

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, MAY 12, 2020

Mayor Purcell called the meeting to order at 7:04 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Pickering called the roll.

Ward I	Koch	Present (electronic attendance)
	Transier	Present (electronic attendance)
Ward II	Milschewski	Present (electronic attendance)
	Plocher	Present (electronic attendance)
Ward III	Funkhouser	Present (electronic attendance)
	Frieders	Present (electronic attendance)
Ward IV	Tarulis	Present (electronic attendance)
	Peterson	Present (electronic attendance)

Staff in attendance at city hall: City Administrator Olson, Chief of Police Jensen, and Attorney Orr.

Staff in attendance electronically: City Clerk Pickering, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Assistant City Administrator Willrett, Parks Superintendent Sleezer, Recreation Superintendent Remus, and EEI Engineer Sanderson.

Clerk's Note: Due to COVID-19, requirements of the Open Meetings Act have been temporarily suspended by Governor Pritzker via Executive Order 2020-07 (which was extended by Executive Order 2020-33), which suspends the provisions of the Open Meetings Act, 5 ILCS 120, "Specifically, (1) the requirement in 5 ILCS 120/2.01 that "members of a public body must be physically present" is suspended; and (2) the condition in 5 ILCS 120/7 limiting when remote participation is permitted are suspended".

Members of the public were able to attend this meeting in person while practicing social distancing as well as being able to access the meeting remotely via Zoom which allowed for video, audio and telephonic participation.

A meeting notice was posted on the city's website on the agenda, minutes and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/82220859907?pwd=OEVIUWJHL1hsU2luSnh3OHg4bDZ0QT09>. The Zoom meeting ID was 822 2085 9907.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Alderman Funkhouser asked if Mayor's Report Item #5 – FY 21 Budget Update listed on the second Mayor's Report of the agenda could be moved forward on the agenda to occur during the first Mayor's Report section of the agenda. Mayor Purcell and members of the council agreed to move this item forward on the agenda.

PRESENTATIONS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

James Brown, Yorkville resident, submitted a written comment regarding Planning and Zoning Commission Item #2 – Final Plat of Kendall Marketplace Lot 52 Phase 1 Resubdivision which was read aloud at the meeting by Mayor Purcell as follows: "As a Yorkville resident for the last nine years, and hopefully many more to come, my concern, as it pertains to the new development, is that it does not become another Market Place Apartments development. Yorkville needs to continue to attract people (regardless of Race, Religion, Etc.) that compliment this wonderful City, and strive to keep Yorkville a great place to live and raise a family. Creating an atmosphere where evil can take root and flourish should not be allowed in Yorkville. As representatives of the City of Yorkville, it is your duty to maintain the integrity of this great City, and to maintain that integrity going forward. Thank you for your time, and keep up the good work. Be safe, Jim Brown."

Kathleen West, in electronic attendance via Zoom, stated that her law firm represents Abby Properties which purchased the townhome portion of the Kendall Marketplace PUD. In its application Abby Properties requested deviation from the design standards established in the original PUD, a reduction in the land cash fees, and a final plat of subdivision for the first phase of the development. She stated that Abby Properties has withdrawn the first two requests and is now only seeking final plat approval. Attorney West said the final plat is in substantial conformance with the concept plan approved in the Kendall Marketplace PUD in 2006. Abby Properties is asking for council approval on their final plat.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

None.

BILLS FOR PAYMENT

Mayor Purcell entertained a motion to approve the bill list in the amount of \$264,033.55 (vendors – FY 20); \$197,265.92 (vendors – FY 21); \$290,464.07 (payroll period ending 5/1/20); for a total of \$751,763.54. So moved by Alderman Peterson; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye

REPORTS

MAYOR'S REPORT

**FY 21 Budget Update
(CC 2020-42)**

Administrator Olson reported that a budget update memo could be found in the meeting packet. He proceeded to give an update on the budget. Items highlighted include the historic levels of unemployment filings; the IML release of its state revenues estimates for municipalities; the release of the March sales tax reports for pre-shut down February consumer sales; income taxes, general use taxes and MFT taxes; and the negotiation of a one-year pause of the Unified Development Ordinance which is a combination of the city's building code and zoning code with the result that the project can be restarted in the next year with no change in the contract price.

**Selection of Mayor Pro Tem for Fiscal Year 2021
(CC 2020-36)**

Mayor Purcell requested nominations for Mayor Pro Tem for Fiscal Year 2021. Alderman Frieders nominated Alderman Milschewski. Nominations were closed. Mayor Purcell entertained a motion to appoint Alderman Milschewski as Mayor Pro Tem for Fiscal Year 2021. So moved by Alderman Frieders; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0 Present-1
Milschewski-present, Funkhouser-aye, Tarulis-aye, Transier-aye,
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

Resolution 2020-35

**Authorizing the Repair of Well No. 8 and 9 Water
Treatment Plant Cation Exchange Vessel
(CC 2020-37)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Repair of Well No. 8 and 9 Water Treatment Plant Cation Exchange Vessel. So moved by Alderman Frieders; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Resolution 2020-36

**Approving the Third Amendment License Agreement
(AT&T Parking Lot – SE Corner of W. Hydraulic
Street and S. Main Street)
(CC 2020-38)**

