

Request for City Council Action

Date: October 6, 2015

Agenda Section: Consent No. 5	Originating Department: Planning Services/Legal
Item: A Resolution approving the final BPL development plan for IHOP located at 1345 East Main Street. No. 5.8	Approved:

Background and Summary:

Asaturian Eaton and Associates has submitted a site plan on behalf of the Pancake Holding Company for the construction of an IHOP located at 1345 East Main Street. The site plan will serve as the final BPL development plan for the construction of the new buildings and parking area. The Development Assistance Committee has reviewed the request and recommends approval of the final BPL development plan.

The subject property is zoned BPL, Planned Business, which requires City Council review and approval of the final BPL development plan for the property. In reviewing the final BPL development plan, Section 15-2.21.11 of the Carbondale Revised 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 IHOP
3. A copy of the final BPL development plan for IHOP

Recommended Motion:

It is recommended that the Council move “to adopt the Resolution approving the final BPL development plan for IHOP located at 1345 East Main Street.”

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 _____

Location Map

IHOP
1345 East Main Street
October 6, 2015

 Development Site

0 50 100 Feet




East Main/Illinois Route 13

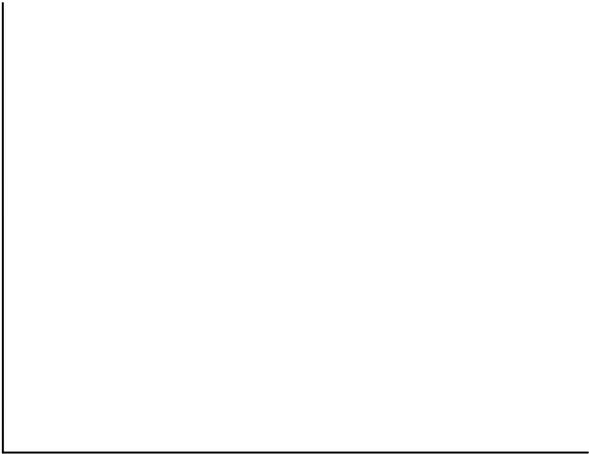
East Main Frontage Road

SIH

Steak and Shake

Staples

US Post Office



RESOLUTION NO. 2015-R-__

**A RESOLUTION APPROVING A FINAL BPL DEVELOPMENT PLAN FOR
IHOP
(1345 East Main Street)**

WHEREAS, the City of Carbondale has adopted Ordinance No. 2013-14, as amended, commonly referred to as the Zoning Ordinance and incorporated in the Revised Code of the City of Carbondale as Title 15; and,

WHEREAS, Section 15-2.21.11. 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, the final BPL development plan for IHOP located at 1345 East Main Street submitted by Asaturian Eaton and Associates, was reviewed by the City Development Assistance Committee and has been tentatively approved pending City Council review.

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 15-2.21 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 IHOP, pursuant to said Ordinance No. 2013-14 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 16-03, shall be kept on file in the Planning Services Division and the approved site plan SP 16-03 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 15-2.21 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 6th day of October, 2015.

APPROVED: _____
John M. Henry, Mayor

ATTEST: _____
Jennifer Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney

