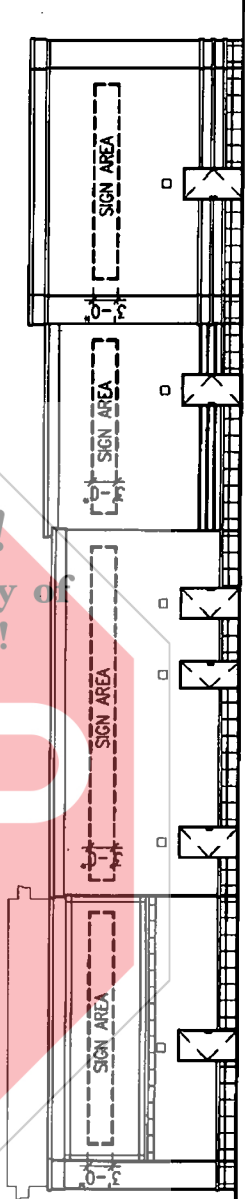
SHOPS 'I' - WEST ELEVATION



SHOPS 'I' - NORTH ELEVATION



SHOPS 'I' - SOUTH ELEVATION

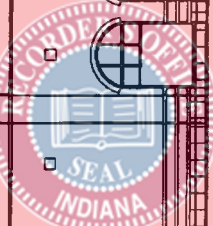


SHOPS 'I' - EAST ELEVATION

SHOPS ON MAIN - MAIN SIGN AREA

SCHERERVILLE, INDIANA

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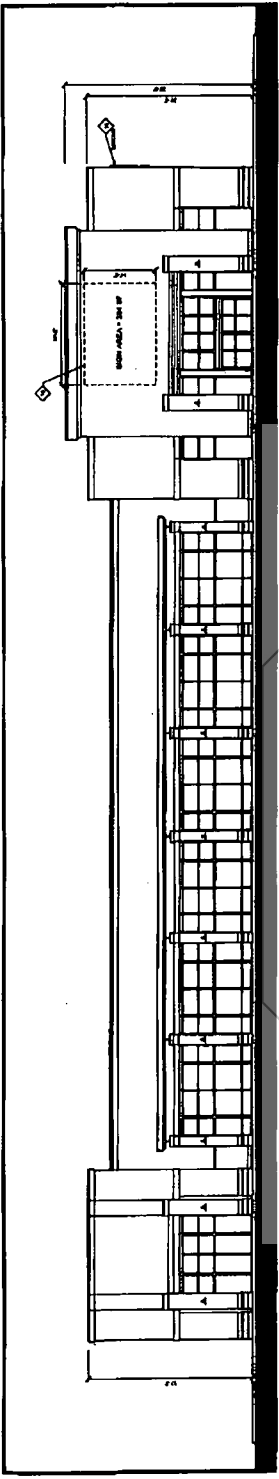


OKW Architects

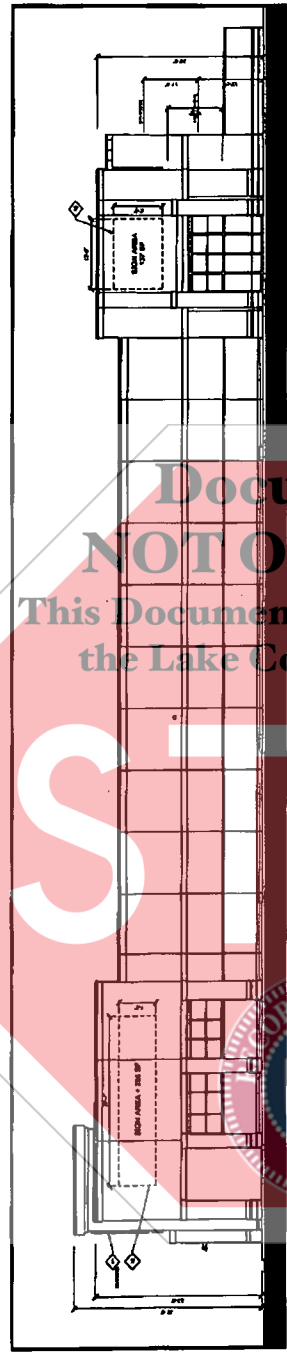
DATE: NOVEMBER 12, 2013

PROJECT NUMBER: 11041

ELEVATION KEY NOTES:



