

Village of Peoria Heights
Board of Trustees
February 15, 2024

The meeting was called to order at 1:00 p.m.

Everyone stood for a moment of silence and the Pledge to the Flag.

Upon calling roll, the following Trustees were present: Sarah DeVore, Jeff Goett, Elizabeth Khazzam, Jennifer Reichert, Matthew Wigginton, and Brandon Wisenburg. Others present included Mayor Michael Phelan, Village Administrator and Chief of Police Dustin Sutton, Village Clerk Stephanie Turner, and Village Counsel Attorney Mark Walton.

Mr. Rob Mathesin and Mr. Josh Lanning came forward representing Brightside Hospitality to present the Tower Park Café. Mr. Mathesin spoke about his understanding of the need to work with the neighborhood and the business' flexibility. He noted the concept was a passion project and a chance to showcase his hometown. Mr. Lanning provided background on both their histories in the industry while emphasizing the importance of community and teamwork. Mr. Mathesin shared the concept would be a neighborhood market during the day including premade food like salads and sandwiches. At night, the event would have limited private events with no more than 50 attendees. He shared his connections with the local farms highlighting future prospects. Mr. Mathesin noted they'd like to feature live fire cooking as something unique to the area. Mr. Mathesin acknowledged the constraints of the building noting it only had one bathroom and wasn't ADA compliant. Mr. Mathesin emphasized the hours would not be late. He noted the biggest issue would be parking, and the business must communicate with its neighbors. He addressed that alcohol would be retail. Mr. Mathesin also addressed revenue noting the opportunity for sales tax though he noted revenues are estimates and may change. He spoke about opportunities to spruce up the outer building and fundraise for the neighborhood park as well as create new community events. He noted he would like to work with the Turner Center as well. Mr. Mathesin conclude his presentation by listing financial requests from the Village. The building needs updating including another bathroom and ADA improvements which Mr. Mathesin intends to seek economic incentives. He also noted the business will request a low monthly rent of \$500 / month for 5 years with a waiver of rent for the first year during renovation as well as other considerations.

Mr. Jim Foley, Director of Turner Center for Entrepreneurs Bradley University, came forward to present the proposal for the A Matter of Taste Kitchen. He explained he had approached the presentation as a vehicle to answer questions about shared kitchens. He shared the benefits of a shared kitchen and licensing for clients and economic development. He noted the usefulness for starting chefs, food truck owners, bakers, and other related businesses. He explained the partnership with Ms. Connie Randall, a long-term business owner in the Village, and the history of working together on the idea. Mr. Foley shared the Turner Center's history and accomplishments. He spoke about the administration of a shared kitchen and details of the shared kitchen business model. He noted that 30 business owners typically were enough to fill up a shared kitchen as storage is a very important aspect of the business model. Mr. Foley shared the requirements which include licensing and insurance. He also spoke about the market demand of the clients they'd be working with. He spoke about the success rates of the other shared kitchens. Mr. Foley then shared details of shared kitchens in Chicago. Mr. Foley introduced the projects' partners as well including Bradley University staff, Ms. Connie Randall, potentially the Illinois Central College, the Food Corridor, and others. Mr. Foley detailed potential costs for building improvements including reorganizations, fire suppression and hood, and HVAC improvements. He

noted they made need assistance with ADA compliance if it becomes an issue. Bradley University would be responsible for installing security access. Mr. Foley noted the business would have minimal parking needs during the day. He stated event parking at night would be directed to Village parking. He noted they want to be good neighbors and minimize local impact. Mr. Foley shared the project buildings on the Village's brand and ideals. He noted they would be a strong partner in empowering entrepreneurs.

