

ORDINANCE NO. 1878
AN ORDINANCE AMENDING THE MAPLE LEAF CROSSING PLANNED UNIT DEVELOPMENT

WHEREAS, the Town of Munster adopted Ordinance No. 1803 on July 20, 2020, rezoning the former Munster Business Complex, an approximately 6-acre parcel generally located at 9410-9470 Calumet Avenue at the northeast quadrant of the intersection of Calumet Avenue and the CN Railroad tracks as the Maple Leaf Crossing Planned Unit Development (PUD) district; and

WHEREAS, the Maple Leaf Crossing PUD ordinance included engineering plans, development standards, and a site-wide landscaping plan; and

WHEREAS, the approved site plan of the Maple Leaf Crossing PUD specifies that Lot 7 be developed as a 2,710 square foot pub and shipping containers; and

WHEREAS, Section IV. of the *Developmental Standards for the Maple Leaf Crossing Development at the Munster Business Complex Planned Unit Development* states “The Approved Development Plan and Development Standards shall govern the development of Maple Leaf Crossing PUD”; and

WHEREAS, Maple Leaf Crossing LLC is the owner of certain property within the Maple Leaf Crossing PUD including Lot 7 located at 9450 Calumet Avenue; and

WHEREAS, Maple Leaf Crossing LLC has requested an amendment to the approved PUD providing for the adoption of a new site plan for Lot 7 Maple Leaf Crossing PUD development standards and approved site plans to replace the pub and shipping containers with 6,400 square foot cigar bar and restaurant; and

WHEREAS, the Munster Plan Commission held public hearings on July 12, 2022 and August 9, 2022 and approved a development plan under PC Docket No. 22-010 for a proposed 6,400 cigar bar and restaurant on the aforementioned Lot 7 contingent upon the approval of an amendment to the Maple Leaf Crossing PUD; and

WHEREAS, Maple Leaf Crossing LLC presented its requested amendment under PC Docket No. 22-013 to the approved PUD to the Munster Plan Commission on August 9, 2022 pursuant to public notice as required by law; and

WHEREAS, after public hearing the Munster Plan Commission voted to favorably recommend the requested amendments to the approved PUD.

NOW, THEREFORE, BE IT ORDAINED by the Town Council as follows:

1. The Maple Leaf Crossing Planned Unit Development is amended as follows:
 - a. EXHIBIT A DEVELOPMENTAL STANDARDS FOR THE MAPLE LEAF CROSSING DEVELOPMENT AT THE MUNSTER BUSINESS COMPLEX PLANNED UNIT DEVELOPMENT is amended to provide for the development of Lot 7 as 6400 square foot cigar bar and restaurant in accordance with EXHIBIT D.
 - b. EXHIBIT D, which includes *Lot 7, Maple Leaf Crossing Master Site Plan* prepared by Torrenga Engineering, Inc. dated 06.29.2022 and *Lot 7, Maple Leaf Crossing Site Plan* prepared by Torrenga Engineering, Inc. dated 06.29.2022, is amended into the Maple Leaf Crossing PUD.

ORDAINED and ADOPTED by the Town Council of the Town of Munster, Indiana on the _____ Day of _____, 2022 by a vote of _____ in favor and _____ opposed.

**TOWN COUNCIL OF THE TOWN OF
MUNSTER, LAKE COUNTY, INDIANA**

Chuck Gardiner, President

ATTEST:

Wendy Mis, Clerk-Treasurer