

Resolution No. 12-17

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,
COOK AND KANE COUNTIES, ILLINOIS, APPROVING A CONCESSION LICENSE
AGREEMENT
(CABOOSE CONCESSION STAND, DEPOT PARK)**

WHEREAS, the Village of East Dundee, Cook and Kane Counties, Illinois (the “*Village*”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Butcher on the Block Gourmet Bratwurst & Sausages, Inc., an Illinois corporation, (the “*Concessionaire*”) has approached the Village in regards to licensing the Village’s caboose located at 112 Railroad Street in Depot Park (the “*Caboose*”) for the purpose of operating a food concession stand therein; and,

WHEREAS, the Village desires to have the Caboose operated by the Concessionaire for the service of a high quality and creative menu as part of the downtown restaurant community; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village to enter into an agreement with the Concessionaire for the operation of a concession stand out of the Caboose pursuant to the terms and conditions as set forth in the Concession License Agreement attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

Section 1. That the Concession License Agreement, attached hereto and made a part hereof, is hereby approved and the President, Village Clerk, and Village Administrator are hereby authorized to execute and deliver said Agreement and undertake any and all actions that may be required to implement its terms.

Section 2. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.


PASSED this 1st day of May, 2017, pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Hall and Mahony

NAYS: ~~Ø~~
Abstain: ~~Ø~~ Trustee Andresen

ABSENT: ~~Ø~~

APPROVED this 1st day of May, 2017



Village President

Attest: 
Village Clerk

CONCESSION LICENSE AGREEMENT

Caboose Concession Stand, Depot Park

This CONCESSION LICENSE AGREEMENT (the "License"), made and entered into this 1st day of May, 2017, by and between the Village of East Dundee, a municipal corporation, hereinafter referred to as "Village," and Butcher on the Block Gourmet Bratwurst & Sausages, Inc., an Illinois corporation, hereinafter referred to as "Concessionaire."

WITNESSETH:

WHEREAS, the Village desires to have its caboose located at 112 Railroad Street in Depot Park operated by a concessionaire for service of a high quality and creative menu as part of the downtown restaurant community; and,

WHEREAS, the Village and the Concessionaire have reached an understanding concerning the operation of the caboose as a concession stand and agree as follows:

1. PURPOSE

It is the intent of this License to provide from the Village's caboose a food and beverage concession operation at the Depot Park. All food and commodities sold by Concessionaire shall be of the best quality, all service prompt and courteous, all personnel shall be clean and presentable and the facility, including all equipment, shall be kept in accordance with required health standards and the ordinances of the Village.

2. TERM

The term of this License shall be two (2) years commencing May 1, 2017 and terminating April 30, 2019. The term of this License may be extended for an additional two (2) years upon request by the Concessionaire and approval by the Village.

3. OPERATING SPECIFICATIONS

- A. The Concessionaire shall operate its business in the caboose concession stand at Depot Park generally located at 112 Railroad Street in the Village, and as more specifically described in this document and as shown on Exhibit A (the "Premises").
- B. An inventory of Village-owned equipment in the concession stand will be made jointly by the Concessionaire and the Village. A listing of that beginning equipment and fixture inventory will be made an attachment to this License as Exhibit B. The Concessionaire is responsible for providing all other necessary equipment for its operation. The Concessionaire may have the necessary equipment for internet access installed at the Premises.

