

**MEETING MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION
April 1, 2015**

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

Members Absent: Hauser

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

Others Present: Ellen Gallagher – Murray Properties, Inc./T&J, LLC
John Kunzer – MCC Technology

1. Opening of Meeting

The meeting was convened by Chair English at 7:03 p.m.

2. Approval of an Amended Agenda with a change that states Approval of March 4, 2015 Meeting Minutes instead of December 3, 2014 Meeting Minutes

A motion was made by Dechene and seconded by Kane to approve the agenda.

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

Motion Carried.

3. Approval of minutes from March 4, 2015

A motion was made by Dechene and seconded by Pietryla to approve the March 4, 2015 Meeting Minutes of the Corridor Improvement Commission

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

Motion Carried.

4. Discussion Items

A. Corridor Improvement Grant – 700 E. Main Street (Murray Properties/T&J, LLC)

O'Rourke passed out a revised landscape plan for 700 E. Main Street. Gallagher said on the west side of the property, they removed the *Fountain Grass* and replaced that with *Little Blue Stem*. In addition, along the ramp, they originally had *Fountain Grass* and they will replace that with *Prairie Dropseed*. Gallagher stated that along the fence and by Frank's Employment sign, the *Barberry* has been removed and will be replaced by (20) *Sedum – Autumn Joy*. O'Rourke

confirmed with Gallagher that the cost estimate will remain the same. Chair English asked Dechene her thoughts on the replacement plantings and Dechene thought they were all great. Vice Chair Schuetz stated the *Dropseed* will be fine as long as it gets enough water and the old growth is removed. O'Rourke asked if they were considering a sprinkler system and Gallagher replied that they are.

O'Rourke said the contract total is \$10,810.00 so half of that will be \$5,405.00 with no breakdown of costs for design fees.

A motion was made by Kane and seconded by Pietryla to approve a Corridor Improvement Grant for 700 E. Main Street.

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

Motion Carried.

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

Kunzer stated that they made some of the changes that were discussed at the last Corridor Improvement Commission Meeting. In addition, Kunzer said they discovered an island on the east side of the property, which was originally thought to belong to their neighbor that is now part of the landscape project. Kunzer stated that they will replace a dead tree on the island and incorporate the same plantings into this section of the property. There is a low-lying area prone to washout, so instead of using mulch, they have decided to use stone to keep the weeds down. Pietryla asked what kind of stone he will be using. Kunzer said there will be some big stones by the monument sign to bring some height into the overall design. The rest of the stone that will be used is called Coral Tip. Kunzer's landscape architect will also handle weekly landscape maintenance on the property. In addition, new landscape will be applied to the sides and back of this property.

The changes applied to their landscape improvement plan include replacing one of the grasses with a native grass called *Ruby Grass*. Vice Chair Schuetz asked Kunzer what kind of Ruby Grass would be used. Kunzer stated he did not know. Potts said that *Ruby Grass* could be something similar to *Shenandoah* or *Panicum*. O'Rourke said if there isn't a huge cost difference, they could always do a field change and this could be a condition stated on the recommendation. Estimated amount of a Corridor Improvement Grant for 2422 W. Main Street is \$4748.76.

A motion was made by Pietryla and seconded by Dechene to approve a Corridor Improvement Grant for 2422 W. Main Street and recommend to City Council that the *Ruby Grass* be a *Panicum* species.

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

Motion Carried.

O'Rourke said he will present this grant request at the first Planning & Development Meeting, in the new Fiscal Year 15/16, on Monday, May 11. Kunzer asked if he can begin on the landscaping before that meeting and O'Rourke said it is best to wait until the grant is approved, which will occur the following Monday, at the City Council Meeting on May 18. O'Rourke recommended Kunzer be in attendance at that Planning & Development Meeting on May 11.

5. Additional Business

Kane asked about the current status of their discussion a few months ago regarding possible locations in town for future landscape grants. O'Rourke said he would like to get these two grants through the process and then re-access. O'Rourke stated that he is aware of a few businesses that may be interested and one of them is Timberbuilt, who is constructing a new building along Kirk Road, in the Legacy Business Park. O'Rourke confirmed that he would like to maintain a tally of places to consider for future CIC grants. O'Rourke explained that an additional \$5,000.00 was budgeted for FY 15/16 and \$10,000.00 has been budgeted for the Sign Amortization project.

Going forward, Commission members would like applicants to include the Latin or botanical plant names on their landscape plans if possible.

6. Announcement and Upcoming Meetings

Next CIC Meeting – May 6, 2015 in Council Chambers

7. Adjournment

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

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