

Commercial Revitalization Committee

Tuesday, January 13, 2026 at 6:30 p.m.

**This meeting will be held in person at the Village Hall Board Room,
447 N. Catherine Ave., La Grange Park, IL 60526**

Members of the Public Are Encouraged To Attend

Agenda

1. Chairwoman to Convene Meeting
2. Public Comment
3. Approval of Minutes – November 11, 2025
4. Consideration of a Façade & Property Revitalization Program Application for
Cork Keg & Spirits (1000 E. 31st Street)
5. Next Meeting
6. Adjournment



VILLAGE OF EST. 1892
LA GRANGE PARK

RULES FOR PUBLIC COMMENT
All Village Meetings

1. Please step up to the podium before speaking, and announce your name before beginning your comments. Speakers shall provide comments only from the podium and return to their seat at the end of their remarks.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes, or such lesser period of time as the Village President or Commission/Committee Chair deems appropriate in light of number of potential speakers and time constraints.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. The Village President or Commission/Committee Chair reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. For Village Board Meetings only (4th Tuesday of each month): Under the “Public Participation (Agenda Related Comments)” section of the agenda, the Village President reserves the right to disallow comments that do not relate to agenda items.
6. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Deputy Village Manager Maggie Jarr at mjarr@lagrangepark.org or by calling (708) 354-0225 between 9:00 a.m. and 4:30 p.m. before the meeting so that the Village can make reasonable accommodations for you.

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Maggie Jarr, Deputy Village Manager, at 708-354-0225 x108 or mjarr@lagrangepark.org promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

Commercial Revitalization Committee Agenda Memo

Date: January 13, 2026
To: Commercial Revitalization Committee
From: Derek Rockwell, Senior Planner/Project Coordinator
Maggie Jarr, Deputy Village Manager
RE: **Consideration of a Façade and Property Revitalization Program Application for Cork Keg & Spirits (1000 E. 31st Street) – #2025-02**

Summary

The Applicant, Neel Patel, representing Cork Keg & Spirits (1000 E. 31st Street), is seeking approval of a grant request through the Village’s Façade & Property Revitalization Program. The proposed project includes front canopy removal and the construction of a new metal panel canopy with parapet wall coping and updated soffit materials on the 31st Street (north) façade. Work also consists of removing the existing Dryvit system on the Beach Avenue (west) façade and installing new plywood decking, adding ice and water shielding, power washing the west wall, replacing damaged bricks, and re-tuckpointing the surface to create a uniform appearance.

These improvements address deteriorated exterior conditions, resolve long-standing façade maintenance issues, and is intended to enhance the building’s visual character, improve material durability, and create a more cohesive appearance along the 31st Street commercial corridor. By investing in structural and aesthetic upgrades rather than limited maintenance repairs, the applicant is making a substantial and permanent improvement to a key commercial frontage, consistent with the goals of the Façade & Property Revitalization Program and the Village’s corridor reinvestment objectives.

Project Cost & Grant Request

Project Component	J. Andersen (Applicant Preference)	Apex	Reimbursement Request
Canopy Reconstruction & Façade Rehabilitation	\$27,055.00	\$19,177.00	\$13,527.50
Signage Removal & Reinstallation	\$3,850.00 – Elevate Sign Group	\$3,850.00 – Elevate Sign Group	\$1,925.00
Total Project Cost	\$30,905.00	\$23,027	\$15,452.50

The Applicant prefers J. Andersen due to the comprehensive nature of their scope of work and competitive pricing.

All Façade & Property Revitalization Program funds budgeted for the 31st Street / Barnsdale Business Development District (BDD) have been exhausted for the current fiscal year. The

BDD has sufficient available funds to support this project should the CRC and Village Board choose to move forward.

Village Code Compliance Overview

Staff performed a Village Code analysis of the proposal and determined it is compliant with the Village's Commercial District Design Standards (§ 153.133):

- Facades facing public streets are articulated with architectural features and high-quality materials.
- The use of multiple materials, textures or colors is required to add visual interest to the facade.

