

**ORDINANCE NO. 1955**

**AN ORDINANCE AMENDING THE MAPLE LEAF CROSSING  
PLANNED UNIT DEVELOPMENT MODIFYING SIGNAGE  
DESIGN CRITERIA AT 9410 CALUMET AVENUE**

**WHEREAS**, Maple Leaf Crossing, LLC is the owner of certain property within the Maple Leaf Crossing Planned Unit Development, including Lot 1 located at 9410 Calumet Avenue.

**WHEREAS**, Maple Leaf Crossing, LLC has requested to amend the Maple Leaf Crossing Planned Unit Development by modifying Section IV, Signage Design Criteria, of the Developmental Standards for Lot 1 in the Maple Leaf Crossing Development; and

**WHEREAS**, on May 14, 2024, the Munster Plan Commission heard testimony and evidence presented by Maple Leaf Crossing, LLC in support of the Planned Unit Development amendment under Docket No. PC 24-005; and

**WHEREAS**, the Munster Plan Commission extensively discussed the request to modify the Signage Design Criteria for the Maple Leaf Crossing Planned Unit Development, and waived the Public Hearing and Notice pursuant to Indiana Code I.C. 36-7-4-702; and

**WHEREAS**, the Munster Plan Commission voted by a majority to favorably recommend approval for the requested amendment to the Maple Leaf Crossing Planned Unit Development to modify the Signage Design Criteria for Lot 1 of the Maple Leaf Crossing Development; and

**WHEREAS**, the Munster Plan Commission voted by a majority to approve the Findings of Fact for PC 24-005 on June 11, 2014.

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

1. That Lot 1 in the Maple Leaf Crossing Planned Unit Development, generally located at 9410 Calumet Avenue, is legally described on Exhibit A, which is attached hereto, and made a part of this amendment to the Maple Leaf Crossing Planned Unit Development.
2. That the Findings of Fact for Docket No. PC 24-005, adopted by the Munster Plan Commission on June 11, 2024, are attached hereto as Exhibit B, and made a part of this amendment to the Maple Leaf Crossing Planned Unit Development.
3. That the Maple Leaf Crossing Planned Unit Development previously approved by the Munster Town Council, and amended from time to time, is further amended by modifying Section IV, Signage Design Criteria, of the Developmental Standards for Lot 1 in the Maple Leaf Crossing Development in accordance with Exhibit C which is attached hereto and made a part of this amendment to the Maple Leaf Crossing Planned Unit Development.

**ORDAINED AND ADOPTED** by the Town Council of the Town of Munster, Lake County, Indiana, this \_\_\_\_\_ day of June, 2024, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

