

Request for City Council Action

Date: September 7, 2010

Agenda Section: Consent No. 5	Originating Department: Planning Services/Legal
Item: Action on an application for an Encroachment Permit to allow Dan Terry to utilize an existing alley adjacent a new parking lot on East Monroe Street No. 5.7	Approved:

Background and Summary:

Dan Terry has requested an Encroachment Permit (ENCR 11-03) that would allow him to utilize a portion of an existing alley adjacent to a new parking lot on East Monroe Street. The majority of the alley would be converted to green space maintained by Mr. Terry, while a small portion would be used for a dumpster enclosure. The Development Assistance Committee (DAC) reviewed the Site Plan (SP11-03) and the proposed encroachment and had no objections. Subsequently, the construction of the parking lot was approved on June 9, 2010, pending approval of an Encroachment Permit by the City Council.

As per Section 17-1-5.A. of the Carbondale City Code, a person or group may be granted the privilege of encroaching upon public right-of-way following the issuance of an Encroachment Permit. An Encroachment Permit is only a license to use the property in question; it is neither an easement nor a conveyance of real property and may be revoked by the City at any time for any reason. The encroachment permit application includes a requirement that the applicant carry liability insurance.

Attached for Council review are the following:

1. A copy of the Site Plan showing the proposed encroachment
2. A location map.

Additional Information:

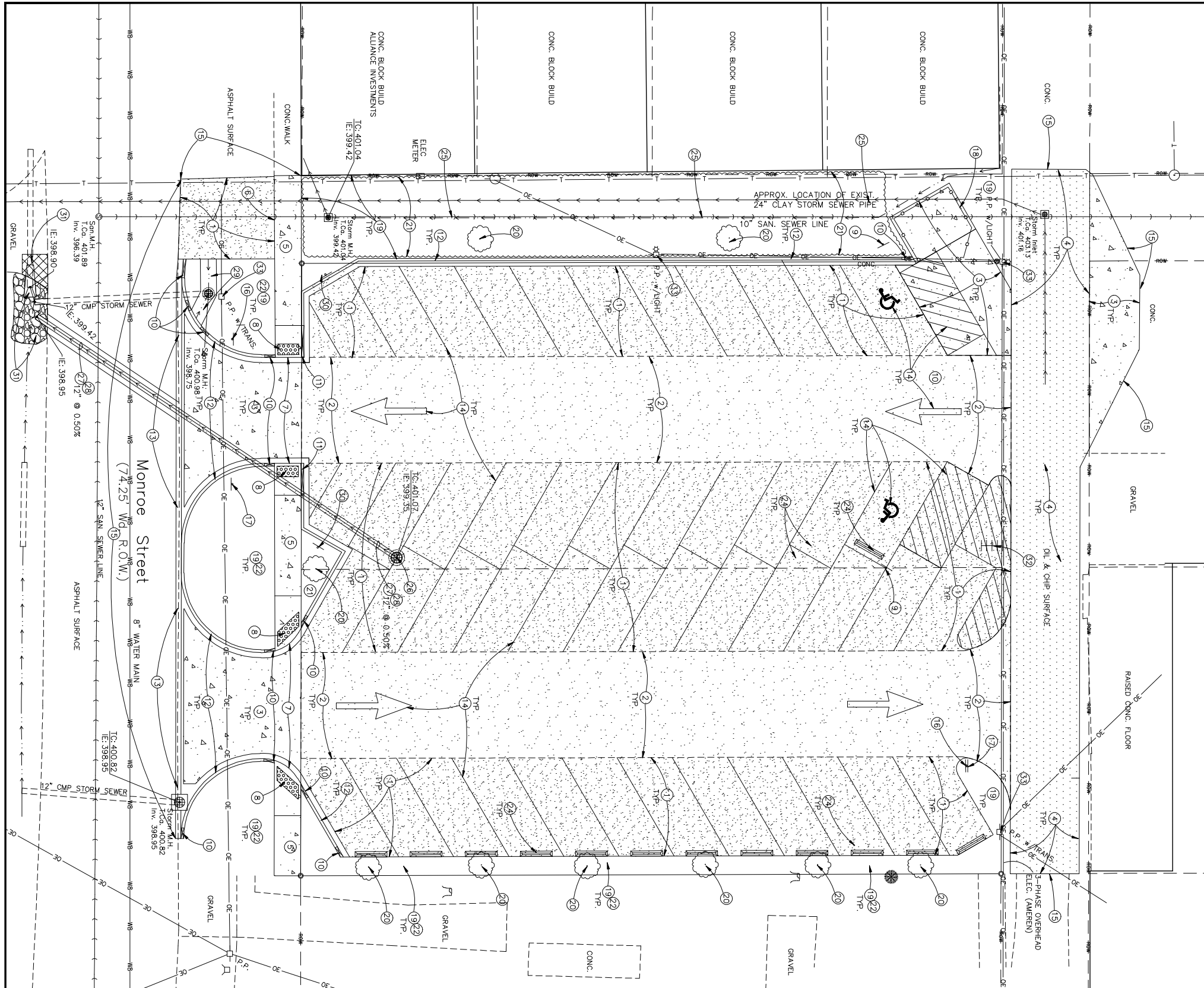
- (1) **Constituent/Advisory Body Impact:** City staff has reviewed the application and recommends approval of the Encroachment Permit.
- (2) **Financial Impact:** The granting of the encroachment permit should have no financial impact on the City.
- (3) **Staff Impact:** Development Services staff will be responsible for processing the Encroachment Permit and monitoring the construction of the parking lot. The Finance Department (Risk Management) will be responsible for monitoring compliance with the Certificate of Insurance requirement.

