

RESOLUTION NO. 2025-__

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO ENTER INTO A DEVELOPMENT AGREEMENT FOR SITE PLAN REVIEW AND PUBLIC IMPROVEMENTS AT 209 W. MAIN STREET

WHEREAS, the Village of Winnebago (“Village”) and Table Talk Supper Club, Inc., along with the property owner, have negotiated the terms of a proposed Development Agreement for Site Plan Review and Public Improvements at 209 W. Main Street (“Agreement”), a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, at its Committee of the Whole meeting on August 13, 2025, the Village Board discussed the terms of the proposed Agreement and the scope of improvements contemplated therein; and

WHEREAS, the Village Board finds that it is in the best interest of the Village to authorize the Village President to execute said Agreement in substantially the form attached hereto, with limited authority for non-substantive modifications, understanding that “substantial change” includes but is not limited to any modification that materially alters the obligations of the Village, materially alters the obligations of the Developer or Owner in a manner that reduces their commitments, changes the duration of the Agreement, increases the financial commitment of the Village, or materially changes the scope, location, or nature of the public improvements described in the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Winnebago, Illinois, as follows:

SECTION I: AUTHORIZATION

The Village President is hereby authorized to execute the Development Agreement for Site Plan Review and Public Improvements at 209 W. Main Street in substantially the form attached hereto as *Exhibit A*.

SECTION II: MINOR MODIFICATIONS

The Village President is authorized to approve and execute minor language or formatting changes to the Agreement that do not constitute “substantial changes” as defined in the Recitals of this Resolution.

SECTION III: FURTHER BOARD APPROVAL

Any substantial change, as defined in the Recitals, shall require prior approval by the Village Board before execution of the modified Agreement.

SECTION IV: EFFECTIVE DATE

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.