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

\_\_\_\_\_  
**David B. Nellans, President**

**ATTEST:**

\_\_\_\_\_  
**Wendy Mis, Clerk-Treasurer**

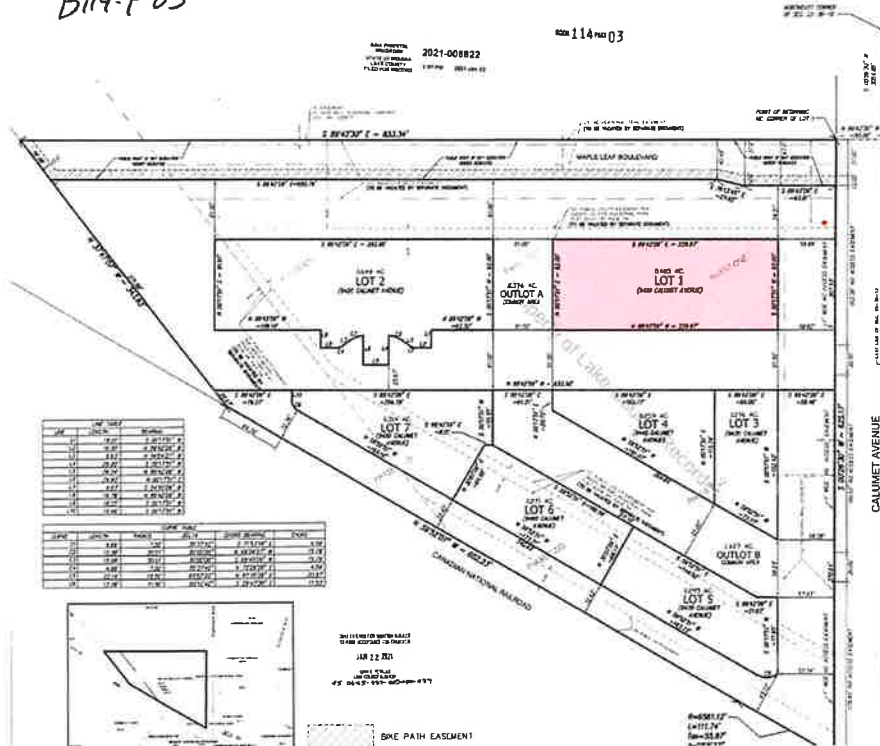
**Exhibit A**  
**Legal Description**

**MAPLE LEAF CROSSING, LOT 1**

**Book 114, Page 3**  
**Doc. No. 2021-006822**

2021-006822

B114-P 03



**MAPLE LEAF CROSSING**  
A PLANNED UNIT DEVELOPMENT TO THE TOWN OF  
MUNSTER, LAKE COUNTY, INDIANA

Maple Leaf Crossing, a Planned Unit Development, is located in the Town of Munster, in the County of Lake, State of Indiana, and is bounded by the following: to the north by the Town of Munster, to the south by the Town of Munster, to the east by the Town of Munster, and to the west by the Town of Munster. The total area of the development is approximately 100.00 acres. The development is divided into lots and outlots. The following is a description of the lots and outlots:

**LOT 1** (Pink shaded area): 1.00 acre, bounded by the north line of Lot 2, the east line of Lot 1, the south line of Lot 1, and the west line of Lot 1.

**LOT 2**: 1.00 acre, bounded by the north line of Lot 2, the east line of Lot 2, the south line of Lot 2, and the west line of Lot 2.

**LOT 3**: 1.00 acre, bounded by the north line of Lot 3, the east line of Lot 3, the south line of Lot 3, and the west line of Lot 3.

**LOT 4**: 1.00 acre, bounded by the north line of Lot 4, the east line of Lot 4, the south line of Lot 4, and the west line of Lot 4.

**LOT 5**: 1.00 acre, bounded by the north line of Lot 5, the east line of Lot 5, the south line of Lot 5, and the west line of Lot 5.

**LOT 6**: 1.00 acre, bounded by the north line of Lot 6, the east line of Lot 6, the south line of Lot 6, and the west line of Lot 6.

**LOT 7**: 1.00 acre, bounded by the north line of Lot 7, the east line of Lot 7, the south line of Lot 7, and the west line of Lot 7.

**OUTLOT A**: 0.50 acre, bounded by the north line of Outlot A, the east line of Outlot A, the south line of Outlot A, and the west line of Outlot A.

**OUTLOT B**: 0.50 acre, bounded by the north line of Outlot B, the east line of Outlot B, the south line of Outlot B, and the west line of Outlot B.

The following is a description of the easements:

**DRIVEWAY EASEMENT**: A driveway easement is granted to the Town of Munster, Indiana, LLC, for the use of the driveway shown on the plat. The easement is 10.00 feet wide and 100.00 feet long. The easement is bounded by the north line of the driveway, the east line of the driveway, the south line of the driveway, and the west line of the driveway.

**UTILITY EASEMENT**: A utility easement is granted to the Town of Munster, Indiana, LLC, for the use of the utility easement shown on the plat. The easement is 10.00 feet wide and 100.00 feet long. The easement is bounded by the north line of the utility easement, the east line of the utility easement, the south line of the utility easement, and the west line of the utility easement.

**PLAT**: The plat is recorded in the County of Lake, State of Indiana, and is subject to the following conditions:

1. The plat is subject to the terms and conditions of the Planned Unit Development Ordinance of the Town of Munster, Indiana.

2. The plat is subject to the terms and conditions of the subdivision map of the Town of Munster, Indiana.

3. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

4. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

5. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

6. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

7. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

8. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

9. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

10. The plat is subject to the terms and conditions of the plat of the Town of Munster, Indiana.

**Contiguous Legal Descriptions to: LOT 1 of MAPLE LEAF CROSSING**

*Maple Leaf Crossing Second Plat of Amendment (NIPSCO Easements)*  
Book 114, Page 50  
Doc. No. 2021-045208

*Maple Leaf Crossing Second Plat of Amendment (Being a Resubdivision of Lots 2 Through 7, Outlots A&B)*  
Book 114, Page 50  
Doc. No. 2023-023954

**Exhibit B**  
**Findings of Fact**

MUNSTER PLAN COMMISSION

Jay Lieser  
Maple Leaf Crossing, LLC  
9410 Calumet Avenue  
Munster, IN 46321

Docket No. PC 24-005

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Maple Leaf Crossing Planned Unit Development to modify the Signage Design Criteria of Lot 1 located at 9410 Calumet Avenue. This matter came to be heard before the Plan Commission on May 14, 2024. Applicant presented testimony and evidence in support of the PUD amendment.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. The Plan Commission now makes a favorable recommendation to the Munster Town Council and approves Docket No. PC 24-005 for an amendment to the Maple Leaf Crossing Planned Unit Development to modify the Signage Design Criteria of Lot 1 located at 9410 Calumet Avenue.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of six (6) in favor and zero (0) opposed voted to grant and forward a favorable recommendation of the amendment to the Maple Leaf Crossing Planned Unit Development as stated above to the Munster Town Council.

Action taken on May 14, 2024. Findings of Fact approved June 11, 2024.

