

# Exhibit B



## City of St. Charles Corridor Improvement Program - City-Owned Property Improvement Projects

### 1. **Program Purpose:**

The purpose of the St. Charles Corridor Improvement City-Owned Property Improvement Projects Program is to provide opportunities to improve the aesthetics of the City of St. Charles through enhancements to City-Owned Properties.

The intent of this program is to promote:

1. The general enhancement of the overall economic vitality and character of the City through improvement of City-owned parcels and areas of the public right of way.
2. The creation and maintenance of physical characteristics that enhance community character by providing unique and familiar visual features.

### 2. **Eligible Properties:**

Only the City-Owned Properties identified on the attached City-Owned Property Location Map and detailed on the City-Owned Priority List are eligible for this program.

### 3. **City-Owned Property Improvements Guidelines:**

The purpose of these improvements is to promote the economic viability of St. Charles by updating the design and visual quality of publically owned properties. These improvements will focus on materials that create long-term and low-maintenance enhancements that are permanent and supplemented by vegetative features. When possible, designs should incorporate features that promote activity and visibility. The colors and material types shall match (or closely resemble) those already utilized in St. Charles to create a comprehensive design aesthetic throughout the City.

The Corridor Commission shall utilize the following guidelines to determine the appropriateness of the design:

**Furniture & Bike Racks**

All furniture placed on City-Owned Properties such as benches, bike racks, etc. will be consistent with those already utilized by the City's Public Works Department.



**Surfacing**

If the design plan requires new surfaces, the Corridor Commission shall coordinate those with the Public Works Department, and the design shall utilize surface types/mixtures of materials that are already prominent in St. Charles.



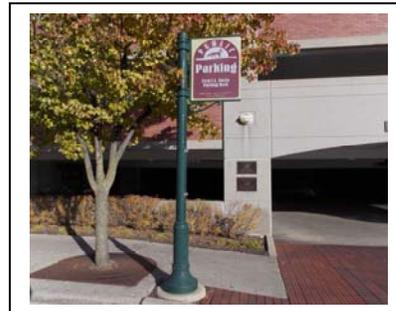
## Planters and Potters

Any planters that are proposed shall be made of long-lasting materials (such as concrete) to provide low maintenance and durability.



## Signage

Proposed signage shall be decorative in nature and similar to existing signage examples in the City of St. Charles. Signage shall serve as welcome signs, way finding such as parking locations, informational kiosks, and the like.



## Public Art

The Corridor Commission shall consider any proposals to include public art into a design; however, the Commission shall not be responsible for or tasked with the commission or funding any such feature. These shall only consist of donated works. This would include sculptures, murals, paintings, and the like.



## Supplemental Plantings and Vegetation:

Vegetative materials shall be considered if they are secondary to the design and enhance the overall design plan. Vegetation types shall be hearty and durable in nature as per the recommendations of the Corridor Commission. Plant species shall conform as best as possible to those established in “Appendix C: Plant Palette” of Title 17, “Zoning Ordinance” of the City’s Code of Ordinances.



## Features not described in this Document:

The Corridor Commission shall consider other improvements not described in this document on a case-by-case basis. These features may include, but are not limited to, fountains, lighting, and other unique design elements.

## 5. Approval of a City-Owned Property Design Plan:

The Corridor Commission shall follow the timing procedures as detailed in Section 12.40.070 “City-Owned Property Improvement Projects”. Upon determination that sufficient funding is anticipated in the current Fiscal Year, the Corridor Commission shall initiate a design plan as follows:

The Corridor Commission shall determine the next City-Owned property to develop a design plan for by consulting the City-Owned Property Priority List attached to this document. The Corridor Commission shall proceed with the highest-rated City-Owned Property that has not yet been improved.

Upon determining the next priority property, the Corridor Commission shall conduct an initial assessment of the City-Owned Property to determine the extent and type of improvements that best suit this location. At this time, the Commission shall also consult the Public Works Department to determine if there are any specific constraints or conflicts with public infrastructure.

