



**To:** Plan Commission

**From:** Daniel Ritter, AICP, Community Development Director  
Atefa Ghaznawi, AICP, LEED AP, City Planner

**Date:** April 9, 2026

**Re:** 905 Theodore Street, Special Use for an Indoor Recreational and Entertainment (Soccer) Facility (Case # SU-26-3-4-1); and Variations Request from the City of Crest Hill Sign Code for an Existing On-Premises Free-Standing Sign (Case # V-26-3-4-1) (last revised 04-06-2026)

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### Project Details

<b>Project:</b>	Special Use for an Indoor Recreational and Entertainment (Soccer) Facility and Variations Request from the City of Crest Hill Sign Code for an Existing On-Premises Free-Standing Sign.
<b>Applicant:</b>	Jorge Cruz
<b>Requests:</b>	Special approvals from the City of Crest Hill Zoning Ordinance, and City Code for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility; and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign.
<b>Location:</b>	905 Theodore Street (the "Subject Property")

### Site Details

<b>Lot Size:</b>	Approximately 2.23 acres
<b>Existing Zoning:</b>	B-2 General Business District
<b>Existing Improvements:</b>	Approx. 18,500 SF existing one-story commercial building, and two existing parking lots and driveways

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**Surrounding Zoning and Land Use Summary**

	<b>Land Use</b>	<b>Comp Plan</b>	<b>Zoning</b>
<b>Subject Parcels</b>	Commercial/ the old Bowling Alley	Local Commercial	B-2
<b>North</b>	Single-Family Detached Residence	Single-Family Detached	R-1
<b>South</b>	Single-Family Detached Residence (City of Joliet)	City of Joliet	R-2
<b>East</b>	Single-Family Detached Residence, Church, and Commercial	Single-Family Detached, Community Facilities, and Local Commercial	R-1 and B-1
<b>West</b>	Single-Family Detached Residence	Single-Family Detached	R-1

**Exhibits**

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2026-01-14
2. Exhibit D – Legal Description 2026-03-04
3. Exhibit E – Plat of Survey 2026-03-04
4. Exhibit F – Photos of Existing Condition 2026-03-04
5. Exhibit G – List of Requested Variations 2026-03-04
6. Exhibit H – Project Narrative 2026-03-27
7. Exhibit I – Response to Standards for Special Use 2026-03-09
8. Exhibit J – Site Plan, Landscape Plan and Architectural Plans, by MTZ Architect Inc. last revised 2026-03-12
9. Exhibit K – Proposed Sign by US Sign & Electric LLC, last revised 2026-03-12

**Application Background and Project 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. The Applicant is requesting approval of a Special Use Permit for Play Time Soccer, an indoor soccer sports training and recreational facility, along with a restaurant that will operate daily to serve facility participants and the surrounding community. 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 (1701 N Larkin Ave, Unit 101) in the City for several years.

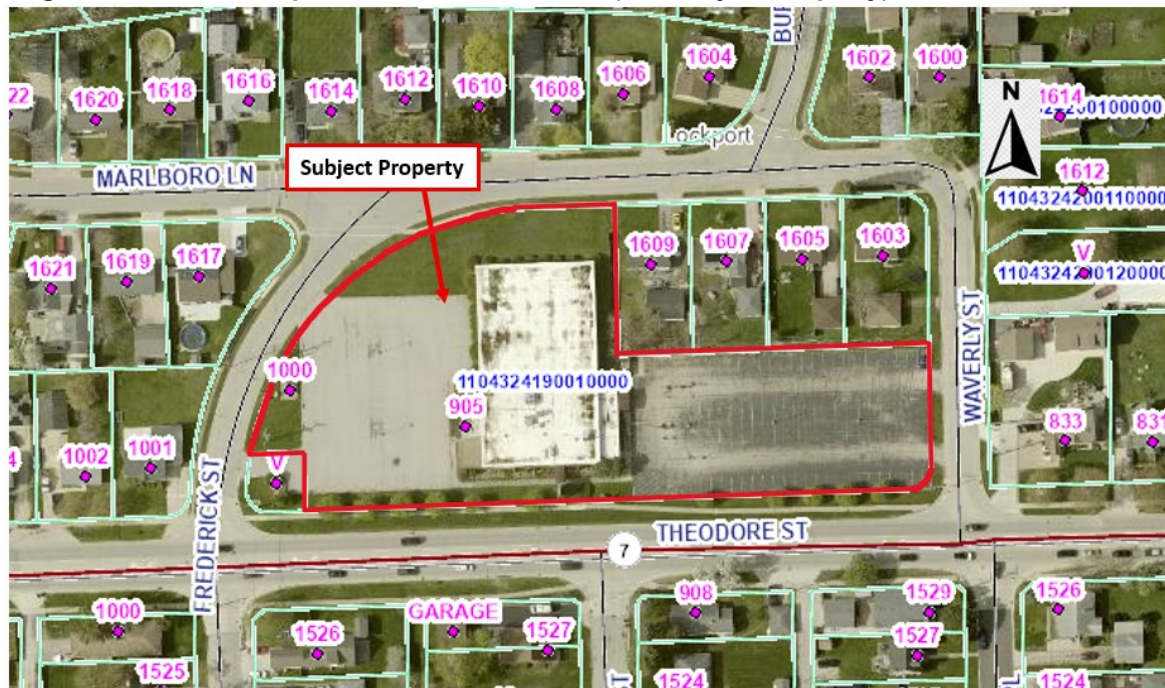
Play Time Soccer will operate as an indoor soccer sports facility designed to provide athletic training, recreational leagues, youth development programming, and community-based sporting events. The facility will accommodate individuals, teams, and organized programs for various age groups and skill levels, with a focus on promoting health, physical activity, and youth engagement.

