



Village of Morton Grove  
**Economic Development Commission (EDC) Meeting**  
Agenda & Meeting Notice

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**Monday, February 10, 2025 - 7:00 P.M.**

2nd Floor Scanlon Conference Room  
Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

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- I. Call to Order
- II. Approval of Minutes of December 9, 2024
- III. Project Updates
- IV. Restaurant Month
  - Restaurant Guide updated
  - Restaurants by Area website/facebook posts (8 in February)
  - Restaurant Profile – Spice n' Fire (7925 Golf)
- V. Greener Morton Grove Award (Earth Month)
  - Awards at April 22 Village Board
- VI. Facade Improvement Program
  - 5628 Dempster Street (North Shore Faucets)
- VII. 2025 Programming
  - 2025 EDC Goalsetting Comments
- VIII. Other Business
- IX. Public Comments
- X. Adjournment

**MINUTES OF THE DECEMBER 9, 2024  
MEETING OF THE MORTON GROVE ECONOMIC DEVELOPMENT COMMISSION (EDC)  
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Economic Development Commission was called to order at 7:01 p.m. Secretary Brandon Nolin called the roll.

Commissioners Present:                 Dahlberg, Fernandez, Hardegree, Khounani, Laliwala, Mathew, O'Connor, Pandit, Khan

Commissioners Absent:                 None

Village Staff Present:                 Brandon Nolin, Community Development Administrator

Village Trustees Present:                 None

Commissioner Dahlberg made a motion to approve the draft minutes from the meeting of July 8, 2024. Commissioner Hardegree seconded the motion. Commissioner Hardegree and Mathew abstained. All others present at the July meeting voted in favor. Motion passed.

Commissioner Dahlberg made a motion to approve the draft minutes from the meeting of September 9, 2024. Commissioner Hardegree seconded the motion. Commissioner Hardegree and Mathew abstained. All others present at the July meeting voted in favor. Motion passed.

Brandon Nolin provided an update on active projects, including:

- Gateway Plaza
- 6201 Dempster Street, Fifth Third Bank and potential future Village Hall facility
- 9312 Shermer Road, Ponto Collection Subdivision
- 8350 Lehigh Avenue, an 89-unit townhome development by Lexington Homes
- 8500-50 Lehigh Avenue, a 36-unit mixed-use development by MHDC SLF LLC
- 6724 Dempster Street, Joe Donut mixed-use development
- 5843 Dempster Street - Dunkin' redevelopment
- 6335 Dempster Street, Gas station redevelopment
- Park Villas townhomes at Ferris & Hennings & Narragansett
- Napleton Honda at Waukegan and Dempster

The Commissioners discussed the active projects.

Mr. Nolin provided an update on the Cumulus marketing campaign. He recapped initiatives conducted in 2024 advertising Morton Grove Days, advertising the Sustainability Expo, and marketing Morton Grove generally running from summer and into early fall.

Mr. Nolin recapped the attendance at the Sustainability Expo in September 2024 and the Small Business Workshop hosted at the Morton Grove Public Library in November 2024. Commissioner Dahlberg and Commissioner O'Connor both indicated their support for continued attendance at the Sustainability Expo in future years and Chairperson Fernandez commented on the quality location of the booth. Commission members indicated that they liked the breadth of materials provided at the booth including posters highlighting Greener Morton Grove award winners, green

business grant opportunities, and a poster summarizing development projects. Commissioner Khounani noted that she thought the small business workshop was very beneficial to local business owners who attended and expressed a desire to host more events like the workshop on a more regular basis. Mr. Nolin noted there were approximately 25 to 30 in attendance and 26 signed in, including approximately 12 to 15 business owners/operators. He also thanked the EDC for distributing flyers about the event.

Mr. Nolin reviewed the Facade Improvement Program application for windows and glass panel doors to be replaced at 5701-09 Dempster Street (FIP 24-05). No Commissioner had any questions and Commissioner Hardegree made a motion to approve FIP 24-05 as presented. The motion was seconded by Commissioner Khan. The motion was unanimously approved by the Commissioners.

Mr. Nolin distributed a worksheet summarizing business survey results and asked each Commissioner to share their priorities for 2025 EDC actions. Commissioner Dahlberg indicated a desire to continue to attend the Sustainability Expo and to step up marketing for the Façade Improvement Program. Commissioner O'Connor noted a desire to attract more restaurants to Morton Grove, and Chairperson Fernandez supported that notion indicating a desire to be able stay in the community when looking for a good sit-down dining options. Mr. Nolin asked the EDC to members to focus on action-oriented ideas that are tangible and could be implemented by EDC volunteers and staff. This led to a broader discussion and the Commissioners agreed that more time was needed for the discussion as part of another meeting. Mr. Nolin indicated he would send an email to the Commissioners requesting input on their top three EDC actions for 2025 and would send a summary of input received prior to the next meeting in February 2025. Chairperson Fernandez agreed with the proposed course of action and underscored a need to have clear actions outlined, so the group could implement proposed programming early in 2025.