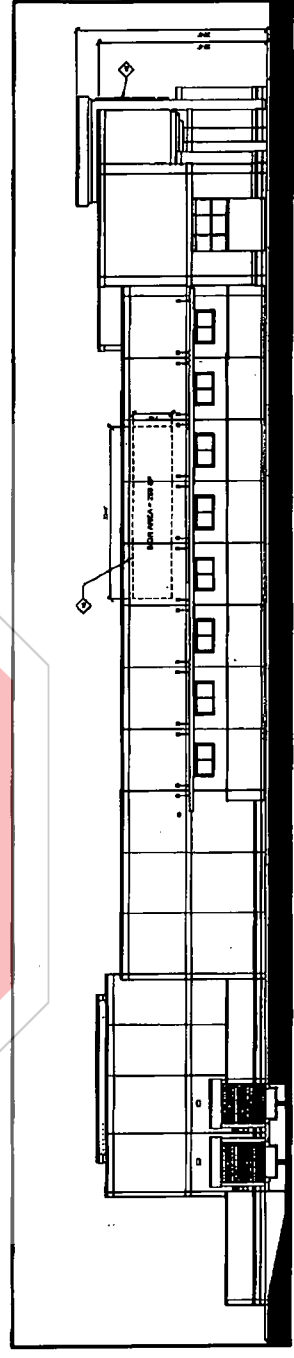
NORTH ELEVATION
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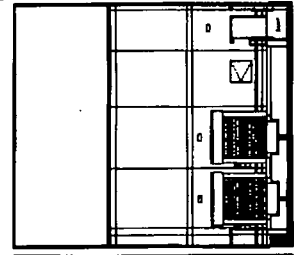
WEST ELEVATION
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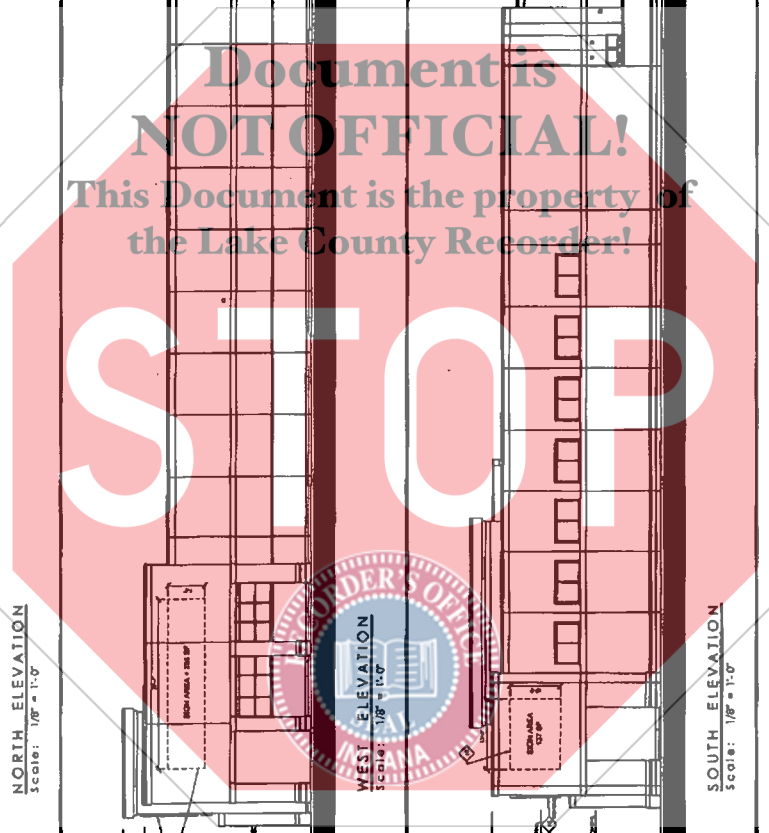
SOUTH ELEVATION
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EAST ELEVATION
Scale: 1/8" = 1'-0"



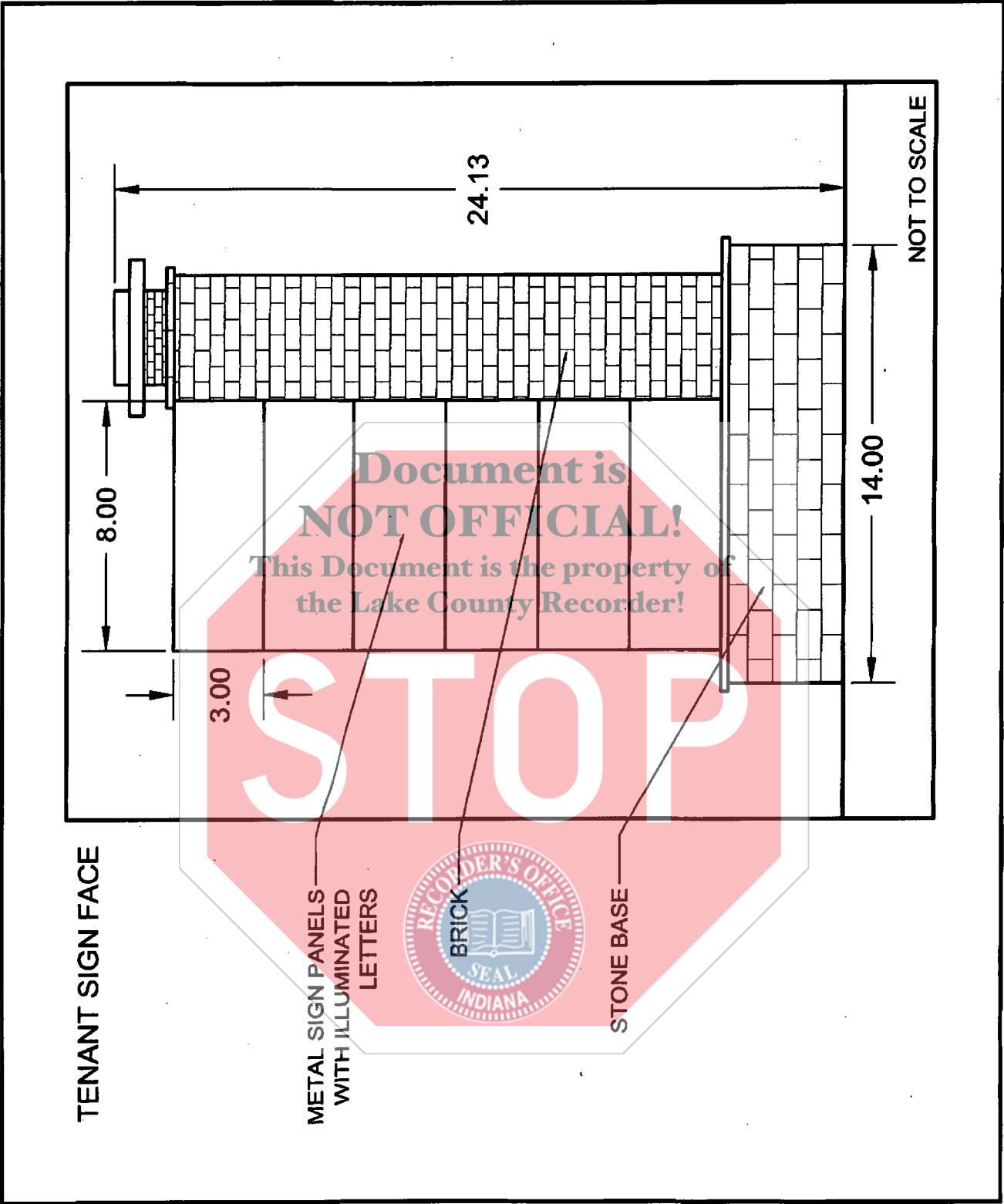
LOADING ELEVATION
Scale: 1/8" = 1'-0"



