

Attorneys announce plans for fast food emporium

By Teri Barnes
staff writer

Two Farmington attorneys have revealed plans to turn the former Napoleon's restaurant on Main Street into an eating emporium with as many as 20 different food outlets service by a common eating area.

The attorneys said the project would be patterned after — on a much smaller scale — Boston's Faneuil Hall,

a collection of old warehouses which has been renovated into a highly successful emporium of markets, food enterprises and businesses.

The former restaurant has been vacant for more than a year and the building has been considered an eyesore.

Attorneys Bruce Case and Rodney Sabourin said they are in the process of buying the 12,000-square-foot building.

The developers said their common eating area will contain picnic tables and that the establishment and a small central stage for entertainment and displays. Their plans call for two entrances, one of Forest and the other off Main Street.

"We hope there's a demand for this in the downtown area," said William Felbig, a Plymouth realtor and the project's rental-managing agent. "It

will provide a spot with variety for the entire family."

The attorneys said a similar development can be found at Tally Hall in the Hunter Square Mall, Farmington Hills, a venture which encouraged them to develop a similar operation in Plymouth.

The developers have not formally presented their plan to the planning commission though they made an informal

visit before its site committee last week.

Yet to be worked out, however, is a critical detail in the plan — parking.

Under existing city ordinances, the site falls short of 64 required parking spaces for a restaurant-retail venture.

The partners will have to make arrangements for additional spaces before getting municipal approval, said City Manager Henry Graper.

Sabourin said he and his partner are aware of the parking crunch and that they may need to spend "a couple hundred thousand dollars" in securing parking credits.

"There's a lot of hurdles to jump before we get there," he said, adding he's talked to local business people about the parking problem as well.

In Plymouth, when a business doesn't have enough parking spaces surrounding its site, the business either leases

them, builds them somewhere nearby, or buys parking credits.

The city uses parking credit revenue to build municipal parking areas.

The lack of parking at former Napoleon's site has been a continual problem. It limited the restaurant in its operations and it has hampered attracting possible purchasers of the building.

Planning commission chairman William Leonard said the tentative plan proposed by the developers "is a good plan, but the big bugaboo is parking. They've got to find a solution to the parking problem. I don't think they can blissfully walk in and buy 64 more parking credits."

The parking problem in the central business district is particularly acute in its southern end, where Napoleon's is located.

Here are hints for buying condos

If you're thinking of buying a condominium, remember that an informed shopper makes an intelligent purchaser.

So says the Institute of Real Estate Management, a national association of certified property managers.

Professional property managers are aware of the problems which can occur if buyers are uninformed or misinformed, according to IREM. In an effort to prevent problems, the association offers some guidelines to help condominium buyers.

PROSPECTIVE purchasers should make sure the building is well-constructed throughout, IREM said.

"Some developers have been known to skimp on the quality of units in favor of flashy common areas," an IREM spokesman said. "But it's also possible the common areas may not be as well-constructed as the units themselves."

It's a good idea to get a certified engineering report detailing quality of construction and possible defects. IREM also suggests retaining a professional engineer or registered architect to review documents and inspect the premises.

You should determine if the building meets all requirements important to you when shopping for a condominium. Some things to consider, IREM said, are size and layout of units, location of elevators, trash disposals and laundry facilities.

Other considerations are security and parking facilities, accessibility to shopping centers and schools, amenities such as a swimming pool, health club, air-conditioning and appliances.

It's important to know who's responsible for maintenance, if residents are required to pay special charges for amenities, if children and pets are per-

mitted and if the homeowners' association is well-organized and effective. Professional management is important, IREM said.

It's also important to understand association bylaws, individual-unit deeds, articles of incorporation and rules and regulations, IREM said.

"Before you buy, it's essential to read and understand all condominium documents," IREM said. "They explain your rights and define your obligations. If documents are dull and complex, you may ask a lawyer or professional management company to explain legal aspects."

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CITY OF FARMINGTON
COUNCIL PROCEEDINGS
(Summary)

A regular meeting of the Farmington City Council was held on July 6, 1981 in the Council Chambers, 23600 Liberty Street, Farmington, Michigan.
Present: Mayor Hartsock, Councilmen Mielch, Tupper, Yoder.
Absent: Councilman Bennett
City Officials Present: City Mgr. Deadman, Dir. Billing, Dir. Seifert, Atty. Kelly, City Clerk Viane.

The minutes of the previous meeting were approved.
The minutes of the other boards were received and/or filed.
Michael Miller, Boys State Representative, reported on his experiences at Wolverine Boys State Program.
The following permits were granted:
Founders Festival Committee for festival activities.
Lucy's Oldies And Goodies for outdoor sales during August, September and October, 1981.
Council approved a voluntary assessment towards hosting the 57th National League of Cities Congress in the amount of \$220.44.
Council supported SB 348 and HD 4086.
Council approved request from Order of DeMolay to hold a car wash.
Proclamation was issued recognizing "KIDS DAY" July 21, 1981.
Resolution No. 1 and Resolution No. 2 were adopted pertaining to the paving of Nine Mile Road from Power Road to Freedom Road. A Public Hearing was established for July 20, 1981 at 8:00 p.m.
Payment was authorized to Imperial Construction (Western Insurance Company) in the amount of \$27,958.37 and to Triangle Excavating Company in the amount of \$35,280.25.
Council authorized an amendment to the City Manager's Contract pertaining to compensation.
City Manager Deadman reported on the progress of various city projects.
Council accepted the letter of retirement from City Clerk Nedra Viane.
Josephine M. Bushey was appointed as City Clerk effective July 20, 1981.
The monthly bill was approved for payment.
The meeting was adjourned at 9:30 p.m.

WILLIAM S. HARTSOCK, Mayor
NEDRA VIANE, City Clerk

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