Alderman Milschewski made a motion to approve a Resolution Approving the Third Amendment License Agreement (AT&T Parking Lot – SE Corner of W. Hydraulic Street and S. Main Street) and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

Discussion took place regarding the number of parking spaces that this license agreement covers. The graphic included in the packet depicts a row of parking spaces numbered 1 through 16, located along Main Street as well as additional parking spaces numbered 17 through 21 that are located next to the west alley. It was asked if this agreement covers all 21 parking spaces. Staff responded that the agreement included the same parking spaces that have always been covered under this agreement; however, it was unclear if parking spaces 17-21 were included within this agreement or not. Mayor Purcell asked if the council wished to vote on the license agreement as presented and staff could get a clarification after the meeting. Attorney Orr was asked if the council could vote on this conditioned upon the clarification of the final number of spaces. Attorney Orr responded that this condition could be added to the motion.

Alderman Milschewski restated her motion to include the condition. Alderman Milschewski made a motion to approve a Resolution Approving the Third Amendment License Agreement (AT&T Parking Lot – SE Corner of W. Hydraulic Street and S. Main Street) on the condition that there be a clarification on the specific number of parking spaces that may be utilized by the city and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye,
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Resolution 2020-37

Authorizing the Purchase of Four Playgrounds for the Beecher, Purcell, Caledonia, and North Autumn Creek Parks from Play Illinois Burke Playground Manufacturer in the Amount Not to Exceed \$228,531.54 (CC 2020-39)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of Four Playgrounds for the Beecher, Purcell, Caledonia, and North Autumn Creek Parks from Play Illinois Burke Playground Manufacturer in the amount not to exceed \$228,531.54. So moved by Alderman Milschewski; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye,
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye

PLANNING AND ZONING COMMISSION

Ordinance 2020-27

Approving the Final Plat of the Menard's Commercial Commons Seventh Addition Resubdivision (PZC 2020-02 and EDC 2020-11)

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of the Menard's Commercial Commons Seventh Addition Resubdivision. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye,
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye

Ordinance 2020-28

Approving the Final Plat of Kendall Marketplace Lot 52 Phase 1 Resubdivision (PZC 2020-03 and EDC 2020-12)

Mayor Purcell entertained a motion to approve an Ordinance Approving the Final Plat of Kendall Marketplace Lot 52 Phase 1 Resubdivision. So moved by Alderman Plocher; seconded by Alderman Transier.

Discussion took place that approval of this final plat is procedural as the submitted final plat does not change the content of the concept plan that was approved in 2006 when the Kendall Marketplace

development was approved. It was mentioned that the townhome portion of this project has been a challenging topic as existing residents thought the city would have more say in this portion of the project. The developer is entitled to build these townhomes with the conditions that were approved back in 2006.

Residents had also raised concerns regarding parking and traffic. After reviewing the proposed parking, there will be parking available in front of each of the garages for the residents to use. With the increased traffic that will be utilizing Blackberry Shore Lane, it was mentioned that a full parking restriction on the north side of street should remain in place. Regarding the concerns about increased traffic on Blackberry Shore Lane, it was mentioned that the police department had monitored the current traffic and speeds in order to get a baseline of what traffic is currently like to compare to the traffic flow in the future once the townhome development goes in.

Motion approved by a roll call vote. Ayes-6 Nays-2
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye,
Funkhouser-nay, Tarulis-nay, Transier-aye, Plocher-aye

Mayor Purcell said that he appreciates the time that staff put in on this project as well as the residents' comments on this matter.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

PUBLIC HEARINGS

Public Hearing for Proposed Downstate Small Business Stabilization Applications Funded by Community Development Block Grant (CDBG) Funds, the total amount of CDBG funds to be requested is \$436,644.00 and will address the urgent needs of the business due to the COVID-19 emergency on the following applications:

Advanced Physical Medicine of Yorkville, Ltd, AGJS Inc DBA Tiki Tan, BH Martial Arts, C&C Studios, Inc dba Virtues In Motion Dance Studio, Brenart Eye Clinic, LLC, COPA Inc. DBA Salsa Verde Mexican Restaurant & Taqueria, Duy's Incorporated, Harmony Aesthetics, LLC, Haven Yorkville, LLC DBA Haven Medical Spa, The Heartland School LLC, Idea Marketing Group, Inc., Mike & Denise's Pigeon Hill Diner, Inc., NCTHOMPSON Inc. (Assumed Name Crossfit Exemplify), Sterchi Chiropractic, S.C., The Law Office Corporation, Thompson Chiropractic Clinic, Inc. (DBA Exemplify Health Center), Upper Crust Catering, Inc., White Water Ice Cream, LLC, DBA Foxy's Ice Cream

Please see attached public hearing transcript from the court reporter regarding the public hearing portion of the meeting.

