

Copper Still Martini Lounge & Speakeasy

Business Expansion & Kitchen Build-Out Proposal

1. Executive Summary

Copper Still Martini Lounge & Speakeasy is an established, high-performing business that has proudly contributed to the vitality of downtown Homewood for **over five years**. This proposal, which was generated after a recent meeting with **Village President Rich Hofeld and key Village staff**, outlines a strategic expansion plan to maintain our competitive edge and maximize our community contribution as we enter our **sixth year of operation**.

The plan involves installing a commercial kitchen to introduce a full-service, elevated food program. This expansion requires a total investment of **\$75,000**, including a prudent contingency budget, and is projected to yield an **Annualized ROI of 72.8% to 126.8%**. We respectfully request financial assistance to secure this capital investment, which promises immediate returns for the Village through job creation, increased tax revenue, and enhanced downtown activity.

2. Current Business Overview

Since opening, Copper Still built a strong reputation for hospitality and community involvement. We host regular themed events, private celebrations, and live performances that draw consistent crowds from across the region. Our focus on quality, safety, and service has resulted in five years of smooth operations without incident—an achievement that underscores our commitment to responsible business practices and community partnership.

3. Kitchen Expansion Plan

The addition of a kitchen will enable Copper Still to expand its service model, offering small plates, appetizers, and curated meals to complement its cocktail offerings. The kitchen will feature modern, efficient equipment suitable for an intimate speakeasy-style menu, allowing us to maximize space while ensuring compliance with all health and safety codes.

4. Projected Build-Out Costs

The total estimated cost for the kitchen build-out, installation, and initial stocking is **\$75,000**. This figure incorporates a crucial contingency fund to manage the financial risks associated with complex construction projects, ensuring the plan remains robust and on schedule.

Item	Description	Estimated Cost
Commercial hood + fire suppression	Ventilation & safety systems	\$20,000

Cooking equipment	Flat top, fryer, convection oven	\$15,000
Refrigeration & prep tables	Storage and stainless steel workspaces	\$10,000
Plumbing & grease trap installation	Utility connections and code compliance	\$8,000
Buildout & electrical	Walls, flooring, lighting, and wiring	\$8,000
Initial inventory + smallware	Food stock, plates, utensils, etc.	\$5,000
Subtotal	Initial Hard Cost Estimate	\$66,000
Contingency (13.6%)	Reserve for unforeseen expenses	\$9,000
Total Estimated Project Cost	Funding Request	\$75,000

5. Project Snapshot

Category	Detail
Total Investment (with contingency)	\$75,000
Average Ticket Price	\$18-\$20
Meals Served per Day	45
Operating Days per Month	25
Projected Net Monthly Profit	\$6,238
Annualized ROI Range	73%–127%
Payback Period	9–16 months

Financial Impact

The kitchen expansion is expected to yield immediate and sustainable returns.

Projected Monthly Profitability (Mid-Range)

- Total Monthly Revenue: **\$20,688**
- Monthly Operating Costs: **\$14,450**
- **Net Monthly Profit: \$6,238**

Annual ROI: 73%–127%

Payback Period: 9–16 months

These projections are based on conservative, mid-range estimates using Copper Still’s historical performance and comparable hospitality benchmarks.

6. Economic and Community Benefits

- Creates new local jobs (2–3 kitchen positions)
- Increases downtown Homewood foot traffic and tourism
- Expands operating hours for lunch and brunch service
- Enhances collaboration with nearby restaurants and local vendors
- Strengthens the village’s tax base through higher sales volume
- Reinforces Homewood’s image as a vibrant dining and entertainment destination

7. Funding Request

Copper Still Martini Lounge & Speakeasy respectfully requests financial assistance from the Village of Homewood, through grants, TIF district funding, or other small business support programs, to offset the \$66,000 cost of the proposed kitchen build-out. This investment will accelerate the project’s timeline and allow us to deliver meaningful community and economic benefits within the first year of operation.

8. Project Timeline

Phase	Description	Target Completion
Design & Permitting	Finalize layout and secure approvals	Month 1
Construction & Installation	Buildout and inspections	Month 2
Staff Hiring & Training	Kitchen onboarding and menu testing	Month 2
Launch Event	Community ribbon-cutting and media rollout	Month 3

9. Conclusion

The Copper Still Martini Lounge & Speakeasy kitchen expansion represents a strategic business improvement and a community enhancement. We look forward to working with Angela Mesaros, Director of Economic and Community Development, and the Village of Homewood to make this initiative a success.

Sincerely,

Lovise Jiles

Owner, Copper Still Martini Lounge & Speakeasy