

**MEETING MINUTES
CITY OF ST. CHARLES, IL
CORRIDOR IMPROVEMENT COMMISSION MEETING
May 6, 2015**

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

Members Absent: Pietryla and Vice Chair Schuetz

City Staff Present: Matthew O'Rourke

Others Present: Linda Stuart

1. Opening of Meeting

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

2. Approval of an Amended Agenda

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

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

Motion Carried.

3. Approval of minutes from April 1, 2015

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

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

Motion Carried.

4. Discussion Items

A. Corridor Improvement Grant – 1520 E. Main Street (Super 8 Hotel)

O'Rourke passed out the plans and cost estimates related to the proposal. Linda Stuart, representing the applicant, presented the details of the proposed landscape plan and grant. She identified the location of the Super 8 Hotel as well as the location of the proposed landscaping materials.

Stuart explained that she is working with the property owners to place some new vegetation along the concrete wall that was installed as part of the Rt. 64 widening project. She further explained that the idea is to soften the appearance of this wall and add some interest to

the entrance of the Super 8 Hotel. She stated that the concept is to install Fire Bushes at both ends of the wall and add color to the area. Chair English asked for clarification of the Fire Bush. Member Potts stated that these would be Euonymus. Potts also suggested some Daylilies because of their hearty nature and to add some different plants.

Potts also suggested adding some Allium to create more variety on the plan. Stuart stated that she will go back to the landscape professional with any needed changes.

Chairman English clarified with Stuart that we are also talking about the area around the monument sign. Stuart stated that she wanted to clean this up and add some plants and that the other plants would be used as bookends to the concrete wall. Stuart stated that she would also need to talk to the Tin Cup Pass owners to possibly continue the design.

Chair English asked if there should be more vegetation to the plans. Stuart explained that she has suggested more plantings but the owners of Super 8 have been hesitant to add too much vegetation, however that she would be open to adding more plants to the plan.

Chair English asked if the base of the sign could be enhanced. O'Rourke stated that this sign was modified as part of the City's amortization. Stuart stated that the sign was moved but the property owner does not want to spend any more money on this issue.

Chair English stated that it would also be possible to apply for another grant on the Arby's property so Stuart is able to carry the design further east.

Dechene asked for clarification as to the Bengal Genista and what type of plant that was. Stuart stated that it was a flowering bush that has an interesting visual appeal. Dechene suggested using a Viburnum instead. There was some concern expressed about the height of the Viburnum and covering the sign, but would be salt tolerant. There was some concern expressed to the heartiness of the Bengal Genista. Member Hauser Suggested Regelia. Member Potts suggested Gro - Low Sumac.

Chair English suggested that the Commission pick a preferred species to recommend for this grant. The Commission decided on Gro -Low Sumac since it is hearty, native, and adds color. The Commission also agreed that Daylilies would be a good choice given their color and difficulties of this site due to salt and drought concerns. Stuart also stated that she would also investigate the other species suggested. Potts clarified that these should be Happy Return Daylilies. The third choice would be the Allium.

A motion was made by Hauser and seconded by Dechene to recommend approval of the property grant with certain modifications to the plan and cost estimates in an amount not to exceed \$1,325.00.

Voice Vote: Unanimous; Nays: None; Absent: Pietryla and Vice Chair Schuetz

Motion Carried.

B. Corridor Improvement Grant - 1302 E. Main Street (Valley Lube)

Linda Stuart was also representing the property at 1302 E. Main Street. O'Rourke stated that the business's freestanding sign was relocated as part of the amortization process and that this grant is related to the location of that sign. Stuart explained that the businesses sign was removed and that they have been trying to figure out the best place to put the sign.

Stuart stated that the design concept is to create an oval around the base of the new sign with bolder stones. They will also be auguring holes into the black top to provide soil access for the proposed vegetation. Stuart was looking at placing Feather Reed Grass in this area. The stones would also protect the proposed sign from vehicles.

Chair English asked if the species are salt and drought tolerant. Stuart stated that it is her understanding that these species are and she stated that she will have the owner water them as well.

Dechene stated that the Winter Creeper would be tolerant and is hearty enough for this location. Member Potts suggested either Panicum or Weeping Cotoneaster. Member Dechene expressed some concern about the Panicum surviving in the proposed location. Chair English stated that Cotoneaster is a good suggestion and also asked about any grass recommendations. Member Dechene stated that most native grasses would be okay once established, but was worried about the amount of soil available in this location. Stuart stated that she was going to have the holes for the plants augured down to a depth of 1 to 1 and ½ feet to help. Member Dechene stated that her recommendation would lean towards Panicum, but is concerned with it lasting.

A motion was made by Dechene and seconded by Potts to recommend approval of the property grant with certain modifications to utilize Cotoneaster Hessei and Prairie Fire or Northwind Panicum varieties to the plan and cost estimates in an amount not to exceed \$1,325.00.

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

Motion Carried.

O'Rourke said he will present both grant requests at the June Planning & Development Meeting. O'Rourke stated that he will need any revisions to the plans submitted by the Friday before Memorial Day at the latest.

5. Additional Business

Stuart expressed the desire to work with other property owners. The first would be to work with Jim Coleman (Coleman Real Estate) to replace and revamp the landscaping around their office building. The Commission stated that they are open to discussing a grant opportunity with Coleman Real Estate.

The second property was Zimmerman Ford. Stuart is suggesting that they use some large planters at the corners of the property. Zimmerman has had mixed feelings about this idea, but Stuart would like to keep discussing this with Zimmerman.

The third property was Colonial Ice Cream located on E. Main Street. Stuart wanted to see if the Commission would consider using stone outcropping underneath the existing freestanding sign when it is lowered later this year. The commission was interested in working with the Colonial property.

6. Announcement and Upcoming Meetings

Next CIC Meeting – June 3, 2015 in Council Chambers

7. Adjournment

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

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