Hearing no further business or public comment, Commissioner Pandit moved to adjourn the meeting. The motion was seconded by Commissioner Dahlberg.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 8:17 p.m.

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Minutes by: Brandon Nolin



## Village of Morton Grove

### Office of the Village Administrator

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To: Economic Development Commission

CC: Charles L. Meyer, Village Administrator  
Zoe Heidorn, Assistant Village Administrator  
Hanna Sullivan, Finance Director  
Terry Liston, Corporation Counsel

From: Brandon Nolin, AICP, Community Development Administrator

Date: February 3, 2025

Re: Facade Improvement Program Application No. 25-01  
5628 Dempster Street, Morton Grove, Illinois

#### Introduction

Aaron Kaiser ("applicant"), the owner of North Shore Faucets business and the commercial building at the property commonly known as 5628 Dempster Street in Morton Grove, Illinois ("subject property"), submitted a complete application to the Department of Community and Economic Development requesting grant assistance through the Village's 2025 Commercial Facade Improvement Program. The applicant is proposing the replacement of all windows and glass panel doors at the 5628 Dempster Street ("subject property"). The replacement of windows and doors in existing openings does not require a building permit and does not need to be reviewed by the Appearance Commission.

#### Project Summary

The applicant proposes to replace the existing windows and glass panel doors on the south and east façades with one inch (1 in.) insulated glass and dark bronze aluminum framing. The removal and replacement of windows on a primary façade is an eligible expense under the Façade Improvement Program.

Mr. Kaiser purchased the property in August 1999. North Shore Faucets opened in October 1999 and the business has been in continuous operation since that time selling plumbing fixtures, faucets, and plumbing repair parts. Mr. Kaiser has indicated that the proposed window installation is the initial project in a series of planned energy conservation and aesthetic improvements to the property.

#### Program Background

The Morton Grove Commercial Facade Improvement Program provides financial assistance to commercial property and business owners who are investing in real property by improving facades visible from public rights of way. The program was established to promote and support local businesses seeking to improve the aesthetic quality of Morton Grove's commercial corridors.

The program is a matching grant program that provides funding for 50% of eligible expenses, up to a \$10,000 maximum grant for building renovation or new construction for properties not located within a TIF district. **Eligible expenses** include architectural features, windows, doors, new facade materials, signage, awnings, wall-mounted light fixtures, and materials used to renovate the exterior of the commercial building. **Ineligible expenses** include such work as general repairs, maintenance, demolition unrelated to eligible work, tuck pointing, gutters, sandblasting, landscaping, and architectural design and permit fees. The grant is payable by reimbursement upon successful completion of the approved project and the Village's receipt of final paid invoices.



*Views of Subject Property from south along Dempster Street*



*View of Subject Property from northeast along Parkside Avenue*

### **Funding Source**

The 2025 Village budget allocated \$60,000 to the Commercial Facade Improvement Fund. The application for 5628 Dempster Street is the first application received for the 2025 program year and the budgeted funding available is \$60,000.

### **Program Guidelines**

Per the program guidelines, property owners and businesses located on the first floor of commercial properties in Morton Grove are eligible to receiving funding. The program guidelines set grant limits based on property location. A \$10,000 maximum grant is available for properties not within a TIF district.

In accordance with the program guidelines, the applicant obtained three (3) like bids for the eligible façade work, and the total project costs are summarized in the table below.

Company	Bid Amount	Total Project Cost	Total Eligible Costs	Maximum Grant Award (50% or \$10,000, whichever is less)
AAA American Glass & Mirror, Inc.	\$48,766.34	\$48,766.34	\$48,766.34	\$10,000
Chicago Glass Company	\$75,300.00	\$75,300.00	\$63,150.00	\$10,000
Custom Glass, Inc.	\$86,270.00	\$86,270.00	\$86,270.00	\$10,000

The maximum amount of grant assistance will be based on the submitted low bid from AAA American Glass & Mirror, Inc. The Commercial Facade Improvement Program offers a 50% matching grant up to a maximum award of \$10,000 for the subject property, with the final grant award based on the lowest bid for eligible project costs. With total eligible costs determined to be \$48,766.34, **the applicant is eligible to receive up to \$10,000** in grant assistance through the program.

Commercial property and business owners must be in good standing with the Village with respect to taxes, licenses, certifications, fees, and assessments. The Finance Department, Building Department, and Fire Department will need to verify that the applicant is in good standing before the required program participation agreement between the Village and applicant is executed.

