

ORDINANCE NO. 2021-15

AN ORDINANCE AMENDING ORDINANCE 1412 OF THE COUNTY OF LAKE, INDIANA, AN ORDINANCE TO AMEND THE CERTIFIED ZONING MAPS OF THE COUNTY OF LAKE, INDIANA TO MAKE PROVISIONS FOR REVISION OF BP (REGIONAL SHOPPING CENTER), AN ESTABLISHED PUD ZONE CLASSIFICATION IN THE CITY OF HOBART, ORDINANCE 93-31, AN ORDINANCE ADOPTING THE REDESIGNATION OF ZONES, TO INCORPORATE A MASTER SIGN PLAN

WHEREAS, the Common Council ("Council") of the City of Hobart, Indiana ("City") has received the recommendation of the City Plan Commission ("Commission") after public hearing, dated June 3, 2021, to incorporate a Master Sign Plan in the Planned Unit Development ("PUD") District comprising the commercial entity known as Crossings at Hobart as previously enacted in City Zoning Ordinance 93-31 as amended, and thereafter adopted in Ordinance 93-59, and;

WHEREAS, a previous Master Sign Plan was approved by the Common Council through Ordinance 2019-28, and

WHEREAS, the Master Sign Plan within said PUD as adopted and recommended by the Commission, under **Petition 21-20**, and the exact legal description of the areas in which it applies, are attached hereto and made a part hereof as Exhibit "A;" and

WHEREAS, the Council has been duly advised that said Master Sign Plan addresses the changing nature of large retail properties of this type, and that the Master Sign Plan proposed will allow a re-design and standards of the signs identified in Exhibit "B" to a more aesthetically pleasing appearance consistent with the City's Comprehensive Plan and zoning requirements; and

WHEREAS, the Council desires to adopt, approve and make said Master Sign Plan effective through the passage of this Ordinance.

THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana as follows:

SECTION 1. To repeal Ordinance 2019-28 in its entirety.

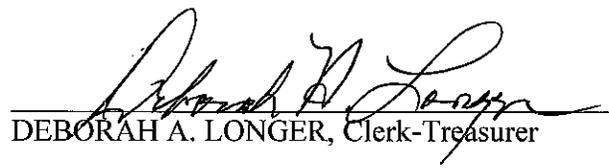
SECTION 2. The Planned Unit Development District Ordinances governing Crossings at Hobart, the same being City Zoning Ordinance 93-31 as amended and thereafter adopted as amended in Ordinance 93-59 be further amended by inserting the Master Sign Plan with the area legally described in the attached description, all included as Exhibit "A" attached hereto and made a part hereof.

ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 16th day of JUNE, 2021.

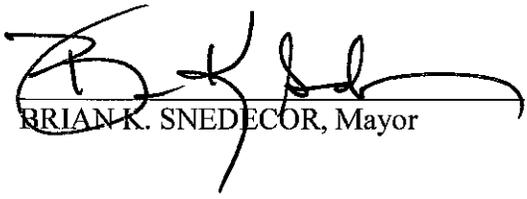

PRESIDING OFFICER

ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 17th day of JUNE, 2021 at the hour of 8:00 AM.


DEBORAH A. LONGER, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 17th day of JUNE, 2021.


BRIAN K. SNEDECOR, Mayor

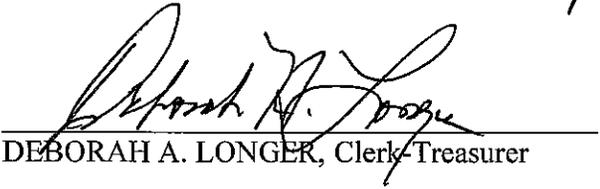
ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

EXHIBIT A
CROSSINGS AT HOBART PUD MASTER SIGN PLAN
CITY OF HOBART, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION: (FROM FIRST AMERICAN TITLE INSURANCE CO. ORDER NO. NCS-832753-INDY) PARCEL I: (FEE SIMPLE)

PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02° 42' 00" EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 842.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTH LINE 1615.41 FEET, THENCE SOUTH 27° 18' 00" WEST, 748.26 FEET, THENCE SOUTH 88° 25' 00" WEST, 134.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL THENCE CONTINUING SOUTH 88° 25' 00" WEST, 326.65 FEET, THENCE SOUTH 01° 35' 00" EAST, 193.56 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY #30, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY, 309.65 FEET, THENCE NORTH 01° 35' 00" WEST, 43.06 FEET, THENCE NORTH 88° 25' 00" EAST, 17.0 FEET; THENCE NORTH 01° 35' 00" WEST, 150 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 19, 1978 AS DOCUMENT NO. 491229 DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH 0° 01' 00" WEST 2,287.90 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF THE OWNER'S LAND, THENCE SOUTH 89° 59' 00" EAST 350.00 FEET TO THE CORNER OF THE OWNER'S LAND, THENCE SOUTH 0° 01' 00" WEST 196.90 FEET ALONG THE WEST LINE OF THE OWNER'S LAND TO THE NORTH BOUNDARY OF U.S.R. 30, THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 EASTERLY 463.51 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89° 02' 50" EAST AND A LENGTH OF 463.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 1° 11' 58" EAST 10.00 FEET, THENCE SOUTH 88° 46' 26" EAST 50.01 FEET, THENCE SOUTH 1° 15' 10" WEST 10.00 FEET TO THE NORTH BOUNDARY OF U.S.R. 30, THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 WESTERLY 50.00 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88° 46' 26" WEST AND A LENGTH OF 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL II: (FEE SIMPLE)

PART OF THE NORTH 1/2 SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02° 42' 00" EAST

ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 842.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD, THENCE SOUTH 62° 42' 00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 1845.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, THENCE SOUTH 27° 18' 00" WEST, 274.33 FEET; THENCE SOUTH 62° 42' 00" EAST, 4.0 FEET; THENCE SOUTH 27° 18' 00" WEST, 80.00 FEET; THENCE SOUTH 62° 42' 00" EAST, 26.41 FEET; THENCE SOUTH 27° 18' 00" WEST 275.00 FEET; THENCE NORTH 62° 42' 00" WEST, 260.0 FEET; THENCE SOUTH 27° 18' 00" WEST, 339.51 FEET MORE OR LESS TO THE NORTHERLY LINE OF U.S. HIGHWAY #30; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 53,817.23 FEET A DISTANCE OF 87.67 FEET TO THE POINT OF CURVE; THENCE NORTH 88° 37' 48" EAST ALONG THE NORTHERLY LINE OF SAID HIGHWAY A DISTANCE OF 1931.83 FEET TO THE SOUTHERLY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 62° 42' 00" WEST, 1542.08 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 19, 1978 AS DOCUMENT NO. 491229 DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 0° 01' 00" WEST 2,287.90 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89° 59' 00" EAST 350.00 FEET; THENCE SOUTH 0° 01' 00" WEST 196.90 FEET TO THE NORTH BOUNDARY OF U.S.R. 30; THENCE ALONG THE BOUNDARY OF SAID U.S.R. 30 EASTERLY 651.76 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 53,814.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 88° 56' 49" EAST AND A LENGTH OF 651.76 FEET; THENCE SOUTH 88° 36' 00" EAST 688.03 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 1° 24' 00" EAST 10.00 FEET; THENCE SOUTH 88° 36' 00" EAST 40.00 FEET; THENCE SOUTH 1° 24' 00" WEST 10.00 FEET TO THE NORTH BOUNDARY OF U.S.R. 30; THENCE NORTH 88° 36' 00" WEST 40.00 FEET ALONG THE BOUNDARY OF SAID U.S.R. 30 TO THE POINT OF BEGINNING.

PARCEL VII: (FEE SIMPLE)

PART OF THE NORTH 1/2, SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 AND THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23, THENCE SOUTH 88° 37' 48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 178.62 FEET MORE OR LESS TO THE NORTHEASTERN RIGHT-OF-WAY LINE OF THE ABANDONED C & O RAILROAD; THENCE NORTH 62° 42' WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 1724.96 FEET; THENCE NORTH 27° 18' EAST 20.00 FEET; THENCE NORTH 88° 37' 48" EAST, 1661.95 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 1/2, WEST 1/2, NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 02° 45' 46" EAST 845.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL VIII: (FEE SIMPLE)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M., AND THE EAST HALF OF