Based on the initial assessment, the Corridor Commission shall determine if an outside design consultant is required to assist with the design of the City-Owned Property based on the following factors:

- The total cost of the design is expected to exceed \$5,000.
- Construction activities result in significant modifications to existing infrastructure (sewer, water, electrical, or other public appurtenances.)
- Upon determination of the Corridor Commission that an outside design consultant is required, the Commission shall adhere to policies described in Chapter 2.33 “Office of Purchasing” as established in the City’s Code of Ordinances with regards to hiring a design professional.

The CIC shall develop a design plan based on the initial assessment (or defer to an outside design consultant if one is required). The design plan shall comply with the criteria established in this document. The design plan shall identify a layout, materials, and features incorporated into the design and cost estimates for the purchase and construction of those features.

Once the Corridor Commission has evaluated the final design plan, the Corridor Commission shall make a recommendation to forward the design plan to the City Council. The design plan and all associated cost estimates, bids, and contracts shall be presented to the City Council for approval.

**6. Commencement of Work:**

Only after the design plan and all associated bids and budget allocations are approved by the City Council, can work commence. The Corridor Commission and staff shall coordinate timing, installation, and all other efforts with the Public Works Department to ensure that construction activities conform to the City’s standards and best practices.

**7. Completion of Work:**

All improvements must be completed within the agreed upon timeframe as described in the City Council approved design plan and associated contracts. The improvements shall only be considered complete upon a final inspection performed by City staff.

**8. Payments:**

Upon the determination that all construction has been completed in compliance with the approved design plan and associated contracts, the City shall pay any contracted services/ providers per the agreed terms of estimates, bids, and contracts approved by the City Council.

**9. Maintenance & Removal:**

Improvements created as part of this program shall only be removed or altered after approval by the City Council or in certain situations if deemed a public safety concern or liability as determined by the City of St. Charles.