#### **Recommendation**

Staff recommends approval of a Commercial Facade Improvement Program grant in the amount of \$10,000, payable to the applicant, to fund the cost of eligible improvements to the subject property as presented in the submitted application received January 15, 2025, with the following conditions:

1. The applicant shall enter into a Morton Grove Facade Improvement Program Participation Agreement, which shall be fully executed prior to the initiation of work covered by the grant program.
2. The applicant shall agree to comply with all Facade Improvement Program application, program, approval, and reimbursement requirements.
3. The applicant shall remain in good standing with the Village of Morton Grove through the completion of the project.

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**Facade Improvement Program Application No. 25-01 for 5628 Dempster Street in Morton Grove, Illinois, is APPROVED, subject to the conditions recommended in this memorandum.**

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*Chairperson, Economic Development Commission*

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*Date*

#### **Attachment(s):**

- Facade Improvement Program Application No. 25-01, 5628 Dempster Street, Morton Grove, Illinois



# 2024 Commercial Facade Improvement Program Guidelines & Application

<b>Purpose:</b>	To support rehabilitation and/or redevelopment of commercial property; encourage new and expanding businesses; foster revitalization of commercial corridors; and encourage private investment in existing commercial structures
<b>Approval:</b>	Grant awards will be based on the merit and design of the project. The Village reserves the right to prioritize applications on the basis of scope of work, level of private investment, and relative impact of the proposed improvements on the business district
<b>Funding:</b>	Up to 50% matching grant for eligible project costs, in the form of a reimbursement, payable by the Village upon successful completion of the approved project and receipt of final paid invoices
<b>Grant limits:</b>	<i>Within a TIF District</i> - \$15,000 maximum grant for rehabilitation projects or \$10,000 for new construction <i>All Other Commercial Areas</i> - \$10,000 maximum grant for rehabilitation or new construction
<b>Eligible:</b>	Removal/replacement of façade materials; restoration/replacement of architectural features; repair or removal/replacement of windows, doors, signage, awnings, shutters, wall mounted lighting fixtures or other features which enhance the overall appearance of the façade; new façade materials, doors, windows, architectural features, signage, etc. on new commercial buildings; improvements to upper floors and/or secondary facades, visible from a public street, at the discretion of the Village, if such improvements are part of a substantial first floor front façade rehabilitation
<b>Not Eligible:</b>	Repairs, maintenance, etc.; tuck pointing, sandblasting, etc.; demolition (unrelated to eligible work); gutters, HVAC equipment or roofing materials; landscaping; architectural or permit fees; and <b>any expenses incurred or contracted prior to grant approval</b>

## Program Eligibility Criteria

Commercial property and/or business owners of first floor commercial buildings are eligible to apply. Applicants must provide all Required Documents and:

Business owners (tenants) must provide:

- Written authorization from the property owner for proposed improvements and participation in the program AND
- Evidence of a minimum three-year lease from grant award date

Commercial property owners must:

- Operate a business at the location OR
- Provide lease(s) for businesses in the location (*NOTE: While multi-tenant buildings do not need to be fully leased, priority will be given to those that are*)

Commercial property and/or business owners must be in good standing with the Village with respect to taxes, licenses, certifications, fees, assessments, etc. and the property and project must comply with all local and state codes and regulations. Since public funds will be used, the Illinois Prevailing Wage Act is applicable.

If a commercial property or business owner who receives grant funds closes or relocates their business, or removes work financed through the Program, within three years of grant reimbursement date, repayment of grant is required, pro rata for period remaining in three-year term. No additional grant funds are available for similar work at a tenant space or buildings which had been awarded Facade Improvement Program grants within the past three years.

## REQUIRED DOCUMENTS

The following documents must be submitted to the Department of Community and Economic Development at [commdev@mortongroveil.org](mailto:commdev@mortongroveil.org) or at Village Hall (6101 Capulina Avenue):

- Completed application & program guidelines acknowledgement
- Detailed business description and history
- Elevations and materials for proposed facade improvements
- Narrative description and projected budget for total scope of improvements to be performed
- Three (3) LIKE BIDS for program-eligible work (see Program Guidelines)
- **Tenant:** Copy of current lease and letter from landlord authorizing proposed improvements
- **Owner:** Evidence of title or control of property; copies of current leases, if any; current real estate tax bill

If application is approved, the business/property owner should:

- Submit executed agreement within 30 days of grant approval
- File for and obtain necessary permits
- Complete improvements to the satisfaction of the Village within 90 days of the issuance of building permits unless an extension is applied for and granted

## Getting to Work

- ☐ Contracts may be let and work may begin upon written commitment from the Village AND after applicant has filed for and obtained all necessary approvals and permit from the Village
- ☐ Any proposed changes to scope of work must be submitted for review and approval by Village prior to commencing such changes
- ☐ Work must be completed within same year as grant money was approved
- ☐ In extraordinary circumstances, the Village may consider written requests for an extension of up to 60 days after the original project completion date. Such request must include reason for extension and anticipated completion date. Work not completed by the agreed upon project completion date, original or extended, may be ineligible for receipt of grant reimbursement

## Getting Paid

Grant reimbursement is available only for pre-approved work, performed by approved and licensed contractors up to maximum amount specified in written Commitment Letter signed by the Director of Community and Economic Development and the business and/or property owner.

