

**MINUTES OF THE REGULAR MEETING  
OF THE LA SALLE CITY COUNCIL  
September 23, 2019**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, September 23, 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 6:31 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**Absent:** None

A quorum was present.

**APPROVAL OF MINUTES**

Minutes for the September 9, 2019 meeting will be approved at the October 7, 2019 meeting.

**PETITIONS**

Moved by Alderman Herndon and seconded by Alderman Crane to grant the request from Jenna Green for a variance and waiver from the requirement of providing a sewer ejector pump pursuant to Ordinance 2157 for premises being constructed at Lot 16 of Country Aire Subdivision commonly known as 388 Carlene Drive and related matters. Each and every alderman has a copy.

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

NAY: Alderman Demes Absent: None Abstain: Alderman Lavieri

**Motion Carried 7-0**

Moved by Alderman Jeppson and seconded by Alderman Lavieri to grant the request from Marquette Street residents to close Marquette Street from 11th Street to Lindberg Ave. on Saturday, September 28, 2019 from 2:00 p.m. to 10:00 p.m. for the 40th annual block party. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Reynolds to accept the recommendation of the Finance Committee and deny the request from the Illinois Valley Sunrise Rotary Club to conduct a Polio Fundraising walk from Peru City Hall to La Salle City Hall on October 24, 2019 to ask for donations and raise Polio awareness. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

**REPORTS OF CITY OFFICERS**

Moved by Alderman Herndon and seconded by Alderman Crane to accept and place on file the Monthly Police Income Report for August 2019 showing total fees collected of \$6,433.40. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Bacidore and seconded by Alderman Reynolds to accept and place on file the Building Inspector's Report for August, 2019 showing total fees collected of \$2,044.54 with total value of construction of \$351,871. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Treasurer's Report for August, 2019 showing total cash balances in the La Salle State Bank of \$8,868,049.16 and in Hometown National Bank of \$3,578,275.35. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Illinois Department of Revenue showing sales tax collected for August, 2019 of \$83,638.22 and Home Rule Sales Tax of \$72,493.53 for a total of \$156,131.75. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **COMMUNICATIONS**

Clerk Brown read a thank you from the family of A. Charles Mueller Jr. It was moved by Alderman Herndon and seconded by Alderman Lavieri to accept and place the communication on file. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **STANDING COMMITTEES**

Alderman Bacidore reported that the Streets, Alleys and Traffic Committee tabled the request from Lindsey Catalanella, resident of 1545 N. Joliet Street for a "No Parking" Zone at the intersection of N. Joliet Street and Walnut Street so that it can be further investigated. There will be a meeting of the Streets, Alleys and Traffic Committee on October 7, 2019 at 6:15 p.m. to further consider the request.

### **OLD BUSINESS**

Mayor Grove thanked the residents for their patience during the power outage this past Sunday. He stated that he does not know the reason for the outage.

### **NEW BUSINESS**

It was moved by Alderman Ptak and seconded by Alderman Reynolds to begin the process in regard to ordinances, regulations and public hearings in connection with the Cannabis Act.

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

NAY: Alderman Demes Absent: None Abstain: Alderman Lavieri

**Motion Carried 7-0**

Attorney McPhedran stated that this just begins the process. There will be publications in the newspaper making the public aware of the time and place for any hearings or meetings concerning these matters.

Mayor Grove stated the Illinois Municipal League Conference was held this past week. The City of La Salle pays for the registration fees for any City Officials who choose to participate, but lodging and meals are paid by the individual. He thanked those officials who attended the event and asked if any important information was shared or learned. Alderman Ptak said he attended a session about retail. In the session, they said that downtowns are still vital and thriving. He stated that a representative of IDOR was in attendance and spoke about tax from on-line retail sales. Alderman Reynolds went to session regarding vacant buildings and video gambling. The aldermen stated that sessions on the Cannabis Act were full to capacity. Alderman Reynolds stated that his general sense from the sessions is that all communities are facing the same

types of difficulties. Finance Director Duncan attended a session called Modernizing Local Service Delivery Systems using LEAP. LEAP stands for Local Efficiency Assessment Plan. This is an interactive dashboard for local governments to use. Studies were conducted and some conclusions were made, including that property taxes in Illinois are too high, second to the state of New Jersey. Part of this is accounted to the fact that in Illinois there are 7,000 units of government. The suggested solution to this issue is the potential sharing of services and collaboration of services with others in the area. The presenter referenced the initiative for Shared Services that was attempted by La Salle, Peru and Oglesby.

### **ORDINANCES/RESOLUTIONS**

Prior to voting on the Ordinance Authorizing a Redevelopment Agreement with the Kaskaskia group, Alderman Lavieri stated that he is in support of the project but has grave concerns over the parking situation. He stated the agreement includes the Kaskaskia paying \$1 per occupied room to the City. Alderman Lavieri stated because of that, the hotel would be more inclined to put guests in City parking than their own.

Mr. Nathan Watson thanked the City and its leaders for the support which will help them overcome the most challenging obstacle of this project, which is securing financing. Mr. Watson stated that he knew parking would be an issue of concern, but believes Alderman Lavieri is misreading the generosity of his group concerning parking. He stated the group is paying for parking that no one else is paying for as an incentive in order for them to use public parking spaces before using their own. However, he added, the proximity of their parking lots are better, so they would use those first. He stated that they foresee their employees walking from their homes to work. He stated this is a project designed to create accessible jobs in La Salle. Valet parking will also be introduced. Mr. Watson stated that he put together a diagram of all parking available north of Second Street and a bit across 2<sup>nd</sup> Street. He stated that there are over 200 parking spaces. He added that most are vacant at night and there are 70 spaces at Second and Wright that are lightly used. The lot at 2<sup>nd</sup> and Marquette is heavily used. There are 8 privately owned lots in this area that are not used at night. This could be an opportunity for shared use. Mr. Watson stated that parking lots do not create revenue and we do not want a town of parking lots. He believes solutions can be worked on together once we see what the needs are. Brief discussion followed.

