



Agenda Item Executive Summary

Item Name A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO ENTER INTO A DEVELOPMENT AGREEMENT FOR SITE PLAN REVIEW AND PUBLIC IMPROVEMENTS 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 a Committee of the Whole discussion on August 13, 2025, the Village of Winnebago has finalized a Development Agreement with Table Talk Supper Club, Inc., and the property owner for public improvements at 209 W. Main Street. The agreement formalizes the scope of improvements proposed by the developer, including professionally engineered site plans, alleyway enhancements for access and service, and parking accommodations in line with downtown ordinances.

Key components include:

- Alley improvements detailed in the CES Inc. site plan, with future connectivity to Pecatonica Street.
- A modified escrow recognizing initial Village permitting oversight and waiving up to 12 hours of Fehr Graham engineering review.
- Commitments for ongoing maintenance of the improved alley by the developer until Village assumption.
- Preservation of Village ownership, utility access protections, and enforceable compliance standards.

The resolution authorizes the Village President to execute the agreement in substantially its current form, with limited authority to approve minor, non-substantive changes.

ATTACHMENTS (PLEASE LIST)

Resolution, Draft Agreement

ACTION REQUESTED

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

MOTION:

Staff: Joseph Dienberg Date: 8/20/2025