

**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

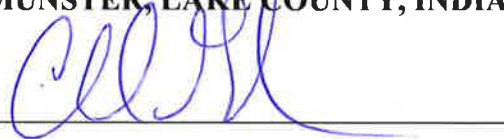
**WHEREAS**, after public hearing the Munster Plan Commission voted to favorably recommend the requested amendments to the approved PUD.

**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 19<sup>th</sup> Day of September, 2022 by a vote of 5 in favor and 0 opposed.

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



**Chuck Gardiner, President**

**ATTEST:**



**Wendy Mis, Clerk-Treasurer**

# EXHIBIT D

VICINITY MAP  
NORTH

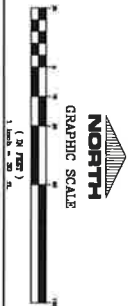


CANADIAN NATIONAL RAILROAD

MAPLE LEAF BOULEVARD

CALUMET AVENUE

EAST LINE OF SEC. 25-36-10



NORTH

GRAPHIC SCALE

CLIENT:  
Dhiren Shah  
Karma Cigar Bar  
850 W. 81st Ave  
Merrillville, IN 46410

JOB NO: 2021-5066

08-26-2022

REVISIONS:

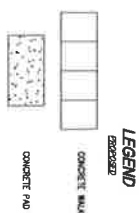
LOT 7, MAPLE LEAF CROSSING  
9450 CALUMET AVE.  
MUNSTER, LAKE CO., INDIANA  
MASTER SITE PLAN

TORRENGA ENGINEERING, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. No.: (219) 836-0918 website: www.torrengea.com

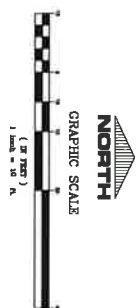
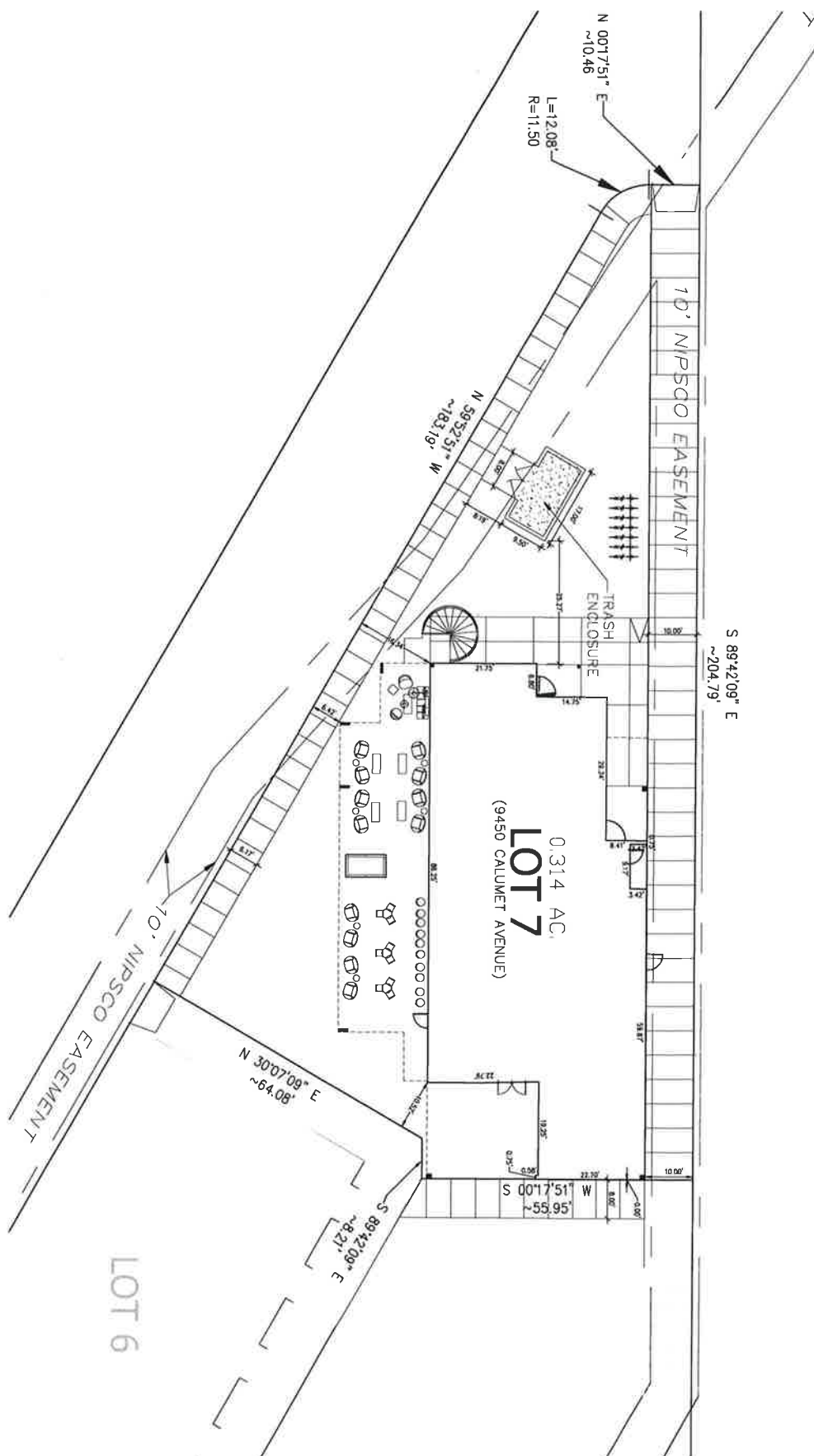


SHEET  
C-210

# EXHIBIT D



- NOTES:
1. TOTAL SITE AREA : 13,777.83± SF. (0.314± ACRES)
  2. IMPERVIOUS AREA : 10,012.65± SF. (0.228± ACRES)
  3. SEE ARCHITECTURAL PLAN FOR ACTUAL DIMENSIONS AND DETAILS OF THE PROPOSED BUILDING AND DUMPSTER ENCLOSEURE



LOT 7, MAPLE LEAF CROSSING  
9450 CALUMET AVE.  
MUNSTER, LAKE CO., INDIANA  
SITE PLAN

**TORRENGA ENGINEERING, INC.**  
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