



333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6800

MICRO LOAN REVIEW COMMITTEE

July 6, 2023
2:00 PM

1. Call to Order

2. Roll Call

3. Public Participation

Citizens wishing to address the Village Board with respect to any item of business listed on the agenda, or any matter not appearing on the agenda, are asked to sign up with the Deputy Village Clerk prior to the meeting. Comments will be limited to three minutes for each speaker.

4. Approval of Minutes

(A) Minutes of the January 18, 2023 Meeting

(B) Minutes of the May 1, 2023 Meeting

5. Items for Consideration

(A) Micro Loan Approval for Jeremy and Angela VanMatre DBA VanFam Diner at 2020 Lon Drive

6. Adjournment



Micro /EDA Loan Review Committee

Wednesday, January 18, 2023

Committee Members Present

Mayor Charles Smith, Herman Fogal, Denny Long, Connie Nelson, and Koleen Roseman

Committee Members Not Present

Terry Archibald, Craig Rogers, Brian Schurter

Others Present

Scott Eisenhauer, Village Administrator; Christopher Milliken, Urban Planning Manager; and Tana Ward, Deputy Village Clerk

Mayor Smith opened the meeting at 9:03am

Public Participation

Debbra Sweat stated that she was streaming the committee meeting via Facebook. She also questioned if the webcam attached to the Smartboard could be utilized to stream meetings moving forward with the IT Department.

Items for Consideration

Mr. Milliken presented the Micro Loan request for Fashion Nails in the amount of \$64,280.00 with a 2% interest rate. The funds would be used to make improvements to the property located at 109 S. Maplewood Drive. The Village will have a second mortgage position on the property, and the business equipment would be utilized as collateral. The loan fits the program preferred criteria of being a minority/woman-owned business. The project supports the expansion of a previously existing successful community business, and the applicants currently have no outstanding debts owed to the Village.

Mr. Long made the motion to forward the loan request to the Village Board under the proposed terms. Mr. Fogal seconded the motion.

Yea: Mayor Smith, Herman Fogal, Denny Long, Connie Nelson, Koleen Roseman

Nay: None

Motion Carried 5-0

Adjournment

Mayor Smith adjourned the meeting at 9:20am.

Minutes prepared, submitted, and filed by Tana Ward, Deputy Village Clerk



Micro /EDA Loan Review Committee

Monday, May 1, 2023

Committee Members Present

Mayor Charles Smith, Herman Fogal, Denny Long, Connie Nelson, Koleen Roseman, and Brian Schurter

Committee Members Not Present

Terry Archibald

Others Present

Craig Rogers, Bank of Rantoul; Scott Eisenhauer, Village Administrator; Christopher Milliken, Urban Planning Manager; Brian Hunt, Community Development Specialist; and Tana Ward, Deputy Village Clerk

Mayor Smith opened the meeting at 11:02am

Public Participation

No public participation.

Items for Consideration

Mr. Milliken presented the EDA Loan request for Kelly Beach and Mary Margaret Roessler in the amount of \$300,000.00 with a 3% interest rate. The funds would be used to purchase the existing business currently known as Midwest Silkscreening, along with the printing equipment. The printing equipment is valued at \$117,000.00, which will be utilized as collateral. The loan fits the program preferred criteria of being a woman-owned business. The project meets the job creation/retention requirement of one full-time position for every \$30,000.00 borrowed, and the applicants currently have no outstanding debts owed to the Village.

Mr. Long made the motion to forward the loan request to the Village Board under the proposed terms, adding that the Village have the first lien position on any other loan acquired. Ms. Roseman seconded the motion.

Yea: Mayor Smith, Herman Fogal, Denny Long, Koleen Roseman, Brian Schurter

Nay: None

Motion Carried 5-0

Mr. Milliken presented the Micro Loan request for Jeremy and Angela VanMatre in the amount of \$50,000.00 with a 3% interest rate. The funds would be used to purchase restaurant equipment and furnishings for a new restaurant, VanFam Diner. The location is 2020 Lon Drive, formerly Pizza Hut. The restaurant equipment and furnishings have a value of \$50,000.00, and they would be utilized as collateral. The

loan fits the program preferred criteria of being a woman-owned business. The project meets the job creation/retention requirement of one full-time position for every \$30,000.00 borrowed, and the applicants currently have no outstanding debts owed to the Village.

