



Meeting Date: May 4, 2026

Submitter: Daniel Ritter, AICP, Community Development Director
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Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Jorge Cruz for a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility (Case # SU-26-3-4-1), and Variations request from Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign (Case # V-26-3-4-1) with respect to real property located at 905 Theodore Street in Crest Hill, Illinois

Summary:

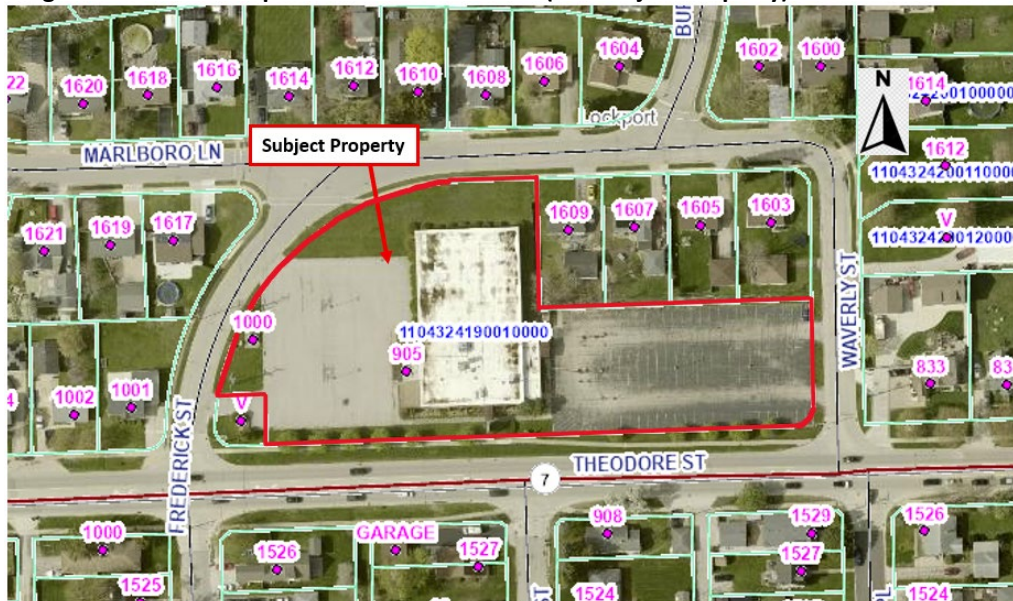
Jorge Cruz (the “Applicant”) is looking to purchase, renovate, and reoccupy an existing vacant commercial property (formerly known as Crest Hill Bowling Lanes and Keglers Pub) located at 905 Theodore Street, which has been vacant since 2020. Jorge Cruz and his family have been Crest Hill residents since 2005 and have been operating their business in a small space in Hillcrest Shopping Center in the City for several years. The Applicant has requested approval of a Special Use permit for an Indoor Recreational and Entertainment (Soccer), and Variations request from the Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign.

Play Time Soccer will operate as an indoor soccer sports facility designed to provide athletic training, recreational leagues, youth development programming, and community-based sporting events. The facility will accommodate individuals, teams, and organized programs for various age groups and skill levels, with a focus on promoting health, physical activity, and youth engagement. The property will also include a restaurant that will serve food and beverages to athletes, families, visitors, and members of the general public. The restaurant will operate as a separate but complementary use to the sports facility while remaining open to the public daily. The restaurant will operate as an American-style bar and grill, offering freshly prepared food made from scratch, and sports nutrition-friendly items.

Overall, the project represents the adaptive reuse of a vacant commercial building, which will replace underutilized and blighted conditions associated with prolonged vacancy with an active, well-maintained, supervised use that contributes positively to the neighborhood. The facility will maintain the existing building footprint and site layout, ensuring that it does not constrain future development patterns or infrastructure improvements in the area. As an indoor recreational use, it is comparable in intensity to other permitted commercial uses in the B-2 Zoning District and along Theodore Street, which has predominantly commercial uses. Furthermore, the activation of a currently vacant site is

expected to support continued reinvestment in the neighborhood by increasing activity, improving property maintenance, and enhancing the overall economic vitality of the neighborhood.

Figure 1: Location Map of 905 Theodore Street (the Subject Property)



The Plan Commission conducted the required public hearing for this application at its April 9, 2026, meeting and unanimously recommended approval of the requested Special Use permit for an Indoor Recreational and Entertainment (Soccer), and Variations request from Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign, subject to the six (6) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

The Plan Commission did engage in substantial questions about the hours of operation of the recreational use in comparison to the liquor license for the restaurant. The Plan Commission generally agreed to defer any time restriction on the liquor license to the Liquor Commissioner and the City Council.

At the April 27, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to a Special Use Permit for an Indoor Recreational and Entertainment (Soccer), and Variations request from the Crest Hill Code of Ordinances-Sign Code, located at 905 Theodore St, Crest Hill, IL.

Attachments:

- Attachment A – April 9, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from the Crest Hill Code of Ordinances-Sign Code with Respect to Certain Real Property Located at 905 Theodore Street in Crest Hill, Illinois - Application of Jorge Cruz (with associated Exhibits)