

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION
December 4, 2013**

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

Members Absent: None

City Staff Present: Matthew O'Rourke

Other Present: Melia Linardos

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 Schuetz and seconded by Potts to approve the agenda.

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

Motion Carried.

3. Approval of minutes from November 6, 2013

A motion was made by Potts and seconded by English to approve the November 6, 2013 minutes of the Corridor Improvement Commission with minor grammatical changes.

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

Motion Carried.

4. Discussion Items

A. 2536 and 2540 E. Main Street - Corridor Grant Discussion

O'Rourke stated that the owner, Melia Linardos, of the properties is here to discuss a corridor improvement grant. O'Rourke explained that Linardos is going to be repaving the parking lots at these properties and that there are certain landscape requirement along E. Main Street that will need to be met. O'Rourke stated that he has had discussions with Linardos and explained that a portion of these required landscape improvements can be covered by the program and that she is here at the meeting to begin discussing options and gather some ideas as to the best way to proceed.

Vice Chair Schuetz asked if the entry point will be changing. Linardos stated that it will not and that the entry is in the same location. Potts confirmed that there will effectively be two planting beds on both sides of the entry. O'Rourke stated that there are also existing improvements in front of Jersey Mike's that should be blended with this design.

Chair English stated that there are also sight triangle concerns for height and automobile visibility that will need to be considered near the entry point.

O'Rourke stated that there are a couple of code requirements that will need to be satisfied; in particular, there will be shade trees required. At 130 lineal feet approximately 2.5 trees would be required. O'Rourke further stated that this amount can be reduced to 40% of the requirement of 1 tree if the design incorporates a decorative fence or rock outcroppings.

Potts stated that there were fences proposed in front of the dealerships that would have a nice look, but in that instance there was a lot of lineal frontage in front of multiple properties. Potts stated that a smaller fence will not have the same impact.

Chair English asked Potts if she had any thoughts in terms of plants. Potts stated that her biggest concern was picking species that are salt tolerant since this area is not sprinkled. She stated daylilies or gro-low sumac would work. Linardos stated that the sumac grows very quickly. Vice Chair Schuetz stated that they do require pruning. Potts stated that she can send a list of plants. Potts also stated that sedums also have worked. She stated that it would be best for her to do some research just make sure that salt tolerant species are chosen.

Vice Chair Schuetz suggested that the design really emphasize the entry to help motorists identify the entry point of this property and trees would help with that. Potts also suggested some outcropping stones, since they can be used to designate entry areas and are salt tolerant. O'Rourke stated that this would meet the visual area of interest requirements to reduce the overall amount of required landscaping.

Chair English asked what the timing of the proposal was. Linardos stated that they have to wait for the spring for the asphalt plants to reopen, but as soon as they can. Vice Chair Schuetz asked if it was patches or a complete redo. Linardos stated that the whole parking lot will be repaved.

Vice Chair Schuetz asked what kind of trees/plants Linardos would like to see on the site. She stated that she is not sure due to the salt concerns. O'Rourke asked if there was more general input such as would Linardos prefer single trunk trees or spreading. Linardos stated she would prefer single and plants that would not block the building. O'Rourke asked about a pear, Potts stated they don't hold up to the wind well. Potts suggested a Honey Locust as a possibility.

Melia asked about a type of tree with smaller leaves. Potts stated that she was talking about a Linden. Linardos asked if they look like fern leaves. Vice Chair Schuetz stated that they do. Potts also suggested a Kentucky Coffee Tree. Dechene stated that they are being used as street trees by the City. Potts stated she would like to check about salt tolerance

Vice Chair Schuetz asked if there are any grasses Linardos prefers or doesn't like. Linardos stated she does not like the varieties that reseed themselves. She stated that she prefers low height grasses. Potts stated that sedum does tolerate salt and comes in multiple colors. And that there is a ground cover as well. Linardos stated that she does like those types of plants.

Chair English asked about daylilies. Linardos stated that they have been used in the past and she likes them, she is just worried about hot summers and them wilting. Vice Chair Schuetz asked about the compacta burning bush. Potts stated she is not sure about the salt tolerance of those.

Potts asked if Linardos has a color preference. Linardos stated she likes a variety of color. O'Rourke stated that the existing paver stones are a redish gray color so that should be considered as well.

Chair English summarized that what they are recommending is some rock outcroppings to frame the entrance, two trees one on either side of the entrance (Honey Locust or Kentucky Coffee Tree), and some smaller plants to be mixed in (grasses, autumn joy, and sedum). He also stated that there would not be a great deal of plants just to make sure there is enough room for everything.

Chair English asked Potts if she could send Linardos a list of plants. Potts stated that she could take a look at the area and maybe come up with a plan. O'Rourke asked if her maintenance person can help install the materials. Linardos stated she is not sure who will be able to help restore the soil to be able to plant the landscaping. Linardos stated she would be open to suggested landscape professionals. Vice Chair Schuetz cautioned that there may be some items that need to be removed.

5. Additional Business

O'Rourke mentioned that he has spoken with the classic car dealer located in the former Dan Nigri property on the east side about a grant. The business owner has some interesting ideas and is interested in pursuing the grant.

6. Announcement and Upcoming Meetings

Next CIC Meeting – January 1, 2014

Chair English asked for a motion to cancel the January meeting as discussed at the previous meeting.

A motion was made by Schuetz and seconded by Kane to cancel the January Meeting.

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

7. Adjournment

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

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