- ☐ Project must be complete and paid in full by business and/or property owner prior to seeking reimbursement from the Village.
- ☐ Within 30 days after completion, applicant should submit copies of:
  - ✓ All contractor invoices detailing the specific tasks completed
  - ✓ Proof of payment of all invoices and lien releases
  - ✓ Digital photos of completed project
  - ✓ Owner's approval and guarantee to repay any unforgiven portion of the loan, and consent to record agreement
  - ✓ Statement that the Participant shall maintain the facade improvements in good condition and shall not make any changes to the Property resulting in an alteration to the facade improvements for at least three years after completion
  - ✓ Copy of final inspection approvals from Village

## COMPETITIVE BIDS

To ensure competitive pricing by contractors, the Village requires at least three **like-bids** for each type of proposed work.

**LIKE BIDS:** bids must be based on the exact same:

- scope of work
- materials
- finishes
- sizes
- features

The above information **MUST** be clearly stated on all bids.

The grant program provides a grant award based on the lowest bid provided with the application. Property owners/tenants are not required to use lowest bidder, however additional costs associated with higher priced contractors will be covered by the owner/tenant.

## SUBMIT APPLICATIONS TO:

Community & Economic Development  
Department  
6101 Capulina Avenue  
Morton Grove, IL 60053  
**OR**  
commdev@mortongroveil.org

## QUESTIONS:

commdev@mortongroveil.org  
847-663-3063

I hereby acknowledge that I have read the Program Guidelines and agree to comply with the eligibility criteria and all application, program, approval, and reimbursement requirements. I understand that failure to comply with all conditions and requirements may forfeit the grant.

Tenant/Applicant Signature: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

AARON KAISER

PRES.

Date: \_\_\_\_\_

1/15/25

Property Owner Signature: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

AARON KAISER

Date: \_\_\_\_\_

1/15/25

The Village of Morton Grove reserves the right to request additional information as deemed necessary for project review and evaluation. For additional information, call 847-663-3063.





FIP Application #: \_\_\_\_\_

## Village of Morton Grove Facade Improvement Program Application

Project Address: 5628 DEMPSTER STREET

Business or Organization Name: NORTH SHORE FAUCETS

### Applicant Information

Name: NORTH SHORE FAUCETS

Address: 5628 DEMPSTER

Phone: 847 470 0306 E-mail: SALES@NORTHSHOREFAUCETS.COM

**Applicant is:** (please check all that apply): ☒ Property Owner ☒ Business Owner ☐ Tenant

**If applicant is NOT the property owner, please supply Property Owner information:**

Name: \_\_\_\_\_

Firm (if Property Management Company): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Date Property Purchased: \_\_\_\_\_

**Applicant** (please mark any that apply)

☒ Business Owner \_\_\_\_\_

Not-for-Profit Organization

\_\_\_\_\_ Corporate Rep. (if business has multiple locations) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**Business/Organization is:**

☐ New to MG

☒ Existing MG

☐ Existing MG/relocating

☐ Existing MG/expanding

**Lease Information (for Tenants):**

Length of time business has been at this location: \_\_\_\_\_

If business is relocating, length of time business operated at previous location: \_\_\_\_\_

Length of Current Lease: \_\_\_\_\_ Lease Expiration Date: \_\_\_\_\_

**Project Overview:**

Provide a brief summary of overall project and those aspects for which funding assistance is being sought:

NEW GLASS FAÇADE

**Property Financial Assistance Information (for Owner):**

Has this property or the business owner received any financial assistance (grants, sales tax sharing, TIF, etc.) from the Village in the past? ☐ YES

☒ NO

If yes, describe the type of assistance, date(s) of assistance/grant, and amount of assistance:

FIP Application #: \_\_\_\_\_

**Architect/Designer (if applicable):**

Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Required For Grant Consideration**

**ALL OF THE FOLLOWING MUST BE SUBMITTED BY THE APPLICANT BEFORE THE GRANT APPLICATION CAN BE DEEMED COMPLETE.  
VILLAGE WILL NEITHER ACCEPT NOR PROCESS INCOMPLETE APPLICATIONS.**

- ☐ Detailed business description and history *MOVED IN OCT 1999*
- ☐ Elevations and materials for proposed facade improvements
- ☐ Narrative description and projected budget for total scope of improvements to be performed
- ☐ Three (3) **LIKE BIDS** for program-eligible work (see Program Guidelines)
- ☐ Tenant: Copy of current lease and letter from landlord authorizing proposed improvements
- ☐ Owner: Evidence of title or control of property; copies of current leases, if any; current real estate tax bill

**Submit this completed application and above documents electronically to [commdev@mortongroveil.org](mailto:commdev@mortongroveil.org) or submit in-person at Village Hall (6101 Capulina Avenue) to the direction of the Department of Community and Economic Development.**

**Statement of Understanding - Applicant**

The applicant (undersigned) has read and fully understands the guidelines and procedures of the Morton Grove Façade Improvement Program and the associated Agreement, which shall be fully executed prior to the initiation of work covered by the grant program. It is understood by the applicant that three cost estimates, copies of building permits, contracts, insurance, and invoices are required documentation prior to commencement.

