

**MINUTES OF THE REGULAR MEETING  
OF THE LA SALLE CITY COUNCIL  
June 3, 2019**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, June 3, 2019 at 6:30 p.m. with Mayor Grove presiding with proper notice being duly and continuously posted.**

The meeting was called to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present-** Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

**Absent:** Alderman Bacidore

A quorum was present.

**APPROVAL OF MINUTES**

Moved by Alderman Demes and seconded by Alderman Reynolds to accept and place on file minutes of the May 20, 2019 Regular City Council meeting. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

**PETITIONS**

Moved by Alderman Herndon and seconded by Alderman Crane to grant the request from PFSB Financial Services, Inc. for a variance and waiver from the requirement of providing a sewer ejector pump pursuant to Ordinance 2157 for premises being constructed at Lot 15, Country Aire Subdivision commonly known as 384 Carlene Drive.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: Alderman Lavieri

**Motion Carried 7-0**

Attorney McPhedran stated that within the ordinance related to this matter is language that requires the homeowner to enter into a proper agreement.

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept the recommendation of the Finance Committee to contribute \$1,000 to the Starved Rock Country Alliance. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

Moved by Alderman Reynolds and seconded by Alderman Demes to grant the request from the Rotary Park Music and Arts Board for a 2019 Raffle License. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Herndon and seconded by Alderman Crane to grant the request of Ambrosia Engels to break curb for a driveway at 1590 Tonti Street to provide off-street parking. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Demes to grant the request of Pastor Michael Shaver on behalf of Servant's Heart Outreach Ministries to close 8<sup>th</sup> Street between Crosat and La Harpe Streets from 9:00 a.m. until 3:00 p.m. to hold the 7<sup>th</sup> Annual Back to School Block Party on Sunday, August 4, 2019 from 10:00 a.m. until 2:00 p.m. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

Moved by Alderman Ptak and seconded by Alderman Lavieri to grant the request of Leah and Brian Inman, owners of Alibi La Salle, LLC for a Redevelopment Incentive Program grant totaling \$12,500 for premises located at 728 First Street. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

Moved by Alderman Demes and seconded by Alderman Reynolds to grant the request of Sandra Hoos/Rawfully Yours Juice Bar & Café for a Lease of City Property to place two outdoor tables and chairs in City right-of-way for premises located at 527 First Street. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

Mr. Mollan was present and stated that he would like to lease City property near the Santa House on First Street for a pedi-cab stand.

Moved by Alderman Demes and seconded by Alderman Reynolds to grant the request of Ken Mollan on behalf of Steamboat Basin Livery/Starved Rock Pedicab to Lease City Property for a pedicab stand. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

## **COMMUNICATIONS**

Clerk Brown read a thank you from the family of Gerald Foes, father of Library Director, Cristy Stupegia who passed away recently. Clerk Brown also read a Certificate of Appreciation from the US. Coast Guard Auxiliary.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to accept and place the communications on file. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

## **SPECIAL COMMITTEES**

Alderman Demes motioned to pass on action regarding the bid for the 540 First Street (former Vendome) property and it was seconded by Alderman Herndon. Prior to voting, Mayor Grove wanted to comment for the record. After Mayor Grove's comments, both Alderman Demes and Alderman Herndon withdrew their motion.

Mayor Grove explained that he believes the council made the right decision in taking down the old Vendome property on First Street, as it became a hazard. Mayor stated that he was approached by some interested parties about possibly putting up a brick and mortar building on

the lot, which prompted the City to put the property up for bid. Mayor Grove stated that he may have pushed the sale too quickly, which could have prevented bidders from having adequate time to get architectural plans and financing together. The City did receive one bid from Gary Hammers. Mayor Grove indicated that he and Mr. Hammers had a conversation about his bid and plan prior to tonight's meeting. Mayor Grove stated that Mr. Hammers has done a great job and has been the catalyst, along with some others, that have rejuvenated the downtown. His bid was for \$5,000 with a plan for it to be used for parking and a pavilion as a venue for events. Mayor Grove stated that personally he does not see this as the right fit for the downtown. He continued by saying that the Second and Wright Street parking lot is meant to be used as the venue certain events. Mayor stated that the Comprehensive Plan does not call for parking in that portion of the downtown and the City made it clear when seeking bids being submitted that a parking lot was not the desired use of the space. The goal in selling the lot is to generate income to help the City recoup some of the \$350,000 spent in the demolition of the Vendome. Mayor stated that although we appreciate all that Gary has done for the City, the council needs to do what is right for their constituents and find the best use for the lot. Mayor stated that if the council wants to pass on action this evening that is fine, but he prefers to make a decision sooner than later. He continued by stating that having a brick and mortar business in an area with 15 years left on the TIF, would help generate income to recoup the demolition costs. Mayor Grove added that it is a hot part of town where people want retail space. There has been talk about condos or living space on the top level. He said we know that's already been a great opportunity for a lot of folks downtown. Mayor Grove suggested holding off on the project for now and give potential bidders a year to get plans together. Because this is a prime lot located in the middle of everything, Mayor Grove stated that we want something that is going to be a continuous income generator for the City. He stated that he feels the council needs to choose wisely.

Alderman Demes stated that he suggested passing because he was unsure if the Mayor had talked to Gary Hammers prior to a decision being made. Mayor Grove indicated that both he and Economic Development Director Katherine Koyak has spoken to him. Alderman Demes stated that he also views the lot as a very valuable piece of property within the TIF District. He agreed that a brick and mortar business is the only option in order for tax dollars and property tax dollars to be produced for the City of La Salle.

