

**MINUTES OF THE REGULAR MEETING  
OF THE LA SALLE CITY COUNCIL  
June 28, 2021**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, June 28, 2021 at 6:30 p.m. with Mayor Jeff Grove presiding with proper notices being duly and continuously posted.**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present** - Mayor Grove, Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

**Absent** - NONE

A quorum was present.

**Others Present:** Economic Development Director Leah Inman, Fire Chief Jerry Janick, Deputy Clerk Brent Bader. Treasurer Virginia Kochanowski, Attorney Jim McPhederan, Finance Director John Duncan, Superintendent of Public Works Patrick Watson

**APPROVAL OF MINUTES**

Moved by Alderman Demes and seconded by Alderman Reynolds to accept and place on file the Minutes of the Regular Meeting of the City Council held June 14, 2021. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

**PETITIONS**

Moved by Alderman Lavieri and seconded by Alderman Jeppson to accept a request from Comcast to break ground on MacArthur Road to install underground CATV coax cable and run it to 855 McArthur Road.

Voice vote, all ayes. Motion carried.

Moved by Alderman Demes and seconded by Alderman Reynolds to accept a request from Mitch Hobbes of Starved Rock Runners to host the "Boo" Milby Memory 5K Run/Walk in La Salle beginning at 8 a.m. Saturday, August 21. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to send request to Streets and Alleys Committee from Jim Moskalewicz of 1651 Campbell to change the "No Parking" signs on the west side of the 1600 block of Campbell to only be in effect during school hours.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Reynolds to send a petition to Streets and Alleys Committee from Jennifer Olesen for a handicapped parking space on the northeast corner of First and Hennepin streets.

Voice vote, all ayes. Motion carried.

## **REPORTS OF CITY OFFICERS**

Moved by Alderman Herndon and seconded by Alderman Reynolds to accept and place on file Monthly Police Income Report for May 2021 showing total fees collected of \$8,968.05

Voice vote, all ayes. Motion carried.

## **COMMUNICATIONS**

### SEE EXHIBIT A

Economic Director Inman shared with the city council the email communication from Nathan Watson of CL Enterprises regarding the 801-805 First Street project.

Aldermen Bacidore expressed how the council members and the city are frustrated and tired of citizens asking about the progress of the building.

Aldermen Crane was upset with the poor excuses of staffing issues and COVID for the delay on the project.

Aldermen Reynolds expressed his concern with complaining too much about the progress. The city council is getting a response from the company and they are seeing some progress, even if it's slow. The complaints from the city council are only putting a poorer image on the city as a whole.

Mayor Grove explained to the Council that it is their responsibility to hold the developers responsible for progress being made on a project in the city of LaSalle. Mayor wanted to explain that we have to keep pushing and asking the developers questions. The City is frustrated and the City is going to keep on the developers and not give up or forget about the progress of the current projects.

Aldermen Bacidore asked the Council if anyone knew of the status of Yanke's 1st St. location and what the plans for that building were. The Mayor stated that Building Inspector Andy Bacidore will be sent down to discuss the vacant building and all three of the vacant buildings on Joliet Street.

Moved by Aldermen Reynolds and seconded by Aldermen Lavieri to set and place on file the email communication from Nathan Watson.

Voice vote, all ayes. Motion carried.

**(CONT'D. OF PETITIONS)**

Chairman Ptak expressed his concern with the location of the mural tiles and the building location. The property of concern is 552 1st St, LaSalle. The City currently has the vacant lot next door for sale. If the lot is purchased and someone builds on that lot, it would block the mural. Chairman Ptak is also concerned with the amount of money that is being put into having that mural at that certain location, even though they are donations, and then needing to have it moved if the vacant lot were to be sold. The City is worried about having to put the responsibility on someone to then move the mural. The City Council asked Christie Pasioka to come forward and address the council and their questions. Ms. Pasioka is aware of these concerns that the City is expressing. Pasioka also explained how the wall is set and can be done. It is currently 40 feet long now, but it can be adjusted if necessary. It can still be accomplished with a small mural. The city council also suggested the wall on the west side of the Stage 212 building. Pasioka reiterated that the owner of the building owns the mural wherever the mural ends up. The owner will be aware of the responsibility if the mural ever had to be moved. The mural has anchor bolts going into grid work and installed panel by panel. The mural is transported and installed piece by piece.

