

Request for City Council Action

Date: March 5, 2013

Agenda Section: Consent No. 4	Originating Department: Planning Services
Item: A Resolution approving the final BPL development plan for the proposed McAlister's Deli located at 1382 East Main Street. No. 4.7	Approved:

Background and Summary:

Asaturian Eaton and Associates has submitted a site plan on behalf of Pat Tandy of DLC Management Corp. for the proposed development of a McAlister's Deli restaurant located at 1382 East Main Street. The proposed site plan shall act as the final BPL development plan for the property. The Development Assistance Committee (D.A.C) has reviewed the plan and recommends approval. Upon City Council approval, a site plan approval letter will be prepared.

The subject property is zoned BPL, Planned Business District, which requires City Council review and approval of the final BPL development plan for the property. In reviewing the final BPL development plan, Section 15-2D-20.L.2.d of the Revised City Code requires that the City Council determine if (1) the elements of the plan are arranged and designed to reflect the principles and objectives of the intent of the BPL District and (2) the design of the planned business development will not be detrimental to the public health, safety or general welfare.

Attached for Council review are the following:

1. A location map.
2. A Resolution approving the final BPL development plan for McAlister's Deli with Exhibit A: Final BPL Development Plan attached.

Additional Information:

1. *Constituent/Advisory Body Impact:* The Development Assistance Committee has reviewed the plan and will grant approval of the final BPL plan contingent upon City Council approval.
2. *Financial Impact:* Upon the development of the parcel the community will realize an expanded sales tax base.

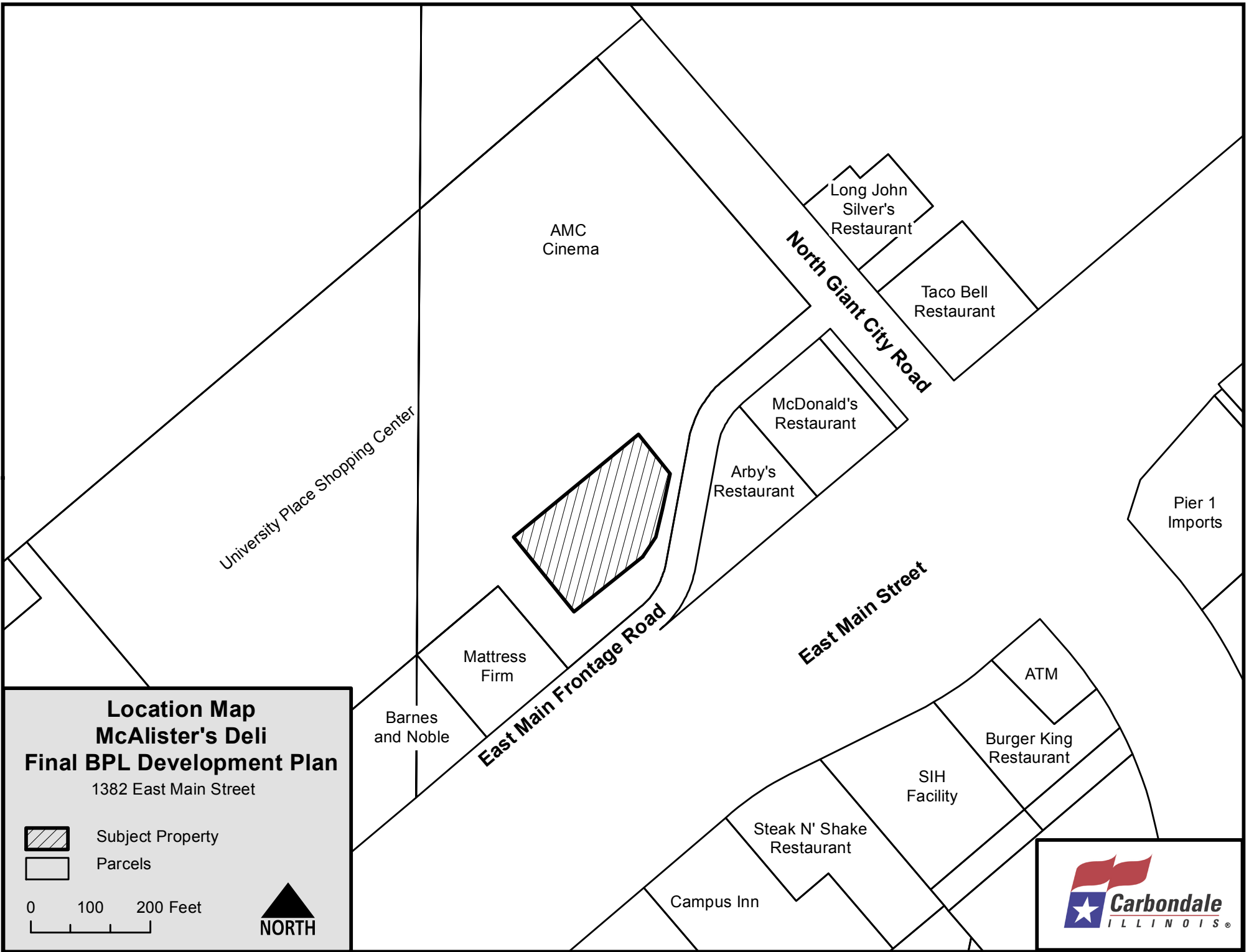
Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____