SHOPS ON MAIN
Scherverville, IN

ENTRY PYLON SIGN
ELEVATION

PLaCE
Landscape Architects Architects Architects
1400 Grand Street, Suite 100
Bloomington, IN 47404
317.344.1140



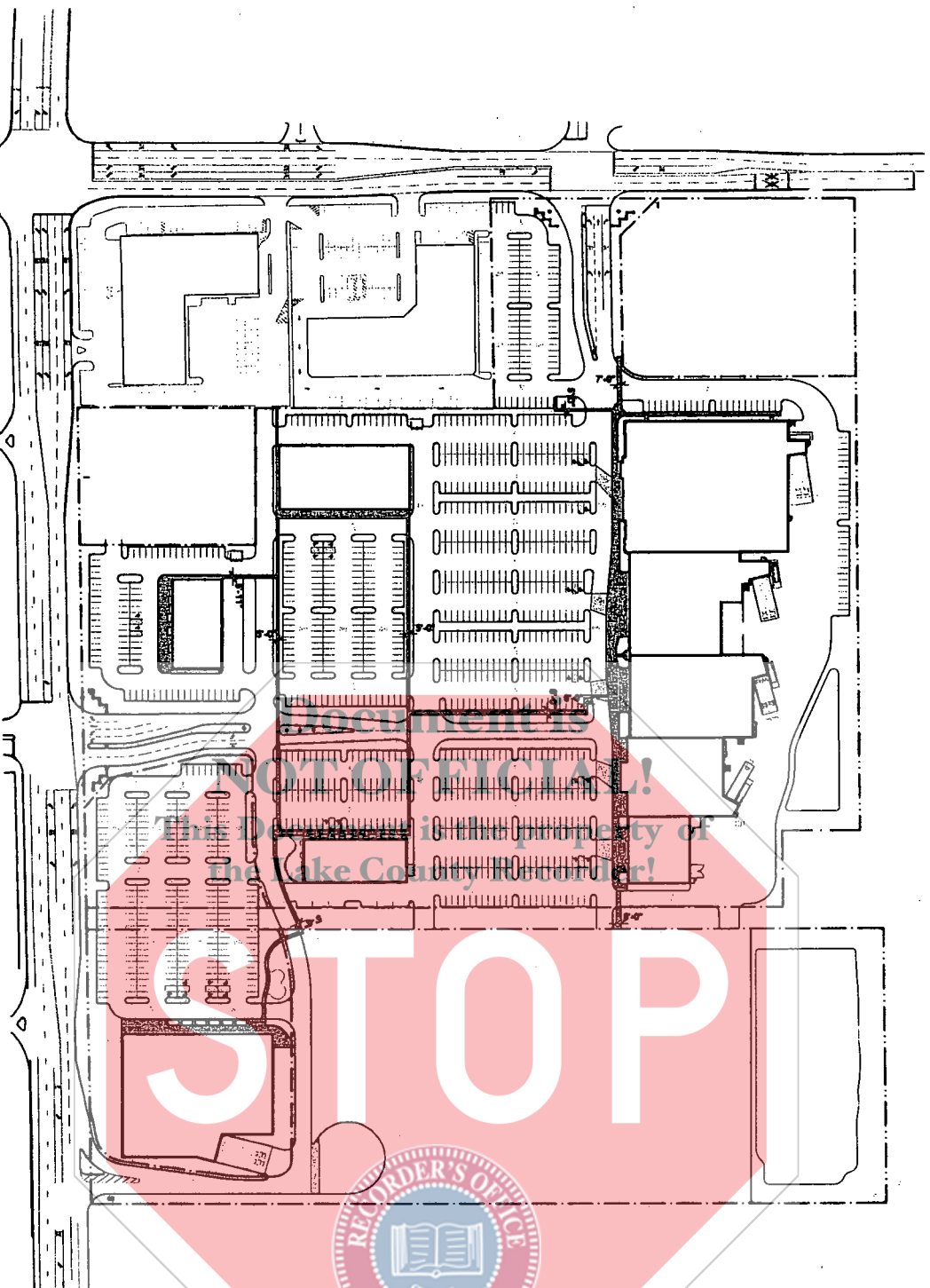
TAB 5



SHOPS ON MAIN
SCHERERVILLE, IN

PEDESTRIAN CROSSING PLAN

BOYER PROPERTIES, INC | REGENCY CENTERS



DEVELOPMENT STANDARDS:
THE REAL ESTATE SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE PROPOSED SITE PLAN, THE OTHER PLANS INCLUDED IN THE PRIMARY DEVELOPMENT PLAN, AND THE FOLLOWING TEXTUAL NOTES.

1. PEDESTRIAN WAYS SHALL BE AS SHOWN ON THE PEDESTRIAN CROSSING PLAN. THERE SHALL BE NO PEDESTRIAN WAY CONNECTIONS TO MAIN STREET OR U.S. 41.
2. MINIMUM PEDESTRIAN WAY WIDTH SHALL BE AS SHOWN ON THE PEDESTRIAN CROSSING PLAN.

NOTE:
WHEN THE SHOPS ON MAIN DEVELOPMENT STANDARDS SET FORTH BY THE PRIMARY DEVELOPMENT PLAN ARE IN CONFLICT WITH THE SCHERERVILLE ZONING ORDINANCE, THE SHOPS ON MAIN DEVELOPMENT STANDARDS SET FORTH IN THE PAD ORDINANCE OR THE PRIMARY DEVELOPMENT PLAN SHALL CONTROL.