City-Owned Property Location Map

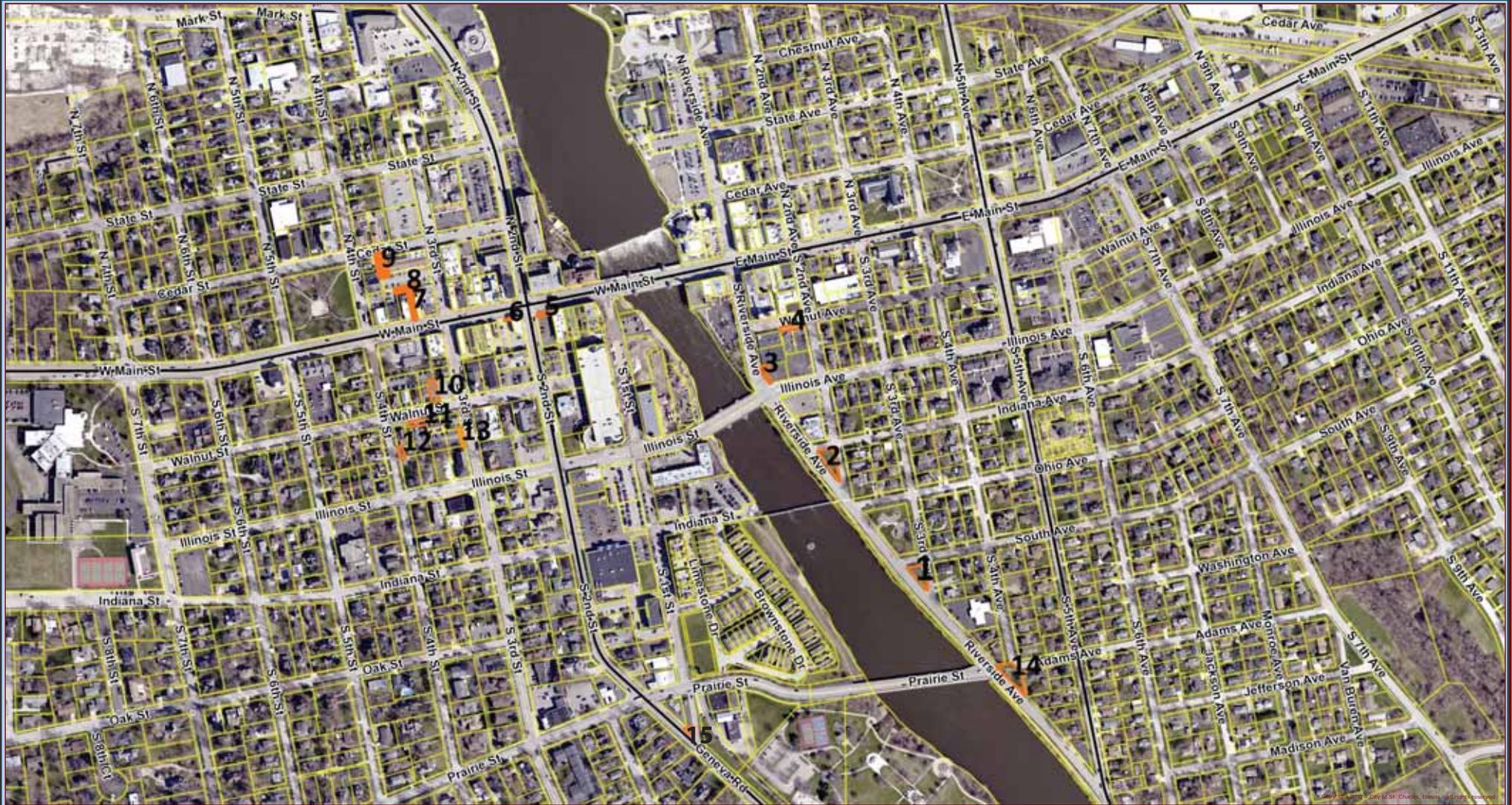


# City of St. Charles, Illinois

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## Precision GIS

RAYMOND ROGINA Mayor  
MARK KOENEN City Administrator



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois

Coordinate System: Illinois State Plane East  
Projection: Transverse Mercator  
North American Datum 1983

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City-Owned Property Priority List

### City-Owned Property Priority List

Site #	Site Location Description	Located on Major Corridor/ Collector 1 = Yes 0 = No	Current Aesthetics 3 = Poor 2 = Moderate 1 = Good	City Owned 1 = Yes 0 = No	Opportunity for Permanent Improvements 1 = Yes 0 = No	Can Add Wayfinding Gateway Signage 1 = Yes 0 = No	Totals (Higher Score Represents higher Priority Status)	Site Priority Ranking (Higher Number Indicates Higher Priority)
1	Triangle at Riverside and South Avenues	0	2	1	1	0	4	9
2	Triangle at Riverside and Indiana Avenues	0	2	1	1	1	5	11
3	Parking lot sidewalk/screening along Walnut	1	1	1	0	0	3	4
4	Parking lot screening at Rt. 64 and Rt. 31	1	2	1	1	1	6	13
5	Parking lot screening along Rt. 64 just west of Kealty Realty	1	3	1	1	0	6	12
6	Alley east of Shakou	1	3	1	1	1	7	14
7	Sidewalk along City Parking Lot, north of the Filling Station	0	3	1	0	0	4	8
8	North egress to City owned parking lot east of Nuova Italia	0	3	1	0	1	5	10
9	Entrance to City parking lot south of Shell Station	0	2	1	0	1	4	7
10	North entrance to City parking lot on Walnut Street	0	1		0	1	2	2
11	West entrance to City parking lot south of Walnut Street	0	2	1	0	1	4	6
12	East entrance to City parking lot south of Walnut Street	0	2	1	0	1	4	5
13	Intersection of Prairie Street and Riverside Avenue	0	1	1	0	0	2	1

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14	Triangle south of Jalapeno Grill on Rt. 31	0	1	0	1	1	3	3