Applicant Signature

Date

Applicant Name (Please Print)

Company's FIN #

**If the applicant is NOT the property owner, the following must be completed by the property owner:**

I, \_\_\_\_\_ (print name), certify that I am the owner of the property located at  
\_\_\_\_\_ (property address) and authorize the applicant to apply for a grant under the Morton Grove  
Façade Improvement Program and undertake the approved improvements.

Property Owner Signature

Date

**FOR OFFICE USE ONLY:**

Application Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

**Finance Dir. Certification** – Applicant & property owner have no outstanding fees, fines, taxes, etc. due to MG:

\_\_\_\_\_ (signature) \_\_\_\_\_ (date)

Estimated Cost of Project Eligible Expenses (lowest estimate from submitted quotes): \_\_\_\_\_

Total Grant Award Approved: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

Date of Appearance Commission Approval: \_\_\_\_\_

Date of Request for Rebate/Receipt of Final Documents: \_\_\_\_\_

Inspection to Confirm Completion: \_\_\_\_\_ (signature) \_\_\_\_\_ (date)

Date of Issuance of Rebate: \_\_\_\_\_



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## Facade program history of location

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**From** Aaron Kaiser <sales@northshorefaucets.com>

**Date** Thu 1/16/2025 6:08 PM

**To** Brandon Nolin <bnolin@mortongroveil.org>

Good afternoon Brandon -

This is our history in Morton Grove:

We purchased the property (5628 Dempster Street) in August of 1999.

We moved in and opened our doors as North Shore Faucets in October of 1999.

We have been in continuous operation selling plumbing fixtures, faucets, and plumbing repair parts since October 1999.

We are planning to upgrade the building both energy conservation and aesthetic-wise in the next three years starting this year with the window facade.

I will send you a print of what we are planing to replace.

--

Best Regards,

Aaron

Senior Customer Service Representative

***NORTH SHORE FAUCETS, INC.***

Voice: 847 470 0306

[sales@northshorefaucets.com](mailto:sales@northshorefaucets.com)

<http://www.northshorefaucets.com/>

**S & S Glass Company, Inc**

9111 Terminal Avenue

Skokie, IL 60077

+18479671700

ssglasscompany5@gmail.com

ssglassco.com



**ADDRESS**

Aaron

Northshore Faucets

5628 Dempster

Morton Grove, IL

**Estimate 6505**

**DATE 01/14/2025**

**DESCRIPTION**

**QTY**

**RATE**

**AMOUNT**

Remove existing metal and glass and haul away

Furnish and install new Thermobreak clear finish metal  
with 1" tempered thermopane windows

86,270.00

\*\*Not responsible for any brick work, painting, interior  
wall damage or carpet

50% Deposit on all jobs

3% will be added onto any Credit Card or  
Zelle Payments to 847-770-0728

**TOTAL**

**\$86,270.00**

Accepted By

Accepted Date

S&S Glass assumes NO responsibility for any property damage claimed unless it is noted at the time of delivery. We assume NO responsibility for damage to concealed pipes or damage to walls which may occur during installation.

We are not responsible to move drapery rods or do any electrical, plumbing or carpentry work. We assumes no responsibility for gaps or spaces to condition of walls.





Aaron Kaiser <sales@northshorefaucets.com>

## Estimate 4101 from AAA AMERICAN GLASS & MIRROR INC.

1 message

AAA AMERICAN GLASS & MIRROR INC. <quickbooks@notification.intuit.com>

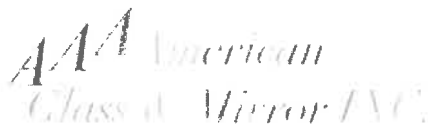
Wed, Dec 18, 2024 at 11:38 AM

Reply-To: americanglassjs@sbcglobal.net

To: SALES@northshorefaucets.com

Cc: americanglassjs@sbcglobal.net

### ESTIMATE 4101 DETAILS



1220 W. Irving Park Road, Itasca, IL 60143

630-250-8322 [www.aaaamericanglass.com](http://www.aaaamericanglass.com)

# \$48,766.34

Powered by QuickBooks

Dear NORTSHORE FAUCET INC.,

Please review the estimate below. Feel free to contact us if you have any questions.

We look forward to working with you.