- C. The Village shall have the right at all times to inspect the Premises occupied by the Concessionaire in conducting its services and sales.
- D. The Concessionaire agrees at its sole cost and expense, except as otherwise provided under this License, to complete minor maintenance required for its operation and to keep the Premises in a clean, sanitary and safe condition. The Concessionaire shall keep the walls, fixtures, cooking areas and floors cleaned in accordance with the requirements of the Village and County Health Departments and ordinances of the Village. The Concessionaire shall obtain all health permits prior to operation and all Health Department reports shall be immediately transmitted to the Village Administrator of the Village for review. The Concessionaire shall furnish all cleaning supplies and materials needed to maintain the Premises in the above described manner.
- E. The Concessionaire shall notify the Village Administrator or his or her designee of any repairs required on the Premises to return the Premises to its condition as of the commencement of the License term, ordinary wear and tear excepted. If Village staff is capable, the Village shall make the necessary repair within a reasonable period of time. In the event that Village staff does not possess the capability to make a given repair, or the cost of repair (including labor and materials) exceeds \$500.00, the Concessionaire shall make the repair at its own cost and provide a receipt for said repair to the Village. The Village shall reimburse the Concessionaire for fifty percent (50%) of the cost of the repair using sales tax revenue paid to the Village from sales made on the Premises. In no event shall reimbursement under this provision be made from funds other than sales tax revenue derived from the Premises.
- F. Any capital improvements done on or to the Premises or permanent fixtures added to the Premises costing over \$300 in value shall be approved by the Village Administrator prior to commencement. If approved, the Concessionaire shall complete the capital improvement or addition of permanent fixture at its own cost and thereafter provide a receipt for the costs related to the capital improvement or addition of permanent fixture to the Village. The Village shall reimburse the Concessionaire for fifty percent (50%) of the cost of the capital improvement or addition of permanent fixture, except that the Village shall reimburse Concessionaire for one hundred percent (100%) of the cost to erect a small shed to be used for the purpose of dry storage, from sales tax revenue paid to the Village from sales made on the Premises. In no event shall reimbursement under this provision be made from funds other than sales tax revenue derived from the Premises. Concessionaire agrees that any capital improvement or permanent fixture shall remain on the Premises and property of the Village upon termination of this License.
- G. At the end of the License term and any extension thereof, the Village Administrator shall conduct an inspection of the Premises, and the Concessionaire shall be informed of the outcome of said inspection. The Concessionaire will

deliver the Premises, and all Village owned equipment to the Village at the termination of this License in good condition and state of repair as when received except for ordinary wear and tear.

- H. The Concessionaire does not have exclusive rights to any concession operations within Depot Park.
- I. The Concessionaire shall open daily during the summer months for accommodation of Depot Park patrons, special events, and other users of Depot Park and shall operate a business offering the goods and services in the Premises defined herein all as described in Exhibit D attached hereto and made a part hereof by reference. Concessionaire agrees that the Village shall perform winterizing on the Premises such that the Premises will be inoperable during the winter months. The determination of when winterizing and the reopening of the Premises shall occur will be made by the Village Administrator.
- J. The Village agrees to furnish to the Concessionaire access to Village water and sewer utilities at no cost to Concessionaire. Concessionaire shall be responsible, at its sole cost, for all other utilities and services required upon the Premises including, but not limited to, electric, gas, , garbage removal, and internet services.
- K. All storage of material and equipment shall be within the Premises or as approved by the Village Administrator.
- L. The Premises shall not be subject to the Code of Ordinances of the Village of East Dundee related to signage, however, no display signs, menus or advertising materials of any kind shall be used or placed on the exterior of the building except with prior written approval of the Village Administrator.
- M. The Concessionaire agrees to open the concession stand, upon request by the Village, for special functions or events at Depot Park.
- N. The Concessionaire will be allowed to use discretion regarding closing during periods of non activity with approval from the Village Administrator or his or her designee.
- O. The Concessionaire agrees that the Caboose is in satisfactory condition subject only to any written memorandum executed by the Concessionaire and the Village.
- P. The Village is responsible for grass mowing and trimming along with snowplowing, if necessary, upon the Premises.

4. PAYMENTS AND OTHER REPORTS TO THE VILLAGE

- A. The Concessionaire agrees to pay to the Village without any prior demand therefore and without any deduction or set-off whatsoever, and as fixed minimum rent, as follows:
- (1) Ten percent of gross sales (10%) per month during the first year of the initial two (2) year term and eleven and one-half percent of gross sales (11.5%) per month during second year of the initial two (2) year term,
 - (2) In the event that Concessionaire requests and the Village approves an additional two year term as provided in Paragraph 2 hereof, the rent for that subsequent two year term will be determined by both the Village and the Concessionaire. In the event that the Village and Concessionaire cannot reach an agreement regarding rent for a subsequent two year term, this License shall terminate.
 - (3) The Concessionaire shall send the Village a printout of the previous month's sales from its point of sale system along with rent payment by the 10th of each month. There is a \$50.00 penalty per month after the 10th day for sales from the previous month and it is a violation of this license and if 30 days in default, this license is null and void.
- B. The Concessionaire shall be required to provide the Village with a security deposit of five hundred dollars (\$500.00) and shall be responsible for any damage to the Premises at the termination of this License. At the termination of this License, the Village shall return to Concessionaire any remaining balance of the security deposit provided that Concessionaire complies with Paragraph 3G hereof and returns the Premises to the Village in as good a condition and state of repair as when received, ordinary wear and tear excepted.
- C. The Concessionaire shall provide to the Village, prior to the start of the License term, confirmation of insurance coverage described in paragraph 5 below for the Premises and the operations of the business for the entire term, with the Village named as additional insured on all policies.
- D. Concessionaire shall pay all taxes, except real estate taxes, levied or assessed against the Caboose or this License.