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND P.M. LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY #30 WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 180 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH $2^{\circ} 48' 02''$ WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 140.0 FEET TO A POINT; THENCE NORTH $2^{\circ} 48' 02''$ WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH $88^{\circ} 37' 48''$ WEST, A DISTANCE OF 166.44 FEET TO A POINT, THENCE SOUTH $1^{\circ} 22' 12''$ EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 233.50 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF SOUTH $88^{\circ} 20' 00''$ WEST, A CHORD LENGTH OF 233.50 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH $1^{\circ} 22' 12''$ WEST, A DISTANCE OF 762.53 FEET TO A POINT; THENCE NORTH $88^{\circ} 37' 48''$ EAST, A DISTANCE OF 28.64 FEET TO A POINT; THENCE NORTH $1^{\circ} 22' 12''$ WEST, A DISTANCE OF 282.84 FEET TO A POINT; THENCE SOUTH $88^{\circ} 37' 48''$ WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH $1^{\circ} 22' 12''$ WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH $87^{\circ} 54' 56''$ EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 537.27 FEET TO A POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH $2^{\circ} 48' 02''$ EAST ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF

SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 50.01 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE CONTINUING WEST ON A LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 150.0 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 95.17 FEET; THENCE SOUTH 88° 37' 48" WEST, A DISTANCE OF 166.44 FEET TO A POINT; THENCE SOUTH 1° 22' 12" EAST, A DISTANCE OF 246.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 172.56 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88° 12' 53" EAST, A CHORD LENGTH OF 172.56 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST, A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02" WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, (SAID PARALLEL LINE HAVING A BEARING OF SOUTH 88° 06' 00" WEST) A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 06' 00" WEST ON SAID LINE PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 20.01 FEET TO A POINT; THENCE SOUTH 2° 48' 02" EAST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 149.98 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 20.01 FEET ON THE ARC OF A CIRCLE WHOSE CHORD HAS A BEARING OF NORTH 88° 09' 31" EAST, A CHORD LENGTH OF 20.01 FEET AND A RADIUS OF 98117.96 FEET TO A POINT; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 30 WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 2° 48' 02"

WEST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY 30, A DISTANCE OF 60.01 FEET TO A POINT ON A LINE 60.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 2° 48' 02" WEST ON A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE NORTH 87° 54' 56" EAST OF THE LAST DESCRIBED LINE, A DISTANCE OF 60.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 2° 48' 02" EAST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1058.91 FEET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, INDIANA.

Exhibit B
Master Sign Plan

**CROSSINGS AT HOBART
MASTER SIGN PROGRAM**

See Exhibit E for the legal description identifying the boundaries of this Master Sign Program.

I. Purpose

This Master Sign Program provides the guidelines necessary to achieve a visually coordinated, balanced and attractive sign environment for all tenants in the development known as the Crossings at Hobart.

II. Additional Regulations

- (A) Also applying to this Master Sign Program are additional regulations set forth in other sub-chapters and sections of the Hobart Municipal Code as follows:
- (1) Section 154.007, Definitions; and
 - (2) 154.375 et seq., Signs.
- (B) When sign regulations are not identified in this Master Sign Program, or when references to the Hobart Municipal Code are unclear, signage shall abide by the regulations applicable to business districts.
- (C) Citations to the Hobart Municipal Code above and throughout this ordinance shall apply to the version of the code in effect at the adoption date of this ordinance and any revision of said code shall apply to the same or similar subject which may be enacted in the future.
- (D) Any legally permitted sign existing on the property as of the effective date of this Master Sign Program shall continue to be permitted until such time as they are removed. Any new signage shall comply with the regulations set forth in this Master Sign Program.

III. Landlord / Tenant Requirements

- (A) All tenant storefront identification signs shall be subject to Landlord's written approval. The tenant shall submit preliminary sign drawings to the Landlord for review at the time of preliminary design review.
- (B) The tenant is required to submit one set of scaled sign shop drawings, showing materials, colors, finishes, dimensions. Drawings are to include scaled store front drawings illustrating the proposed sign design and all dimension as they relate to the store front elevation of the tenant's premises. Sign drawings must also include a cross-section indicating construction, attachment methods, and illumination details. These drawings shall indicate conformance with this sign criteria.

- (C) The Landlord shall determine and approve the availability and position of a tenant name on any freestanding identification sign.
- (D) The tenant shall first obtain written landlord approval prior to filing any applications regarding signage to the City of Hobart. Written landlord approval shall be provided with any application to the City of Hobart.

IV. Tenant Classifications

(A) Tenants shall be classified as follows:

- (1) Out Lot Tenant
- (2) Main Retail Tenant
- (3) Mid-Plaza Tower Tenant

(B) A tenant's classification shall be determined by its location as identified in Exhibit D.