Mayor Phelan encouraged the Board to ask questions. Trustee Wisenburg asked Mr. Mathesin if there would be live music. Trustee Wigginton exited the meeting at 2:06 pm. Mr. Mathesin noted he didn't expect it, but he wouldn't exclude it completely. He noted there was the opportunity to have live music in the park. Trustee Wisenburg asked Mr. Foley if Bradley University had a relationship with School District 325. Mr. Foley stated he believed so. Trustee Wisenburg asked about funds, and Mr. Foley noted there was only a request for fire suppression which was estimated between \$7,000 to \$10,000. Trustee Wisenburg asked about lease terms, and Mr. Foley noted he hadn't proposed any. Trustee Wisenburg asked about property taxes. Attorney Walton noted he would need to check but he believed if the property was used for sales then it might be taxable. Mayor Phelan asked Mr. Foley if there would be a point of sale at the building to generate sales tax, and Mr. Foley agreed. Trustee DeVore asked Mr. Mathesin if any night events would be public. Mr. Mathesin stated to start it would be private, but that might be modified. He noted they would return to the Village and ask the neighborhood about proposed changes. He stressed that he didn't want to be dishonest, but he didn't want to put himself in a box and have the business fail. Trustee DeVore questioned what time the market would close. Mr. Mathesin stated possibly 6:00 pm noting the private events would come in right after. Trustee DeVore asked about marketing. Mr. Mathesin noted the power of social media and utilizing it to market to specific groups. He also spoke about partnering with the Village. He stated he didn't believe the business would need a lot of marketing because of the partners' current relationships. Trustee DeVore asked if permanent parking were established for the neighbors if it would create problems, and Mr. Mathesin stated it didn't. He again stated the business must work for neighborhood. Trustee Khazzam thanked all the presenters noting about the passion for the Village. She asked both about deliveries. Mr. Mathesin noted there would be, but he didn't anticipate semis noting his vendors are smaller businesses. He stated his would probably be at the back of the building. Trustee Khazzam asked about equipment requirements like grease traps. Mr. Mathesin provided that an above ground grease trap would suffice. Trustee Khazzam asked if the business would request a liquor license, and Mr. Mathesin agreed. Trustee DeVore followed up by asking for more information about the retail liquor. Mr. Mathesin confirmed Trustee DeVore's understanding of the concept. Trustee DeVore asked Mr. Mathesin about his comment of working with the Turner Center. Mr. Mathesin noted they wouldn't be using the kitchen every night so it was possible they could have a shared calendar. Trustee Khazzam asked Mr. Mathesin about staff. Mr. Mathesin stated it would be two people at a time with four total during the day. There would be an additional two at night for a total of eight. Trustee Khazzam asked Mr. Foley about their numbers. Mr. Foley stated it would probably be a couple of people with possibly up to four. He noted long term it could be up to six. Trustee Khazzam asked about sales, and Mr. Foley noted it would be a natural future pop up sales point. Mayor Phelan asked Mr. Mathesin if he was willing to make improvements up front and be paid back as the Village's agreement are typically pay-as-you-go. Mr. Mathesin agreed noting he has an investor lined up, and he asked for the initial waiver of rent to offer the business the best chance of success. He noted he would like to use BDD funds to be used in some of the larger expenses in order to receive funds more quickly. Mayor Phelan asked if the business would be asking for a gaming license. Mr. Mathesin stated he absolutely would not. He noted the revenue was important for the Village but not for the concept of his setting. Mayor Phelan asked about building improvements outside. Mr. Mathesin noted the outside was already well set up, but the would draw up plans for submission to the Zoning Board. He spoke to the tank which needs some

decoration like vines or a mural. Mr. Foley noted they didn't anticipate outdoor improvements as they wouldn't be using the outdoors very much. Mr. Foley confirmed that they weren't asking for liquor license. Mayor Phelan asked about financial considerations, and Mr. Foley confirmed the only possible ask was the fire suppression system.

Mayor Phelan asked for questions from the audience. A resident came forward to speak about her concerns. She noted she is the house closest to the business, and she's concerned about parking but also night life. She shared she liked the idea of permit parking. Mr. Foley stated night use would be limited. He stated there might be very small events with a maximum of twenty. Mr. Mathesin acknowledged how close the resident's home was to the business. He noted there was the possibility of extending the fence height with approval. He acknowledged there would be people on the patio, but he stated the noise would be talking level. He stressed he'd like to meet with her to discuss if chosen. He noted they're aiming for an experience. He stressed to the resident that he wants to work with her as her home is so close to the business. Trustee Reichert asked Mr. Mathesin if it would be similar to a house party. Mr. Mathesin agreed noting that they wanted to respect the nature and the neighborhood. Mr. Mathesin noted the benefit of his business was that he was a single entity that could be approached with concerns. Trustee Reichert asked if the residents would have an avenue for complaints about noise or other issues. Mr. Foley agreed.

Mr. Brian Wide, 924 E Euclid Ave, came forward to express concerns the restaurants would be smelly. He noted parking is a mess during events, and the frustration of parking during events.

Mayor Phelan asked for closing remarks. Mr. Eric Sampson, Bradley University, came forward to share the volume of food related entrepreneur projects. He noted the importance of a shared kitchen for allowing businesses to test with a limited expense consequence if they fail. He shared this would be an opportunity to establish a pipeline of "foodie" business owners in the community. Mr. Mathesin noted he was a proven entity and talent that would treat the neighborhood fairly.

Mayor Phelan stated the purpose of the meeting was to get more information. He encouraged residents to reach out to the Board.

Trustee Wisenburg made a motion to enter executive session under the Open Meetings Act 5 ILCS 120/2(c)6 sale or lease of property. Trustee Goett seconded the motion. The Board voted 5-0 to enter executive session at 2:42 pm.

Trustee Khazzam exited executive session at 2:57 pm.

The Board reconvened regular session at 3:15 pm.

Trustee Goett made a motion to adjourn, and Trustee DeVore seconded the motion. The Board of Trustees voted 6-0 to adjourn at 3:15 pm.

Michael Phelan, Mayor

Stephanie Turner, Village Clerk