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve the request from Christie Pasioka to install a mural of the type requested mounted on a wall with removable tiles at 552 First Street subject to the following:

1. Mural not extend above the roof line.
2. Mural will be voluntarily removed from the wall in the event that the premise of 540 1st st. or transferred by the City of LaSalle to an independent party and/or otherwise developed subject to a 45-day notice to do so.
3. Petitioner entering into a 2-year lease of the portion of the city property involved.
4. The final location and mural will be subject to approval by the Director of Economic Development and Building Inspector.
5. If the permit shall expire after 5 years without prejudice, the building will need to apply for renewal if the premise has not been sold and/or otherwise developed.

**AYE:** Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** None **Abstain:** None

**MOTION CARRIED: 8-0**

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve the request from Christie Pasioka to lease a 40' x 18" section 8" deep of city owned lot at 540 First Street for a mural to be placed on removable tiles subject to the following:

1. Mural not extend above the roof line.
2. Mural will be voluntarily removed from the wall in the event that the premise of 540 1st st. or transferred by the City of LaSalle to an independent party and/or otherwise developed subject to a 45-day notice to do so.
3. Petitioner entering into a 2-year lease of the portion of the city property involved.
4. The final location and mural will be subject to approval by the Director of Economic Development and Building Inspector.

5. If the permit shall expire after 5 years without prejudice, the building will need to apply for renewal if the premise has not been sold and/or otherwise developed.

**AYE:** Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** None **Abstain:** None

**MOTION CARRIED: 8-0**

### **OLD BUSINESS**

Aldermen Demes wanted to acknowledge that the 50/50 made \$5,269.00. Jeff Struna was the winner of the 50/50 raffle, receiving \$2,634.50. Aldermen Demes personally wanted to thank Brent Bader, Aldermen Jordan Crane, and Aldermen Joe Jeppson for helping out on Saturday night at the 50/50 booth. Demes also stated that they had the most successful car show that they have ever had in the City.

Mayor Grove thanked Aldermen Demes for heading the car show and 50/50. Mayor also wanted to thank the partnership with the carnival, the vendors, food vendors, crafters, musicians, and the businesses downtown. He thanked everyone that was part of Celebrate LaSalle.

### **NEW BUSINESS**

Moved by Alderman Crane and seconded by Alderman Lavieri to to send a request to Streets and Alleys Committee to discuss the placement of No Parking Here to Corner at the northwest corner of Gooding and 9th Street on the 9th Street side.

Voice vote, all ayes. Motion carried.

Alderman Jeppson spoke with Jessica Dergance, resident of 641 11th St. Alderman Jeppson spoke with the neighbors of that area and they are asking to potentially remove one of the speed bumps from the alleyway. Aldermen Jeppson asked for this item to be added to the Streets and Alley Committees agenda.

Moved by Aldermen Jeppson and seconded by Aldermen Lavieri to send a request to Streets and Alleys to remove one speed bump from alley, North/South of Marquette St., between Marquette and St. Vincents.

Voice vote, all ayes. Motion carried.

Aldermen Herndon mentioned that the city should no longer blacktop alleys and buy a milling machine to do the alleyways.

Alderman Crane disagreed with this suggestion. He mentioned a bill that was recently received from a local contractor to grade a road at North 31st. The city is still spending the money to maintain the alleyway and rocks will also be thrown into residents' yards once a snowplow comes through.

Aldermen Ptak mentioned a concern about the burn pile near Rotary Park. Other residents have mentioned the smell of the burn pile while visiting the park or enjoying a ballgame. Aldermen Ptak suggested having someone scheduled during certain times to let residents dump.

Mayor Grove mentioned possibly putting a camera up and speaking with a camera installer that they have used for other city projects to see what options they may have.

## ORDINANCES/RESOLUTIONS

Moved by Aldermen Reynolds and Aldermen Ptak to approve the ordinance authorizing the agreement with Computer Spa, Inc. related to computer related operations and maintenance services. Each and every aldermen has a copy.

