

MINUTES OF THE REGULAR MEETING
OF THE LA SALLE CITY COUNCIL

April 27, 2026

A regular meeting of the La Salle City Council of La Salle, Illinois, was held Monday, April 27, 2026, at 6:30 p.m. with Mayor Jeff Grove with proper notices being duly and continuously posted. The meeting was called to order at 6:36 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Jeff Grove, Aldermen Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon

Excused Absences: Alderman Thompson and Crane

Others Present: Deputy Clerk Brent Bader, Finance Director John Duncan, Economic Development Director Curt Bedei, Police Chief Jason Stubler, Fire Chief Jerry Janick, and City Attorney James McPhedran

A quorum was present.

PUBLIC HEARING

Public hearing to consider the designation of a River Edge Redevelopment Zone (RERZ) pursuant to the Illinois River Edge Redevelopment Zone Act (65 ILCS 115 et seq.), including, but not limited to, receiving comments from interested persons regarding:

- The proposed creation of a River Edge Redevelopment Zone.
- The proposed boundaries of the Zone.
- Local plans, programs, and tax incentives to be implemented within the Zone.
- The potential impacts of the Zone on the community.
- All other matters related thereto.

Moved by Alderman Reynolds and seconded by Alderman Demes to open the Public Hearing regarding the proposed designation of a River Edge Redevelopment Zone (RERZ).

Voice vote, all ayes. Motion is carried.

The Public Hearing was opened at 6:38 p.m.

Calvin Croy, grant administrator for NCICG (North Central Illinois Council of Governments), explained that notice of the hearing had been properly given in accordance with state requirements, and that the purpose of the hearing is to determine whether a River Edge Redevelopment Zone (RERZ) should be established, what its boundaries should be, and to review potential local plans, tax incentives, and programs that might be implemented in connection with the Zone.

Mr. Croy stated that “the River Edge Redevelopment Zone (RERZ) is a State of Illinois initiative designed to encourage economic redevelopment, historic preservation, and revitalization of riverfront communities. The designation as a River Edge Redevelopment Zone city allows the city to access and offer a variety of incentives including, but not limited to, state and local income tax incentives, state tax exemptions on building materials, and other redevelopment tools aimed at attracting investments and supporting local businesses.”

The proposed zone and its boundaries were reviewed and discussed.

Mr. Croy indicated the” City is considering a range of redevelopment strategies and incentives which may include targeting redevelopment of underutilized or vacant properties, support of historic preservation projects, infrastructure improvements, and potential local tax incentives to encourage private investment.”

Mr. Croy invited public comment.

Alderman Lavieri asked how Ottawa’s boundaries were determined since there are two rivers in Ottawa (the Illinois and Fox).

NCICG executive director Kevin Lindeman joined Mr. Croy at the podium to respond to Alderman Lavieri’s question. Having two rivers did not expand the square miles included in Ottawa’s RERZ.

City Attorney James McPhedran asked if it was correct that the La Salle RERZ will be offering all incentives available under the law with the exception of the real estate tax abatement since La Salle also has TIF (Tax Increment Financing) incentives. Mr. Croy indicated that was accurate. Mr. Croy also confirmed that it would be possible to amend the RERZ in the future to include real estate tax abatement.

Alderman Hernon asked for clarification on a strip of land near Route 39 that is not included in the RERZ. Economic Development Director Curt Bedei explained that the RERZ map follows the TIF boundaries that are already established; certain parcels of land were not included in the RERZ either because they are either residential and don’t qualify or are not within the city limits. Mr. Lindeman indicated that like the incentives, boundaries of the

RERZ could be changed at a later time. La Salle's RERZ is currently 9.8 square miles of the 12.5 allowed.

Moved by Alderman Reynolds and seconded by Alderman Jeppson to close the Public Hearing regarding the proposed RERZ.

Voice vote, all ayes. Motion is carried.

The Public Hearing regarding proposed River Edge Redevelopment Zone (RERZ) was closed at 6:46 p.m.

COMMENTS

APPROVAL OF MINUTES

Moved by Alderman Reynolds and seconded by Alderman Demes to accept and place on file minutes of the Regular City Council meeting held April 13, 2026. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

PROCLAMATION

Moved by Alderman Lavieri and seconded by Alderman Reynolds to proclaim the month of May as Motorcycle Awareness Month in the City of La Salle.

Voice vote, all ayes. Motion is carried.

DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING PETITIONS

Moved by Alderman Lavieri and seconded by Alderman Jeppson to forward the request from Gary Hammers (through the La Salle Gateway LLC), Sonya Jarcia, and Anthony Roland for a Special Use Permit to add a semi-permanent kitchen in a trailer at Uncle Chuck's Pizzeria, 328 Third Street, Suite C, and related matters to the Planning Commission for consideration.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Ptak and seconded by Alderman Jeppson to approve the Petition for Lease of a small portion of municipal property in the vicinity of 502 First Street, La Salle, Illinois, and related matters. (Sara Fitzpatrick, Chef Sara's Table, et al.)