5. INSURANCE REQUIREMENTS

- A. Prior to the beginning of the initial term, Concessionaire shall procure, maintain and pay for such insurance as will protect against claims for bodily injury of death, or for damage to property, including loss of use, which may arise out of operations by the Concessionaire or its employees. Such insurance shall not be less than coverages and limits of liability specified in the attached Exhibit C or coverages and limits required by law unless otherwise agreed to by the Village.
- B. All insurance policies shall contain a provision that coverages and limits afforded hereunder shall not be canceled, materially changed, non-renewed or restrictive modifications added, without thirty (30) days prior written notice to the Village.

Renewal certificates shall be provided to the Village not less than fifteen (15) days prior to the expiration date of any of the required policies. All Certificates of Insurance shall be in a form acceptable to Village and shall provide satisfactory evidence of compliance with all insurance requirements. The Village shall not be obligated to review such certificates or other evidence of insurance, or to advise Concessionaire of any deficiencies in such documents, and receipt thereof shall not relieve the Concessionaire from, nor be deemed a waiver of the right to enforce the terms of the obligations hereunder. The Village shall have the right to examine any policy required and evidenced on the Certificate of Insurance.

- C. The Concessionaire shall indemnify and save the Village harmless from and against any loss, damage, or liability occasioned by, growing out of, or arising or resulting from any default hereunder, or any tortious or negligent act on the part of the Concessionaire or its agents or employees.

6. SUBLETTING OF LICENSE

This License shall be not assigned or any part sub-contracted without the written consent of the Village. In no case shall such consent relieve the Concessionaire from their obligation or change the terms of this License.

7. TERMINATION OF LICENSE

The Village reserves the right to terminate the whole or any part of this License upon thirty (30) days written notice to the Concessionaire or immediately upon default by the Concessionaire. Default is defined as failure of the Concessionaire to perform any of the provisions of this License or failure to make sufficient progress so as to endanger performance of this License in accordance with its terms.

8. TAXES, LICENSES & PERMITS

The Concessionaire shall pay all sales, and other taxes that are lawfully assessed against the Village or the Concessionaire in connection with the Concessionaire's facilities and the work included in this License, and shall obtain and pay for all licenses, permits, certificates of authority, and inspections required for the work. The Concessionaire shall furnish to the Village satisfactory evidence that it has all permits, licenses, and certificates of authority required to operate for the term of this License.

9. STATUS OF CONCESSIONAIRE

The parties agree that neither Concessionaire nor Concessionaire's employees are employees of the Village.

10. RELEASE

Village assumes no responsibility for the loss or damage of Concessionaire's property or improvements placed on or in the Premises and Concessionaire hereby expressly releases and discharges Lessor from any and all liability for loss to such property or improvements. Village shall not be liable for any financial loss incurred by Concessionaire due to unforeseen or uncontrollable events which cause failure of any or all of the facilities to operate during the term hereof.

11. NOTICES

Any notices concerning this License may be given, and all notices required by this License or concerning performance under this License shall be given in writing and shall be personally delivered, faxed or mailed addressed as shown below, or such other address or addresses as may be designated by either of the parties, in writing, from time to time.

To the Village:
Jennifer Johnsen
Village Administrator
120 Barrington Avenue
East Dundee, IL 60118
FAX: 847-426-2956

With a copy to:
Kathleen Field Orr
Kathleen Field Orr and Assoc.
53 West Jackson Blvd., Suite 964
Chicago, IL 60604
FAX: 312-382-2127

To Concessionaire:
Butcher on the Block Gourmet Bratwurst & Sausages, Inc.
c/o Thomas Yucuis, President
4660 W. Algonquin Rd.
Lake in the Hills, IL 60156
FAX: _____

11. CONCESSIONAIRE CERTIFICATIONS

A. Concessionaire certifies that it is not barred from contracting with the Village as a result of a violation of either Paragraph 33E-3 or 33E-4 of Act 5, Chapter 720 of the Illinois Compiled Statutes regarding criminal interference with public contracting, and

B. Swears under oath that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue as required by Chapter 65, Act 5, paragraph 11-42.1 of the Illinois Compiled Statutes, and

C. States that it has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided to the Village upon request, and


D. Complies with the civil rights standards set forth in Title VII of the Civil Rights Act as mandated in Executive Order No. 11246, U.S.C.A. Section 2000e

12. COMPLIANCE WITH LAWS

All work under this License shall be executed in accordance with all applicable federal, State, and Village laws, ordinances, rules and regulations which may in any manner affect the performance of this License.