DOCUMENTATION

- Application with Narrative
- J. Andersen Construction Proposal
- Apex Exteriors Proposal
- Elevate Sign Group Proposal
- Existing Conditions Photographs
- Renderings



**Facade and Property Revitalization Program
Grant Application**

Applicant Information

Applicant Name: **Property Owner Name:**
Email: **Email:**
Phone Number: **Phone Number:**

Project Description

Business Name:
Business Address:
Zoning District/Land Use Description:

TIF and/or Business Development District (BDD):

- | | | |
|---|---|--|
| <input type="checkbox"/> Village Market TIF | <input type="checkbox"/> 31 st St. / Barnsdale TIF | <input type="checkbox"/> 31 st St. / North La Grange Road BDD |
| <input type="checkbox"/> Village Market BDD | <input type="checkbox"/> 31 st St. / Barnsdale BDD | <input type="checkbox"/> 31 st St. / Maple Avenue BDD |

Project Narrative (attach additional sheets if necessary):

Construction Start/End Dates:

Total Project Cost:

Reimbursement Amount Request (50% maximum):

Application Checklist

- Signed and completed application form, including a brief project narrative describing the current conditions and proposed work to be performed
- Photos of existing conditions
- Plans/drawings of proposed work
- Material/color samples, if applicable
- A minimum of 2 (two) contractor bids
- IRS Form W-9

Acknowledgement

I (We) hereby affirm that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge. I (We) hereby acknowledge my (our) obligation to reimburse the Village of La Grange Park for all necessary and reasonable expenses incurred by the Village in the review and certification of any documents submitted in conjunction with this application.

Business Owner Name (Print):

Signature: 

Date:

Property Owner Name (Print):

Signature: _____

Date:

Estimate

DATE	ESTIMATE #
11/4/2025	12938

Neil Patel 1000 E. 31st Street LaGrange Park, IL 60526
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P.O. NO.

DESCRIPTION	TOTAL
<ul style="list-style-type: none"> - Powerwash existing brick wall. - Replace approximately (50) bricks. - Grind and re-tuckpoint entire wall for even appearance. - Install metal coping on top of limestone, if needed. <p>*We are thinking it will be best for the sign company to remove the existing sign prior to starting our work (If you are getting a new sign and the existing sign is garbage, let me know and we can include the removal)</p> <p>*If limestone cap for parapet wall is in good shape, coping may not be needed.</p> <p>*Dark brown dryvit material on northeast corner of building will remain in place.</p> <p>*They do not make an exact color match to the existing yellow bricks on the back of the building. The new yellow bricks will be off-shade. Discuss painting entire wall, if desired.</p> <p>*We are assuming that the insulation material behind the dryvit was installed with cap nails and may have created heavy damage to brick wall.</p> <p>*If insulation behind dryvit material was glued to existing bricks, we will need to discuss.</p> <p>Guidelines & Warranty:</p> <ul style="list-style-type: none"> - If any permitting, license fees, or inspections are required this will be an additional cost. - Due to experiencing rapidly fluctuating prices of materials and supplies, the cost of this estimate is subject to change one month after being issued. - All unused and excavated material by J. Andersen Construction will be hauled from site and disposed of properly. - Parking area will be needed for trucks and equipment. - One year warranty is provided for all new work. 	6,750.00
Terms: Net 30 1.5% interest per month charge on past due balances	TOTAL \$27,055.00

SIGNATURE

Phone #	E-mail	Web Site
708-203-5115	████████████████████	████████████████████



Apex Exteriors Inc.
1655 Shanahan Drive,
South Elgin, IL 60177
Phone: 847-531-8960
Fax: 847-531-8966

**Company
Representative**
David Scott
[Redacted]

Purvesh Shah
1000 East 31st Street
La Grange Park, IL 60526
[Redacted]

- All permits supplied by Apex Exteriors to be at an additional cost to the customer; Added to final invoice amount
- Apex Exteriors to supply dumpsters
- Remove 1 layer of existing Dryvit on front canopy down to substructure.
- Inspect existing substrate for any rotten areas. Any plywood replacement needed will be done at \$3.50/sq ft. and 1x wood replaced at \$5.00/foot.
- Install Grace H/T ice and water shield to the entire deck.
- Install 36" Pro-Rib Steel Panels.
- Includes all fasteners, coping and flashing as required.
- Install James Hardie panels on exterior ceiling.
- Clean up all debris created from the above mentioned scope of work.
- 40 yr Pro-Rib material warranty
- 5 yr Apex workmanship warranty

OPTION: Remove and dispose of existing DryVit on right elevation down to existing brick. TOTAL: \$2620.00

NOTE: All signage must be removed by others before work starts.
In metal roofing panels, oil canning is a natural occurrence that can be found in all light gauge sheet metal products and flashing that does not affect the function or structural integrity of the product, only the aesthetic. Accordingly, Apex Exteriors Inc. (Apex) will not accept oil canning as a cause for material rejections, nor will Apex replace material due to oil canning.

