

**MEETING MINUTES  
CITY OF ST. CHARLES, IL  
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION  
June 8, 2016**

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

**Members Absent:** None

**City Staff Present:** Matthew O'Rourke – Economic Development Division Manager  
Karla McCleary – Recording Secretary

**Others Present:** Amber Grove McKee – Old St. Charles  
Julie Lundeen – Lundeen's

**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 Pietryla and seconded by Potts to approve the June 8, 2016 Corridor Improvement Commission Meeting Agenda.

**Voice Vote:** Unanimous; Nays: None; Members Absent: None

Motion Carried.

**3. Approval of May 4, 2016 Meeting Minutes**

A motion was made by Potts and seconded by Vice Chair Schuetz to approve the May 4, 2016 Corridor Improvement Commission Meeting Minutes.

**Voice Vote:** Unanimous; Nays: None; Members Absent: None

Motion Carried.

**4. Corridor Grants**

**A.** Corridor Improvement Grant – 311 N. Second Street (Terry Grove Building)

O'Rourke passed around a landscape plan and aerial photo of 311 N. Second Street for the Commission's review regarding a Four Season Grant for this property. McKee confirmed that the landscape improvements will be placed along the front of the building. She stated that the same company will be installing the new landscape at 11 N. 3<sup>rd</sup> Street as well as at this location. As they work through the landscaping process, they will determine where each of the perennial plantings will go. Chair English said the landscaper, just like an artist, should be left to create the vision that they have in mind for this property. McKee said they are trying to provide more color to this site as they have a fair share of evergreens already in place. Pietryla asked if there would be a salt concern with the parking lot that is there. McKee said they do use salt in the lot and on the sidewalk – they use a safer kind of salt with a good crew in place to apply it.

Potts stated that the only comment she has is about the coneflowers they are considering. Realizing that they provide a good pop of color, on commercial sites they sometimes are just not as hardy. They seem to not like the confined commercial soil. Potts suggested McKee discuss this with their landscaper. Maybe something like a *Salvia* would be a little hardier and still provide the color they are seeking.

Chair English reiterated that this would be a \$1,000 Four Season Grant and that this is not a matching grant. This grant also offers much flexibility with plant choices and design.

Hauser asked for clarification regarding the total amount of the grant - \$750 or \$1,000. O'Rourke said to go with \$1,000 to provide some room for plant selection changes.

A motion was made by Hauser and seconded by Kane to recommend approval of a Four Season Grant for 311 N. 2<sup>nd</sup> Street, in the amount of \$1,000.

**Voice Vote:** Unanimous; Nays: None; Members Absent: None

Motion Carried.

**B.** Possible Corridor Improvement Grant – 1315 W. Main Street (Lundeen's)

O'Rourke stated that Lundeen was in attendance at this meeting to hear landscape improvement suggestions from Commission members. Lundeen said they currently have three curb cuts – two on 14<sup>th</sup> Street and a large one on Route 64. Most of the green space on the south end of the building is in place except for the green space right around the building itself - that would be added along the side by the drive-thru.

Lundeen stated that she spoke with Russ Colby and she told him they were willing to get rid of the double opening nearest Route 64 and 14<sup>th</sup> Street at the corner – widening the most southern entrance – allowing continuous green space at this entire corner. This is an opportunity to enhance this site – Lundeen said they have owned this lot since the early 1980's – the lot has had a problem obtaining its NFR (No Further Remediation) letter. The property is not contaminated. On June 1, 2016, the final application had been submitted to receive the NFR for this property which they will receive within the next 120 days. Lundeen sees no problem with them finally receiving this letter and this will allow them to secure financing to put toward improvements

on this site. During this 120 day timeframe, Lundeen is trying to proceed with getting various plans and applications in place.

Chair English asked how City Alderman feel about the drive-thru liquor. Lundeen said it had passed – a liquor store can have a drive-thru. O'Rourke added that the liquor code has been amended to facilitate this.

Vice Chair Schuetz suggested having a few trees planted on the site. O'Rourke stated that from staff's perspective, there is a storm sewer line that runs right through the right-of-way in the green space at Route 64 and 14<sup>th</sup>, as well as a 4 ½ ft. water line. As a result, trees would not be the best solution in this area.

Chair English said this project is similar to a landscape project that was conducted at Dunkin Donuts. They got rid of one of their curb cuts – like what is being proposed here – in order to have more planting area. Lundeen said there will be a lot of salt at this corner and Chair English stated that Dunkin Donuts has a lot of salt spray too and they have some hardy perennials in place that seem to tolerate the salt well. The Lundeen's will not be extending the sidewalk along 14<sup>th</sup> Street. This is a cost that they cannot absorb due to the handicap restrictions and requirements from I-dot.

Vice Chair Schuetz asked how much grant money was left and O'Rourke said there is \$16,000 remaining. Lundeen said they plan to begin work on their site either late in the fall or early next spring. Chair English said if they don't get started until next spring, they can always approve the grant and then apply it toward the next budget which begins May 1, 2017. It will be difficult to plant much before that time anyway. Each Commission member said that they would be in favor of approving a landscape grant for this project.

Lundeen will go forward with getting bids from General Contractors for landscape design. O'Rourke said that by City policy they do not recommend any landscapers but we can give her a list of names. Pietryla asked if the sign will be removed and Lundeen stated that it will be incorporated into the landscape.

Potts asked if there are any screening requirements that need to be met. O'Rourke explained that it depends on how much of the parking lot is being redone. If more than 20% of the total asphalt area is done - that is when all of those requirements kick in. There is a lot of flexibility in the requirements – you have to screen 75% of the parking lot up to 30 inches and the type of plants you select is up to you. In order for the grant to work, you have to meet the minimum requirement and then supplement it with a little extra – we can still pay for half of what is required by the ordinance – this may also include some of the asphalt removal, based upon the improvements that are made. Lundeen asked if she should have her landscape designer design to the minimum and also include what they would prefer to be incorporated. O'Rourke said that would be helpful – and to qualify for the grant you have to do what the minimum is and then extra – you have to supplement it somehow. Lundeen said she understood and will go forward with completing a Corridor Improvement Grant Application and will most likely be planting in the spring.

**5. Additional Business from Corridor Commission Members, Public or Staff**

There were none.

**6. Public Comments**

There were none.

**7. Announcements**

Dechene said she went to Nuova Italia Restaurant recently and noticed that they have improved their landscaping on their own and it looked really great. At one time, the Corridor Improvement Commission had reached out to them about a landscape grant and they were not interested.

Kane asked who is maintaining the landscape at Thompson Middle School. O'Rourke said the school district is handling that now.

**8. Upcoming Meeting Dates**

A. July 6, 2016

**9. Adjournment**

A motion was made by Vice Chair Schuetz and seconded by Pietryla to adjourn the meeting.

**Voice Vote:** Unanimous; Nays: None; Members Absent: None