V. Permitted Signs

The following classes of signs are permitted, in accordance with the regulations set forth herein:

(A) Out Lot Tenants:

(1) Wall Signs

(a) All wall signs shall be constructed as one of the following sign types:

- i. LED Internally illuminated individual face lit aluminum channel letters with acrylic plastic faces with a minimum thickness of 1/4".
- ii. Externally illuminated so that illumination is indirect and utilizes focused light fixtures that do not allow light or glare to shine above the horizontal plane of the top of the sign or onto any public right-of-way or adjoining property.
- iii. Individual back-lit channel letters shall be permitted.

(b) Internally illuminated 'can' or cabinet signs to be permitted only as secondary features and only in the event that they represent a company logo.

(c) Background elements for signs, either through the use of color or material shall be permitted. The area of said background shall be calculated and included within the total sign area permitted for such sign. Background material shall be weather resistant building materials such as stucco, brick, masonry, laminate, or cladding that complements the building or tenant branding design.

(d) Translucent sign faces shall have a matte finish.

(2) Freestanding Signs

(a) Freestanding signs shall be permitted for single-tenant buildings only.

(b) All freestanding signs shall have a landscaped base meeting the following requirements:

- i. At least 1 square foot of landscaping treatment surrounding the base for every 2 square foot of sign face.
- ii. Landscaping must project at least 2 feet in height and must not obscure the sign face.
- iii. Landscaping encircling the sign base must be consistent with the site plan's landscaping plan.
- iv. In addition, a minimum of 30% of the sign base planting area must contain native species.

(3) Window Signs

(4) Temporary Signs

Temporary signage as permitted in 154.381 "Temporary Signs" of the Hobart Municipal Code.

(B) All Other Tenants

(1) Wall Signs

(a) All wall signs shall be constructed as one of the following sign types:

- i. LED Internally illuminated individual face lit aluminum channel letters with acrylic plastic faces with a minimum thickness of 1/4".
- ii. Externally illuminated so that illumination is indirect and utilizes focused light fixtures that do not allow light or glare to shine above the horizontal plane of the top of the sign or onto any public right-of-way or adjoining property.
- iii. Individual back-lit channel letters shall be permitted.

(b) Internally illuminated 'can' or cabinet signs to be permitted only as secondary features and only in the event that they represent a company logo.

(c) Background elements for signs, either through the use of color or material shall be

permitted. The area of said background shall be calculated and included within the total sign area permitted for such sign. Background material shall be weather resistant building materials such as stucco, brick, masonry, laminate, or cladding that complements the building or tenant branding design.

(d) Translucent sign faces shall have a matte finish.

(2) Pedestrian Signs

(a) Each tenant space may include one of the pedestrian-oriented signs in their individual signage proposals.

(b) Pedestrian signs shall be constructed as one of the following sign types:

- i. Awning
- ii. Window
- iii. Suspended / Hanging
- iv. Projecting

(c) Pedestrian scale signage options shall be permitted as secondary features.

(3) Temporary Signs

Temporary signage as permitted in 154.381 "Temporary Signs" of the Hobart Municipal Code.

(C) Mid-Plaza Tower Signage

Tenants classified as Mid-Plaza Tower Tenants, shall be allowed an additional wall sign to be located on the tower meeting the following regulations:

- (1) Sign shall consist of individual channel letters attached to a panned panel.
- (2) Sign shall identify the name of the tenant only.
- (3) Maximum panel height is 18 inches – maximum letter height is 16 inches.
- (4) Maximum of two rows of letters.
- (5) Only one of the two adjacent tenants may have the sign.

(D) Shopping Center Identification Signage

Free-standing Signs shall be permitted in the locations identified in Exhibit B and complying with

the following regulations:

(1) Pylon Sign A1

40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading: "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 22'- 3" tall x 23'-3 5/8" wide.

(2) Pylon Sign A2

40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading: "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 25'-10" tall x 23'-3 5/8" wide.

(3) Pylon Sign A3

40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading: "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 26'-1" tall x 23'-3 5/8" wide.

(4) Pylon Sign A4

40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading: "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 26'-1" tall x 23'-3 5/8" wide.

(5) Pylon Sign A5

40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading: "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 26'-1" tall x 23'-3 5/8" wide.