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 _____

Recommended Action:

It is recommended that the City Council move “to approve Dan Terry’s request for an Encroachment Permit to allow the utilization of an existing alley adjacent to a new parking lot on East Monroe Street .”

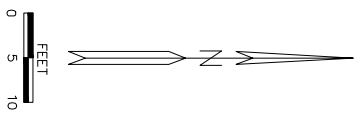


SITE WORK "O" KEYED NOTES (THIS SHEET ONLY)

- 1 PROVIDE STANDARD BITUMINOUS CONCRETE PAVING ON COMPACTED AGGREGATE BASE COURSE. SEE DETAIL 1/C-3. (OR ALTERNATE P.C. CONCRETE PAVING AS PER KEYED NOTE #3 BELOW)
- 2 PROVIDE HEAVY DUTY BITUMINOUS CONCRETE PAVING ON COMPACTED AGGREGATE BASE COURSE. SEE DETAIL 2/C-3. (OR ALTERNATE P.C. CONCRETE PAVING AS PER KEYED NOTE #3 BELOW)
- 3 PROVIDE 6" P.C. CONCRETE PAVEMENT ON 4" COMPACTED AGGREGATE BASE COURSE WITH 6/8 W4.0W4.0 W/F REINFORCEMENT. PROVIDE EXPANSION AND CONTROL JOINTS AS DETAILED AND SPECIFIED. SEE DETAILS 1/C-4 AND 3/C-4.
- 4 CITY OF CARBONDALE TO PROVIDE CLASS A-2 BITUMINOUS SURFACE TREATMENT ON COMPACTED AGGREGATE BASE COURSE AS SHOWN. SEE DETAIL 2/C-4.
- 5 PROVIDE 4" P.C. CONCRETE WALK WITH 6x6 W/ 4 X W/ 4 W/F REINFORCEMENT ON 4" COMPACTED AGGREGATE BASE COURSE. MAXIMUM GROSS SLOPE ON ALL WALKS SHALL BE 1/4" PER FOOT (I.E. 2.0%). PROVIDE EXPANSION AND CONTROL JOINTS AS DETAILED AND SPECIFIED. SEE DETAIL 4/C-4.
- 6 PROVIDE RAISED THICKENED EDGE OF WALK. SEE DETAIL 4/C-4.
- 7 PROVIDE FLUSH THICKENED EDGE OF WALK. SEE DETAIL 4/C-4.
- 8 PROVIDE TACTILE WARNING AT LOCATIONS AS SHOWN. SEE DETAIL 5/C-4.
- 9 PROVIDE ACCESSIBLE PARKING SIGN. SEE DETAIL 5/C-5.
- 10 TAPER CURB FROM 6" TO 0" IN 2 FEET AT AREAS SHOWN.
- 11 TAPER WALK/CURB FROM 6" TO 0" AS SHOWN. SEE GRADING PLAN.
- 12 PROVIDE P.C. CONCRETE COMBINATION CURB & CUTTER. TYPE B6.12. SEE DETAIL 4/C-5.
- 13 PROVIDE P.C. CONCRETE DEPRESSED CURB ALONG PROPOSED ENTRANCE AS SHOWN. SEE DETAIL 4/C-5.
- 14 PROVIDE PAINTED ACCESSIBLE PARKING SYMBOLS & PARKING LOT STRIPING. ALL STRIPING SHALL BE WHITE, EXCEPT FOR ACCESSIBLE PARKING SPACES, WHICH SHALL BE YELLOW.
- 15 SAW CUT, REMOVE AND DISPOSE OF EXISTING CURBS, PAVEMENTS, ETC. AS NECESSARY FOR NEW CONSTRUCTION.
- 16 PROVIDE "STOP" SIGN AND METAL POST AS PER I.D.O.T. AND CITY OF CARBONDALE STANDARDS.
- 17 PROVIDE "DO NOT ENTER" SIGN ATTACHED TO THE BACK OF PROPOSED METAL POST PROVIDED IN ITEM NUMBER 16 ABOVE.
- 18 PROVIDE TRASH DUMPSTER AND DUMPSTER ENCLOSURE W/GATES AS SHOWN. SEE DETAIL 3/G-5. COORDINATE EXACT SIZE OF DUMPSTER WITH OWNER BEFORE CONSTRUCTION. CONTRACTOR TO VERIFY DEPTH OF EXIST. UTILITIES BEFORE CONSTRUCTING FENCE POSTS.
