

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING  
OF THE LA SALLE CITY COUNCIL  
October 8, 2018**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, October 8, 2018 at 6:30 p.m. with Mayor Jeff Grove presiding with proper notice being duly and continuously posted.**

The meeting was called to order at 6:32 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present-** Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

**Absent:** None

A quorum was present.

**PUBLIC HEARING**

**6:33 p.m.** Moved by Alderman Lavieri and seconded by Alderman Reynolds to open the public hearing to receive comment concerning the consideration of potential vacation of a portion of City of La Salle Right-of-way in the vicinity of 541 Chartres Street (La Salle-Peru Township High School) within the City of La Salle and more particularly described as an 80 foot portion of City Right-of-Way of Chartres Street between the north Right-of-Way line located on 5<sup>th</sup> Street and the south Right-of-Way line located on 6<sup>th</sup> Street and related matters.

Voice vote, all ayes. Motion carried.

Mayor Grove explained that for many years this portion of Chartres Street was blocked off during school hours. Approximately five years ago, the school began leasing this portion of the City right-of-way. Recently, the City was approached by the School District requesting that this portion of Chartres Street is vacated allowing the District to acquire this property. Mayor Grove indicated that he has consulted with City Engineer Brown, Chief Bacidore and Superintendent Jeff Bumgarner and they had no issues with the vacation.

Attorney McPhedran stated that he conferred with Attorney Walt Zukowski who represents La Salle Peru Township High School District #120 and provided him with a copy of the draft ordinance. Mr. Zukowski indicated that the school understands that the vacation is subject to the City's perpetual right and easement regarding access to, maintenance, repair, and construction of utilities. In addition the district understands that no permanent structure can be constructed on the premises that would impair fire truck access to the premises. He added that the ordinance also provides that if further evidence of the vacation is needed, the Mayor, Clerk and Finance Director are authorized to take appropriate action. Attorney Zukowski indicated to Attorney McPhedran that the District understands these conditions and would like to gain this property.

There were no comments or objections from the public and there were no questions from the Aldermen.

**6:39 p.m.** Moved by Alderman Herndon and seconded by Alderman Demes to close the public hearing.

Voice vote, all ayes. Motion carried.

### **APPROVAL OF MINUTES**

Moved by Alderman Demes and seconded by Alderman Reynolds that the minutes of the Regular City Council meeting held on Monday, September 24, 2018 are accepted and placed on file. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **PETITIONS**

Moved by Alderman Demes and seconded by Alderman Reynolds to grant the request of Tracy Krebsbach to break curb for driveway at 559 Gooding Street. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Moved by Alderman Duncan and seconded by Alderman Demes to grant the request of Angel Sandoval to break curb for driveway 242 7<sup>th</sup> Street. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Moved by Alderman Herndon and seconded by Alderman Schneider to grant the request of Ameren Illinois to break ground at 392 Carlene Drive to install new gas service. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Lavieri and seconded by Alderman Reynolds to grant the request of Jennifer Antkowiak on behalf of the Illinois Valley Youth Symphony Orchestra to hold a Tag Day collection at the intersection of 11<sup>th</sup> and Bucklin and at La Salle businesses on Saturday, November 3, 2018. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Bacidore and seconded by Alderman Ptak to refer the request of Sandra Brown for two handicapped parking spaces in front of Senior Watchdog, Inc. located at 801 Second Street to the Streets, Alleys and Traffic Committee.

Voice vote, all ayes. Motion carried.

Moved by Alderman Bacidore and seconded by Alderman Ptak to refer the request of Lindsay Ponsetti, owner of Little Lotus for a 15 minute parking sign in front of 838 First Street (Sweet Sadies) to the Streets, Alleys and Traffic Committee. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

**The Streets, Alleys and Traffic Committee will meet at 6:15 p.m. on Monday, October 22, 2018.**

Alderman Duncan made a suggestion that the City consider charging a fee for certain types of parking signs if requested by a business for the benefit of that particular business.

### **REPORTS OF CITY OFFICERS**

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Treasurer's Report for September 2018 showing cash balances in the La Salle State Bank totaling \$7,091,702.81 and in Hometown National Bank of \$5,340,056.75. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **BIDS**

Clerk Brown open and read aloud the two sealed bids received for 345 Sixth Street (former Jackson School).

**BIDS: PHP Homes, LLC (Peter Wang) \$21,000.  
George Duncan (DBA)  
Gold Nugget Properties, LLC  
\$15,000.**

Mayor Grove stated that the council has sixty days to act on these bids. Mr. Wang was present and was asked for further clarification on his intentions with the building. Mr. Wang stated that he intends to utilize a portion of the building as office space, use the gymnasium for storage purposes and intends in time to turn the classrooms into apartments. Mr. Wang stated that he intends to paint the outside and would begin utilizing the building as soon as the closing is complete. Brief discussion followed. Attorney McPhedran reiterated that the council has sixty days to act. He stated that more information should be gathered from the bidders as to what specific uses are intended so that the types of potential zoning changes can be determined, as well as any other necessary variances. Katherine Toraason explained that in speaking to Mr. Duncan of Gold Nugget Properties, LLC, it is her understanding that his company acquires properties and then either leases or sells the properties to other businesses. She stated he was vague about who these other businesses might be.

Moved by Alderman Duncan and seconded by Alderman Schneider to refer this issue to the Finance Committee for further review of the bids.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**The Finance Committee will meet at 6:00 p.m. on October 22, 2018.**

### **SPECIAL COMMITTEES**

Attorney McPhedran indicated that there were no objectors at the Zoning Board of Appeals hearing and the Zoning Board recommended unanimously for approval of the petition.