(6) Pylon Sign A6

40' tall x 32'-1" wide double faced internally illuminated multi-tenant sign with double faced 3'- 5/8" x 31'-3 1/8" main id topper consisting of routed out powder coated aluminum panels with push thru 3/4" thick acrylic graphics with 1st surface applied white vinyl reading: "The Crossings at Hobart" with various tenant cabinets (not to exceed 8) consisting of white changeable flexible faces with vinyl or digitally printed graphics, totaling 22'- 3" tall x 23'-3 5/8" wide.

(7) All freestanding signs excluding the individual tenant panels shall conform to a consistent color schedule as identified in Exhibit B.

(8) Tenant panels shall have each tenant's colors.

(9) All freestanding signs shall have a landscaped base meeting the following requirements:

(a) At least 1 square foot of landscaping treatment surrounding the base for every 2 square foot of sign face.

(b) Landscaping must project at least 2 feet in height and must not obscure the sign face.

(c) Landscaping encircling the sign base must be consistent with the site plan's landscaping plan.

(d) In addition, a minimum of 30% of the sign base planting area must contain native species.

VI. Prohibited Signs

(A) Signs painted directly on building surface.

(B) Flashing, moving or audible signs.

(C) Other signs as prohibited by Hobart Municipal Code 154.382 "Prohibited Signs".

VII. Sign Area

(A) Out Lot Tenants

(1) Single-Tenant buildings total sign area of all signs shall not exceed 1.5 square foot per 1 linear foot of tenant's leased elevations (4) or 50 square feet, whichever is greater. No individual elevation should contain signage that exceeds 50% of permissible the signage for that building.

(2) Multi-tenants total sign area of all signs for each tenant shall not exceed 2 square feet per linear foot of leased storefront with signage to be located on each tenant's leased elevations.

(B) All Other Tenants

- (1) The total sign area of all signs for each tenant shall not exceed 2 square feet per 1 linear foot of storefront.
- (2) The total sign area of pedestrian signs for each tenant shall not exceed 12 square feet. Pedestrian signs shall be permitted in addition to the maximum sign area allowed.
- (3) No more than two rows of letters are permitted, provided their maximum square footage complies with the maximum total square footage allowed.

(C) Mid-Plaza Tower

Maximum sign area not to exceed 40 square feet, in addition to the tenant's maximum sign area allowed.

VIII. Sign Locations and Restrictions

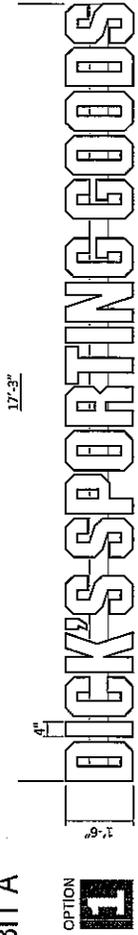
- (A) The primary wall sign shall be located on the store front façade.
- (B) All wall signs will be limited to tenant's trade name and logo. The use of brand names or brand name logos will not be allowed on the sign unless it is specifically included in the tenant's "Doing Business As".
- (C) Any tenant with registered trademarks or recognized logos shall be permitted to use them subject to approval by the Landlord. The area of said trademark or logo shall be calculated and included within the total sign area permitted for such tenant.
- (D) All signs and sign structures, as well as the immediate premises surrounding them, shall be well maintained by the tenant. The illumination must be maintained from dusk to closure of business. Signs shall not be illuminated after 10:00 p.m. or close of business, whichever is later.
- (E) Illumination of each sign must be of uniform intensity and well maintained for all letters and/or symbols. Lighting for signs shall not create a hazardous glare for pedestrians or vehicles.
- (F) All signs shall be required to have all parts and surfaces cleaned, painted or replaced as necessary to maintain the original appearance. Upon notice by either the City of Hobart or The Landlord, a tenant shall be required to repair or refurbish any sign structure, acrylic plastic face, and / or sign illumination within seven (7) days.
- (G) Non-illuminated letters are to be fabricated from durable rust inhibiting materials, such as aluminum, bronze, high density urethane foam or acrylic, and shall not be made of wood, plywood or other substrates affected by the elements.
- (H) Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be

free from dust, orange peel, drips and runs and shall have uniform surface conforming to the highest standards of the industry.