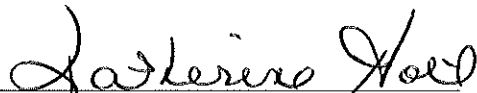
IN WITNESS WHEREOF, the parties hereto have caused this License to be executed by the persons duly authorized thereto the day and year first hereinabove written.

The Village of East Dundee:



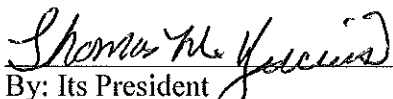
Village President

Attest:



Village Clerk

Concessionaire:
Butcher on the Block Gourmet
Bratwurst & Sausages, Inc.



By: Its President

EXHIBIT A
SITE PLAN OF PREMISES

EXHIBIT A

OPERATOR OWNED EQUIPMENT

Caboose tracks, railroad rails, and ties (installed on site)

Railroad crossing light (installed on site)

Railroad lantern (installed on site)

Railroad metal crossing signs (installed on site)

3' grill with exhaust and Ansel system installed above grill (installed on site)

2 basket fryer installed (installed on site)

Steam table with special inserts for special order ceramic pots (installed on site)

3 compartments sink (installed on site)

Hand wash sink (installed on site)

Food service approved shelving (installed on site)

Order line (installed on site)

Cold storage prep table with under refrigeration installed (installed on site)

2 food warmers (installed on site)

Under counter freezer (needs repair)

Commercial walk in cooler – 7' x 7' (installed on site in a separate shed)

Ice cream machine (in storage at special events garage)

Commercial ice maker (installed on site)

Shake and malt 6 prong blender (off site)

1500 gallon grease trap and sanitary sewer service

Water service

Gas service

15' x 13' fenced garbage enclosure shared with Village seasonally

11.5' X 40" Composite deck facing the east to the Fox River Bike Trail

14' X 33' Brick public patio with brick flower box with built in seating

Retaining walls

12' X 5' steel deck with stairs (west side) for employee entrance

Custom powder coated railings all around

9' by 9' shed

Sliding serving window with stainless steel outside counter

HVAC split system

Gooseneck lights on east exterior

RPZ

BUTCHER ON THE BLOCK OWNED EQUIPMENT

Under counter refrigerator

Hobart meat slicer

Microwave

Cash Register

Heat Lamp

Racking for walk-in cooler

Racks under serving windows

EXHIBIT C

VILLAGE OF EAST DUNDEE, ILLINOIS INSURANCE REQUIREMENTS

Concessionaire shall procure and maintain, for the duration of the License, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Concessionaire, his agents, representatives, or employees.

1. **MINIMUM SCOPE OF INSURANCE** Coverage shall be at least as broad as:
 - A. Insurance Services Office Commercial General Liability Occurrence Form CG 0001 with the Village named as additional insured; on a form at least as broad as the endorsement in paragraph 10 including ISO Additional Insured Endorsement CG 2026, CG 2010.
 - C. Insurance Service Office Business Auto Liability Coverage Form Number CA 0001, Symbol 01 "Any Auto."
 - D. Workers' Compensation as required by the Worker's Compensation Act of the State of Illinois and Employers' Liability insurance.
2. **MINIMUM LIMITS OF INSURANCE** Concessionaire shall maintain limits no less than if required under above scope:
 - A. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
 - C. Businesses Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
 - D. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.
3. **DEDUCTIBLES AND SELF-INSURED RETENTIONS**

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Village, its officials, agents, employees, and volunteers; or the Concessionaire shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses.

4. **OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain, the following provisions:

- A. **General Liability and Automobile Liability Coverages**
 1. The Village, its officials, agents, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of the Concessionaire's work, including activities performed by or on behalf of the Concessionaire; products and completed operations of the Concessionaire; premises owned, leased, or used by the Concessionaire; or automobiles owned, leased, hired, or borrowed by the Concessionaire. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees, and volunteers.
 2. The Concessionaire's insurance coverage shall be primary as respects the Village, its officials, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees, and volunteers shall be excess of Concessionaire's insurance and shall not contribute with it.
 3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees, and volunteers.
 4. The Concessionaire's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Concessionaire's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Concessionaire shall be required to name the Village, its officials, agents, employees, and volunteers as additional insureds.
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

B. All Coverages

Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage, or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

5. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII, and licensed to do business in the State of Illinois.