Ms. VanMatre added that the restaurant is being purchased on contract, and that they have already purchased much of the furnishings required from Juan Carlos Angel Perez of Agave Mexican Restaurant.

Mr. Long inquired about cash flow projections. With the lack of written projections, Mr. Long made the motion to table the vote until they could be provided. Mr. Schurter seconded the motion.

Yea: Mayor Smith, Herman Fogal, Denny Long, Koleen Roseman, Brian Schurter

Nay: None

Motion Carried 5-0

Mr. Milliken provided an update on current and delinquent loans. Currently, Attorney Dave Wesner is pursuing two outstanding loans in the court system.

Connie Nelson joined the meeting at 11:30am.

Announcement

No additional announcements were presented.

Adjournment

Mayor Smith adjourned the meeting at 11:33pm.

Minutes prepared, submitted, and filed by Tana Ward, Deputy Village Clerk

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Micro Loan Approval for Jeremy and Angela VanMatre DBA VanFam Diner at 2020 Lon Drive	DEPARTMENT: Community Development
DATE: July 6, 2023	AMOUNT: \$50,000 Microloan
ATTACHMENTS: 1. VanFam Diner Loan Application 2. letter to Board re VanFamDiner Micro Loan app	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: Jeremy and Angela VanMatre, DBA VanFam Diner, are requesting a \$50,000 micro loan for the purpose of purchasing new restaurant equipment and restaurant furnishings for a new restaurant at 2020 Lon Drive (former Pizza Hut). According to their application, "We would like to establish a new restaurant on the East side of town, offering breakfast, lunch, and dinner while making many items from scratch and providing nutritious options." Cash Flow: The Business Plan provided outlines their expected expenses and revenues. Collateral: The applicant has provided a list of restaurant equipment and furnishings totaling approximately \$50,000. Other: The loan fits the program preferred criteria of a minority/woman-owned business, as well as supporting the reuse of a previously existing and successful restaurant location. The applicants do not currently have any debts owed to the Village.	
RECOMMENDED ACTION: Board approval of a \$50,000 Microloan for Jeremy and Angela VanMatre, DBA VanFam Diner, for a new restaurant at 2020 Lon Drive	
DEPARTMENT HEAD APPROVAL Christopher Milliken	VILLAGE ADMINISTRATOR Scott Eisenhauer



Scott Eisenhauer
Village Administrator

333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6801

To: Micro-Loan Committee
Fr: Scott Eisenhauer/Chris Milliken
Re: VanFam Diner – Jeremy & Angela VanMatre
Dt: 20 April 2023

Borrower: VanFam Diner
Loan Amount: \$50,000.00
Term: 7 years
Rate: 3%
Monthly Payment: \$661.00
Collateral: Restaurant equipment and furnishings
Jobs Retained/Created: 30 total positions, approximately 7 full time equivalents

Jeremy and Angela VanMatre, DBA VanFam Diner, are requesting a \$50,000 micro loan for the purpose of purchasing new restaurant equipment and restaurant furnishings for a new restaurant at 2020 Lon Dr (former Pizza Hut). According to their application, “we would like to establish a new restaurant on the East side of town, offering breakfast, lunch and dinner while making many items from scratch and providing nutritious options.”

Cash Flow: The Business Plan provided outlines their expected expenses and revenues.

Collateral: The applicant has provided a list of restaurant equipment and furnishings totaling approximately \$50,000.

Other: The loan fits the program preferred criteria of a minority/woman owned business, as well as supporting the reuse of a previously existing and successful restaurant location. The applicants do not currently have any debts owed to the Village.



VILLAGE OF RANTOUL
ECONOMIC DEVELOPMENT

EDA & MICRO LOAN PROGRAMS

LOAN APPLICATION

Applicant Information

Name Business
Angela VanMatre Van Fam Diner

Street Address City State Zip
201 E Belle Ave Rantoul IL 61816

Phone Number Email

Business Location (if different)

2020 Lon Dr. Rantoul IL 61816

Type and History of Business

New restaurant, full service, salad & soup bar, breakfast-lunch-dinner, alcohol

Amount of Loan Requested & Intended Use

50,000 - equipment, booths & tables, install cost, start-up food inventory, deposits, health dept fees, liquor license fee, smallwares.