Exhibits:

- A) Tower signage options
- B) Pylon sign locations and color schedules (A1-A6)
- C) Site location aerial view
- D) Tenant classifications
- E) Legal Description

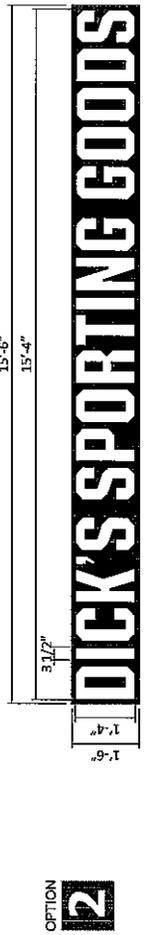
EXHIBIT A



OPTION 1

A **FACE-LIT CHANNEL LETTERS**
 SCALE: 3/8" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE & INSTALL
 25.9 SQ. FT.

WHITE FACES W/ 5" BLACK RETURNS
 ILLUMINATED W/ LEDS
 MOUNTED TO RACEWAY TO SPAN UNEVEN SURFACE (COLOR TBD)
 LOGO TO BE VERIFIED BY CUSTOMER



OPTION 2

A **FACE-LIT CHANNEL LETTERS**
 SCALE: 3/8" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE & INSTALL
 23.3 SQ. FT.

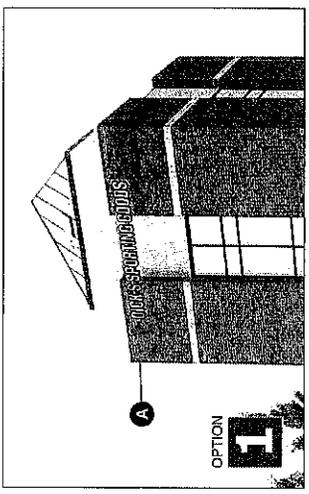
WHITE FACES W/ 5" BLACK RETURNS
 MOUNTED TO .090" BACKER PANEL (PTM PMS 7484C GREEN - COLOR TBD)
 ILLUMINATED W/ LEDS
 MOUNTED TO RACEWAY TO SPAN UNEVEN SURFACE (COLOR TBD)
 LOGO TO BE VERIFIED BY CUSTOMER



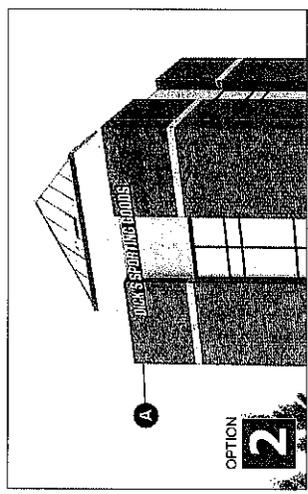
OPTION 3

A **FACE-LIT CHANNEL LETTERS**
 SCALE: 3/8" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE & INSTALL
 25.9 SQ. FT.

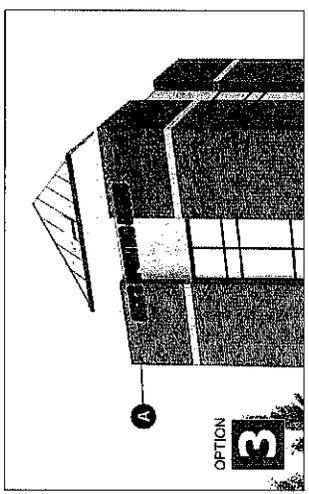
WHITE FACES W/ GREEN PERFORATED DAY / NIGHT VINYL
 5" BLACK RETURNS
 ILLUMINATED W/ LEDS
 MOUNTED TO RACEWAY TO SPAN UNEVEN SURFACE (COLOR TBD)
 LOGO TO BE VERIFIED BY CUSTOMER



PROPOSED TOWER ELEVATION



PROPOSED TOWER ELEVATION



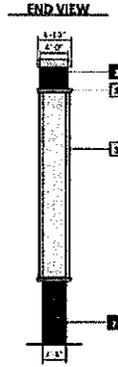
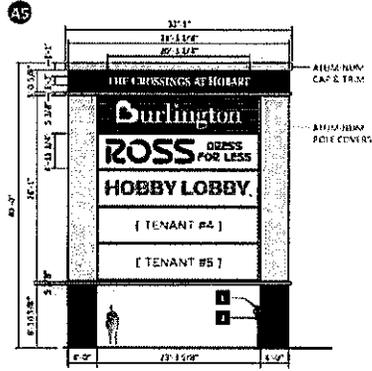
PROPOSED TOWER ELEVATION