LEGEND:
PEDESTRIAN CROSSING ROUTE



DATE: NOVEMBER 14, 2013

DKW Architects

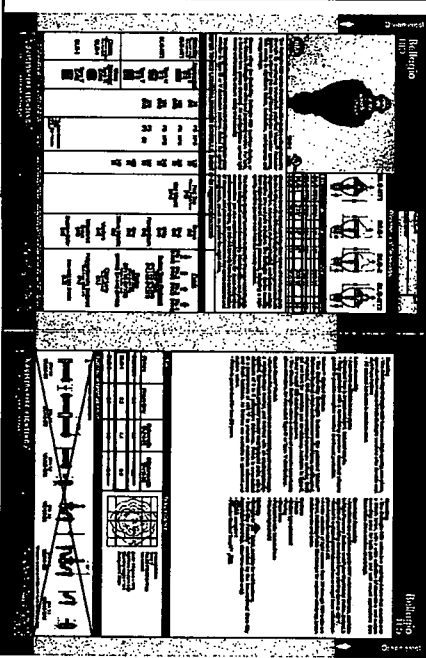
PROJECT NUMBER: 1304

SITE LIGHTING CALCULATION SUMMARY

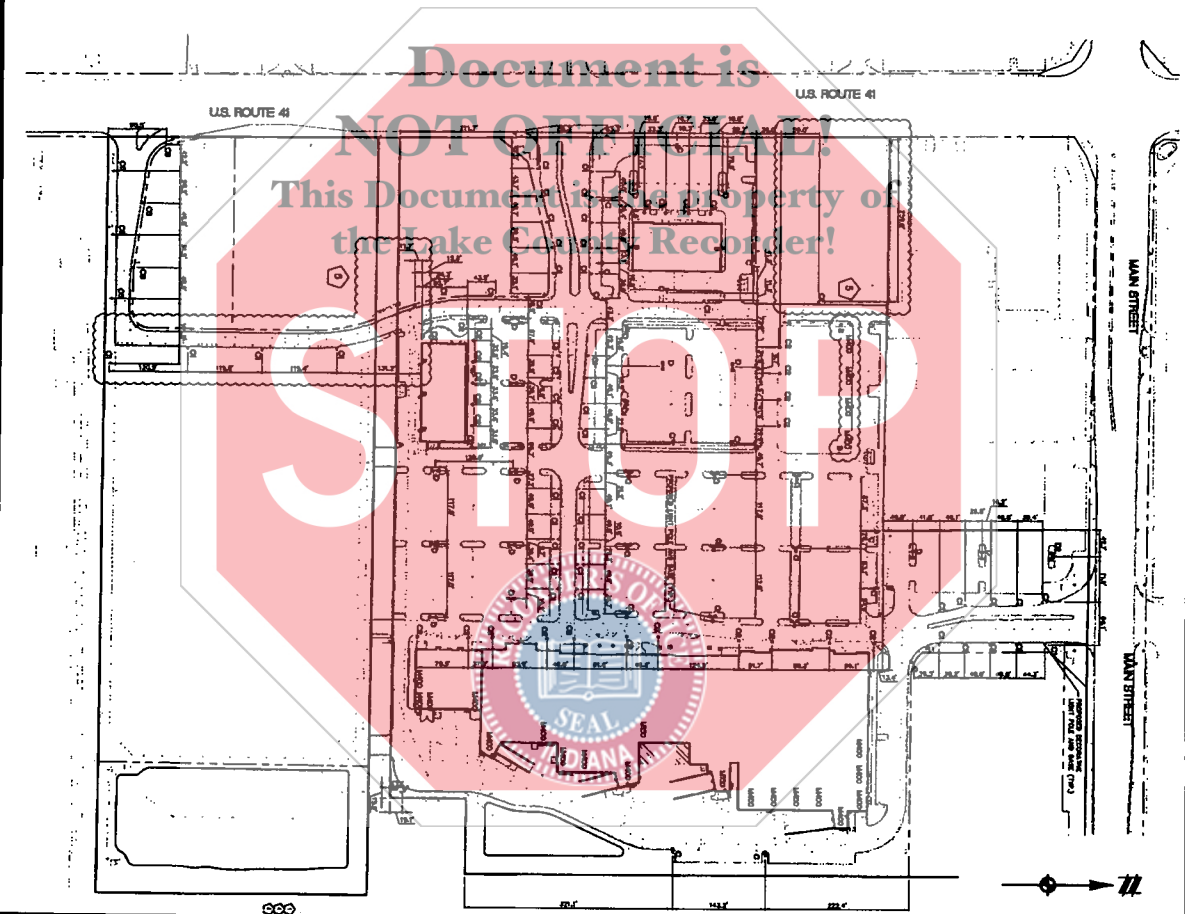
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Category 2	1	10.0	10.0	10.0	10.0	10.0
Category 3	1	10.0	10.0	10.0	10.0	10.0
Category 4	1	10.0	10.0	10.0	10.0	10.0
Category 5	1	10.0	10.0	10.0	10.0	10.0
Category 6	1	10.0	10.0	10.0	10.0	10.0
Category 7	1	10.0	10.0	10.0	10.0	10.0
Category 8	1	10.0	10.0	10.0	10.0	10.0
Category 9	1	10.0	10.0	10.0	10.0	10.0
Category 10	1	10.0	10.0	10.0	10.0	10.0
Category 11	1	10.0	10.0	10.0	10.0	10.0
Category 12	1	10.0	10.0	10.0	10.0	10.0
Category 13	1	10.0	10.0	10.0	10.0	10.0
Category 14	1	10.0	10.0	10.0	10.0	10.0
Category 15	1	10.0	10.0	10.0	10.0	10.0
Category 16	1	10.0	10.0	10.0	10.0	10.0
Category 17	1	10.0	10.0	10.0	10.0	10.0
Category 18	1	10.0	10.0	10.0	10.0	10.0
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Category 32	1	10.0	10.0	10.0	10.0	10.0
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Category 34	1	10.0	10.0	10.0	10.0	10.0
Category 35	1	10.0	10.0	10.0	10.0	10.0
Category 36	1	10.0	10.0	10.0	10.0	10.0
Category 37	1	10.0	10.0	10.0	10.0	10.0
Category 38	1	10.0	10.0	10.0	10.0	10.0
Category 39	1	10.0	10.0	10.0	10.0	10.0
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Category 45	1	10.0	10.0	10.0	10.0	10.0
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Category 57	1	10.0	10.0	10.0	10.0	10.0
Category 58	1	10.0	10.0	10.0	10.0	10.0