MAYORS REPORT (cont'd)

Ordinance 2020-29

**Amending Title 4 of the City Code by Adding
Chapter 7 (Fair Housing)
(CC 2020-40)**

Mayor Purcell entertained a motion to approve an Ordinance Amending Title 4 of the City Code by Adding Chapter 7 (Fair Housing). So moved by Alderman Milschewski; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-8 Nays-0
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye

**Downstate Small Business Stabilization Program Grant
(CC 2020-41)**

Resolution 2020-17

**of Support for a Community Development Block Grant Program Grant
(Advanced Physical Medicine of Yorkville, Ltd,
207 Hillcrest Avenue, Suite A, Yorkville, IL)**

Resolution 2020-18	of Support for a Community Development Block Grant Program Grant (AGJS Inc DBA Tiki Tan, 728 E. Veterans Parkway, Yorkville, IL)
Resolution 2020-19	of Support for a Community Development Block Grant Program Grant (BH Martial Arts, 664 W Veterans Parkway, Yorkville, IL)
Resolution 2020-20	of Support for a Community Development Block Grant Program Grant (Brenart Eye Clinic, LLC, 120 E. Countryside Parkway, Yorkville, IL)
Resolution 2020-21	of Support for a Community Development Block Grant Program Grant (C & C Studios, Inc dba Virtues In Motion Dance Studio, 104 Beaver Street, Yorkville, IL)
Resolution 2020-22	of Support for a Community Development Block Grant Program Grant (Duy's Incorporated, 135 E. Veterans Parkway, Yorkville, IL)
Resolution 2020-23	of Support for a Community Development Block Grant Program Grant (Harmony Aesthetics, LLC 223 S. Bridge Street, Yorkville, IL)
Resolution 2020-24	of Support for a Community Development Block Grant Program Grant (Haven Yorkville, LLC dba Haven Medical Spa, 120 E. Countryside Parkway, Yorkville, IL)
Resolution 2020-25	of Support for a Community Development Block Grant Program Grant (The Heartland School, LLC, 708 E. Veteran's Parkway, Yorkville, IL)
Resolution 2020-26	of Support for a Community Development Block Grant Program Grant (Idea Marketing Group, Inc., 51 Fox Glen Drive W, Yorkville, IL)
Resolution 2020-27	of Support for a Community Development Block Grant Program Grant (Mike & Denise's Pigeon Hill Diner, Inc., 728 E. Veteran's Parkway, Yorkville, IL)
Resolution 2020-28	of Support for a Community Development Block Grant Program Grant (NCTHOMPSON Inc. (Assumed Name Crossfit Exemplify), 634 W. Veterans Parkway, Yorkville, IL)
Resolution 2020-29	of Support for a Community Development Block Grant Program Grant (COPA Inc. DBA Salsa Verde Mexican Restaurant & Taqueria, 634 Veterans Parkway, Unit F, Yorkville, IL)
Resolution 2020-30	of Support for a Community Development Block Grant Program Grant (Sterchi Chiropractic, S.C., 54 W. Countryside Parkway, Yorkville, IL)
Resolution 2020-31	of Support for a Community Development Block Grant Program Grant (The Law Office Corporation, 759 John Street, Yorkville, IL)
Resolution 2020-32	of Support for a Community Development Block Grant Program Grant (Thompson Chiropractic Clinic, Inc. (DBA Exemplify Health Center), 728 E. Veterans Parkway, Yorkville, IL)
Resolution 2020-33	of Support for a Community Development Block Grant Program Grant (Upper Crust Catering, Inc., 109 E. Hydraulic Street, Yorkville, IL)
Resolution 2020-34	of Support for a Community Development Block Grant Program Grant (White Water Ice Cream, LLC, DBA Foxy's Ice Cream, 131 Hydraulic Street, Yorkville, IL)

Mayor Purcell entertained a motion to approve the Downstate Small Business Stabilization Program Grant including Resolutions of Support for Community Development Block Grant Programs for Advanced Physical Medicine of Yorkville, Ltd, 207 Hillcrest Avenue, Suite A, Yorkville; AGJS Inc DBA Tiki Tan, 728 E. Veterans Parkway, Yorkville; BH Martial Arts, 664 W. Veterans Parkway, Yorkville; Brenart Eye Clinic, LLC, 120 E. Countryside Parkway, Yorkville; C&C Studios, Inc dba Virtues In Motion Dance Studio, 104 Beaver Street, Yorkville; Duy's Incorporated, 135 E. Veterans Parkway, Yorkville; Harmony Aesthetics, LLC, 223 S. Bridge Street, Yorkville; Haven Yorkville, LLC DBA Haven Medical Spa, 120 E. Countryside Parkway, Yorkville; The Heartland School LLC, 708 E. Veterans Parkway, Yorkville; Idea Marketing Group, Inc., 51 Fox Glen Drive W, Yorkville; Mike & Denise's Pigeon Hill Diner, Inc., 728 E. Veterans Parkway, Yorkville; NCTHOMPSON Inc. (Assumed Name Crossfit Exemplify), 634 W. Veterans Parkway, Yorkville; COPA Inc. DBA Salsa Verde Mexican Restaurant & Taqueria, 634 Veterans Parkway, Unit F, Yorkville; Sterchi Chiropractic, S.C., 54 W. Countryside Parkway, Yorkville; The Law Office Corporation, 759 John Street, Yorkville; Thompson Chiropractic Clinic, Inc. (DBA Exemplify Health Center), 728 E. Veterans Parkway, Yorkville; Upper Crust Catering, Inc., 109 E. Hydraulic Street, Yorkville; White Water Ice Cream, LLC, DBA Foxy's Ice Cream, 131 E Hydraulic Street, Yorkville. All of the businesses are requesting funds in the amount of \$25,000 per business with the exception of Harmony Aesthetics, LLC which is requesting funds in the amount of \$11,644. So moved by Alderman Tarulis; seconded by Alderman Peterson.