Principals (include resumes of principals, co-signors & guarantors)

Angela VanMatre
Jeremy VanMatre

Number of Jobs Created or Retained 30

Description of Collateral

Restaurant equipment - 6 ft range w/ griddle, 6 ft griddle, 9 ft make table w/ refrigeration, 2 door freezers, 3 ft make table w/ refrigeration, 9 ft salad bar, 5 ft steam table, 30 dining tables w/ chairs, 2 POS systems, refrigerated grill stand, 2 gas deep fryers, stainless steel tables
Other Committed Funding Sources & shelves, Ansul fire system, 11 ft range hood, 4 ft range hood, soup warmers
grill w/ stand = 6300

\$30,000 - distribution from retirement, in process to move to savings, paperwork submitted.

Business References, including phone numbers

<u>Bob Nichols -</u>	<u>Kohl Wholesale district manager.</u>
<u>Scott Meuser</u>	<u>M3 Mechanical owner</u>
<u>Alonzo Muñoz</u>	<u>long term business associate</u>
<u>Dwayne Smith</u>	<u>long term business associate</u>

Statement of Community Benefit (i.e. provide needed goods/services, increase traffic to a shopping area)

Establish a restaurant on the East side of town. To encourage growth for retail in the area. Provide nutritious options with soup and salad bar. Offer breakfast, lunch, & dinner while making as many items from scratch. Provide jobs for the community.

Applicant Disclosure Statement

I Angela & Jeremy VanMatre (Applicant) assert that the preceding information is true and correct and that the loan funds will be used as stated by me in this Application.

Angela VanMatre & Jeremy VanMatre 3/13/23

Applicant (please print name)

Date

Angela VanMatre & Jeremy VanMatre

Applicant Signature

Owner Disclosure Statement

(Required if Applicant is not the property owner of the parcel being improved)

I _____ (Owner) certify that I, as owner of the property at

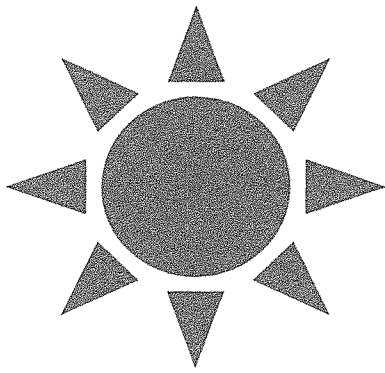
_____, give _____ (Applicant) authority to implement the described improvements at the property. I further acknowledge that the Village of Rantoul assumes no liability in the event of any dispute between the Owner and Applicant concerning any building improvement work undertaken by the Applicant.

Owner (please print name)

Date

Owner Signature

Property Address



VANFAM DINER BUSINESS PLAN

2020 Lon Dr.,
Rantoul, IL, 61866

Executive Summary

Highlights



Opening cost: \$80,000

Sales Forecast based on previous restaurant ownership: \$800,000 for the first year with 5% growth rate.

Food cost will be 25%-30%

Labor cost will 25%-35%

Operating cost include: building, utilities, repairs, marketing, licensing, etc. \$85,000 per year.

Objectives



Future goals: outdoor seating, 2-3 video gaming machines, serve alcohol, catering, 5% growth annually.

Mission Statement



To serve the community with quality food and service, with healthier food options, to our very own hometown.

Keys to Success



Combination of growing community with 30 years of restaurant experience makes a great recipe for success.

Description of Business



Full-service restaurant

Breakfast, lunch, and dinner

Serving alcohol

Soup and salad bar with keto and vegetarian options

American style cuisine

Company Ownership/Legal Entity



New independent business.

Application for CUPD food service health permit in process.

Jeremy VanMatre certification: ServSafe Food Service Manager expires 10/18/2024.

Application for liquor license to be completed.

EIN established through IRS.

Location

-  Free standing restaurant located at 2020 Lon Drive, Rantoul, IL.
Large parking lot with excellent outdoor lighting.
Recently renovated.
New landscaping to be installed.
Lit up pole sign for restaurant located on US route 136.