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Category 61	1	10.0	10.0	10.0	10.0	10.0
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Category 63	1	10.0	10.0	10.0	10.0	10.0
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Category 66	1	10.0	10.0	10.0	10.0	10.0
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Category 72	1	10.0	10.0	10.0	10.0	10.0
Category 73	1	10.0	10.0	10.0	10.0	10.0
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Category 77	1	10.0	10.0	10.0	10.0	10.0
Category 78	1	10.0	10.0	10.0	10.0	10.0
Category 79	1	10.0	10.0	10.0	10.0	10.0
Category 80	1	10.0	10.0	10.0	10.0	10.0
Category 81	1	10.0	10.0	10.0	10.0	10.0
Category 82	1	10.0	10.0	10.0	10.0	10.0
Category 83	1	10.0	10.0	10.0	10.0	10.0
Category 84	1	10.0	10.0	10.0	10.0	10.0
Category 85	1	10.0	10.0	10.0	10.0	10.0
Category 86	1	10.0	10.0	10.0	10.0	10.0
Category 87	1	10.0	10.0	10.0	10.0	10.0
Category 88	1	10.0	10.0	10.0	10.0	10.0
Category 89	1	10.0	10.0	10.0	10.0	10.0
Category 90	1	10.0	10.0	10.0	10.0	10.0
Category 91	1	10.0	10.0	10.0	10.0	10.0
Category 92	1	10.0	10.0	10.0	10.0	10.0
Category 93	1	10.0	10.0	10.0	10.0	10.0
Category 94	1	10.0	10.0	10.0	10.0	10.0
Category 95	1	10.0	10.0	10.0	10.0	10.0
Category 96	1	10.0	10.0	10.0	10.0	10.0
Category 97	1	10.0	10.0	10.0	10.0	10.0
Category 98	1	10.0	10.0	10.0	10.0	10.0
Category 99	1	10.0	10.0	10.0	10.0	10.0
Category 100	1	10.0	10.0	10.0	10.0	10.0

2 WORKING DAYS BEFORE YOU DIG CALL 800-4-A-SHIELD

NOTICE: THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.