Mayor Purcell stated that to be clear these are not approved until the city enters into an agreement with Kendall County, and then these applications will be sent to the state. The state will have the final approval as to whether the businesses will receive the funding that they are requesting.

Motion approved by a roll call vote. Ayes-8 Nays-0
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

Mayor Purcell entertained a motion to acknowledge the suspension of the procedural requirement not to vote on any motion on the same night as the public hearing. So moved by Alderman Funkhouser; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

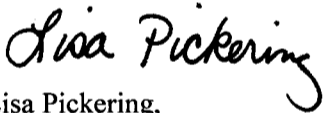
ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Frieders; seconded by Alderman Peterson.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:32 p.m.

Minutes submitted by:



Lisa Pickering,
City Clerk, City of Yorkville, Illinois

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING
PUBLIC HEARINGS

800 Game Farm Road
Yorkville, Illinois

Tuesday, May 12, 2020

7:00 p.m.

1 PRESENT:

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Dan Transier, Alderman;

5 Ms. Jackie Milschewski, Alderman;

6 Mr. Arden Joe Plocher, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Joel Frieders, Alderman;

9 Mr. Seaver Tarulis, Alderman;

10 Mr. Jason Peterson, Alderman.

11 ALSO PRESENT:

12 Mr. Bart Olson, City Administrator,

13 Mr. James Jensen, Chief of Police,

14 Ms. Lisa Pickering, City Clerk,

15 Mr. Eric Dhuse, Public Works Director,

16 Ms. Krysti Barksdale-Noble, Community

17 Development Director,

18 Mr. Rob Fredrickson, Finance Director,

19 Ms. Erin Willrett, Assistant City

20 Administrator,

21 Mr. Scott Sleezer, Parks Superintendent,

22 Ms. Shay Remus, Recreation

23 Superintendent,

24 Ms. Kathleen Field-Orr, City Attorney,

1 Mr. Brad Sanderson, Engineering
2 Enterprises, Inc.,
3 Ms. Lynn Dubajic, City Economic
4 Development Consultant.

5
6 Dr. Brian Berkey,
7 Ms. Amanda Grzywa,
8 Mr. Baek Lee,
9 Dr. Nicole Zangler,
10 Ms. Christy Schultz,
11 Mr. Tod Duy,
12 Ms. Sandra Hurtado,
13 Mr. Tony Zangler,
14 Mr. Greg Marker,
15 Mr. Darren Fox,
16 Ms. Pam Siddon,
17 Ms. Barb Thompson,
18 Mr. Carlos Aechiga,
19 Dr. Jason Sterchi,
20 Mr. Boyd Ingemunson,
21 Dr. Nathan Thompson,
22 Mr. Mitch Morrell,
23 Ms. Robyn Sutcliff.

24 - - - - -

1 (WHEREUPON, the following
2 proceedings were had in
3 public hearing:)

4 MAYOR PURCELL: Now we have Item 2 that
5 we've all been waiting for. We have the public
6 hearing for the proposed downstate small business
7 stabilization applications, funded by Community
8 Development Block Grant.

9 The total amount of CDBG funds to be
10 requested is \$436,644 and will address the urgent
11 needs of the business due to the COVID-19
12 emergency on the following applications:

13 Advanced Physical Medicine of Yorkville; AGJS,
14 Inc., d/b/a Tiki Tan; BH Martial Arts; C & C
15 Studios, Inc., d/b/a Virtues in Motion Dance
16 Studio; Brenart Eye Clinic; COPA, Inc., d/b/a
17 Salsa Verde Mexican Restaurant and Taqueria --
18 hope I said that okay -- Duy's, Incorporated;
19 Harmony Aesthetics; Haven Yorkville, d/b/a Haven
20 Medical Spa; the Heartland School, Idea Marketing
21 Group; Mike and Denise's Pigeon Hill Diner;
22 NCTHOMPSON, Inc., assumed name Crossfit
23 Exemplify; Sterchi Chiropractic; the Law Office
24 Corporation; Thompson Chiropractic Clinic, d/b/a

1 Exemplify Health Center; Upper Crust Catering;
2 White Water Ice Cream, d/b/a Foxy's Ice Cream.

3 So I am opening up the public
4 hearing for that grant. Are there any members of
5 the Council who have anything to offer? And we
6 are going to be voting on these later on, but
7 this is just a public hearing.

8 Any members of the Council have
9 anything that they want to offer at the public
10 hearing?

11 ALDERMAN FRIEDERS: Mr. Mayor.

12 MAYOR PURCELL: Mr. Frieders.

13 ALDERMAN FRIEDERS: The only thing I
14 want to comment on is something I shared with
15 Bart after we got news of all the applications
16 coming in.