- 19 PROVIDE SEEDED AREA AT ALL DISTURBED EARTH AREAS.
- 20 PROVIDE TREES AS PER CITY OF CARBONDALE REQUIREMENTS (8 MIN.).
- 21 PROVIDE DECORATIVE LANDSCAPING PER CITY OF CARBONDALE CODE (1460 SQ.FT. MIN.).
- 22 SLOPE GROUND AS NECESSARY FOR PROPER DRAINAGE. MAXIMUM SLOPE SHALL BE 4:1 AND MINIMUM SLOPE SHALL BE 50:1 UNLESS OTHERWISE SHOWN ON THE PLANS.
- 23 NOT USED
- 24 PROVIDE PRECAST CONCRETE BUMPER BLOCKS AS SHOWN. THE BUMPER BLOCKS TO PAVEMENT WITH TWO 30" LONG #5 BARS.
- 25 PROVIDE EARTH SWALE FOR PROPER DRAINAGE AS NECESSARY AND AS SHOWN.
- 26 PROVIDE TYPE "A" STORM SEWER INLET WITH (NEENAH R-1647-A) GRATED LID. SEE DETAIL 2/C-5.
- 27 PROVIDE, SIZE AND SLOPE AS NOTED. HOPE SMOOTH WALL STORM SEWER PIPING. SEE DETAIL 1/C-5.
- 28 PROVIDE TRENCH BACKFILL AT ALL AREAS WHERE STORM SEWER PIPING IS LOCATED UNDER PAVEMENTS/WALKS. SEE DETAIL.
- 29 PROVIDE P.C. CONCRETE DRAINAGE FLUME SLOPED AS NECESSARY TO DRAIN TO EXIST. STORM SEWER INLET AS SHOWN. SEE DETAIL 6/C-5.
- 30 PROVIDE "COMPACT CAR ONLY" SIGN AND METAL POST AS PER I.D.O.T. AND CITY OF CARBONDALE STANDARDS.
- 31 PROVIDE 12" PRECAST CONCRETE FLARED END SECTION AND CLASS 3 RIP RAP AS SHOWN. SEE DETAIL 7/C-5. REMOVE AND REPLACE EXIST. PAVEMENT WITH P.C. CONCRETE PAVEMENT AS NECESSARY FOR INSTALLATION OF FLARED END SECTION. REMOVE EXIST. RCP PIPE AS NECESSARY TO PROVIDE PROPER INSTALLATION OF FLARED END SECTION (DO NOT BLOCK FLOW LINE OF EXIST. CMP STORM PIPE TO THE NORTH). COORDINATE ALL WORK WITH THE CITY OF CARBONDALE BEFORE CONSTRUCTION.
- 32 PROVIDE BIKE LIGHT AS PER CITY OF CARBONDALE STANDARDS.
- 33 PROVIDE SITE LIGHTING ON EXIST. LIGHT/POWER POLES. OWNER TO COORDINATE ALL WORK WITH AMEREN CPSS.

TARGET & OWNER INFORMATION
 PARCEL NUMBER: 15-21-260-020
 LOT AREA (ACRES): 0.35 (15,246 S.F.)
 ZONING: SB
 OWNER: DAN TERRY
 ADDRESS: 201 EAST MAIN STREET
 CARBONDALE, IL 62902

PARKING LOT & SITE INFORMATION
 STANDARD PARKING SPACES: 44
 ACCESSIBLE SPACES: 2
 PAVED PARKING AREA (SQ. FT.): 14,600 +/-
 NUMBER OF TREES: 8 TOTAL
 LANDSCAPING (SQ. FT.): 1,460 TOTAL
 OWNER TO COORDINATE SITE LIGHTING
 WITH AMEREN CPSS



The Newell House

Dillinger Feed Store

Spires Wholesale

Proposed Encroachment Location

Proposed Parking Lot

South Washington Street

East Monroe Street

ENCR 11-03 Location Map

Dan Terry's request for an
Enroachment Permit located on East
Monroe Street



Subject Property

0 10 20 40 Feet

