

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION
March 4, 2014**

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

Members Absent: Vice Chair Schuetz, Potts and Hauser

City Staff Present: Matthew O'Rourke

Others Present: Jace Murray, Murray Properties, Inc.
Ellen Gallagher, Murray Properties, Inc.
John Kunzer, MCC Technology
John Wisniewski, American Artists Landscaping

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 Dechene and seconded by Pietryla to approve the agenda.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz, Potts and Hauser

Motion Carried.

3. Approval of minutes from December 3, 2014

A motion was made by Pietryla and seconded by Chair English to approve the December 3, 2014 minutes of the Corridor Improvement Commission.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz, Potts and Hauser

Motion Carried.

4. Discussion Items

A. Grant for 701 E. Main Street (T & J, LLC.)

O'Rourke reminded the Commission that all of the current fiscal year's funds have already been committed, so these discussions would be for grants in the next fiscal year that begins in May of 2015. Ellen Gallagher of Murray Properties introduced the project. Gallagher stated that they are looking to reinvigorate the site and replenish the landscaping that was

affected by the RT.64 widening project. She elaborated on the plan that they are including species that will provide color and year round interest. Gallagher described the various species that are included in the plans.

Member Pietryla stated that he feels this is a good use of the grant funds since this building is one of the first you see as you enter downtown from the east and is glad to see the project.

O'Rourke stated that the fact that the building is very close to Rt.64 is not depicted on the plans and that the species should be salt tolerant.

Jace Murray stated that he is relying on the landscapers to plan for the right species and that he is interested to hear what comments the Commission might have to ensure this is a lasting project.

Chair English stated that the plants shown on the plan are common due to their salt tolerance. Member Dechene stated that she is concerned about the use of Crimson Pygmy Japanese Barberry since these are on the Illinois invasive species list and feels these need to be changed to a different species of plant. Dechene stated that she was happy to see the service berry on the plans. She also noted that there is Karl Forester Feather Reed Grass shown on the plans. She asked if they would consider switching to a native species. Dechene suggested either Panicum depending on how much height is desired or drop-seed.

Pietryla asked if there is a replacement that would still be red in appearance since this adds a nice pop of color. Dechene stated that she is not sure, but was curious if the red would stand out against the brick of the building. O'Rourke asked about utilizing more salvia that would add the purple color in that area. Chair English stated that salt spray may not be a big concern due to the speed limit and traffic signal in place. Murray stated that he also wanted to be conscious of the existing sign, and not block any of the business names on the sign. Murray stated that they will investigate the suggestions with their landscape professional.

Chair English reviewed the estimated costs and acknowledged that there will be some changes based on the suggestions and asked if they could make a recommendation. O'Rourke stated that the Commission could make a recommendation conditional upon addressing comments. O'Rourke also stated that since we are looking at a grant for the next fiscal year we could ask the applicant to come back next month with the changes since this won't change the schedule.

Murray asked whether the grant could pay for irrigation. O'Rourke stated that from a technical standpoint this was eligible, but based on the size of the annual budget, the Commission has not looked at those large improvements due to financial constraints.

Chair English stated that his suggestion would be to have the applicant attend the April meeting with the revised changes so a more specific recommendation can be made. Chair English stated that this will be a review of the changes requested but they do not anticipate additional comments, as that is not the Commissions standard practice.

Dechene asked the applicant to clarify which variety of yew is proposed on the site plan.

Gallagher clarified that the suggested changes are:

- Remove feather reed grass
- Remove fountain grass
- And barberry

The Commissioners agreed that these were the suggested changes.

A motion was made by Pietryla and seconded by Dechene to table the Corridor Improvement Grant for 700 E Main Street (T & J, LLC.) discussion and approval until the April 1, 2015 meeting.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz, Potts and Hauser

Motion Carried.

B. Corridor Improvement Grant 2422 W. Main Street – KMK Global Investments

John Kunzer introduced himself as the building owner and that his business occupies a portion of that building. He stated that he is interested in increasing the appeal of his building through landscape enhancements and introduced John Wisniewski who is his landscape design professional.

Wisniewski stated that the plans show that they will be removing the existing retaining walls around the sign. He would like to replace these with smaller flagstone pieces in this location and in front of the building to compliment the building's façade. He stated that he has also shown native plants and will look to replace the Karl Forester with a more native species. Wisniewski stated that they were looking to create a sustainable design.

Dechene mentioned that the burning bush is also considered invasive. Wisniewski stated that he was aware of this, but with proper pruning and maintenance this can be avoided. He stated the plants will be pruned before they seed and that they are contracted to maintain the property. Chair English agreed that if properly maintained the invasive issue can be managed.

Member Dechene asked about the durability of Dutch lavender. Wisniewski stated that as long as they are mulched, they are hearty and last.

Member Pietryla asked if the sedum is a red variety and was chosen to compliment the façade colors. Wisniewski agreed and stated that this was correct, and that species were chosen to create year round interest and color including the stones.

Chair English summarized that the only suggestions was to remove the Karl Forester from the plan. Wisniewski stated that he would look into an appropriate replacement, but at this

time he was not sure which specie he would choose. He stated that he wanted to stay away from a spreading type grass. Member Dechene suggested looking at some of the Panicum varieties.

Chair English suggested that the Commission table the item to the next meeting in order to give the applicant a chance to update the plans and insure cost estimates and plans are updated. Chair English suggested the applicant review the Commission's suggestions, but that they did not want to design the plan.

Chair English asked for a motion.

A motion was made by Kane and seconded by Pietryla to table the Corridor Improvement Grant for 2422 W. Main Street – KMK Global Investment discussion and approval until the April 1, 2015 meeting.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz, Potts and Hauser

Motion Carried.

5. Additional Business

Member Pietryla asked about the status of the proposed ordinance amendments to include the designated gateway areas. O'Rourke stated that those ordinance amendments were approved by the City Council in December and that those changes are now official.

6. Announcements and Upcoming Meeting Dates

There were no announcements.

Next meeting date – April 1, 2015 - if nothing comes in the meeting may be postponed

7. Adjournment

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

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz, Potts and Hauser

Motion Carried.