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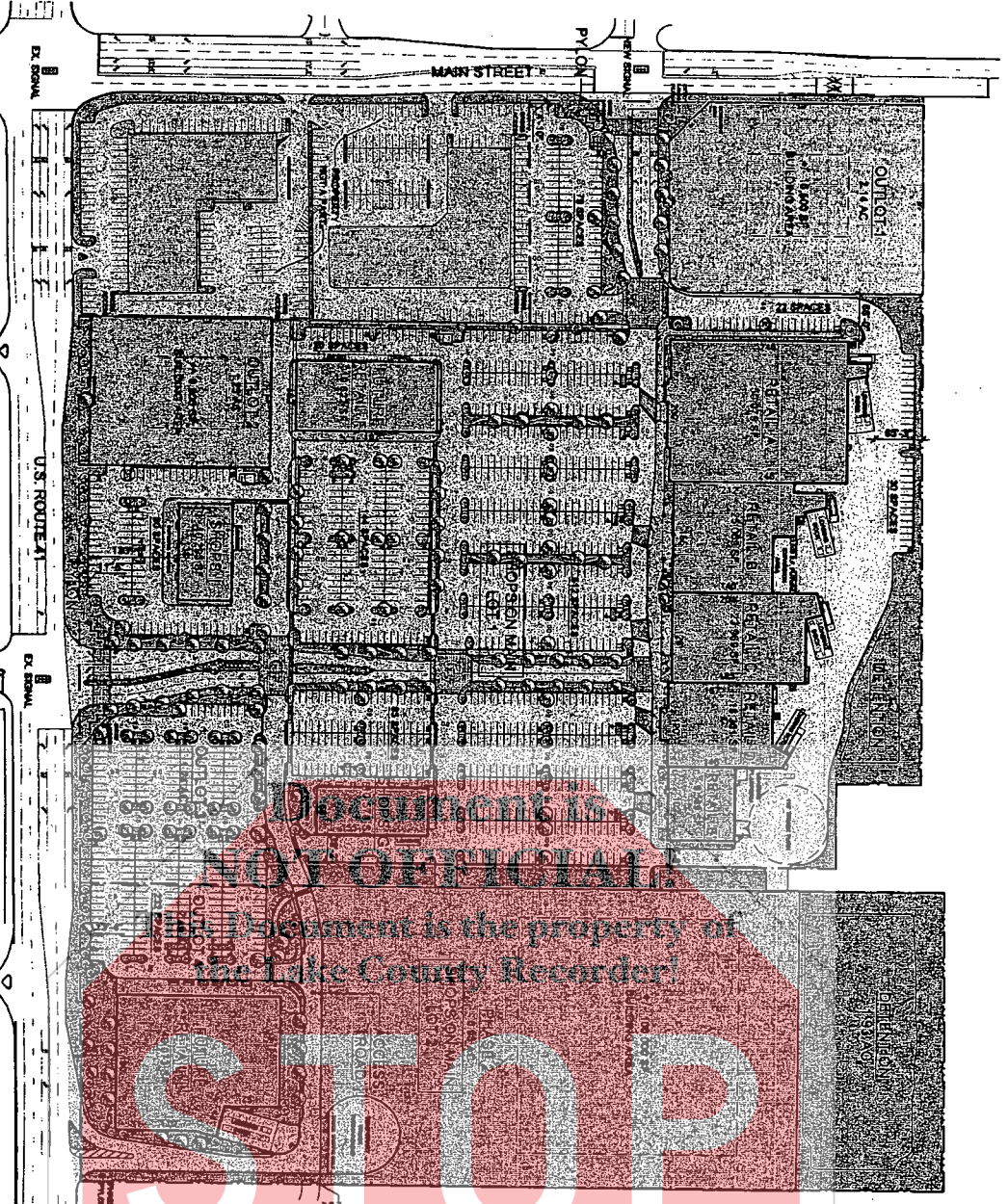
<p>ATWELL ILLINOIS CONSULTING ENGINEERS 1000 N. WASHINGTON ST., SUITE 100 MOUNTAIN VIEW, MO 64155 PHONE: 816-261-0000</p>	<p>SEAL INDIANA</p>	<p>RD SCHERERVILLE CROSSINGS, LLC SHOPS ON MAIN SCHERERVILLE, IN FINAL ENGINEERING PLANS SITE LIGHTING AND PHOTOMETRIC PLAN</p>	<p>SECTION 4 TOWN 35 NORTH RANGE 8 WEST TOWN OF SCHERERVILLE LAKE COUNTY, INDIANA</p>
	<p>DATE: 11/15/18 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>	<p>DATE: 11/15/18 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>	<p>DATE: 11/15/18 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>