Thanks for your business!

AAA AMERICAN GLASS & MIRROR INC.

Address

NORTHSHORE FAUCET INC.  
5628 DEMPSTER ST  
MORTON GROVE, IL

Ship to

NORTHSHORE FAUCET INC.  
5628 DEMPSTER ST  
MORTON GROVE, IL

ROUTE

\$13,806.85T

636"x 104" OPENING SIZE  
11- SECTIONS  
76"x 118" DOUBLE DOORS  
2"x 4 1/2" DARK BRONZE METAL  
1" LOW-E TEMPERED

1 X \$13,806.85

labor to install

\$13,806.85

1 X \$13,806.85

ROUTE

\$8,250.00T

432"x 104" OPENING SIZE  
9-SECTIONS  
2"x 4 1/2" DARK BRONZE METAL

1 X \$8,250.00

labor to install

\$8,250.00

1 X \$8,250.00

**ROUTE****\$1,445.00T**

39 1/2"x 85 3/4" NARROW STILE LEFT HAND DOOR BUTTHUNG  
DARK BRONZE METAL

1 X \$1,445.00

**labor to install****\$1,445.00**

1 X \$1,445.00

NO CARPENTRY WORK FIGURED INTO THIS BID

Subtotal	\$47,003.70
Tax (7.5%)	\$1,762.64
Total	\$48,766.34

All orders require 50% down. After completion of work, balance is to be paid in full. If this Invoice/Bill is not paid in full, I/We agree to pay 1.5 interest on unpaid balance per month. I/We agree to pay attorneys fees and court cost, as allowed by law. A lien may also be put on property where work was completed. I/We have read this: I/We agree to the terms.

If you receive an email that seems fraudulent, please check with the business owner before paying.



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 **Estimate\_4101\_from\_AAA\_AMERICAN\_GLASS\_\_MIRROR\_INC.pdf**  
54K



ESTIMATE

Chicago Glass Company of Illinois  
1950 Ruby Street  
Melrose Park, IL 60154

service@chicagoglasscompany.com  
+1 (708) 800-7120  
http://www.chicagoglasscompany.com



Nataliya Derbedyenyeva

Bill to  
5628 Dempster St.  
Morton Grove  
Illinois  
60053

Ship to  
5628 Dempster St.  
Morton Grove  
Illinois  
60053

Estimate details

Estimate no.: 3095  
Estimate date: 12/17/2024  
Expiration date: 01/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aluminum Storefront Renovation	Removal of existing corner storefront. Installation of new 2 x 4 1/2" thermally broken aluminum finish to be determined all glass to be 1 inch clear low E insulated including one narrow style door and one narrow stille double door with transom and sidelites. Door(s) to have standard push pull hardware hinged right swing out, keyed cylinder exterior with (3) same keys to be provide top surface mounted closer, threshold, weatherstripping, sealed with commercial commercial grade seal, and color to match. Size of opening(s) 1-40 x 86 -(21sq feet) 1-9 feet high by 91 feet wide (including double door) total sq ft 819 total sq feet Deduct 4k for non-thermal aluminum	842	\$75.00	\$63,150.00
2.		Brick Repair	Removal of existing bottom knee wall and install new with new bricks Clean prep area Including disposal Install new older block similar type painted To like new condition Size of knee wall 1' feet high spanning 50' feet 1-3' feet high spanning 35' feet long	1	\$12,150.00	\$12,150.00

Total

**\$75,300.00**

### Note to customer

Aluminum Insulated Storefront Repair / Concrete Sill / Brick / CMU Replacement(s)

Expiry  
date

01/17/2025

Please note our payment terms:

\*NET Terms only on existing customers with manager's approval.

•Shop Drawings to be provided after approval or before for \$600 fee not included if ordered

\* To accept new estimates: 1/2 Down Deposit is required to order materials. COD will be required after job completion. (Terms are available upon request)

