

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION
Wednesday, August 6, 2014**

Members Present: Chair English, Kane, Potts, Dechene, Hauser and Pietryla

Members Absent: Vice Chair Schuetz

City Staff Present: Matthew O'Rourke
Karla McCleary, Recording Secretary

Others Present: Mary Claire Malloy - SavWay Liquors

1. Opening of Meeting

The meeting was convened by Chair English at 7:09 p.m.
Chair English welcomed new Commission member David Pietryla

2. Approval of Amended Agenda to include discussion of 2580 E. Main St.

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

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

Motion Carried.

3. Approval of minutes from July 2, 2014

A motion was made by Potts and seconded by Dechene to approve the July 2, 2014 minutes of the Corridor Improvement Commission.

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

Motion Carried.

4. Discussion Items

A. 521 W. Main Street, (McDowell)

Potts said McDowell will be spending more money on the sign while keeping costs to a minimum on the landscaping. They will relocate and lower some of the plants to provide clear visibility of the sign when viewing uphill. Examples of some of the new plantings to be added include, *Invincibelle* Hydrangeas, *Ladies Mantle* and *John Creech & Reflexum* Sedum. Chair English asked if there is a concern with the Hydrangeas being exposed to salt. Potts said they

will be planted on higher ground with a 5 foot of wall in place to block the salt, so they should be OK. Dechene asked Potts if the Ladies Mantle would need more moisture. Potts said there is an underground sprinkling system in place with Crab and Magnolia trees providing shade.

Potts explained that Phase I of the landscaping was provided about 2 to 3 years ago with a \$1,000, Four Season Grant. Going forward, Dechene would like to see natives included with some of the plantings being considered. Potts said lots of grasses were planted when Phase I was put in. At this time, we do not want to add anything with height, which is why sedum was selected to provide an unobstructed view when looking up hill.

Chair English requested a motion be made to recommend approval of the landscape plan at a cost of \$1,434 plus 50% of the cost of sign materials, not to exceed \$2,000.

A motion was made by Dechene and seconded by Kane to approve a Corridor Improvement Grant for 521 W. Main Street, not to exceed \$3,434.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz; Abstain: Potts

B. 2580 E. Main Street – (SavWay Liquors)

Malloy explained to everyone that the store is doing well and one of the reasons they are working on the landscaping is to show their customers they are in it for the long haul. Also beautifying their property may help improve the vacant theater site as well. Malloy confirmed the area they will be working on is a 100ft. parcel, located on Fieldgate Drive. They are looking for something natural such as *Korean* Lilacs or Hydrangeas. O'Rourke advised not putting a lot of plants around the storm sewer area.

Chair English thought the plant list looked good with not a lot of maintenance involved. He suggested having a landscaper look at it for their ideas and feedback. Chair English said the Commission will need to see a plan of how the plants will be displayed.

In addition, Chair English asked if there were any sign issues. O'Rourke asked Malloy if she received anything from the City regarding sign amortization. Malloy replied she has not. O'Rourke explained that her property is located in a Planned Unit Development (PUD) and each property within a PUD has its own sign requirements and is not part of the sign amortization program.

Chair English asked Potts what her thoughts were on the plant list Malloy provided. Potts said the plants listed look fine however not sure of the layout. Potts encourages use of prairie grasses as they are drought tolerant and also likes Black-eyed Susans as an additive. O'Rourke said Malloy can use any landscape firm she would like. Potts suggested Malloy look at 1434 E. Main Street as a reference point to view these suggested plantings in place. Dechene said natives in the storm sewer area would be a good to channel water and also great with water management issues. Potts added that Malloy can move existing stones around and put low plantings around them.

Chair English asked if Hauser had any recommendations. Hauser replied she is anxious to see a drawing of what may happen.

O'Rourke told Malloy by the next Corridor Improvement Commission (CIC) Meeting on September 3rd, to come back in with a list of landscaper recommended plants and a plan or hand drawing. The CIC could approve it that night and O'Rourke could get it on the Monday, September 8, 2014, Planning and Development Meeting Agenda. Final approval could go to City Council on the following Monday, September 15, 2014. O'Rourke suggested Malloy attend the September 8, Planning and Development Meeting.

O'Rourke advised Malloy to contact J.U.L.I.E. to make sure there are no utilities in the way. O'Rourke said this grant will cover 50% of the landscape cost and 75% of the design fee. Chair English said it is a reimbursement program and Potts added not every landscaper applies a design fee.

5. Additional Business

Chair English asked if there was any additional business to discuss. O'Rourke said the Jersey Mike's and Bosa landscape project has been completed and looks great as well as Eric Larson's finished project at 1434 E. Main Street.

Chair English asked if there could be a landscaping opportunity at The Quad. O'Rourke explained that The Quad property is tied to a PUD and direction will be provided by the Plan Commission.

Hauser asked if the SavWay sign is a lollipop sign. O'Rourke said yes it is and it had been grandfathered in. Hauser asked if Jersey Mike's had come to the Commission seeking a Corridor Improvement Grant. O'Rourke said yes they did and it was approved in February or March of this year.

Chair English asked if there were any other questions or announcements. There were none.

6. Announcements and Upcoming Meetings

Next CIC Meeting – September 3, 2014

7. Adjournment

A motion was made by Kane and seconded by Hauser to adjourn the meeting.

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