SHOPS ON MAIN
SCHERERVILLE, IN

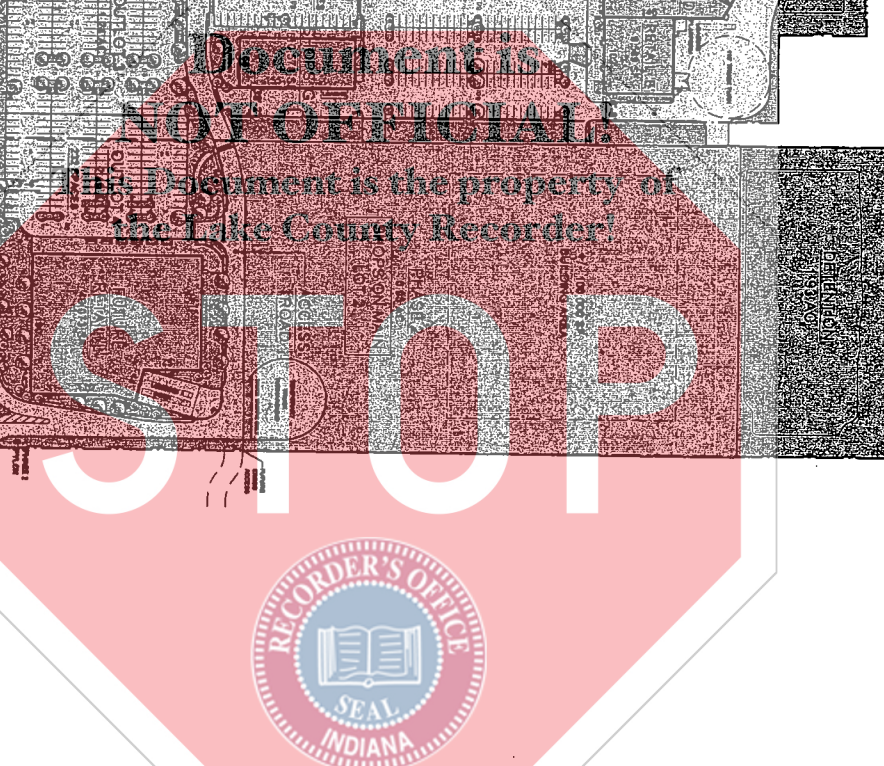
BOYER PROPERTIES, INC | REGENCY CENTERS

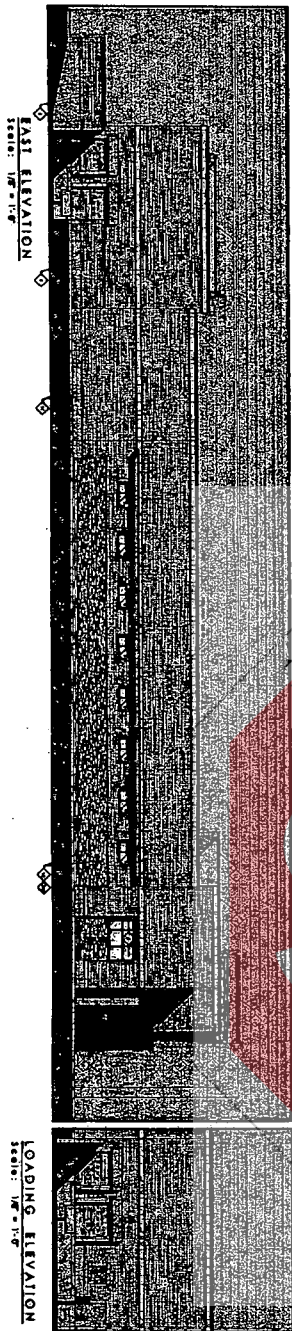
ORW Architects
DATE: NOVEMBER 12, 2013
PROJECT NUMBER: 17841

PROPOSED SITE PLAN

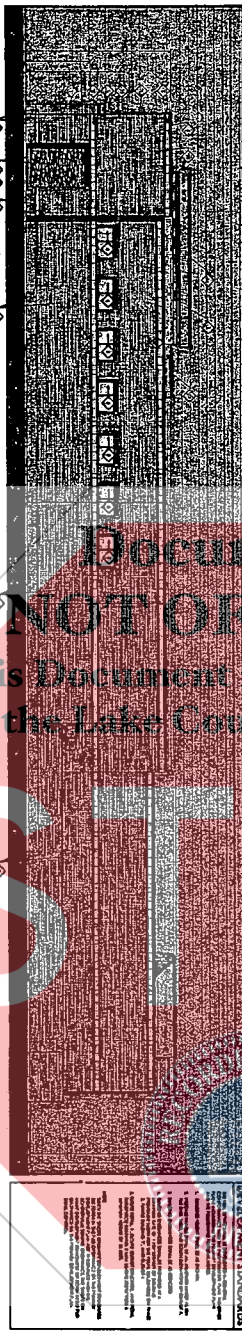


- DEVELOPMENT STANDARDS**
- THE FINAL STATE SHALL BE SET FORTH IN A GENERAL COMPLIANCE WITH THE STANDARDS SET FORTH IN THE PLAN, THE GENERAL PLAN, AND THE FOLLOWING TENTATIVE NOTES.
1. OUTLOTS AND ASSOCIATED PARKING AREAS SHALL BE LANDSCAPED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 2. PARKING SPACES AND ASSOCIATED AREAS SHALL BE LANDSCAPED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 3. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 4. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 5. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 6. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 7. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 8. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 9. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 10. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.
 11. THE LANDSCAPING SHALL BE PROVIDED IN A MANNER CONSISTENT WITH THE GENERAL PLAN AND THE FOLLOWING TENTATIVE NOTES.





