

RESOLUTION NO. _____

**A RESOLUTION APPROVING A FAÇADE GRANT REQUEST FROM
SOPRANO'S PIZZA FOR PROPERTY LOCATED AT 20641 RENWICK ROAD**

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules, regulations, and policies that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Corporate Authorities of the City are committed to encouraging business growth within the city and rejuvenation and beautification of its existing buildings; and

WHEREAS, the Corporate Authorities have previously adopted a Façade Improvement Grant Program designed to stimulate high-quality, exterior building improvements to existing commercial buildings; and

WHEREAS, Soprano's Pizza is planning to open a restaurant in Crest Hill called Soprano's Pizza and Catering, which will be located at 20641 Renwick Road; and

WHEREAS, Soprano's Pizza has submitted a written application with supporting materials, as shown in Exhibit A, requesting that it be awarded a Façade Improvement Grant for its main exterior wall and graphic signage, which will be affixed to the Façade of the building; and

WHEREAS, the Application includes the eligible cost proposal for the signage (total of \$2,197.81) along with graphic depictions and photographs of the signage on photographs of the building façade; and

WHEREAS, the Façade Improvement Grant Program is limited to no more than 50% of the total costs of eligible improvements, not to exceed \$10,000.00 per project, and specifically lists "new signs and awnings" as eligible activities; and

WHEREAS, the City's Community and Economic Development staff have reviewed the application and other submitted documentation and determined that the requested signage is not otherwise disqualified by the Façade Improvement Grant Program; and

WHEREAS, the Corporate Authorities have determined that there are currently sufficient funds remaining in the current year's budget for the Façade Improvement Grant Program; and

WHEREAS, the eligible work has already been completed, paid for in full, and inspected by the City of Crest Hill; and

WHEREAS, the City Council is authorized to consider after-the-fact approvals of the Façade Improvement Grant when work has already been completed; and

WHEREAS, the Application seeks reimbursement of \$1,098.91, which is 50% of the total eligible sign project costs; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City and its citizens to award Soprano's Pizza reimbursement of \$1,098.91 pursuant to the Façade Improvement Grant Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made part hereof.

SECTION 2: FAÇADE IMPROVEMENT GRANT PROGRAM REQUEST IS APPROVED. The City Council hereby approves the application of Soprano's Pizza for reimbursement of \$1,098.91 for the illuminated signage for Soprano's Pizza & Catering, conditioned upon the final placement of the signage on the Renwick Road facing façade of the premises located at 20641 and as shown on Exhibit B attached hereto.

SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

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PASSED THIS 2ND DAY OF MARCH, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Aldersperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF MARCH, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT "A"

APPLICATION AND SUBMITTAL MATERIALS



FAÇADE IMPROVEMENT GRANT APPLICATION

ARCHITECT/DESIGNER INFORMATION:		
NAME	COMPANY	CITY, STATE, ZIP
Serra Construction Group Inc		Minoaka IL 60407
PHONE NUMBER	EMAIL	OTHER (CELL, ETC.)
815-545-2096		
BUSINESS LOCATION		
Minoaka IL		

APPLICATION INFORMATION: <i>Sopranos Piazza</i>		DATE OF APPLICATION:
PRIMARY CONTACT	MAILING ADDRESS	CITY, STATE, ZIP
Manny Serra	<i>Sopranos Crest Hill</i>	Crest Hill, IL 60403
PHONE NUMBER	EMAIL	OTHER (CELL, ETC.)
815-545-5741	<i>20641 W Penwick Rd.</i>	
BUSINESS LOCATION		

Have these improvements already been completed? Yes No

Please check planned improvements:

Canopy/Awning Entrance Painting Tuck Pointing

Windows Lighting Landscaping Signage

Other, please specify plumbing / electrical / outdoor sign

Description of Business

Sopranos Pizzeria and Catering is a family Italian Restaurant / carry out - delivery

Description of proposed project:

Convert current space into a Pizzeria Restaurant

REQUIRED FOR GRANT CONSIDERATION

- Projected Budget for scope of work to be performed, including two competitive proposals from licensed and bonded contractors
- Elevations and or plans, if applicable
- Photos of building exterior/facade
- Samples of proposed materials
- Written consent from property owner to conduct improvements
- Verification the property/business is in good financial standing with the City

ACKNOWLEDGEMENT & SIGNATURE

Execution of this application constitutes a grant agreement and creates specific obligations on the part of the Applicants, and I hereby affirm that I have reviewed and understand the Administrative Rules governing the Grant Program. I hereby affirm that I have full legal capacity to authorize the filing of this application and that to the best of my knowledge and belief, the information stated in this application and in all supporting documentation is true and accurate. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil or administrative penalties. I hereby agree that I personally guarantee any refund required pursuant to failure to strictly adhere to the Administrative Rules and the Grant Program parameters. I permit City representatives to make all reasonable inspections and investigations of the property during the process period of this application. As the business owner of this business, I hereby certify that this application and the use of any provided Grant proceeds shall be in accordance with all applicable ordinances, codes, and the Grant Program Administrative Rules.

Hector Serna
SIGNATURE OF APPLICANT

11-3-25
DATE

ESTIMATE

US SIGN & ELECTRIC LLC
317 McDonough St
Joliet, IL 60438-2235

ussignelectric@gmail.com
+1 (815) 774-9621



Bill to
Sopranos Pizzeria & Catering
1527 S State St
Lockport, IL 60441 USA

Ship to
Sopranos Pizzeria & Catering
1527 S State St
Lockport, IL 60441 USA

Estimate details

Estimate no.: 1813
Estimate date: 08/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Additional information	Location : 20641 W Renwick Rd Crest Hill IL 60403	1	\$0.00	\$0.00
2.		MATERIAL	#1 CUSTOM CABINET SIGN	1	\$1,997.81	\$1,997.81
3.		MATERIAL	#2 SIGN PANEL	2	\$100.00	\$200.00
4.		Labor	REMOVE EXISITNG SIGN. INSTALL NEW SIGN AND CONNECT TO POWER.	1	\$1,000.00	\$1,000.00
5.		Product Warranty	#3 YEARS LED WARRENTY	1	\$0.00	\$0.00
6.		City Sign Permit Fee	CUSTOMER PAYS CITY PERMIT FEES	1	\$0.00	\$0.00
7.		PAYMENT TERMS	50% TO START JOB OTHER 50% WHEN JOB IS COMPLETE	1	\$0.00	\$0.00
					Total	\$3,197.81

Accepted date

Accepted by

US SIGN & ELECTRIC LLC 317 McDonough St.

Joliet, IL 60436

P: 815.774.9621

F: 815.744.9629

Date: January 19, 2026

Dear Dan,

This letter serves as official confirmation regarding the signage project recently completed for Sopranos Pizzeria & Catering.

We hereby certify the following:

- **Work Completed:** All work regarding the building front sign and the road sign panel has been completed in full.
- **Costs Paid:** All costs associated with the sign, including the Crest Hill sign permit fees, have been paid in full by the client.
- **No Liens or Disputes:** There are no liens or other disputes of any kind associated with the work happening at this location.

As requested, we will contact the Building Department to schedule and finalize the sign inspection to ensure the permit is closed.

Please use this letter to fulfill the requirements for the façade/sign grant request for the total amount of \$1,093.60. If you require any additional information, please contact our office directly.

Sincerely,

Peter Garcia Electrician / Project Lead

US Sign & Electric LLC

EXHIBIT "B"

PHOTO OF SIGNAGE ON BUILDING FAÇADE