TERMS: 50% Deposit Due at Contract Signing with Remaining Balance Due Upon Completion

TOTAL	\$16,557.00
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II. License 104.015352

This proposal may be withdrawn by Apex Exteriors, Inc if not accepted within 14 days due to material price increases.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over & above the estimate. If any water damaged substrates or framing is found after existing material removal, Apex Exteriors, Inc. will replace at additional charges of \$113.00 per man hour, plus materials, to be completed only at customer approval. Other unforeseen conditions or damage may also incur additional charges in order to complete the project as described. Apex reserves the right to substitute comparable or better materials and items in place of those specified above, so long as they do not materially and adversely affect performance of said materials. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. By approving this contract, you consent that Apex Exteriors, Inc., or its agents, may contact you via text messages and/or emails for communications about quotes, services, products, warranties, sales, or updates before, during or after project construction. In the event of a breach of this agreement by the customer, the customer shall pay all reasonable attorney's fees and collection costs of Apex Exteriors, Inc., including costs of placement and removal of liens and associated title expenses incident to any action brought to enforce this agreement. In the event that either party brings any legal action against the other under this agreement, the parties agree that such action, with the exception of mechanic lien foreclosure actions, shall be vested exclusively in the County of Kane, State of Illinois. Any project construction permits, if necessary, are to be completed and provided by client unless otherwise stated in scope of work above. Any credit card payments will incur an additional 3.5% convenience fee added to the charged amount. A monthly finance charge of 1.5% (18% annually) will be added to all past due balances. The undersigned personally guarantees payment of the account to Apex Exteriors, Inc.

ACCEPTANCE OF PROPOSAL

Upon signature, the above prices, specifications and conditions are satisfactory and are hereby accepted. Apex Exteriors, Inc. is authorized to do the work specified.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

Sales Quote

2025-09-04

Prepared by John Marcquenski

Prepared for Cork Keg & Spirits
 1000 East 31st Street,
 La Grange Park, IL, USA

Job Description: Remove and Re-install (3) Signs - 1000 East 31st Street, La Grange Park, IL, USA

	PRICE	QTY	SUBTOTAL	TAX
LABOR				
Remove (3) building signs and store them on site.	\$1,500.00	1	\$1,500.00	\$0.00
Re-install (3) building signs in the same locations.	\$2,350.00	1	\$2,350.00	\$0.00
			Tax	\$0.00
			Total	\$3,850.00

Cork Keg & Spirits



TERMS & CONDITIONS

- **Proposal Acceptance**
 - Proposal valid for 7 days. Shipping quotes valid for 10 days. Acceptance of the Elevate Sign Group estimate provided separately requires either a signed copy to be returned or receipt of written approval via email. In doing so, the Customer agrees to the following Payment Terms and the Conditions of those terms detailed herein and in their entirety.
- **Payment Terms**
 - 50% Deposit / Balance Due Prior to Shipment
- **1st Payment**
 - 50% due 10 days after acceptance to initiate Field Survey and Permitting. Payment delays may affect project timeline.
- **2nd Payment**
 - 50% Balance due within 30 days from job installation (Net30).
- **Note**
 - Final invoice reflecting variable costs such as permit fees, engineering, change of scope, etc., will be submitted after installation or shipment. Following shipment or installation, any change of scope at any point will require a new proposal be issued and payment to be submitted before new or additional work will be completed
- **Payment Method**
 - Check, ACH, Visa, MasterCard, or Amex. A 3.5% processing fee will apply to all credit card transactions.
- **Shipment/Install**
 - Installation date will not be scheduled until final payment has been received and delivery has been confirmed
- **Delayed Shipment/Install**
 - Any requested delay of shipment or installation from the Customer exceeding (30) thirty calendar days past production completion will incur a 1.5% storage handling fee per month based on the pre-tax subtotal. Production completion date is assigned after receipt of deposit, permit approval, or signed permit waiver when applicable. Production due dates are set based on current backlog at the time a project enters production but may also be set to meet customer provided construction schedules or requested installation dates. Any requested delay of installation from the Customer exceeding (30) thirty calendar days past shipment delivery will incur a 3.0% storage handling fee per month based on the pre-tax subtotal. Storage handling fees apply regardless of basis for production completion timing, installation postponement, or any contingencies outside the control of Elevate Sign Group including but not limited to failure to make balance payment, building permit issues, construction delays, or customer request. Fee assessment timing ceases when written notification is received within (7) days of shipment or installation start. Fees will be prorated when storage exceeds

(30) days but is less than (60), (90), (120), etc. Fee assessment is intended to offset costs incurred by Elevate Sign Group and/or its' subcontractors to store, handle, secure, clean, and insure signs(s).