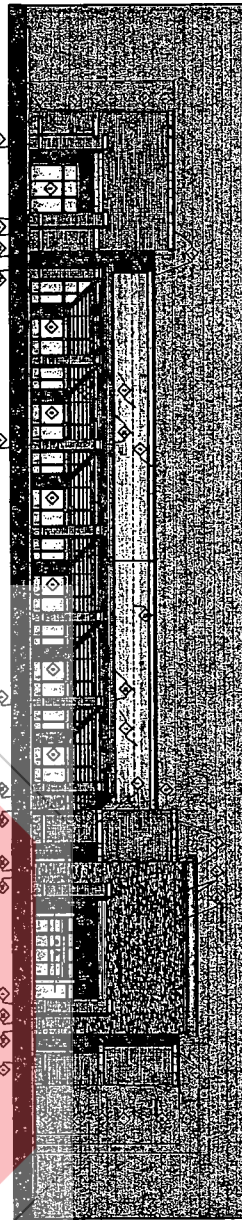
EAST ELEVATION
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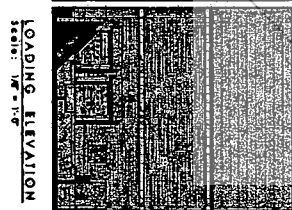
SOUTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale: 1/8" = 1'-0"



LOADING ELEVATION
Scale: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	07/15/2013	ISSUED FOR PERMITS
2	07/15/2013	ISSUED FOR PERMITS
3	07/15/2013	ISSUED FOR PERMITS
4	07/15/2013	ISSUED FOR PERMITS
5	07/15/2013	ISSUED FOR PERMITS
6	07/15/2013	ISSUED FOR PERMITS
7	07/15/2013	ISSUED FOR PERMITS
8	07/15/2013	ISSUED FOR PERMITS
9	07/15/2013	ISSUED FOR PERMITS
10	07/15/2013	ISSUED FOR PERMITS
11	07/15/2013	ISSUED FOR PERMITS
12	07/15/2013	ISSUED FOR PERMITS
13	07/15/2013	ISSUED FOR PERMITS
14	07/15/2013	ISSUED FOR PERMITS
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16	07/15/2013	ISSUED FOR PERMITS
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42	07/15/2013	ISSUED FOR PERMITS
43	07/15/2013	ISSUED FOR PERMITS
44	07/15/2013	ISSUED FOR PERMITS
45	07/15/2013	ISSUED FOR PERMITS
46	07/15/2013	ISSUED FOR PERMITS
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48	07/15/2013	ISSUED FOR PERMITS
49	07/15/2013	ISSUED FOR PERMITS
50	07/15/2013	ISSUED FOR PERMITS

EVANSTON ELEVATION KEY

- 1. EXTERIOR FINISHES
- 2. INTERIOR FINISHES
- 3. ROOF FINISHES
- 4. FLOOR FINISHES
- 5. CEILING FINISHES
- 6. WALL FINISHES
- 7. WINDOW FINISHES
- 8. DOOR FINISHES
- 9. METAL FINISHES
- 10. GLASS FINISHES
- 11. STAINLESS STEEL FINISHES
- 12. BRASS FINISHES
- 13. WOOD FINISHES
- 14. PAINT FINISHES
- 15. TILE FINISHES
- 16. GRANITE FINISHES
- 17. MARBLE FINISHES
- 18. QUARTZ FINISHES
- 19. CONCRETE FINISHES
- 20. BLOCK FINISHES
- 21. BRICK FINISHES
- 22. STUCCO FINISHES
- 23. GYPSONUM FINISHES
- 24. PLASTER FINISHES
- 25. SHEETROCK FINISHES
- 26. INSULATION FINISHES
- 27. ROOFING FINISHES
- 28. Siding FINISHES
- 29. VINYL FINISHES
- 30. ALUMINUM FINISHES
- 31. COPPER FINISHES
- 32. ZINC FINISHES
- 33. GALVANNEAL FINISHES
- 34. STEEL FINISHES
- 35. IRON FINISHES
- 36. BRONZE FINISHES
- 37. SILVER FINISHES
- 38. GOLD FINISHES
- 39. PALLADIUM FINISHES
- 40. PLATINUM FINISHES
- 41. RUTHENIUM FINISHES
- 42. RHODIUM FINISHES
- 43. RHEINIUM FINISHES
- 44. ROSEFINIUM FINISHES
- 45. RENOBIUM FINISHES
- 46. REVERBIUM FINISHES
- 47. REXIUM FINISHES
- 48. RIZIUM FINISHES
- 49. RIZONIUM FINISHES
- 50. RIZONIUM FINISHES

EVANSTON ELEVATION KEY NOTES:

- 1. EXTERIOR FINISHES
- 2. INTERIOR FINISHES
- 3. ROOF FINISHES
- 4. FLOOR FINISHES
- 5. CEILING FINISHES
- 6. WALL FINISHES
- 7. WINDOW FINISHES
- 8. DOOR FINISHES
- 9. METAL FINISHES
- 10. GLASS FINISHES
- 11. STAINLESS STEEL FINISHES
- 12. BRASS FINISHES
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- 14. PAINT FINISHES
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- 50. RIZONIUM FINISHES