17 I don't think it's appropriate for
18 us to vote individually on each business; I think
19 this is something where we should be voting all
20 together, so I know that's kind of what we're
21 going to be doing for the end, but I didn't think
22 it was kind of relevant for aldermen and people
23 who are friends and customers of people that are
24 going to be receiving this fund to have to dive

1 into some specifics.

2 If they meet the criteria, that's
3 the state's decision, so I think this should be
4 one we are going to say yes, we're going to take
5 your submissions and send them to the state,
6 understanding the risk and penalty for people who
7 don't pay the loan back, but on the front this
8 isn't something I am comfortable with, actually
9 going into each business's financials and trying
10 to make a determination yea or nay, so from my
11 perspective, if they meet the criteria and make
12 it on to the next round, they can get that golden
13 ticket, but I don't think this is something I
14 should have an opinion on other than they meet
15 these things, maybe check the boxes and we'll
16 see what the state says. So that's just my
17 opinion.

18 MAYOR PURCELL: Thank you. Mr. Koch?

19 ALDERMAN KOCH: I also share that same
20 feeling, too. I just want to put it on the
21 record.

22 MAYOR PURCELL: Thank you. Any other
23 Aldermen?

24 (No response.)

1 MAYOR PURCELL: Do any members of the
2 public have anything they want to offer for the
3 public hearing?

4 MS. ORR: You have to put that onto the
5 record.

6 MR. OLSON: We do have to give a
7 description of each business.

8 MS. ORR: There are two issues that must
9 be addressed according to the application: One
10 is if there is anyone to comment, that we take
11 their name and address, so that proves we had a
12 public hearing, if there is anyone in the public;
13 and, number two, each and every application must
14 be cited at the public hearing, and so Bart has
15 synopsized each of the businesses, so that
16 hopefully we will do as we are required and still
17 properly address the concerns of the City Council
18 in that not giving any company more time than
19 another company. So take it, Bart.

20 MAYOR PURCELL: So Bart will do a little
21 presentation. I forgot about that, thank you,
22 but we got the public and the aldermen's comments
23 in, so now, Bart, this is the Staff portion, the
24 bureaucratic portion, of the meeting.

1 MS. ORR: Correct.

2 MAYOR PURCELL: He is going to go in
3 another room, you all can't see that now, but he
4 is going into another room to do this
5 presentation.

6 I'm never going to be a good
7 YouTuber, I can tell you that.

8 MR. OLSON: Okay. Can everybody hear me
9 okay? Thumbs up. All right. And how is the
10 feedback in the Mayor's room? Is there any
11 feedback or is it okay?

12 MAYOR PURCELL: You sound fantastic.

13 MR. OLSON: Wonderful, okay. Step one.
14 Sounds good.

15 A couple things. I am going to
16 share my presentation here and then walk through
17 some directions that we have to do for the public
18 hearing --

19 MS. ORR: Correct.

20 MR. OLSON: -- and at some point or
21 another during the public hearing we are
22 supposed to take a roster of everybody that has
23 attended the public hearing, whether in person or
24 online.

1 There is nobody in the room except
2 for the police chief, the Mayor and the city
3 attorney, but we are supposed to go through and
4 try to figure out if there is anybody from the
5 public and from businesses that are in attendance
6 remotely and we're supposed to get your name and
7 address for the sign-in sheet, so we are going to
8 have to do that here at some point, but I'm going
9 to hit the minimums of the grant requirements for
10 the program.

11 So let me share my screen here.
12 Everybody can see that okay?

13 All right. So this is the
14 downstate small business stabilization program
15 public hearing. Just some details about the
16 program.

17 It was established by the state to
18 provide capital funds to businesses that have
19 been impacted by COVID-19, and in general it
20 makes funds available to businesses in the
21 maximum amount of \$25,000 for 60 days of
22 verifiable working capital.

23 So the eligibility criteria, you
24 have to have been open in Yorkville since

1 January, 2017, so any business after that is not
2 eligible. Can't be a franchise. You have to
3 have at least one other employee. You must have
4 less than 50 employees. You have to be a
5 non-essential business, or there are some
6 essential businesses that is -- that can apply.

7 The requirements, if it's received,
8 you have to remain open for a minimum of 60 days
9 after funding is awarded, and generally you have
10 to use half of the award funds for payroll
11 expenses and the other half for working capital,
12 and the maximum amount is two month's of actual
13 business expenses not to exceed \$25,000.

14 So as the Mayor read off the roster
15 of businesses -- I won't say them all again
16 because I have to go through them here in a
17 second -- but the list of 18 should be on your
18 screen there and are available in City Council
19 presentation that was in the City Council packet
20 ahead of time, and the total of the requests for
21 all of those businesses is \$436,000, \$436,644.

22 All right. So the next 18 slides --
23 here is the first one -- are going to be more
24 wording than I am going to read off, but I do

1 have a prepared part I can get through here and
2 take public comments at the end.

3 So the next 18 slides in this
4 presentation give detailed information about each
5 business, including the amount of funds they are
6 requesting, what they are going to use the funds
7 for, and the impact COVID-19 has had on their
8 business.

9 These detailed slides have been
10 available on the City website and in the City
11 Council packet since Thursday, May 7th. I'm
12 going to show each one of the slides on the
13 screen, but rather than read them verbatim, I'm
14 going to summarize the information as follows:
15 The name of each business, the amount of funds
16 that are requested by the business, the list of
17 activities that will be undertaken with grant
18 funding, how the business and community can be
19 benefited through the grant.