**AYE:** Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

**NAY:** None **Absent:** None **Abstain:** None

**MOTION CARRIED: 8-0**

## APPROVAL OF BILLS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, pay, and place on file bills for June 14, 2021 with Total Submitted: \$987,350.27 (Total Payroll \$186,762.27, Bills to be paid \$194,008.51, Total Bills Paid \$606,579.49).

**AYE:** Aldermen 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 Crane to adjourn the meeting. Voice vote, all ayes. Motion is carried.

**ADJOURNED 7:32pm**



Amy Quinn, City Clerk

# "Exhibit A"

**Brent Bader**

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**From:** Leah Inman  
**Sent:** Tuesday, June 15, 2021 12:22 PM  
**To:** Jeff Grove; Boo Herndon (theroldherndon@att.net); James "Diz" Demes (Zelcamino@sbcglobal.net); Jerry Reynolds (xreynoldsx@sbcglobal.net); Jim Bacidore; John Lavieri (johnlavieri@doctor.com); 'jordancrane528@yahoo.com'; josephljeppson@gmail.com; Tom Ptak - Studio 718 (tomp718@gmail.com)  
**Cc:** John Duncan; Brent Bader; Andy Bacidore; Brian Brown  
**Subject:** FW: Progress Update on 801-805 First Street, LaSalle, IL

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**From:** Nathan Watson <Nathan.Watson@cl-enterprises.com>  
**Sent:** Tuesday, June 15, 2021 12:08 PM  
**To:** Leah Inman <l.inman@lasalle-il.gov>  
**Subject:** Progress Update on 801-805 First Street, LaSalle, IL

Update to the Board of Aldermen:

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Dear Aldermen,

We understand that our project's progress came up for discussion at the recent meeting of the Board of Aldermen.

Here is a brief reminder of the vision for the project:

The Six (6) Residential Units are going to be wonderful, with excellent views of downtown and their own off-street parking spaces. We are already getting interest from people seeking to purchase a unit (they're not for sale at this time) as well as reserved, furnished executive living. Each kitchen will showcase a different style of cabinetry constructed by our sister company, Starved Rock Wood Products in Mendota.

The Rocket brewpub will be amazing and we expect it will become an attraction and destination as all other TRBC locations became. It will be great to have another dining experience in our downtown. In addition to the restaurant and brewpub, we will have a wonderful coffee and breakfast place.

We have The Rocket design drawings up on the walls of our new office at 241 Marquette Street (the Old US Post Office in LaSalle) and you are welcome to come see them. We are very excited about seeing this project completed in the near future and have it as a high priority among our projects.

With regard to construction progress, we also are very unsatisfied with the project's pace and are seeking ways to remedy that problem. We can all recognize that it has been a different, difficult year in which to build. Here is a brief summary of the reasons for the pace of construction to date:

- The General Contractor ("GC") had and still has major staffing issues around the COVID pandemic early on. This is specifically noticeable in our region.
- Supply Chain delays became rapidly a big problem and some materials are even difficult to get.

That said, the following has been completed:

- Estimated 90% of masonry work
- New windows and storefronts have been purchased and will be installed soon.
- 2<sup>nd</sup> Floor interior steel stud walls have been constructed.

- The building has been rough-plumbed for the Six Residential Units and the Restaurant/Brewery installation.
- The 2<sup>nd</sup> Floor entry stair has been roughed-in, allowing easier trade access to the 2<sup>nd</sup> Floor.
- The roofing material is in, albeit not completed.
- The structural work on the building is complete, including new steel beams supporting the upper floor and foundation footings.
- The corner steel building foundation and framing has been built.
- Materials are on site or in storage for roof insulation, windows, and exterior finish material.

All that said, we are still not satisfied that the project is being executed in a time-sensitive manner. But these are private matters and best not discussed in a public forum.

Regarding our progress in other markets, we did indeed open the Lock & Mule in Lockport and Hangar 2 in Glenview earlier this year, but those were smaller, simpler projects with different GC's. The projects are also located in markets with a larger pool of GC's and subcontractors. The recently announced DeKalb site is a leased space and a second generation brewpub, so it's not nearly as involved as The Rocket. We continue to work earnestly on the project, seeking ways of expediting the construction, and becoming even more excited about opening it up and becoming part of the identify of LaSalle, Illinois.

We believe in LaSalle,

Nathan

**Nathan Watson**  
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