ROLL CALL

AYES: Aldermen Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve the Petition for Lease of a small portion of municipal property in the vicinity of 126 Marquette Street, La Salle, Illinois, and related matters. (Richard Parsons, FYA, et al.)

Attorney McPhedran explained that this request includes outdoor tables and possibly the opportunity to provide electric grills subject to inspection by Fire Chief Jerry Janick. Mr. Richard Parsons was in attendance and confirmed he has spoken with Chief Janick as well as the Public Health Department.

ROLL CALL

AYES: Aldermen Ptak, Reynolds, Lavieri, Jeppson, Herndon, Demes

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

REPORTS OF CITY OFFICERS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept the Treasurer's Report for March 2026 showing total cash balances in La Salle State Bank of \$8,207,784.81 and in Hometown National Bank of \$6,585,073.27.

Voice vote, all ayes. Motion is carried.

COMMUNICATIONS

BIDS

APPOINTMENTS/RESIGNATIONS

Moved by Alderman Herndon and seconded by Alderman Lavieri to accept the resignation of Jason Quinn of the La Salle Police Pension Board.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Demes and seconded by Alderman Reynolds to accept the resignation of Jessica Chase as Payroll Clerk.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Herndon and seconded by Alderman Jeppson to approve the appointment of John Duncan IV to the La Salle Police Pension Board for a term of two years.

Voice vote, all ayes. Roll call vote was then suggested by Alderman Lavieri.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Demes, Ptak

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Demes and seconded by Alderman Reynolds to approve the reappointment of John Duncan IV to the La Salle Fire Pension Board for a term of two years.

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Herndon, Demes, Ptak, Reynolds

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

STANDING COMMITTEES

Alderman Ptak explained that the Finance Committee chose not to act on the approval of the electric service agreement with Rock River Energy Services Company and related matters tonight. It will be revisited in two weeks when better rate information is available.

Moved by Alderman Ptak and seconded by Alderman Lavieri to approve the recommendation of the Finance Committee to purchase a 300KvA Rush Power generator at a cost of \$188,000 as a portable generator for city raw water wells back up power and related matters.

ROLL CALL

AYES: Aldermen Jeppson, Herndon, Demes, Ptak, Reynolds, Lavieri

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Mayor Grove also voted aye on this motion.

Alderman Demes explained that the Streets, Alleys, and Traffic Committee decided to revisit the issue of adding a "Resident Parking Here to Corner" sign for the southeastern portion of the 500 block of Fourth Street and related matters in two weeks due to significant resident input.

SPECIAL COMMITTEES

Attorney McPhedran advised the Council that the Planning Commission thoroughly reviewed the matter of the request for Special Use Permit for operation of a permanent kitchen on a portion of the premises commonly known as 1050-1056 First Street, La Salle, Illinois, and many questions were answered. He stated that the request was published in the newspaper and posted on the premises and that no objectors were present at the

Planning Commission hearing. The Planning Commission's decision was unanimous subject to certain conditions including the understanding that the requesting parties would comply with the fire code, implement additional recommendations made by Fire Chief Janick, keep their Public Health Department permit current, provide evidence of insurance, comply with all other governmental rules, and acknowledge that in the event the trailer is moved from the property for any reason other than repair, maintenance, or replacement by a trailer of a similar size, the Special Use Permit will terminate.

Mr. Robert Donovan was present and responded to questions at the podium. He confirmed that the revenue from the food is split 50/50 between him and the operators of The Corner Oasis.

Moved by Alderman Reynolds and seconded by Alderman Ptak to approve the recommendation of Planning Commission regarding request for Special Use Permit regarding operation of a permanent kitchen on a portion of the premises commonly known as 1050-1056 First Street, La Salle, Illinois (Midwest Regional Asset Group, Donovan, and Elston, as their interests may appear) and related matters. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Herndon, Demes, Ptak, Reynolds, Lavieri, Jeppson

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

OLD BUSINESS

Mayor Grove and Alderman Demes discussed the request for parking restrictions on the 500 block of Fourth Street.