Alderman Reynolds stated that he, too, thinks we need a plan and indicated that he feels the City is pushing this too fast. He suggested we continue to pursue developers and make potential bidders aware that the lot is available.

Alderman Laverie asked if we need an appraisal. Mayor Grove said it was appraised at \$75,000.

Economic Development Director Katherine Koyak stated that she thinks taking more time to recruit potential developers and businesses would be prudent.

Alderman Tom Ptak stated that Gary Hammers has been a tremendous asset to the City of La Salle, but added that a pavilion would be a misuse of that lot.

Moved by Alderman Ptak and seconded by Alderman Reynolds to accept the recommendation of the Economic Development Committee to reject the bid of Gary Hammers in the amount of \$5,000 for premises located at 540 First Street (former Vendome).

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Laverie, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

**OLD BUSINESS**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to authorize, pay and place on file Pay Estimate #1 to Cruz Concrete, Inc. totaling \$41,507.10 for the 2019 Sidewalk Improvement Program. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

Alderman Reynolds expressed concern about the number of vacant buildings on the east end of town. He suggested the fines are increased for vacant buildings, as some of the buildings have been empty for years. Mayor Grove acknowledged his frustration, but stated that the City is working on them. Alderman Demes asked Building Inspector Andy Bacidore for an update on the "Pride in Our Property" program. Building Inspector Bacidore stated that he is receiving positive feedback and stated that many residents are simply unaware of the rules. The program is an attempt to inform the public, especially renters, of the rules through various methods. Every Friday, information on specific topics will be posted through social media.

Mayor Grove stated that he was not at the last council meeting, so wanted to take a moment to recognize the passing of Attorney Tony Raccuglia. His firm has served the City for many years. He added that Tony was a pillar of the community and will be greatly missed. Mayor Grove recognized City Attorney Jim McPhedran who worked with Tony for 42 years. He acknowledged the fact that in addition to navigating the emotional part of losing a colleague and friend, Attorney McPhedran is also handling the whirlwind of decisions at the firm which must also be difficult. Attorney McPhedran thanked the Mayor for his comments and stated that Tony would want both the City and his office to carry on in his honor and memory.

Mayor Grove thanked Public Works, Police and Fire, Dan Burke and Steve Westerman and the 50/50 Committee for all their work for the recent Music and Arts Festival. Mayor stated the turnout may have been lower due to predicted weather, but it was a very nice event. He added the Celebrate La Salle will begin June 20-June 23, 2019.

**NEW BUSINESS**

No New Business was brought forward.

**ORDINANCES/RESOLUTIONS**

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve and place on file

**Ordinance 2813:** An Ordinance Allowing Waiver and Variance to PFSB Financial Services, Inc. Regarding Sewer Ejection Pump Provision in Sewer Ordinance 2157 subject to entering into the agreement which was passed earlier. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: Alderman Lavieri

**Motion Carried 7-0**

**Ordinance 2813: An Ordinance Allowing Waiver and Variance to PFSB Financial Services, Inc. Regarding Sewer Ejection Pump Provision in Sewer Ordinance 2157**

\*\* For the record, Alderman Lavieri passed on the votes pertaining to requests from PFSB Financial Services, Inc. because he has property adjacent to the property under consideration.

Moved by Alderman Reynolds and seconded by Alderman Demes to approve and place on file  
**Ordinance 2814:** An Ordinance Regarding the Lease of Municipal Property with Rawfully Yours Juice Bar & Café. (Sandra Hoos) Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

**Ordinance 2814: An  
Ordinance Regarding the  
Lease of Municipal  
Property with Rawfully  
Yours Juice Bar & Café.  
(Sandra Hoos)**

### COMMENTS

Mayor Grove stated that he did stop at the EPA meeting being held at LP this evening. Mayor stated there are two plans for clean-up, one which applies to gardens and one which applies to yards. Alderman Herndon stated that it would be better if the EPA could schedule meetings on nights other than our City Council nights. Attorney McPhedran stated that he did mention that to the EPA representatives while he was at the meeting earlier. He also added that he raised the point that in regard to priorities, he asked that homes up for sale could be given priority in addition to those with small children or residents with health issues.

Katherine Toraason announced that the Farmer's Market begins on Tuesday, June 4 from 3 p.m.-6 p.m. and will run through September. She stated that there are over 20 vendors.

Mayor Grove recognized the St. Bede Girls' Softball team that that 3<sup>rd</sup> Place at State. He also recognized LP junior Jesse Casas for receiving 4<sup>th</sup> place in boys the IHSA State Meet for the 400-meter run and also the Illinois Valley Coal Miners Youth Rugby Team who received 1<sup>st</sup> Place.

Leah Inman announced that the City of La Salle will host its annual City Wide Garage Sales on June 20-22, 2019. Residents may sign up by calling City Hall or emailing [lasallegaragesales@gmail.com](mailto:lasallegaragesales@gmail.com) to add their address. A map of all participants will be available at City Hall.

### APPROVAL OF BILLS

Moved by Alderman Ptak and seconded by Alderman Lavieri that bills Total Submitted: \$438,242.72 (Total Payroll \$163,358.08, Bills to be Paid \$72,066.94 Total Bills Paid \$202,817.70) be accepted, paid and placed on file. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: Alderman Bacidore Abstain: None

**Motion Carried 7-0**

Moved by Alderman Reynolds and seconded by Alderman Demes to adjourn the meeting.  
Voice vote, all ayes. Motion is carried.

**ADJOURNED 7:08 p.m.**



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Carrie Brown, City Clerk