20 At the end of my narrative on each
21 of the 18 businesses, the public hearing will be
22 open for public comment and residents may provide
23 comment on any of the 18 businesses.

24 The Mayor will control the order of

1 public comment at that time, and each business
2 has been asked to attend this meeting remotely
3 and be prepared to answer questions by the City
4 Council or the public as allowed by the Mayor.

5 In addition to the narrative on each
6 business, and on the slides, the State has asked
7 us to comment about a detailed, prioritized list
8 of community development and housing needs
9 during the public hearing. The following
10 narrative applies to every one of the 18
11 businesses up for public hearing this evening.

12 COVID-19 has decimated the business
13 community and employment numbers in the region
14 and in the state to degrees included in each of
15 the business's applications and as narrated in
16 this public hearing.

17 First, the City's Comprehensive Plan
18 Update discusses the importance of a healthy
19 business community in order to improve quality of
20 life, specifically commercial/retail development.

21 In Section 2 of the Comp Plan,
22 Community Characteristics and Land Use Trends,
23 the Comp Plan states that there is a need for a
24 more consistent, cohesive approach to attracting

1 and retaining retail and commercial services,
2 especially in the downtown, where sustained
3 efforts in supporting and incubating businesses
4 should be the focus of economic development.

5 Second, in the same section it
6 discusses that housing count and household growth
7 is key to attracting new retail development. Any
8 loss of business in the community is going to
9 cause the existing residential base to be
10 underserved, so -- and then we are on to the
11 businesses here.

12 So Advanced Physical Medicine of
13 Yorkville, Limited, is requesting \$25,000 for
14 working capital, including payments on
15 malpractice insurance, software/medical
16 contracts, and maintenance contracts not covered
17 by the PPP loan they have already been awarded.
18 These vendors and insurance companies require
19 monthly payments to be made in full. Advanced
20 has been open since July, 2003 and has 15
21 employees. They hope to maintain their 15
22 employees and to provide care/treatment for local
23 patients who are medically indigent. If funding
24 is received for this business, it would help

1 offset two to three weeks of revenue loss.

2 AJ -- or AGJS, Incorporated, doing
3 business as Tiki Tan, is requesting \$25,000 for
4 working capital, including payroll, rent and
5 utility expenses. Tiki Tan has been in Yorkville
6 since May, 2015, and has been closed since
7 Saturday, March 21st, when they furloughed all
8 employees. The closure has coincided with their
9 busiest season, March through June, and the
10 funding would help them retain their employees
11 and make upcoming rent.

12 BH Martial Arts is requesting
13 \$25,000 for working capital, including payroll
14 and rent. BH Martial Arts has been established
15 since April, 2011 and has been closed by state
16 order since mid-March. When open, BH Martial
17 Arts helps to develop people physically and
18 mentally. The funding would help them retain
19 their employees and make their next rent payment
20 until they can reopen.

21 Brenart Eye Clinic is requesting
22 \$25,000 for working capital, including doctor and
23 staff salaries, rent and utilities. Brenart Eye
24 Clinic has been in business since 1980 at the

1 Yorkville location, and has been closed except
2 for medical emergency care since March, 2020.
3 During the closure, they have invested in new
4 health and safety measures in their office to
5 ensure a healthy environment. This change in
6 business has resulted in a significant decrease
7 in patient volume. Funding will help them keep
8 doctors and staff employed until the statewide
9 closure is lifted and they can resume their
10 normal business.

11 C & C Studios, Incorporated, doing
12 business as Virtues in Motion Dance Studio, is
13 requesting \$25,000 for working capital, including
14 payroll and maintenance of some regular business
15 practices. Virtues in Motion has been in
16 Yorkville since June, 2016, and has been closed
17 since March 16th of this year. They are dealing
18 with not only a loss in revenue from total
19 closure, but they anticipate that families will
20 wait to return to their business when the threat
21 of the virus has fully passed. Funding will help
22 them retain employees now and offset future
23 losses even after the business is back open.

24 COPA, Incorporated, doing business

1 as Salsa Verde Mexican Restaurant and Taqueria,
2 is requesting \$25,000 for working capital,
3 including purchase of food through their
4 different vendors, payroll and utilities. Salsa
5 Verde has been open in Yorkville since 2012 and
6 has been operating during the pandemic as a
7 takeout-only restaurant. The current pandemic
8 has affected their operations by 45 percent.
9 Funding will be used to continue takeout
10 operations into the future.

11 DUY'S, Incorporated, is requesting
12 \$25,000 for working capital, including payroll
13 and vendor invoices. DUY'S Shoes has been in
14 business in the region since 1954 and has seen a
15 reduction in overall customers and revenues from
16 regular and promotional sales. Funding will
17 allow them to pay vendors to continue to receive
18 inventory in a timely manner and will offset
19 their expected advertising costs and lower profit
20 margins to bring customers back into the store.