TOWN OF MUNSTER PLAN COMMISSION

  
\_\_\_\_\_  
William Baker, President  
*Roland JAFFIN*

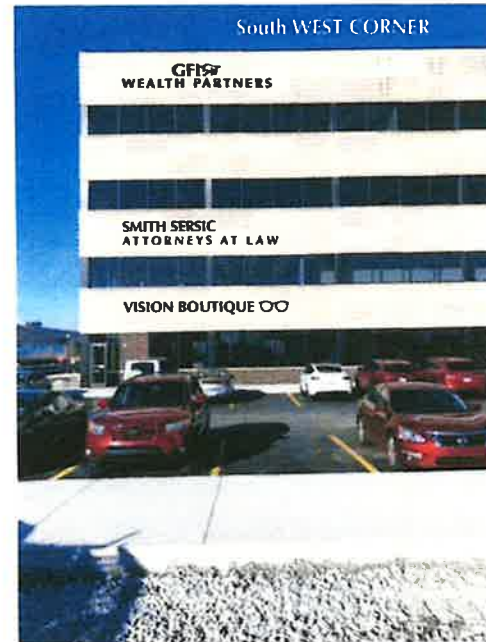
ATTEST:   
\_\_\_\_\_  
Sergio Mendoza, Executive Secretary



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13/2024

ARTWORK #: MR023-1028 Scale: 1" = 1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRI-CORN BLACK 22" TALL LETTERS, STUD MOUNTED.



Signage Design Criteria for 9410 Calumet Avenue

Exhibit C

A SIGNED PROOF IS NECESSARY PRIOR TO ANY ORDER BEING PUT INTO PRODUCTION.

LOOK OVER CAREFULLY.

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Print size is correct (width" x height")
Print color is correct
Approved/Proceed
OK with corrections. Revise as noted
Revise as noted & submit a new proof

Notes/Revisions:

Empty box for notes/revisions

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13/2024

ARTWORK #: MR023-1028 Scale: 1"=1'

**Project Description:** 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRI-CORN BLACK 22" TALL \* 18" TALL LETTERS, STUD MOUNTED.



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Notes/Revisions:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13/2024

ARTWORK #: MR023-1028 Scale: 1"=1'

Project Description: 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6258 TRI-CORN BLACK 22" TALL. LETTERS, STUD MOUNTED.



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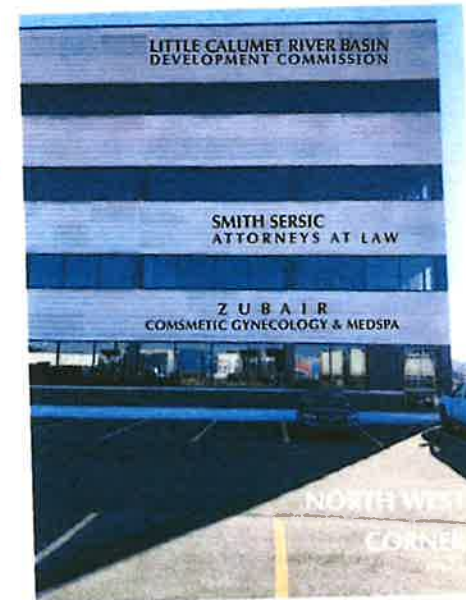
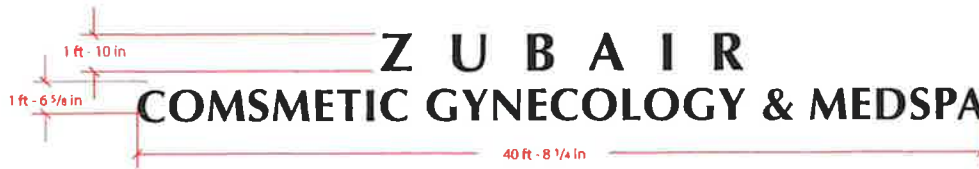
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COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 3/13 /2024

ARTWORK #: MR023-1028 Scale: 1"= 1'

**Project Description:** 1/4"THICK FLAT CUT ALUMINUM LETTERS PAINTED SW6250 TRI-CORN BLACK 22" TALL & 18" TALL LETTERS, STUD MOUNTED.



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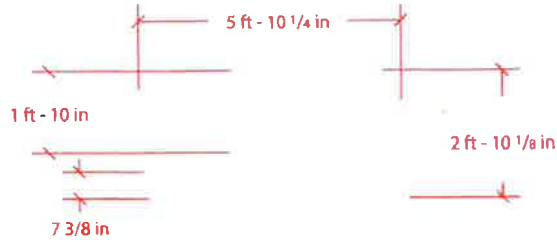


COMPANY NAME: 9410 Calumet Ave Professional Building DATE: 03/04/2024

ARTWORK #: MR023-1028 Scale: 1" = 1'

**Project Description:** 1/4" THICK FLAT CUT ALUMINUM LETTERS PAINTED 22" TALL & 7 3/8" LETTERS, STUD MOUNTED.

PG 9 OF 9 MAPLE LEAF CROSSING PLD AMENDMENT ORDINANCE



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