- **Order Cancellation**

- Customer requests for cancellation of any approved project must be done so in writing. The Customer heretofore agrees to be financially responsible for any unpaid balance incurred to date for completed work up to the amount indicated on the Estimate including but not limited to code checks, site survey, permit related fees, purchased materials, fabrication, site prep and/or installation of said sign(s).

- **Access**

- The Customer agrees to take all steps necessary to assure that Elevate Sign Group and/or its agents shall have access to the premise in order to perform all its obligations and exercise all its rights pursuant to the terms of this Agreement. Unsuccessful survey or installation trips due to Customer failure to provide sufficient access will be billable.

- **Unforeseen Conditions**

- Elevate Sign Group and/or its agents are not responsible for any unforeseen building, ground, or site conditions which may prevent, complicate, or result in additional engineering, permitting, fabricating, shipping, or installation expenses. This includes but is not limited to schedule conflicts with General Contractor, Landlord stoppage of work, building modifications since time of survey, structural beams, hard ceilings, or walls preventing attachment and wiring access, underground rock, construction debris, utilities, water tables, unstable soil, or overhead power.

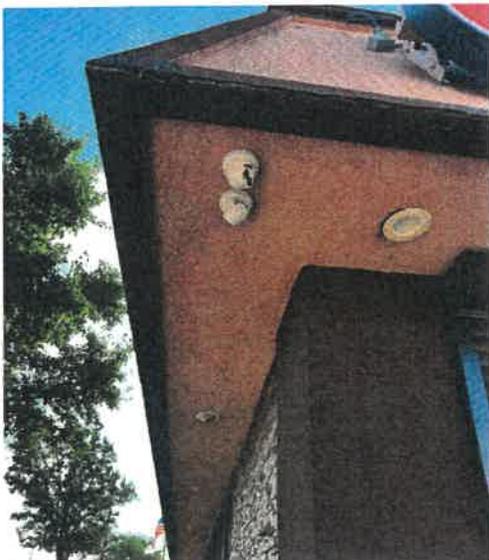
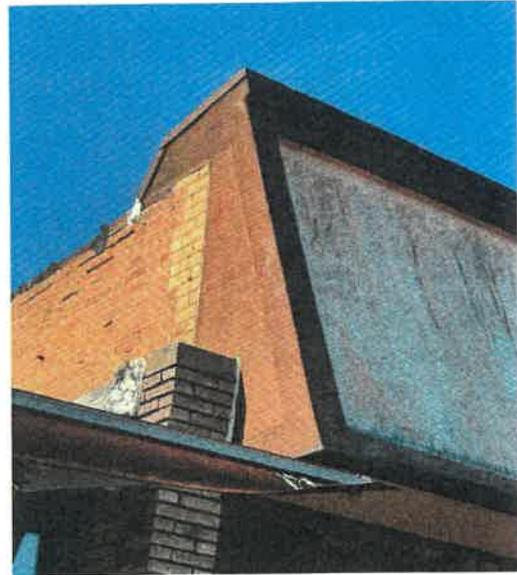
- **Indemnity**

- The Customer shall indemnify and hold Elevate Sign Group and its agents, employees, officers, and directors harmless from and against all claims, damages, losses, and expenses arising out of this proposal.

This Agreement constitutes the entire agreement and understanding between the parties and shall not be considered modified, altered, changed, or amended in any respect except as provided herein unless in writing and signed by the duly authorized officers, employees, or owners of each party. Acceptance by the customer is limited to this Agreement and hereby authorizes Elevate Sign Group, LTD. to use client logos and photographs of client signage for marketing purposes. Any terms whether written or verbal inconsistent with the foregoing shall be null and void.

Neil Patel

BEFORE



PIC•COLLAGE

31st Street Rendering



Beach Avenue Rendering

