

**MINUTES  
CITY OF ST. CHARLES, IL  
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION  
November 6, 2013**

**Members Present:** Chair English, Potts, and Dechene

**Members Absent:** Vice Chair Schuetz and Kane

**City Staff Present:** Matthew O'Rourke

**Other Present:** Zack Tentinger, Tentinger Landscapes

**1. Opening of Meeting**

The meeting was convened by Chair English at 7:00 p.m.

**2. Approval of Agenda**

A motion was made by Potts and seconded by Dechene to approve the agenda.

**Voice Vote:** Unanimous; Nays: None; Members Absent: Vice Chair Schuetz and Kane

Motion Carried.

**3. Approval of minutes from October 2, 2013**

A motion was made by Dechene and seconded by Potts to approve the October 2, 2013 minutes of the Corridor Improvement Commission with minor grammatical changes.

**Voice Vote:** Unanimous; Nays: None; Members Absent: Vice Chair Schuetz and Kane

Motion Carried.

**4. Discussion Items**

A. 1020 Cedar Avenue - Corridor Grant Discussion

O'Rourke asked Zack Tentinger from Tentinger Landscapes to introduce himself and the project. Tentinger stated that he is working for Batavia Enterprises who is the owner of the property. He stated that they want to improve the corner of the property that abuts E. Main Street near the company's sign.

Member Potts asked if this is a 50/50 grant. O'Rourke stated that this would be a 50/50 matching grant.

O'Rourke stated that he and Tentiger have had a few preliminary discussions about this project before the meeting. O'Rourke stated that the plan was to have Tentiger present the plan for discussion only since there might be some modifications based on the property owner, and that the project likely would get approved during the winter months and be installed in the spring.

Tentiger asked about the possibility of putting up a new sign, and that he is working with the property owner to utilize similar stones in the sign. Member Potts asked if the sign was eligible. O'Rourke stated that if the new sign is incorporated into the plan that the required landscaping around the sign could be part of the grant, but the actual sign structure is not eligible.

Member Potts asked for some clarification regarding the outcropping materials around the sign. Tentiger stated that it is weathered Missouri limestone, but intended to discuss these outcroppings with the Commission. They have also considered Chilton. Member Potts stated something with more color would show up better. Chair English asked if the stone is native to the area. Tentiger stated that is native to the region, but that this stone is quarried in Missouri.

Member Potts asked if these stones are all outcropping and not a wall. Tentiger stated that the outcropping will form a wall, and will help support the small hill behind them but these are not meant to be a retaining wall.

Member Potts asked if the proposed vegetation would block the sign. Tentiger stated that the species picked will be low enough to not block the sign. O'Rourke stated that there is a slope in between the sign and the road which should help as well.

Member Dechene asked if Tentiger was concerned about maintenance between the rocks used in the outcroppings. Tentiger stated that there should not be much of a maintenance concern and that the tenant does full maintenance programs and weekly weeding.

Chair English asked if creeping phlox could be utilized in this location. Member Potts stated that these look good in rocks but that they are a higher maintenance plant. Tentiger asked if the proposed ground cover of veronica water prairie blue is acceptable. Member Potts stated this is a nice specie, once it's established.

Tentiger stated that he would be looking at some bulbs along the front as well or sedum if the owner is not interested in bulbs. Member Potts stated in her experience that sedum is a good alternative. Member Potts stated she is not sure how the veronica would perform with the salt from the road plowing.

Member Dechene suggesting swapping the hamlin grass for drop seed to keep the native species together. She stated that it would be nice to keep things native if possible. Tentiger stated that Batavia Enterprises has asked him to incorporate more natives. Tentiger stated that he can look at these and swap out some of the planting with natives where it makes sense.

Chair English stated that he really likes the concept and that this is a great location for a grant.

Tentiger asked if there were any other native species the Commission would be in favor of planting on this site. Member Potts stated that her main concern with the location is that the plants hold up to salt, autumn joy sedum is known to hold up to salt. Member Dechene asked about a blue aster, but stated she understands they can be more to deal with from a maintenance standpoint. Tentiger stated that the trick is finding natives that look nice on a commercial property.

Chair English mentioned the sight triangle requirements in the zoning ordinance, and that plant height might be dictated by these height requirements.

Chair English asked if some revisions could be made to the plans based on the feedback and the client's input. Tentiger stated that he can speak to the property owner. O'Rourke stated that the Commission has time to see a revised plan in the next couple of months and that this could easily be approved before spring. O'Rourke asked if Tentiger would like to come back to the December meeting. Tentiger stated that he was thinking maybe early next year. O'Rourke stated that the January meeting is scheduled on January 1, 2014 which is a holiday. English stated that the Commission should probably cancel the January meeting. Tentiger stated he could come back in February with the revisions.

#### B. 2013-2014 Work Plan - Update

O'Rourke stated that he did meet with Lynne Schwartz about the planters in downtown. She stated she would be happy to help gauge what is the interest in the potter concept. She stated that they could send an internet survey, an email blast, or invite the owners to a Commission meeting. She also suggested that she, a Commission member, and O'Rourke go out and meet with the businesses during the day at their business location. Schwartz thought it may be easier to meet with the property owners this way. O'Rourke stated it may be difficult to get business owners to come to a night meeting which is their prime business hours.

O'Rourke stated that the press releases have been sent out in the local papers and O'Rourke is waiting to see if he gets any phone calls. O'Rourke is also trying to promote the program with the eligible property owners that apply for parking permits, building additions, etc.

### **5. Additional Business**

Member Potts asked if we ever heard anything about working with Lazarus House. O'Rourke stated that he has had conversations with Liz Eakins the Executive Director, but knows she is busy with other Lazarus House business and not sure where they are at.

Member Potts stated that she has spoken with the people from Los Burritos. She stated there was a misunderstanding between the Commission and the business owner. The owner thought that he would get reimbursed for what they planted, but did not understand the approval

process. Member Potts stated that he was not happy with the City and wanted to bring this to Staff's attention.

Chair English asked if Lou Little has installed the plants. O'Rourke stated that she has, and at this time all three property owners have now planted their materials. O'Rourke stated that he has reimbursed everyone at the point except Ms. Little.

**6. Announcement and Upcoming Meetings**

Next CIC Meeting – December 4, 2013

**7. Adjournment**

A motion was made by Dechene and seconded by Potts to adjourn the meeting.

**Voice Vote:** Unanimous; Nays: None; Members; Members Absent: Vice Chair Schuetz and Kane