NEW BUSINESS

DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING ADDITIONAL ORDINANCES/RESOLUTIONS:

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the Resolution Authorizing Grant Application in Cooperation with the La Salle Business Association in regard to Downtown Tree Inventory Management Plan and related matters. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve an Ordinance designating an area as the La Salle River Edge Redevelopment Zone and establishing certain boundaries, subject to certification by the Illinois Department of Commerce and Economic Opportunity (DCEO) and related matters. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Ptak, Reynolds, Lavieri, Jeppson, Herndon, Demes

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Jeppson and seconded by Alderman Demes to approve an Ordinance authorizing Collective Bargaining Agreement between the City of La Salle and “AFSCME” Union and related matters. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Demes, Ptak

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Mayor Grove indicated there was a last-minute change to the Ordinance approving Labor Agreement between the City of La Salle and Illinois Fraternal Order of Police Labor Council Representing La Salle Police Officers and related matters will not be acted on tonight.

Moved by Alderman Demes and seconded by Alderman Jeppson to approve an Ordinance regarding the Lease of a Small Portion of Municipal Property in the Vicinity of 502 First Street, Suite A, La Salle, Illinois, and related matters. (Sara Fitzpatrick, including, but not limited to, d/b/a Chef Sara’s Table, et al.) Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Herndon, Demes, Ptak, Reynolds

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve an Ordinance regarding the Lease of a Small Portion of Municipal Property in the Vicinity of 126 Marquette

Street, La Salle, Illinois, and related matters. (Richard Parsons, FYA, et al.) Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Jeppson, Herndon, Demes, Ptak, Reynolds, Lavieri

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Alderman Demes explained the following ordinance is an amendment revising the inspection requirement for golf carts, etc. so that inspections do not have to be performed by an ASE-certified technician and may be performed by anyone having proper insurance and expertise. Attorney McPhedran added that sales dealerships and manufacturers also qualify.

Moved by Alderman Demes and seconded by Alderman Reynolds to approve an ordinance Amending the La Salle City Code, Article XI, General Regulations, Amending Chapter 99 Regarding Regulations of Golf Carts, Utility Task Vehicles (UTVs), Side by Sides, and Related Vehicles. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Herndon, Demes, Ptak, Reynolds, Lavieri, Jeppson

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Lavieri and seconded by Alderman Ptak to approve an Ordinance amending the La Salle City Code, Title V: Public Works related to water and sewer, including, but not limited to, regarding rates, and related matters. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Demes, Ptak, Reynolds, Lavieri, Jeppson, Herndon

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Herndon and seconded by Alderman Reynolds to approve an Ordinance authorizing the granting of a Special Use Permit within the City of La Salle, La Salle County, Illinois, for a portion of the premises commonly known as 1050-1056 First Street, La Salle, Illinois (Midwest Regional Asset Group, Donovan, and Elston, as their interests may appear), and related matters. In the event that the trailer kitchen is removed

from the premises for any purpose other than repair, maintenance, or replacement by a trailer of the same size, the Special Permit shall terminate.

ROLL CALL

AYES: Aldermen Ptak, Reynolds, Lavieri, Jeppson, Herndon, Demes

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Moved by Alderman Demes and seconded by Alderman Reynolds to approve an Ordinance Fixing Wages for Employees of the City Of La Salle, Illinois, Commencing May 1, 2026, and ending April 30, 2027, and related matters. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Demes, Ptak

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Alderman Ptak relayed the background on the skate park at the YMCA. Originally it was funded by a community grant of which La Salle was a part. He explained it is a public park and one does not have to be a member of the YMCA to use it.

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve an Ordinance Amending Ordinance 3095 Regarding Regulation of Philanthropic Monetary Donations to Allow a One Time Exception for a Donation of \$3,000.00 to the Illinois Valley YMCA for the YMCA skate park. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Herndon, Demes, Ptak, Reynolds

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

Mayor Grove thanked Finance Director John Duncan for his efforts on the four employment contracts.

Police Chief Jason Stubler advised the Council Officer Jessiel Moreno has completed his field training and is now on solo patrol status as of last week. He also reported the new police squad has arrived and has been upfitted and is now in service. He thanked the Council for their support.

Economic Development Director Curt Bedei thanked the Council and everyone involved in the RERZ process.

EXECUTIVE SESSION

Mayor Grove stated there was no need for an executive session.

APPROVAL OF BILLS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, pay, and file the bills: Total Submitted: \$1,186,649.54 (Total Payroll \$247,570.58, Bills to be Paid \$357,759.63, Total Bills Paid \$581,319.33).

ROLL CALL

AYES: Aldermen Jeppson, Herndon, Demes, Ptak, Reynolds, Lavieri

NAYS: NONE **Absent:** Aldermen Thompson and Crane **Abstain:** NONE

MOTION CARRIED: 6-0-0

ADJOURNMENT

Moved by Alderman Reynolds and seconded by Alderman Demes to adjourn the meeting.

Voice vote, all ayes. Motion is carried.

ADJOURNED 7:17 p.m.



Liz Bishop, City Clerk