Alderman Bacidore expressed frustration that representatives of the group have come before the council many times and promised that projects would be started, but the City has yet to see progress. Mr. Watson stated that they are always optimistic, but there are external factors with project development that they have no control over. He said it is difficult to predict the future. This project is a \$33 million project. Alderman Bacidore asked how of that \$33 million the group has secured. Mayor Grove stated that it is his understanding that the group shifted from seeking foreign funding to securing more local funding. Mr. Watson stated that finances are not there yet, but the group is well on their way to financing the project. They have a term sheet that includes a Historic Tax Credits, new market tax credits as well as their own equity contribution. They are actively seeking investor allocations. He said this is an important project and they will continue working on it until they get it done. Mr. Watson stated that the group is always

Mayor Grove pointed out that in the agreement under consideration, there is a requirement for construction to begin no later than December 31, 2020. If the group fails to meet the deadline, the agreement will need to be re-negotiated. Mayor Grove asked if Nathan could come back at another time to update the council on the Tangled Roots project at the Maytag building. Alderman Bacidore asked if his company is opening a Tangled Roots in Lockport. Mr. Watson

stated that they are building one and that the La Salle project and the Lockport project are on the same timeline.

Alderman Lavieri wished them the best of luck. He stated that the City has given them as much as they can. Mayor Grove stated that this is a terrific project and the TIF was established for this opportunity, so he hopes the group will in fact move forward. Alderman Ptak stated that he thinks the City of La Salle should support this project 100%, as it will be a tremendous asset to the community if the project does happen. Alderman Reynolds and Demes agreed.

Brief discussion followed about possibly moving diagonal parking to the east side of Marquette Street versus parallel parking to allow for a few more spaces.

Moved by Alderman Reynolds and seconded by Alderman Ptak to approve and place on file **Ordinance 2841:** Authorizing and Approving Entering into a Redevelopment Agreement by and Between the City of La Salle, a Home Rule Illinois Municipal Corporation, and Kaskaskia Development, LLC, an Illinois Limited Liability Company, and CL Real Estate Development, LLC, an Illinois Limited Liability Company. Each and every alderman has a copy.

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

NAY: None Absent: None Abstain: Alderman Bacidore

**Motion Carried 7-0**

**Ordinance 2841: Authorizing and Approving Entering into a Redevelopment Agreement by and Between the City of La Salle, a Home Rule Illinois Municipal Corporation, and Kaskaskia Development, LLC, an Illinois Limited Liability Company, and CL Real Estate Development, LLC, an Illinois Limited Liability Company**

Moved by Alderman Bacidore and seconded by Alderman Jeppson to approve and place on file **Ordinance 2842:** An Ordinance Further Regulating Parking within the City of La Salle on the North Side of Roosevelt Road between Bucklin and La Fayette Streets and related matters. Each and every alderman has a copy.

**ROLL CALL:** AYE: Mayor Grove, Alderman Ptak, Reynolds, Jeppson, Herndon

NAY: Alderman Demes, Bacidore, Crane Absent: None Abstain: None

**Motion Carried 5-3**

**Ordinance 2842: An Ordinance Further Regulating Parking within the City of La Salle on the North Side of Roosevelt Road between Bucklin and La Fayette Streets**

Alderman Demes voted nay because he does think one resident should be able to change parking for the whole block.

Moved by Alderman Herndon and seconded by Alderman Crane to approve and place on file **Ordinance 2843:** Allowing Waiver and Variance to Jenna Green for Variance and Waiver from the requirement of providing a sewer ejection pump pursuant to Ordinance 2157 for premises being constructed at Lot 16 of Country Aire Subdivision, commonly known as 388 Carlene Drive and related matters. Each and every alderman has a copy.

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

NAY: None Absent: None Abstain: Alderman Lavieri

**Motion Carried 7-0**

**Ordinance 2843: Allowing Waiver and Variance to Jenna Green for Variance and Waiver from the requirement of providing a sewer ejection pump pursuant to Ordinance 2157 for premises being constructed at Lot 16 of Country Aire Subdivision, commonly known as 388 Carlene Drive and related matters.**

### **COMMENTS**

Chief Bacidore announced that they will kick off Fire Prevention week with an Open House at the Fire Station on Saturday, October 5, 2019 from 10 a.m. until 2 p.m. There will be activities, fire station tours, free hotdog lunch and a Ribbon Cutting ceremony at Fire Station #2 at 11:00 a.m.

Alderman Demes stated that the sewer smell downtown during the weekend events was very strong. Superintendent Bumgarner stated that the sewers are treated every two weeks.

Upcoming Events were announced including:

Farm to Table Dinner October 13

Ladies Night Out October 18

Hometown Halloween on October 26

Celebration of Lights opens- November 15

Small Business Saturday on November 30

Christkindlmarket Market December 7-8

Miracle on First on December 14

Mayor Grove thanked Lynda Kasik, Beth Ketter and the Parks and Public Works departments for redecorating our City Float. The LP Homecoming Parade is Thursday, September 26.

The Farmer's Market will stay open until October, weather permitting.

### **APPROVAL OF BILLS**

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, pay and place on file bills with Total Submitted totaling \$1,192,926.40 (Total Payroll \$169,747.72, Bills to be Paid \$201,767.84, Total Bills Paid \$821,410.84). Each and every alderman has a copy.

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

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 7:16 p.m.**

  

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September 23, 2019

6

Carrie Brown, City Clerk