Moved by Alderman Schneider and seconded by Alderman Herndon to accept the recommendation of the Zoning Board of Appeals to grant the petition of Darryl Lewis and Brenda L. Palmer for a variance for premises commonly known as 1801 La Harpe, within the City of La Salle, related to construction of an accessory structure reducing the side yard adjacent setback from 25' to 9' and a rear yard setback from 25' to 6'. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

### **OLD BUSINESS**

Moved by Alderman Ptak and seconded by Alderman Lavieri to grant the request of the City of Ottawa and donate \$5,000 to the North Central Area Transit (NCAT). Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Moved by Alderman Ptak and seconded by Alderman Reynolds to authorize, pay and place on file Pay Estimate #1 and Final to Advanced Management Services of Illinois, LLC totaling \$15,936 for the stair system labor and materials in the parking lot behind Stage 212. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

Alderman Lavieri indicated that over twenty years ago, the I & M Canal Volunteers came to the City regarding possibly acquiring title to a 3.5 acre piece of land east of the wastewater treatment plant. Alderman Lavieri indicated that a title search was done years ago, but the County was unable to determine who had title to the property and had no record of tax bills or payments. At that time, the City gave the go ahead to development unless someone came forward with proof of ownership. The park was developed with structures such as a flag pole, large stones, grass and trees. Volunteers were assisted by Superintendent Sam McNeilly, who also directed the upkeep of the park. In 1998, this park began to be called Millennium Park, but was formerly known as Lock Square. Alderman Lavieri questioned if there was a way to investigate possibly gaining title to this property. City Engineer Brian Brown stated that he will speak to the County Assessor's office to investigate the procedure for the City to gain title to this property.

### **NEW BUSINESS**

Alderman Schneider stated that he received a concern about a line of sight issue near the old St. Hyacinth's school property. The resident indicated that when cars are parked for church services in the parking lot and on the south side of 11<sup>th</sup> Street, it is very difficult to see on-coming vehicles. The resident suggested that the curb is painted yellow to assist with this problem. The Streets, Alleys and Traffic Committee will consider the request at its next meeting.

Alderman Schneider also announced that the Fire Department is holding its Beer and Wine Tasting event on November 9, 2018 at Senica's Oak Ridge. He also encouraged support of the annual Officer Santa program facilitated through our police department.

Mayor Grove thanked Chief Bacidore and Brian Brown for their assistance with the demolition of the Vendome. Brief discussion followed regarding suggested future uses of this area.

## **ORDINANCES/RESOLUTIONS**

Moved by Alderman Demes and seconded by Alderman Schneider to pass and place on file **Resolution 201812**: a Resolution of Support for the Illinois Department of Transportation Safe Routes to School Program. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Resolution 201812: Resolution of Support for the Illinois Department of Transportation Safe Routes to School Program.**

Moved by Alderman Demes and seconded by Alderman Reynolds to pass and place on file **Ordinance 2759**: An Ordinance Vacating a Part of the Public Right-of-Way in vicinity of 541 Chartres Street. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2759: Vacating a Part of the Public Right-of-Way in vicinity of 541 Chartres Street**

Moved by Alderman Schneider and seconded by Alderman Herndon to pass and place on file **Ordinance 2760**: An Ordinance Approving Variances on Certain Premises owned by Darryl Lewis and Brenda L. Palmer regarding the construction of an accessory building reducing side yard adjacent setback from 25' to 9' and the rear yard setback from 25' to 6'. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2760: Approving Variances on Certain Premises owned by Darryl Lewis and Brenda L. Palmer regarding the construction of an accessory building reducing side yard adjacent setback from 25' to 9' and the rear yard setback from 25' to 6'.**

Moved by Alderman Duncan and seconded by Alderman Reynolds to pass and place on file **Ordinance 2761**: An Ordinance Amending Ordinance 2747 Further Regulating Traffic within the City of La Salle. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2761: Amending Ordinance 2747 Further Regulating Traffic within the City**

of La Salle. (alley between St. Vincnet and N. Marquette Streets)

Moved by Alderman Reynolds and seconded by Alderman Schneider to pass and place on file  
**Ordinance 2762:** An Ordinance Approving and Authorizing the Execution of an Intergovernmental Agreement by and between the City of La Salle and Utica Township and Utica Township Road District La Salle Tax Increment Financing District III Extension. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2762: Approving and Authorizing the Execution of an Intergovernmental Agreement by and between the City of La Salle and Utica Township and Utica Township Road District La Salle Tax Increment Financing District III Extension**

Moved by Alderman Demes and seconded by Alderman Reynolds to pass and place on file  
**Ordinance 2763:** An Ordinance Authorizing the Acquisition of Real Estate Commonly Known as 616 Sixth Street, La Salle, Illinois from Liliana Nieto and Ivan Quintero. Each and every alderman has a copy.

**ROLL CALL:** AYES: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

**Ordinance 2763: Authorizing the Acquisition of Real Estate Commonly Known as 616 Sixth Street, La Salle, Illinois from Liliana Nieto and Ivan Quintero**

## COMMENTS

There were no comments from the public.

## APPROVAL OF BILLS

Moved by Alderman Ptak and seconded by Alderman Lavieri that bills submitted totaling \$492,553.39 (Total Payroll \$174,044.99, Bills to be Paid \$136,302.10, Total Bills Paid \$182,206.30) be accepted, paid and placed on file. Each and every alderman has a copy.

**ROLL CALL:** AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Duncan, Herndon, Schneider

NAY: None Absent: None Abstain: None

**Motion Carried 8-0**

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

**ADJOURNED 7:18 p.m.**

A handwritten signature in black ink that reads "Carrie Brown". The signature is fluid and cursive, with "Carrie" on the top line and "Brown" on the bottom line.

---

Carrie Brown, City Clerk