6. VERIFICATION OF COVERAGE

Concessionaire shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. Other additional insured endorsements may be utilized, if they provide a scope of coverage at least as broad as the coverage stated in paragraph 10, such as ISO Additional Insured Endorsements CG 2026 or CG 2010. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

7. ASSUMPTION OF LIABILITY

The Concessionaire assumes liability for all injury to or death of any person or persons including employees of the Concessionaire, any supplier, or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this License.

8. INDEMNITY/HOLD HARMLESS PROVISION

To the fullest extent permitted by law, the Concessionaire hereby agrees to defend, indemnify, and hold harmless the Village, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the Village, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Concessionaire or its employees, or which may anywise result therefore, except that arising out of the sole legal cause of the Village, its agents, or employees, the Concessionaire shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officials, agents, and employees, in any such action, the Concessionaire shall, at its own expense, satisfy and discharge the same.

Concessionaire expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Concessionaire, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Village, its officials, agents, and employees as herein provided.

9. ADDITIONAL INSURED ENDORSEMENT

The "WHO IS AN INSURED" section of the policy/coverage document shall be amended to include as an insured, the Village, but only with respect to liability arising out of your work. For purpose of this endorsement, "arising out of your work" shall mean: (1) Liability the Additional Insured may incur resulting from the actions of a Concessionaire it hires, (2) Liability the Additional Insured may incur for negligence in the supervision of the Named Insured Concessionaires work, (3) Liability the Additional Insured may incur for failure to maintain safe worksite conditions, and (4) Liability the Additional Insured may incur due to joint negligence of the Named Insured Concessionaire and the Additional Insured.

EXHIBIT D

Description of goods and services to be provided and hours of operation

EXHIBIT D

CABOOSE CONCESSION STAND PROPOSAL

We are Tom and Jill Yucuis, owners of Butcher on the Block Meat & Deli in Lake in the Hills. We are respectfully requesting your consideration for Butcher on the Block to manage the "Caboose Concession Stand" for a period of 2 years. We started our business in the year 2000 with 1600 square feet and recently expanded to 4300 square feet because of the success of our business.

The fresh meat products that we currently sell are injection free, grass fed and all natural. Boar's Head is the brand of deli meats and cheeses we carry which are endorsed by the American Heart Association. We are most famous for our 60 plus varieties of gourmet bratwurst and sausages. We also carry 20 different varieties of sliders, all-beef hot dogs (1/4, 1/2 & 1 pound each), as well as a variety of fresh meats and fish. Our deli sandwiches, which we would plan on selling, are second to none.

This is our vision for the Caboose:

We plan to sell gourmet deli sandwiches, all beef hot dogs, our famous bratwurst and sausages, sliders, pork Carnitas, Italian beef and cooked pot roast sandwiches, along with French fries and tater tots. We also plan on being home of deep fried bratwursts, deep fried cheese curds, and poutine (Canadian dish of French fries or Tator Tots and cheese curds, topped with light gravy). We believe we can sell most everything mentioned above at \$8 or less. Sliders more than likely will be in the \$2-\$3 range and bratwursts and sausages at \$5 each. We would also offer soft drinks and water, and if space allows we would request a beer and wine license so that our customers are able to have a beverage with their meal if they prefer.

Staffing will be a minimum of two people per shift, seven days per week with hours starting at 10:00 a.m. to 9:00 p.m. Sunday through Saturday. If the business warrants us to extend our hours, we will consider it down the road. We will add staff as business permits. We predict our estimated sales to be \$2,000-\$3,000/week, estimated \$84,000/year, with the expectation of increased sales as we build our business and name.

Marketing will include distribution of our menu at businesses along the bike path and the surrounding area, as well as the Kane County Prairie Bike Path website. We would also be requesting a sign be allowed on the top of the Caboose.

Cameras will be installed for security inside and outside of the building.

Business references:

Sysco: Joe Cervantes (Sales Rep) 815-955-8457

Turano: Mike Momot (Sales Rep) 708-250-2292

EXHIBIT D

Windy City Deli Provisions (Boar's Head): Robert Bates (Owner) 312-515-7796

We have lived in East Dundee for over 20 years and our vision has always been to have a business in the Village we live in. We respectfully request your consideration to team up with East Dundee in making the Caboose a destination stop, tourist attraction and successful business in East Dundee.

Thank you,

Tom & Jill Yucuis
Butcher on the Block
4660 W. Algonquin Rd.
Lake in the Hills, IL 60156
847-669-6679