•Pricing subject to change after 30 days

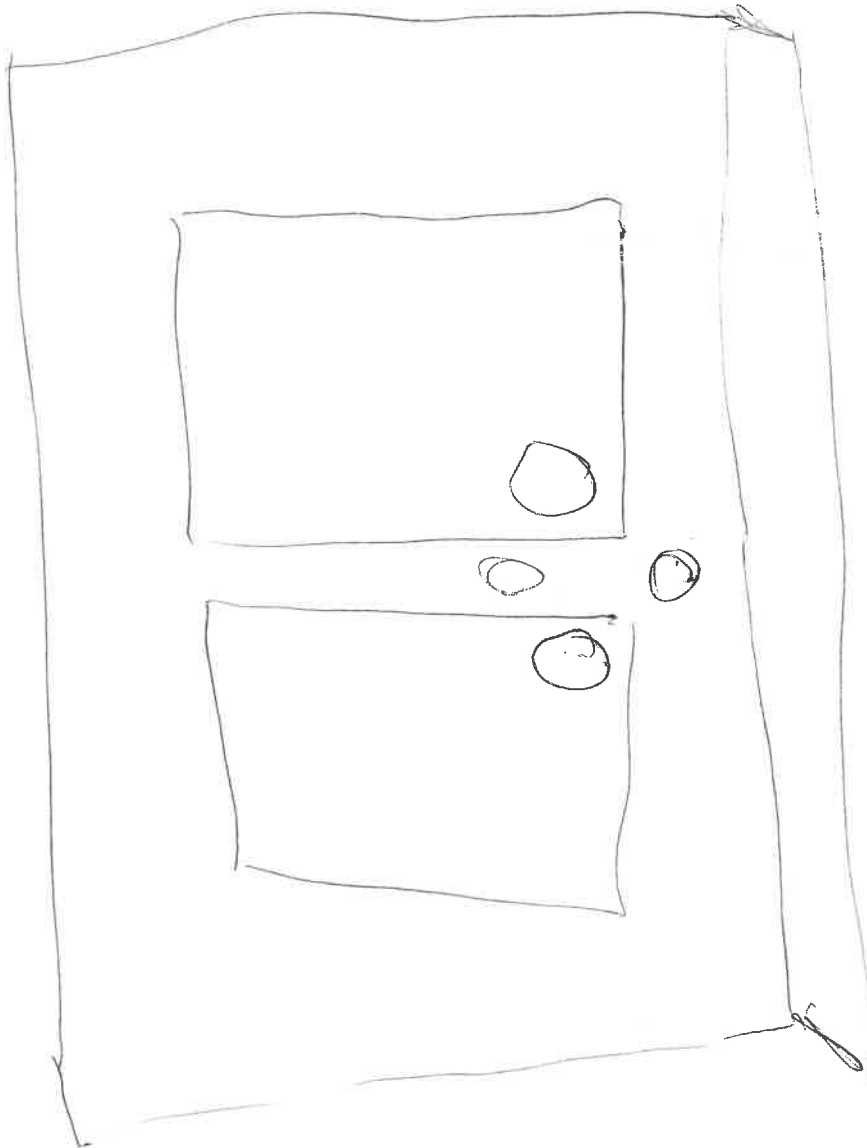
#### TIME FRAME

Lead Time: 3-4 weeks

Install Time: 3-4 days total to be done in sections per day or building to be secured during entire construction process

Accepted date

Accepted by



Property Characteristics for PIN: Back to Search Results

**10-17-430-038-0000****PROPERTY ADDRESS**

5628 DEMPSTER ST  
MORTON GROVE  
60053  
Township: NILES

**MAILING ADDRESS**

5628 DEMPSTER LLC  
5628 DEMPSTER ST  
MORTON GROVE, IL 60053

**PROPERTY CHARACTERISTICS****CURRENT INFORMATION**

**Assessed Value:** 82,608  
(2023 Assessor Certified)  
**Assessment Information:** 82,609  
**Estimated Property Value:** \$330,436  
  
**Lot Size (SqFt):** 4,081  
**Building (SqFt):**  
**Property Class:** 5-92  
**Tax Rate :** 9.576  
**Tax Code :** 24017

**TAX BILLED AMOUNTS  
& TAX HISTORY**

2023: \$23,860.61 Paid in Full  
2022: \$22,734.37 Payment History  
2021: \$23,693.00 Payment History  
2020: \$23,062.95 Payment History  
2019: \$20,682.61 Payment History  
2018: \$23,883.99 Payment History  
\*=(1st Install Only)

**EXEMPTIONS**

2023: 0 Exemptions Received  
2022: 0 Exemptions Received  
2021: 0 Exemptions Received  
2020: 0 Exemptions Received  
2019: 0 Exemptions Received  
2018: 0 Exemptions Received

**APPEALS**

2023: Not Available  
2022: Not Available  
2021: Not Available  
2020: Appeal Filed  
2019: Appeal Filed  
2018: Appeal Filed

**REFUNDS AVAILABLE**

No Refund Available

**TAX SALE (DELINQUENCIES)**

2023: Tax Sale Has Not Occurred  
2022: No Tax Sale  
2021: No Tax Sale  
2020: No Tax Sale  
2019: No Tax Sale  
2018: No Tax Sale

**DOCUMENTS, DEEDS & LIENS**

2029634127 - RELEASE - 10/22/2020  
2029404126 - MORTGAGE - 10/20/2020  
1527539033 - RELEASE - 10/02/2015  
1520516053 - ASSIGNMENT - 07/24/2015  
1520516052 - MORTGAGE - 07/24/2015