EXHIBIT B



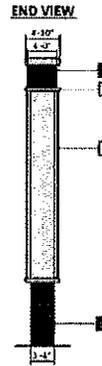
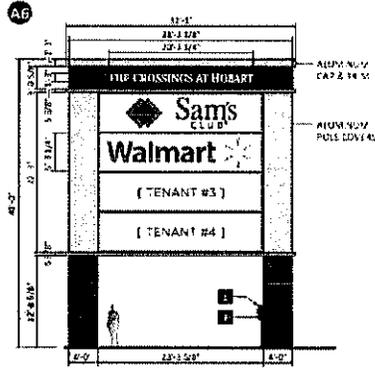
SITE LOCATION - AERIAL VIEW

RTS



COLOR SCHEDULE

- 1 PFM 5045 FDM ACCESSIBLE BRASS
- 2 OPC SUPER LIGHT NATURAL WALNUT
- 3 PFM OPC SLIM WALNUT (FAS BLACK SC)



COLOR SCHEDULE

- 1 PFM 5045 FDM ACCESSIBLE BRASS
- 2 OPC SUPER LIGHT NATURAL WALNUT
- 3 PFM OPC SLIM WALNUT (FAS BLACK SC)

EXHIBIT C



EXHIBIT D

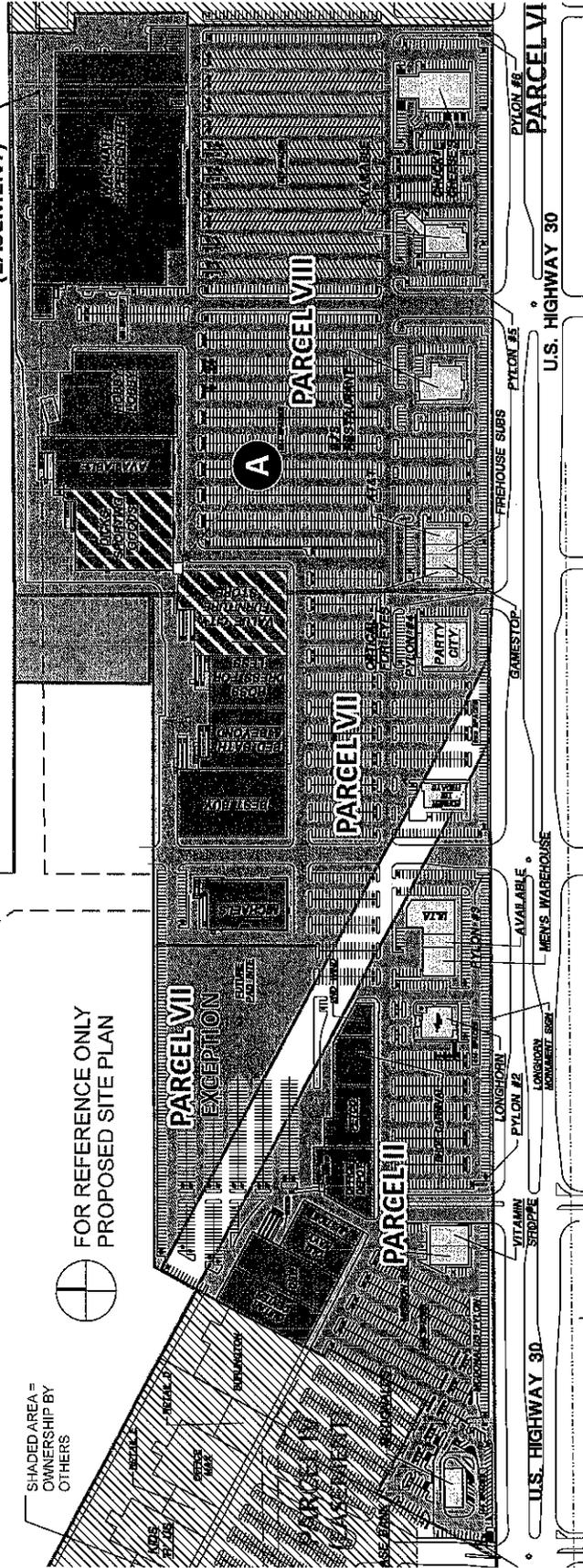
LEGEND

-  OUT-LOT TENANTS
-  MAIN RETAIL TENANTS
-  MID PLAZA TOWER
-  MAIN RETAIL TENANTS ADJACENT TO MID PLAZA TOWER

SHADED AREA = OWNERSHIP BY OTHERS

FOR REFERENCE ONLY
PROPOSED SITE PLAN

PARCEL XI
(EASEMENT)