3. *Staff Impact:* The Development Services Department will be responsible for issuing the appropriate development permits, including all zoning and building permits.
4. *Community Goals:* Promote the City as an ideal location for new development of residential, commercial, and industrial uses.

Recommended Motion:


It is recommended that the Council move “To adopt the Resolution approving the final BPL development plan for McAlister’s Deli located at 1382 East Main Street.”



Location Map
McAlister's Deli
Final BPL Development Plan
1382 East Main Street

 Subject Property
 Parcels

0 100 200 Feet

 NORTH





RESOLUTION NO. 2013-R-__

**A RESOLUTION APPROVING A FINAL BPL DEVELOPMENT PLAN FOR
McAlister’s Deli
(1382 East Main Street)**

WHEREAS, the City of Carbondale has adopted Ordinance No. 74-56, as amended, commonly referred to as the Zoning Ordinance and incorporated in the Revised Code of the City of Carbondale as Chapter 15, Article II, adopted by Ordinance No. 73-71; and,

WHEREAS, Section 15-2D-20.L.2. of the Revised Code of the City of Carbondale, Illinois, requires that final BPL development plans be submitted to the City Council for final review and approval; and,

WHEREAS, a final BPL development plan for McAlister’s Deli located at 1382 East Main Street submitted by Asaturian Eaton and Associates on behalf of Pat Tandy of DLC Development Corp., was reviewed by City staff on February 18, 2013.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

1. That the City Council has determined that (a) the elements of the said plan are arranged and designed to reflect the principals and objectives of the intent of Section 15-2D-20 of

the said Zoning Ordinance, and (b) the design of the Planned Business Development will not be detrimental to the public health, safety, or general welfare.

2. That the final BPL development plan governing development of land zoned BPL, Planned Business, as prepared for the City of Carbondale, pursuant to said Ordinance No. 74-56, as amended, be and is hereby approved.

3. That the final BPL development plan attached as Exhibit A, and full construction documents known as SP 13-09, shall be kept on file in the Planning Services Division and the approved site plan SP 13-09 shall be binding upon the applicants, their successors and assigns, and shall limit and control the construction, location, and use of all land and structures as provided in Section 15-2D-20 of the said Zoning Ordinance.

4. That this Resolution shall be spread at length upon the minutes records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of
Carbondale on the 5th day of March, 2013.

APPROVED: _____
Joel Fritzler, Mayor

FOR: _____
AGAINST: _____
PASSED: _____
APPROVED: _____
RECORDED: _____
PUBLISHED: _____

ATTEST: _____
Jennifer Sorrell, Acting City Clerk

APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney

Exhibit A: Final BPL Development Plan for McAlister's Deli (SP 13-09)

1382 East Main Street