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

**Note: This printout cannot be used as a tax bill.**

Property Characteristics for PIN: Back to Search Results

**10-17-430-037-0000****PROPERTY ADDRESS**

5628 DEMPSTER ST  
MORTON GROVE  
60053  
Township: NILES

**MAILING ADDRESS**

5628 DEMPSTER LLC  
5628 DEMPSTER ST  
MORTON GROVE, IL 60053

**PROPERTY CHARACTERISTICS****CURRENT INFORMATION**

**Assessed Value:** 76,872  
(2023 Assessor Certified)  
**Assessment Information:** 76,873  
**Estimated Property Value:** \$307,492  
  
**Lot Size (SqFt):** 3,125  
**Building (SqFt):** 3,724  
**Property Class:** 5-92  
**Tax Rate :** 9.576  
**Tax Code :** 24017

**TAX BILLED AMOUNTS  
& TAX HISTORY**

2023: \$22,203.78 Paid in Full  
2022: \$21,155.81 Payment History  
2021: \$21,853.24 Payment History  
2020: \$21,272.10 Payment History  
2019: \$19,076.58 Payment History  
2018: \$7,670.17 Payment History

\*=(1st Install Only)

**EXEMPTIONS**

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2022: 0 Exemptions Received  
2021: 0 Exemptions Received  
2020: 0 Exemptions Received  
2019: 0 Exemptions Received  
2018: 0 Exemptions Received

**APPEALS**

2023: Not Available  
2022: Not Available  
2021: Not Available  
2020: Appeal Filed  
2019: Appeal Filed  
2018: Appeal Filed

**REFUNDS AVAILABLE**

No Refund Available

**TAX SALE (DELINQUENCIES)**

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# Business Entity Search

Entity Information

<b>Entity Name</b>		<b>Status</b>	
5628 DEMPSTER LLC		LLC	
<b>Principal Address</b>		<b>Org. Date/Admission Date</b>	
5628 DEMPSTER STREET		IL	
MORTON GROVE, IL 600530000		<b>Services and More Information</b>	
<b>File Number</b>	05304504	<b>Entity Type</b>	Choose a tab below to view services available to this business and more information about this business.
ACTIVE on 06-05-2024			
<b>Type of LLC</b>	Domestic	<b>Jurisdiction</b>	
		<b>Duration</b>	
06-05-2015			
<b>Annual Report Filing Date</b>	06-05-2024	<b>Agent Information</b>	
2024			
<b>Agent Change Date</b>			
06-11-2024			
		Available Services	Managers
		Old LLC Name	Assumed Name

Series Name    File History

Managers	Address
DERBEDYENYEVA, NATALIYA	2754 ROSYLAN LANE HIGHLAND PARK, IL 600350000
KAISER, AARON	3055 JARVIS AVENUE CHICAGO, IL 60045

## 2025 EDC Goalsetting Comments

### Business Promotion

- Regular local business news mailings (in paper and online) regarding general news, highlights, new businesses, etc.
  - \* Feature Morton Grove businesses on social media or through newsletters
    - o Staff have established a 2025 goal of highlighting 4 retailers and 4 restaurants in articles for posting on social media and the Village website
- Volunteer-run social media group for businesses to promote their products and services.
  - \* Similar Comment: Have a MG-centric dedicated portal for MG Business
- Regular (bimonthly) entrepreneurial events including new business idea presentations and sharing community support and resources.
  - o Collaborate with Village of Niles
- Develop and promote the “Reward-based Shop Morton Grove Program”
  - o Reward participating business owners with recognition at “Morton Grove Days”
  - o Staff maintain an annual Restaurant Guide for print and online, and will be promoting different areas of the community as part of restaurant month via social media/website
  - o Staff organized a “dine local” program in 2024 for local restaurants to advertise discounts, but had limited participation (7 restaurants).

### Façade Improvement Program

- Increase awareness of façade improvement program

### Special Events

- Continue to participate in Sustainability Expo
- Host two events (similar to coffee events) to allow new and current business owners to meet village staff. This should break down the aura and "fear" of village administration.

### Business Education

- Add "How to" business guide under Community and Economic Development tab on the website.
  - o Create a QR code for Community and Economic Development tab or "How to" business guide. Create stickers for these and send provide it to current businesses and at events. Creating a QR code doesn't cost much and stickers are relatively cheap to create as well. It's a very easy, economical, fast, and modern way to disseminate information.
- “Adopt a Business” program for Commissioners
  - o Trusted advisors that discuss business needs, help them grow, and pay regular visit to your adopted businesses

## Other Comments

- Refine Available Data on MG business
  - o If the current data is small, then develop a program to get more data on every business in MG
  - o MG Chamber of Commerce can help
- Become a cachet
  - o Search and provide state and federal aid for local business
- Help MG business to attract young shoppers
- Help brick-and-mortar shops to have a cloud presence - Help MG business to go global
- Partner with Oakton Community College to create a program for students to work as an intern
- Make it simpler to interact with MG officials
  - o To get the application
  - o To get inspections done