Interior

-  Working with CUPD Health department to establish proper layout of kitchen and salad bar.
Contracting for booth installation

Hours of Operation

-  Sunday-Thursday 6:00 am - 9:00 pm
Friday & Saturday 6:00 am – 3:00 am

Suppliers

-  Kohi Wholesale Distributor: provides food, tea, & coffee
Coca-Cola Bottling Company
Alpha Baking Company: bread
Beer: TBD

Management

-  See attached resumes

Financial Management

-  Purchasing restaurant and land on contract from Mark Garrell. \$10,000 down-payment, \$3,300 a month includes property tax.
POS system for managing food cost and labor.
QuickBooks for financial management

Start-Up/Acquisition Summary

-  \$10,000 for down-payment of restaurant
\$20,000 for purchase of restaurant equipment from Carlos (owner of Agave) including: 30 tables, 62 chairs, 2 gas deep fryers, 9 ft salad bar, 6 ft steel prep table, triple sinks, steam table, 6 ft griddle, 5 ft stove/oven /griddle, POS system, microwave, exhaust hoods, hand sinks, shelves, 2 ft refrigerated make table, & Ansul fire system.

\$3,500 for 9.5ft refrigerated make table.
\$1,800 ice maker.
\$400 food service license.
\$1,650 liquor license.
\$10,000 booths
\$2,500 pole sign and outdoor signage
\$10,000 start-up food inventory
\$3,300 X 3 months mortgage payments prior to opening.
\$1,000 X 3 months utility costs prior to opening.
\$20,000 cash flow

Marketing



Online menu, utilizing Door Dash, pole sign located on Rt 136, Facebook, and advertising at the sports complex.

Competition



No other soup and salad bar located in Rantoul. Only other full-service breakfast in Rantoul is Redwheel and Ott's, neither located on the east side of town.

Pricing



Utilizing Cost of Goods Sold X 300% will maintain 30% food cost

Projected Cash Flow Statement 2023-2024

Cash Flow Statement	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
 Total receipts	\$75,000	\$78,750	\$82,688	\$86,821	\$91,163	\$95,721	\$75,000	\$78,750	\$82,688	\$86,821	\$91,163
Cash Payments	\$15,000	\$15,750	\$16,538	\$17,364	\$18,233	\$19,144	\$15,000	\$15,750	\$16,538	\$17,365	\$18,233
Credit/Debit Payments	\$60,000	\$63,000	\$66,150	\$69,457	\$72,930	\$76,577	\$60,000	\$63,000	\$66,150	\$69,457	\$72,930
Payments & Expenses	\$70,528	\$73,232	\$75,275	\$76,865	\$80,111	\$83,417	\$69,028	\$72,732	\$74,775	\$76,865	\$80,111
Food Cost	\$22,500	\$23,625	\$24,806	\$26,046	\$27,349	\$28,716	\$22,500	\$23,625	\$24,806	\$26,046	\$27,349
Payroll	\$22,500	\$23,625	\$24,806	\$26,046	\$27,349	\$28,716	\$22,500	\$23,625	\$24,806	\$26,046	\$27,349
Accounting	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Advertising	\$2,000	\$1,000	\$1,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Cleaning Supplies	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Credit Card Fees	\$1,800	\$1,890	\$1,985	\$2,084	\$2,188	\$2,297	\$1,800	\$1,890	\$1,985	\$2,084	\$2,188
General Expenses	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Property Insurance	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268
Legal Expenses	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Utilities	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Start-up Loan Payment	\$636	\$636	\$636	\$636	\$636	\$636	\$636	\$636	\$636	\$636	\$636
Onboarding	\$2,000	\$2,000	\$2,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Payroll Taxes	\$1,721	\$1,807	\$1,898	\$1,993	\$2,092	\$2,197	\$1,721	\$1,807	\$1,898	\$1,993	\$2,092
Pest Control	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75
Property Tax	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417
Mortgage/Lease	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Sales Tax	\$6,750	\$7,988	\$7,442	\$7,814	\$8,205	\$8,615	\$6,750	\$7,988	\$7,442	\$7,814	\$8,205
Telephone & Internet	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180
Unemployment Ins.	\$793	\$833	\$874	\$918	\$964	\$1,012	\$793	\$833	\$874	\$918	\$964
Waste Removal	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Workman's Comp Ins.	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160
Lawn & Snow	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
POS software	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78
January-March are slower											
months in restaurant											
industry.											
Sales based on \$15											
average ticket price, serving											
~ 160 customers daily.											