21 Harmony Aesthetics, LLC, a sole
22 proprietorship by licensed esthetician Sandra
23 Hurtado, is requesting \$11,644 for payroll, rent
24 and utilities. Harmony Aesthetics was founded in

1 2016 and has added a team of three part-time
2 employees before all employees were temporarily
3 laid off in the spring as a result of the
4 pandemic. The close personal nature of these
5 services provided by Harmony Aesthetics has
6 resulted in a total loss of all customer
7 appointments during the pandemic. Funding will
8 allow them to continue paying rent and utilities
9 and maintain payroll during the closure and after
10 a reopening.

11 Haven Yorkville, LLC, doing business
12 as Haven Medical Spa, is requesting \$25,000 for
13 payroll, rent and utilities. Haven Medical Spa
14 has been in business since 2007 at the Yorkville
15 location and has been forced to shut down since
16 March, resulting in a total loss of business.
17 During the shutdown they have cleaned and
18 disinfected their office and continue to reach
19 out to their patient base via social media.
20 Funding will allow them to continue to pay their
21 employees during the shutdown, and will allow
22 them to make rent and pay utilities.

23 The Heartland School, LLC, is
24 requesting \$25,000 for working capital, including

1 payroll. Heartland School is a childcare
2 provider that has been in business since August,
3 2014 in Yorkville. Many of their 31 staff
4 members live in the Yorkville area and all 31
5 employees have been without work since March.
6 All employees except the director have filed for
7 unemployment. Funding will allow them to offset
8 their payroll costs during the shutdown.

9 Idea Marketing Group, Incorporated,
10 is requesting \$25,000 for working capital for
11 payroll, utilities and rent. Idea Marketing
12 Group was founded in July, 2009 and has seen a
13 decrease in business since the pandemic. They
14 have 13 employees that have been able to be
15 retained and work remotely during the pandemic.
16 Funding will allow them to continue to retain
17 employees.

18 Mike and Denise's Pigeon Hill Diner,
19 Incorporated, is requesting \$25,000 for working
20 capital, including payroll, rent and utilities.
21 Mike and Denise's Pizzeria and Pub has been in
22 Yorkville for the past eight years and has
23 operated during the pandemic as a takeout-only
24 restaurant. Funding will be used to retain

1 current employees and continue takeout operations
2 into the future.

3 NCTHOMPSON, Incorporated, assumed
4 name Crossfit Exemplify, is requesting \$25,000
5 for working capital, including payroll, rent and
6 utilities. Crossfit Exemplify has been open in
7 Yorkville since December, 2016, and has been
8 closed since March of this year. They anticipate
9 that business will continue to be impacted even
10 after reopening due to social distancing
11 restrictions and hesitancy by existing members.
12 Funding will be used to make payrolls, pay rent
13 and utilities going forward.

14 Sterchi Chiropractic, S.C., is
15 requesting \$25,000 for working capital, including
16 payroll, rent and utilities. Sterchi
17 Chiropractic has been in operation in Yorkville
18 since 2008 and has seen a loss of 60 percent in
19 revenue since the start of the pandemic. Funding
20 will be used to avoid employee layoffs and cover
21 eligible business expenses while they continue to
22 provide ongoing healthcare to the community.

23 The Law Office Corporation is
24 requesting \$25,000 for working capital, including

1 payroll and fixed expenses. The Law Office is a
2 bar and downtown music venue operating since
3 March, 2016, and has been closed since March,
4 2020. The closure has resulted in a 100 percent
5 loss in revenue. Funding will be used to
6 continue to pay employee salaries and fixed
7 expenses during the shutdown.

8 Thompson Chiropractic Clinic,
9 Incorporated, doing business as Exemplify Health
10 Center, is requesting \$25,000 for working
11 capital, including payroll, rent, utilities and
12 business supplies. Thompson Chiropractic Clinic
13 has been serving Yorkville and the region since
14 February, 2004, and has seen a significant
15 reduction in clients since the pandemic. Funding
16 will be used to maintain payroll for existing
17 employees, except for the principal owner, during
18 the pandemic.

19 Upper Crust Catering, Incorporated,
20 is requesting \$25,000 for working capital,
21 including payroll and other eligible expenses.
22 Upper Crust is a long-time Yorkville business
23 that has continued to offer catered meals and
24 takeout during the pandemic, but has seen a total

1 cancellation of events and catered group meetings
2 since the pandemic. The funds will be used to
3 retain employees and offset advertising
4 expenditures while they pivot to takeout orders
5 and away from catered events.

6 Last, and certainly not least, White
7 Water Ice Cream, LLC, doing business as Foxy's
8 Ice Cream, is requesting \$25,000 for working
9 capital, including payroll and utilities. Foxy's
10 started business in 2011, and since the pandemic
11 has seen decreased revenue because they have been
12 forced to go to curbside and delivery orders
13 only. Funding will be used for bringing
14 employees back on payroll and to offset utility
15 and maintenance costs.

16 That's the end of the 18 business
17 slides.

18 MS. ORR: Now we have to get the
19 attendees.

20 MR. OLSON: The next steps for this,
21 just so everybody is aware, is later on in the
22 agenda we have a passage of a fair housing
23 resolution that is required by the state in order
24 to grant funds to any of these businesses,

1 passage of the Council resolution in support for
2 each grant application.

