

**MEETING MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION
August 5, 2015**

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

Members Absent: Vice Chair Schuetz

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

Others Present: Tom Anderson – Colonial Properties
Joyce Paliganoff, Matthew Paliganoff and Mitchell Paliganoff

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 agenda.

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

Motion Carried.

3. Approval of minutes from July 1, 2015

A motion was made by Pietryla and seconded by Potts to approve the amended July 1, 2015 Meeting Minutes of the Corridor Improvement Commission.

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

Motion Carried.

4. Corridor Grants

A. Corridor Improvement Grant – 218 State Street (Tom Anderson)

O'Rourke passed out landscape plans for three properties that Anderson would landscape over the course of the next budget year. Anderson would begin with the property located at 218 State Street and complete the remaining two properties in the spring.

Potts explained that the landscape area is the large asphalt parking lot located across the street from Breadsmith. O'Rourke handed out aerial photos displaying the location of this property. Potts stated that this landscape project would be separated into two parts – the sign planting would be Phase 1 and the entrance beds would be Phase 2.

Potts said Phase 1 would include some asphalt to be removed around the sign with dirt and sod replacing the asphalt. Plants that would be used include *Forsythia*, *Lilacs* and *Pixie Fountain Tufted Hair Grass and Bluestem Grass*. Potts said both grasses are native grasses that will be used consistently throughout this landscape. Additional plants that would dove-tail through this landscape are *Daylilies* and *Gro-Low Sumac*. All of these plantings are salt tolerant and drought tolerant, said Potts. Chair English asked if the *Forsythia* is a different type than what typically blooms in the spring. Potts said this is a dwarf, compact version and is called *Bronx Forsythia* because of its fall color and should do just fine in this location.

O'Rourke stated for the minutes that Mr. Anderson arrived during discussion about the plantings for this location.

Potts said Phase 2 are the rectangular strips that run along the side entrance as you turn in to the parking lot. The plantings consist of *Cotoneasters*, *Daylilies*, *Big Bluestem* and *Alpine Currant* with the addition of boulders at the corners.

Anderson said the State Street side is setback from the asphalt and this landscape would set the corner off nicely. Potts added that in the parkway there is a nice set of trees to compliment the new landscape as well.

Chair English asked Dechene if she had any thoughts on some of the grasses. Dechene said *Big and Little Bluestem* are tough as nails. Her only concern with Big Blue is that it could really spread but would be fine if there is a lot of plant competition.

Chair English asked if most of these plants would be salt tolerant. Potts said everything looks good with the only question being the *Forsythia*; however it will be located in the middle of a grass area and should be just fine.

Chair English asked for cost estimates. O'Rourke said the total is \$6,956.21 so half of that would be \$3,478.00.

Anderson confirmed he would complete both phases of this project during the current fiscal year. O'Rourke confirmed that there is enough money in this budget year to approve all three grants and Anderson can wait until next spring to begin work on the remaining two projects. O'Rourke stated there was a design fee of \$300.00 for all three designs therefore \$75.00 per each grant proposal will be applied.

A motion was made by Kane and seconded by Pietryla to recommend approval of a Corridor Improvement Grant for Phase 1 and Phase 2 at 218 State Street.

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

Motion Carried.

B. Corridor Improvement Grant – 303 N. 2nd Street (Tom Anderson)

Anderson explained that the landscape improvements to be made are in correlation with the City's mandate with sign setbacks and sign size reductions. O'Rourke stated that this landscape will be located at the northern entrance where cars enter the site off of Route 31.

Potts said both grasses will be dove-tailed throughout this landscape with drought and salt tolerant *Gro-low Sumac* added in. *Hydrangeas* would be added at the top to add color with boulders placed around the bed for effect and to protect the landscape from people driving through it. O'Rourke said the sign will be located in the middle of the bed. Potts added that the elevation of this bed could change with the addition of topsoil.

O'Rourke said the total cost would be \$2,481.00 and half of that would be \$1,240.50 plus a \$75.00 design fee bringing the City's share to \$1,315.50.

A motion was made by Pietryla and seconded by Hauser to recommend approval of a Corridor Improvement Grant for 303 N. 2nd Street.

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

Motion Carried.

C. Corridor Improvement Grant – 1625 E. Main Street (Colonial Café - Tom Anderson)

O'Rourke said this one is part of the Sign Amortization Program and money for this grant will be coming from additional funding set aside for that.

Potts said once again they would be bringing back the *Pixie Fountain Native Grass*. At this location, they would be introducing *Euonymus* around the sign and then the *Hydrangeas* would be added in the front and off to one side, to provide color. The *Gro-low Sumac* would be on the other side with grasses on both of the opposite sides. Potts added that these plantings are drought and salt tolerant.

Anderson stated that he will be adding aggregate steppers for use when people cross at the lighted intersection, where currently there is no sidewalk. Potts added that the steppers dove-tail to the front door and to a side entrance, where some of these steppers are already located. The steppers will remain flat and level with a proper base applied.

Dechene asked how tall the sign will be. O'Rourke said due to the elevation change at that point on the property, the sign will be taller than 15 feet. The zoning ordinance states you are allowed 15 feet from the height of the nearest roadway.

Chair English said the total cost on this would be \$3,163.62 with the City's portion being \$1,582.00 plus the \$75.00 design fee bringing the total to \$1,657.00.

A motion was made by Dechene and seconded by Hauser to recommend approval of a Corridor Improvement Grant for 1625 E. Main Street.

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

Motion Carried.

5. Additional Business

O'Rourke introduced Joyce Paliganoff and her sons, Matthew and Mitchell, who are working toward their Citizenship in Community Merit badges.

Chair English provided an overview of the commission's purpose to them. He said their overall purpose is to improve the street scape of St. Charles. This is conducted by providing 50/50 grants to those who are improving private property along the main corridors located in St. Charles - Main Street, Kirk Road, Randall Road, Route 38, Route 31 and Route 25. The landscape improvements are applied to the land located between the building and the public sidewalk.

O'Rourke explained that when a Sign Amortization is created, it is based on the useful expected life of the sign or return on investment. When signs are old and past a certain point, the full return on investment has been rendered. This committee discussed making funds available to assist business owners with the costs associated to bring their signs into compliance. Grants of this nature fall under Economic Development, which is a branch of the Community & Economic Development Department here at the City.

Potts stated there is also a \$1,000 grant called a Four Season Grant. This is awarded without any contribution from the business owner.

6. Announcements and Upcoming Meetings

Next CIC Meeting – September 2, 2015 in Council Chambers

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

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