**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT OF THE ZONING ORDINANCE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Ross Pietrzak
City Planner

RE: Amend PUD to incorporate Master Sign Plan/building signage

DATE: June 9, 2021

PETITIONER: Laura Berjon/Chandler Signs
17319 San Pedro Ave. Ste. 200
San Antonio, TX 78232

REQUEST: To incorporate Master Sign Plan at the Crossings at
Hobart/building signage

PLAN COMMISSION PETITION NO.: 21-20

DATE OF PLAN COMMISSION ACTION: June 3, 2021

DEADLINE FOR COMMON COUNCIL ACTION: September 1, 2021

CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:

(Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

CONDITIONS: None

VOTE: 9-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.



Ross Pietrzak, City Planner
CITY OF HOBART

MEMORANDUM

DATE: JUNE 9, 2021

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY HEATHER McCARTHY

FROM: ROSS PIETRZAK, CITY PLANNER

RE: Petition to Amend PUD to incorporate Master Sign
Plan/building signage

Laura Berjon/Chandler Signs (Petitioner/Agent) Crossings at Hobart, located East of Mississippi St., North of US 30 and West of Colorado St., zoned PUD, 322 acres.

Below please find the minutes of the Plan Commission meetings regarding Petition No. 21-20

DRAFT PUBLIC HEARING MINUTES OF THE PLAN COMMISSION'S MEETING OF JUNE 3, 2021: Laura Berjon, Chandler Signs, requested to amend the Master Sign Plan to provide guidelines necessary to achieve a visually coordinated, balanced and attractive sign environment for all tenants in the Crossings at Hobart development. She proposed to separate the tenants into three (3) classifications: out-lot tenants, main retail tenants and mid plaza tower tenant. Out-lot tenants will be allowed 1.5 sq. ft. of signage per 1 linear foot of tenant's elevations (4) or 50 sq. ft., whichever is greater. No individual elevation should contain signage that exceeds 50% of permissible signage for the building. Multi-tenants total sign area of all signs for each tenant shall not exceed 2 sq. ft. per linear foot of leased storefront with signage to be located on each tenant leased store front. Letters on signage shall be no taller than 16" in height. The mid-plaza tower tenants shall be allowed an additional wall sign to be located on the tower meeting the following regulations: sign will consist of individual channel letters attached to a panned panel identifying the name of the tenant only, maximum panel height of 18" with a maximum letter height of 16", only 2 rows of letters and only one of the two adjacent tenants may have the sign. Mr. Pietrzak explained given the setbacks, he felt increasing the size of the signage was appropriate. He also stated that allowing for signage on the elevations will give retailers the opportunity to orient visibility within the shopping center. Mr. Vinzant felt he was not opposed to and stated that it may help the businesses to allow signage on all sides of the out-lot buildings as long as they did not exceed the permitted signage. Ms. Galka opened and closed the public hearing for Petition 21-20 without public comments. Mr. Chhutani motioned for a Favorable Recommendation to the Common Council for Petition 21-20 with the amended language of multi-tenants total sign area of all signs for each tenant shall not exceed 2 sq. ft. per linear foot of leased storefront with signage to be located on each "tenant's leased elevation," seconded by Mr. Lain. All ayes, motion carried. (9-0)

Findings of Fact

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

(1) To incorporate master sign plan for building signs

(2) Current conditions and character of current structures will remain

(3) Use will not change

(4) Amendment sought after will not be detrimental to adjacent properties nor surrounding neighborhood.

(5) Amendment south after allows for responsible development and growth.

The rezone should/should not be granted because; (Must meet all the following requirements.)

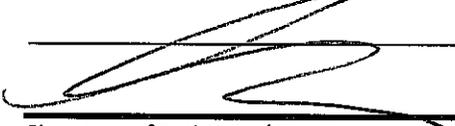
___(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

___(b) the comprehensive plan will not be disrupted or destroyed because:

___(c) the land involved is suitable for the proposed land change because:

___(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because:

___(e) the property value of adjacent property would not be decreased because:



 Signature of Petitioner/Agent

5-5-21
Date

Decision:

After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone **Does or Does Not** comply with the standards in the zoning ordinance.

All of which this 3rd day of June, 2021 by a majority vote of the Hobart Advisory Plan Commission.



 Plan Commission President

Attest:



 Plan Commission Secretary/Zoning Official