3 All of the materials have been
4 available since May 5th on the City's website,
5 where there is a link in the public notice, and
6 the slide in front of us, and then after
7 approval, since we are suggesting it is
8 contingent on intergovernmental agreement
9 approval with the county that backs up funds, is
10 a participation agreement signed between the City
11 and the applicant prior to submission. There is
12 an example of that in the packet. It's not
13 necessary for the City Council to approve it,
14 correct, Mayor, we can negotiate the terms of
15 that after approval. That's it. Thank you.

16 MAYOR PURCELL: So, Bart, before you
17 give up the microphone, are we required did you
18 say to get names and addresses of whom?

19 MR. OLSON: Anybody that's attending the
20 hearing in person or remotely, and I can -- we've
21 got 48 participants registered. Some of them I
22 recognize as elected officials and staff, and
23 then business owners, and then some of which I
24 don't know, so I don't know how you want to go

1 through there, if you want me to read off the
2 names and then the people can speak, or if we
3 want to do it a different way.

4 MAYOR PURCELL: Can they -- the people
5 we don't have the names and addresses of, can
6 they shoot those in an email to the clerk later
7 this evening?

8 MR. OLSON: I'll defer to Kathy on that
9 as an opinion. That would certainly be an easier
10 way to do this.

11 MS. ORR: It would be an easier way.
12 Would they just verbally say "here" and their
13 name for the recorded record?

14 MAYOR PURCELL: Okay. So for those who
15 aren't one of the businesses, staff members, or
16 aldermen, elected officials, please state your
17 name, and if you're not participating and you
18 don't want to participate, I won't pretend you
19 are here, but please state your name for the
20 record.

21 MS. ORR: And email your name and
22 address to the City Clerk.

23 DR. BERKE: Dr. Brian Berkey, Advanced
24 Physical Medicine of Yorkville.

1 MS. ORR: Thank you.

2 MS. SUTCLIFF: Foxy's Ice Cream, Robyn
3 Sutcliff.

4 MS. ORR: Thank you.

5 DR. STERCHI: Dr. Jason Sterchi, Sterchi
6 Chiropractic.

7 MS. ORR: Thank you.

8 DR. ZANGLER: Dr. Nicole Zangler,
9 Brenart Eye Clinic.

10 MS. ORR: Thank you.

11 MR. MARKER: Greg Marker, the Heartland
12 School.

13 MS. ORR: Thank you.

14 MS. HURTADO: Sandra Hurtado, Harmony
15 Aesthetics.

16 MS. ORR: Thank you.

17 MS. THOMPSON: Barb Thompson, Crossfit
18 Exemplify.

19 MS. ORR: Thank you.

20 DR. THOMPSON: Dr. Nathan Thompson,
21 Exemplify Health Center.

22 MS. ORR: Thank you.

23 MR. DUY: Tod Duy.

24 MS. ORR: Say that again?

1 MR. DUY: Tod Duy, Duy's Shoes.
2 MS. ORR: Thank you.
3 MR. ARECHIGA: Carlos Arechiga, Salsa
4 Verde Mexican Restaurant.
5 MS. ORR: Thank you.
6 MR. ZANGLER: Tony Zangler, Haven
7 Medical Spa.
8 MS. ORR: Thank you.
9 MR. FOX: Darren Fox, Idea Marketing
10 Group.
11 MS. ORR: Thank you.
12 MS. SCHULTZ: Christy Schultz, C & C
13 Studies, Virtues in Motion Dance Studio.
14 MS. ORR: Thank you.
15 MR. LEE: Baek Lee, BH Martial Arts.
16 MS. ORR: Thank you.
17 MS. GRZYWA: Amanda Grzywa, AGJS, Tiki
18 Tan.
19 MS. ORR: Thank you.
20 MR. COLOSIMO: Carlo Colosimo, plain
21 citizen.
22 MS. ORR: Thank you.
23 MR. MORRELL: Mitch Morrell, Upper Crust
24 Catering.

1 MS. ORR: Thank you. I think that no
2 one -- everyone has spoken. Thank you very much.
3 Please don't forget to email so that we have a
4 written record. Appreciate it.

5 MAYOR PURCELL: Excellent. So are there
6 any other comments or questions on -- this is
7 just the public hearing portion.

8 MS. ORR: City Council doesn't want to
9 make comments.

10 (No response.)

11 MAYOR PURCELL: Okay. We will close the
12 public hearing at this point. The public hearing
13 is closed. Thank you.

14 (Which were all the
15 proceedings had in the
16 public hearing portion
17 of the meeting.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF LASALLE)

3 I, Christine M. Vitosh, a Certified Shorthand
4 Reporter, do hereby certify that I transcribed
5 the proceedings had at the public hearing and that
6 the foregoing, Pages 1 through 27, inclusive, is
7 a true, correct and complete computer-generated
8 transcript of the proceedings had at the time and
9 place aforesaid.

10 I further certify that my certificate annexed
11 hereto applies to the original transcript and
12 copies thereof, signed and certified under my
13 hand only. I assume no responsibility for the
14 accuracy of any reproduced copies not made under
15 my control or direction.

16 As certification thereof, I have hereunto set
17 my hand this 18th day of May, A.D., 2020.

18
19 

20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
23
24

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