

RESOLUTION NO. _____

**A RESOLUTION APPROVING A COMMERCIAL PROPERTY IMPROVEMENT
GRANT REQUEST FROM MERICHKA'S RESTAURANT FOR PROPERTY
LOCATED AT 604 THEODORE STREET**

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, under Resolution 1437, a Commercial Property Improvement Grant Program designed to stimulate high-quality, exterior improvements to existing commercial buildings and sites; and

WHEREAS, Merichka's Restaurant has been operating a restaurant in Crest Hill since 1933 called Merichka's Restaurant, which will be located at 604 Theodore Street; and

WHEREAS, Merichka's Restaurant has submitted a written application with supporting materials, as shown in Exhibit A, requesting that it be awarded a Commercial Property Improvement Grant for its main exterior landscaping along Theodore Street frontage and the western main entrance; and

WHEREAS, the Application includes the eligible cost proposal for the landscaping (project total of \$5,624.56.28) along with depictions and photographs of the landscaping locations to be installed by The Fields on Caton Farm, located in the City of Crest Hill; and

WHEREAS, the Commercial Property 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 "permanent landscape improvements" 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 landscaping is not otherwise disqualified by the Commercial Property 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 Commercial Property Improvement Grant Program; and

WHEREAS, the eligible work must be completed, paid for in full, and inspected by the City of Crest Hill; and

WHEREAS, the City Council is authorized to consider waiving the multi-bid requirement of the Commercial Property Improvement Grant when work has already been completed; and

WHEREAS, the Application seeks reimbursement of \$2,812.28, which is 50% of the total eligible project costs; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City and its citizens to award Merichka's Restaurant reimbursement of \$2,812.28 pursuant to the Commercial Property 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: COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM REQUEST IS APPROVED. The City Council hereby approves the application of Merichka's Restaurant for reimbursement of \$2,812.28 for the illuminated signage for Merichka's Restaurant, conditioned upon the final placement of the proposed landscaping on the Theodore Street and west facing entrance of the premises located at 604 Theodore Street 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 NOVEMBER, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson 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 NOVEMBER, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT “A”
APPLICATION AND SUBMITTAL MATERIALS



Community Development Department
20600 City Center Blvd, Crest Hill, IL 60403
(815) 741-5106
www.CityofCrestHill.com

Commercial Property Improvement Grant Application Form

Project Info

Project Name: Tree / Shrubbery Replacement Amount: \$ will get quote from "The Fields"
Project Address: 604 Theodore St.

Applicant Information (Primary Contact)

Full name: Zdravovich Joe A. Company: Merichka's Restaurant
Last First M.I.
Address: 604 Theodore St. Phone: (815) 723-9371
Street address Apt/Unit #
Crest Hill IL 60403 Email: Merichkas@gmail.com
City State Zip Code

Architect/Designer Information

Full name: Ford Lupe Company: The Fields
Last First M.I.
Address: 1850 Caton Farm Rd Phone: (815) 744-7841
Street address Apt/Unit #
Crest Hill IL 60403 Email: LFord@fieldsnursery.com
City State Zip Code

Have any of the proposed improvements started or been completed? Yes ☐ No ☒

Is the property currently occupied by a business(es)? Yes ☒ No ☐ If yes, please provide name(s): Merichka's Rest.

Please describe the eligible improvement type:

Landscape update

Narrative: Describe Business, Property, and Proposed Project

Please provide a separate narrative describing the request and project in detail. Please address how it complies with the various Grant Program goals and considerations, as well as details about the business and property ownership. Please address the need for the grant and how it will support the overall project.

Required Submittals

- ☐ Grant Application
- ☐ Grant and Project Detailed Narrative
- ☐ Project Budget and Detailed Scope of Work
- ☐ Three Competitive Bids by Licensed/Professional Contractors (except Signs)
- ☐ Elevations and/or Plans
- ☐ Samples of Proposed Materials
- ☐ Written Consent from the Property Owner (or Designated Legal Representative)
- ☐ Verification of Good Financial Standing with the City, State, and other Governments, including the Most Recent Property Tax Bill

Acknowledgement and Signature

Execution of this application constitutes a grant agreement and creates specific obligations on the part of the applicant(s) and property owner(s), and I hereby affirm that I have reviewed and understand the Administrative Rules governing the grant program and have reviewed all related documents outlining the program's expectations, requirements, and processes. I hereby affirm that I have the 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 the application. As the business and/or property owner, 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's Administrative Rules. I understand an application for a grant does not constitute any rights to a Grant or specific timing, and that the City Council maintains full discretion to approve, deny, amend, or defer specific Grant requests.

Applicant
Signature:



Date:

10/2/26

Prop. Owner
Signature:



Date:

10-2-26

Merichka's Grant Request Narrative

Our restaurant is looking to update our front entrance and the Theodore St. side of our building with some new landscaping. Two of our parkway trees were hit by cars and destroyed; we are looking to get those replaced. Also, some of our bushes near our front entrance are extremely old, so we plan on having them pulled and replaced. As well as the rectangular area near the entry of our main parking lot. We plan on using The Field's Nursery for this work.



The Fields On Caton Farm, Inc.
1850 Caton Farm Road
Crest Hill, IL 60403
fieldsnursery.com
(815) 744-7841

PROPOSAL

Number E522

Date 9/16/2026

Bill To

Merishkas Restaurant

Terms

50% Deposit / Upon Completion

Project

West Side Landscape

Description	Quantity/Hours	Price/Rate	Tax1	Amount
Boxwood 'Green Velvet' 18"	12	\$95.00	✓	\$1,140.00
Grass miscanthus #3	8	\$32.00	✓	\$256.00
Hydrangea 'Quickfire' 36"	2	\$135.00	✓	\$270.00
Allium 'Millenium' #1	12	\$15.50	✓	\$186.00
Soil Amendments / C.Y.	2	\$65.00	✓	\$130.00
Decorative Gravel 'American Heritage' Small / Ton	6	\$175.00	✓	\$1,050.00
Labor- Remove and Dispose of Existing Plants and Gravel, Planting, Installation of New Decorative Gravel and Soil Amendments	1	\$2,350.00		\$2,350.00

Amount Paid \$0.00

Amount Due \$5,624.56

Sub Total \$5,382.00

Tax 8.00% on \$3,032.00 \$242.56

Total \$5,624.56