

**MINUTES  
CITY OF ST. CHARLES, IL  
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION  
February 5, 2014**

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

**Members Absent:** None

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

**Other Present:** None

**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 Kane to approve the agenda.

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

Motion Carried.

**3. Approval of minutes from December 4, 2013**

A motion was made by Schuetz and seconded by Potts to approve the December 4, 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, could not be at the meeting but that she and member Potts had been in communication and Potts has created a plan to begin the discussions.

Member Potts displayed a draft plan that she had come up with. Member Potts stated that she also forwarded a slat tolerant species list. O'Rourke stated that he did not recall receiving the email, but will check and if he has it will distribute to the Commission.

Member Potts explained that staff had sent her dimensions of the area to landscape and Potts used those to create the draft plan. Member Potts stated that she has placed two Honey Locust trees to cover the zoning requirements and outcropping stones to help create an entryway.

Member Dechene asked if the entryway and landscape areas are currently shaped as shown on the plans. O'Rourke stated that they are mostly asphalt at this time so the shape has not been determined. Member Schuetz asked how wide the entrance is. O'Rourke stated that the entrance will be required to remain at least 24 feet wide.

Member Potts stated that she place the outcroppings to help keep cars from impacting the landscaping and placed sedums in the landscape beds since they are salt tolerant. She stated that she picked a few other plants to meet the parking lot screening requirements of 30 inches in height for 50 percent of the frontage of the parking lot and some grasses. There are gro-low sumac shown in the front of the landscape areas, which are a low growth shrub specie.

Member Potts stated that she also distributed the outcropping stones along the front of the landscape areas in certain place to distribute the look throughout the landscape areas. Potts explained that she wanted to keep the species straight forward due to salt tolerance.

O'Rourke stated that there is an existing storm drain in the area that would become the eastern landscape area and that the grades would need to remain consistent so storm water drains properly. O'Rourke stated he isn't sure where it is, but that the plans should accommodate this drain.

Member Schuetz asked about the maintenance of the site. O'Rourke stated that the owner will be required to maintain the area for 5 years and that the property owner does have a maintenance person that takes care of the other properties along E. Main Street.

O'Rourke asked Potts if she has received any feedback from Ms. Linardos. Member Potts stated that she has not yet received any feedback but has sent her the plans for review. Ms. Linardos wanted to see the costs before providing feedback.

Chair English asked how much of the proposed landscape plan the Commission could provide a grant funding. O'Rourke stated that with the amendments to the program they could pay for half of all proposed improvements as long as they provide more than the minimum amount of materials required by the ordinance.

Member Potts stated that the plan shows spraying the weeds and brining in some dirt to replace the soil in this area. O'Rourke stated that almost all of these areas are asphalt and that the amount of dirt proposed will need to be increased. Member Schuetz stated there will also be stone underneath the asphalt as well. Member Potts stated that this will require more dirt then she anticipated and will adjust the plan and inform Ms. Linardos about the changes.

Member Schuetz asked if the outcropping will add a lot of value. O'Rourke stated that he felt they were required to ensure that the site plans meet the requirements of the Zoning Ordinance.

Member Potts stated that there are other plant materials that can be switched in if need be.

Member Potts stated that she listed Eden for the outcropping instead of fond du lac. She stated the eden is not as gray and thought this would help create a little color contrast and not blend in with the curbs. Member Potts did state that due to the salt tolerance issues there is not a lot of summer color. Chair English asked would summer flax work in the design. Member Potts stated that they are not listed on the salt tolerant species list and is concerned with them burning up in the summer with limited shade.

B. Corridor Grant (Update) – 1020 Cedar Ave.

O'Rourke stated that he is still in contact with the applicant who is the property owner's landscape contractor. O'Rourke stated that they are still planning to move forward with the grant and anticipates them attending the March 5, 2014 meeting with a revised plan.

## **5. Additional Business**

Member Kane asked for an update regarding the discussion of having planting boxes in downtown. O'Rourke stated that he has had meetings with the Executive Director of the Downtown St. Charles Partnership Lynne Schwartz. Based on that conversation, Schwartz suggested that the Commission and partnership meet with the business owners at their locations. O'Rourke stated that she is open and interested in the concept.

Member Schuetz asked if we could find out what Glenn Ellyn did. Member Kane stated that she had spoken to the property owners and that Glenn Ellyn provided the large boxes and that the smaller pots were done by the business owners.

O'Rourke stated that this will probably be more of a budget item for next year's fiscal calendar and he can start to look at how to set up meeting with business owners to gauge their interest. He also stated that given the two current application these two project would likely use most of this year's funds due to the cost of removing asphalt.

## **6. Announcement and Upcoming Meetings**

Next CIC Meeting – March 5, 2014

## **7. Adjournment**

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

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