JUNE	Notes
\$95,721	(5% growth monthly)
\$19,144	(20% of total sales)
\$76,577	(80% of total sales)
\$83,417	
\$28,716	(30% food cost)
\$28,716	(30% labor cost)
\$400	
\$500	
\$250	
\$2,297	(3% credit payments)
\$300	
\$268	
\$200	
\$3,500	
\$636	Village of Rantoul
\$1,000	
\$2,197	Med 1.45%, SS 6.2%
\$75	
\$417	
\$3,500	
\$8,615	
\$180	
\$1,012	(3.525% of payroll)
\$300	
\$160	
\$200	
\$78	

Jeremy VanMatre

Rantoul, IL

Work Experience

General Manager of Pizza Hut

08/2019 to Present

Flvnn Restaurant Group

409 N Mattis Ave. Champaign, IL

Maintain food safety standards, manage staff, inventory, food preparation, and provide excellent customer service.

Department Manager

2018 to 2019

Farm & Fleet

Urbana, IL

Maintain inventory, cleanliness, and provide customer service for the automotive department.

Owner/Operator/GM

1999 to 2017

Taffies Cafe and Taffies Family Restaurant

Champaign and Mahomet, IL

Skills

Restaurant owner/manager - 10+ years

Have always passed my Public Health Department Inspections easily and inspections from Steritech. Worked in the food industry for nearly 30 years. I have good attention to detail and maintain high standards of cleanliness.

Angela VanMatre

Profile

RN seeking employment with organization that values my leadership, strong personality, compassion, resourcefulness, and wide skill set.

Employment History

Shift Coordinator at Maxim-Shapiro Developmental Center, Kankakee

06/2022–Present

- Worked collaboratively with all personnel to ensure administrative tasks were handled properly.
- Assisted hospital staff and other RN's in day to day tasks in accordance with patient care plans and physician's orders.
- Worked well both independently and in team settings.
- Remained compassionate and sensitive to patients and families at all times.

House Supervisor at GAH, Gibson City, IL

04/2013–06/2022

- Critical access hospital ICU nurse.
- Coordinate care between ER, ICU, Med/Surg, and OB.
- Task/triage in each department as needed.
- Rapid response nurse for codes or emergencies.
- Able to work as a float nurse between all departments.
- Problem solve staffing issues, report to upper management.

Charge nurse at Presence, Urbana, IL

01/2009–04/2013

- Assessments, obtaining personal information, and treatment of patients in a timely and efficient manner.
- Ortho-neuro medical surgical unit.
- Patient assignments, admissions, and discharges.

Owner/Operator at Taffies Family Restaurant, Champaign

Skills

Leadership	5/5
Ability to Work Under Pressure	5/5
Problem Solving	5/5
Critical Thinking	5/5
Patient Advocacy	5/5

Courses

Post-grad courses for FNP at Chamberlain University

References

Mary Graves, RN, BSN from Maxim, prior Gibson Area Hospital

Don Fabi, RN, BSN, MSN from Gibson Area Hospital

John Perkins, RN from Gibson Area Hospital

Education

**Bachelor of Science in Nursing, Lakeview College
of Nursing, Danville, IL**

08/2006–12/2008

ACLS, American Heart Association

01/2023

BLS, American Heart Association

07/2022

PALS, American Heart Association

12/2023

NRP, American Academy of Pediatrics

10/2022



333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6800
Fax 217.892.5501

To: Mayor and Board of Trustees
Fr: Chris Milliken
Re: VanFam Diner – Jeremy & Angela VanMatre
Dt: 28 June 2023

Borrower: VanFam Diner
Loan Amount: \$50,000.00
Term: 7 years
Rate: 3%
Monthly Payment: \$661.00
Collateral: Restaurant equipment and furnishings
Jobs Retained/Created: 30 total positions, approximately 7 full time equivalents

Jeremy and Angela VanMatre, DBA VanFam Diner, are requesting a \$50,000 micro loan for the purpose of purchasing new restaurant equipment and restaurant furnishings for a new restaurant at 2020 Lon Dr (former Pizza Hut). According to their application, “we would like to establish a new restaurant on the East side of town, offering breakfast, lunch and dinner while making many items from scratch and providing nutritious options.”

Cash Flow: The Business Plan provided outlines their expected expenses and revenues.

Collateral: The applicant has provided a list of restaurant equipment and furnishings totaling approximately \$50,000.

Other: The loan fits the program preferred criteria of a minority/woman owned business, as well as supporting the reuse of a previously existing and successful restaurant location. The applicants do not currently have any debts owed to the Village.