



Agenda Item Executive Summary

Item Name Development Agreement for Table Talk Supper Club at 209 W. Main Street Committee or Board Committee of the Whole

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

Following the Committee of the Whole (COW) meeting on July 16, 2025, and based on feedback received, the Village has worked with the property owner and developer to produce a revised Development Agreement for 209 W. Main Street. This updated draft formalizes the scope of improvements proposed by the Table Talk Supper Club and outlines the terms under which these will be constructed within the Village's right-of-way.

Key elements include:

- Submission of a professionally engineered site plan prepared by CES Inc., which includes alley improvements to support site access and service.
- A modified escrow arrangement requiring in recognition of Village staff's initial permitting oversight, and waiving up to 12 hours of engineering review by Fehr Graham.
- A formal commitment by the Developer to maintain the improved alley segment until such time as the Village connects it to Pecatonica Street.
- Ordinance-based satisfaction of parking requirements via designated public and on-street parking, in light of the site's downtown location.
- Conditions around potential future development, use of an outdoor smoker, signage, and Village inspection and enforcement authority.

The agreement preserves Village ownership of the alley, protects utility access, and sets standards for materials, insurance, and liability. It also affirms the Owner's consent to the proposed work and includes mechanisms to ensure compliance with all applicable Village codes.

ATTACHMENTS (PLEASE LIST)

Site Plan for 209 W. Main, Draft Agreement

ACTION REQUESTED

- ☒ For Discussion Only
☐ Resolution
☐ Ordinance
☐ Motion:

MOTION:

Staff: Joseph Dienberg Date: 8/6/2025