Hours of operation for the Indoor Soccer Sports Facility (Play Time Soccer) will be Monday – Sunday 9:00 AM – 12:00 AM.

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 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. The facility also plans to offer sports nutrition-friendly items, including protein-focused meals, hydration beverages, and recovery-friendly food selections designed to support active individuals and youth athletes. Hours of operation for the Restaurant will be Monday – Sunday, 7:00 AM – 11:00 PM.

The proposed project will provide recreational opportunities for youth and adults while promoting health, fitness, and community engagement. Play Time Soccer is intended to serve as a safe, family-oriented environment for sports development, teamwork, and social interaction. The restaurant component will enhance the overall customer experience while contributing to the local economy through job creation and increased visitation to the City of Crest Hill.

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



### Proposed Improvements

- **Interior Improvements:** Remove the existing bowling alley lanes and associated equipment; renovate the interior space to accommodate two regulation-size indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed; and convert the existing bar area within the former bowling alley section into a concession counter for the sale of snacks and non-alcoholic beverages.
- **Exterior Improvements:** Mill, resurface, and restripe the east parking lot to improve traffic flow, safety, and overall appearance; repair and reinforce existing fencing along the east parking lot; Install new fencing and/or landscape screening along the west parking lot to minimize headlight glare impacting neighboring residences; upgrade side

and rear landscaping with refreshed plant materials and modern design elements to enhance curb appeal; update monument and building sign panels with contemporary finishes and materials; add decorative landscaping around signage to improve visibility and aesthetic appeal; replace worn and/or damaged awnings with new, updated materials and colors; sand, prime, and repaint all parking lot light poles to restore appearance and prevent corrosion; and install protective parking islands around light poles to reduce the risk of vehicle damage and improve durability.

### Summary of Requested Petitions

The Applicant is seeking approval for the following petitions:

- (i) Special Use for an Indoor Recreational and Entertainment (Soccer) Facility
- (ii) Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the [Crest Hill Code of Ordinances-Sign Code](#) to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign.

### Staff Analysis

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 Road, which has predominantly commercial uses. An Indoor Soccer Facility does not introduce conditions that would discourage investment of adjacent properties, and will promote further redevelopment within the area.

The indoor soccer activities will occur entirely within an enclosed structure, limiting noise and other off-site impacts. Any potential effects related to lighting, hours of operation, and customer activity will be effectively managed through their proposed business plan, limited hours of operation, and conditions for approval to ensure compatibility with adjacent residential uses. The restaurant component is a customary and complementary use that will operate in accordance with all applicable codes and regulations. The site has established access via existing public roadways, with ingress and egress points designed to safely accommodate anticipated traffic volumes, and on-site circulation and parking areas will continue to function adequately to serve patrons and employees. Additionally, the presence of a staffed, regularly occupied facility will enhance security and oversight of the property.

Site improvements are proposed that will allow the site and building to be improved and further reduce off-site impacts. This includes repairing and replacing adjacent fencing and installing new landscaping to lessen headlight glare and noise. Repaving, restriping, end islands, landscaping, and lighting repairs will enhance the look of the parking areas. The building's awning will be repaired and replaced, along with other repainting and repairs to any peeling paint or rusted areas on the building. The ground sign will be reused and refurbished to look more modern and updated, including a work LED message center.

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 overall marketability. The proposed use is consistent with surrounding commercial activities and is expected

to stabilize and potentially enhance nearby property values by revitalizing a vacant site and contributing to the economic vitality of the neighborhood.

The variation request for the existing on-premises free-standing sign, if granted, will not alter the essential character of the locality. The proposed sign will identify an indoor soccer facility and restaurant operating within an existing commercial building, a use compatible with surrounding commercial and residential properties, and will facilitate the practical operation of the facility. The sign's size, placement, and design are modest and in keeping with the scale of neighboring commercial signage, ensuring it does not dominate or visually disrupt the streetscape. Granting the variation request will allow adequate visibility for the business to attract patrons without changing the overall appearance or character of the neighborhood.

### Staff feedback on specific aspects of the requested approvals

- **Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (D)(1) Freestanding Signs in Business Districts:**

(b) Setback. All freestanding signs must maintain a setback of not less than ten feet from the property line. *The existing sign is located three feet from the property line.*

(c)-(d) Height and Sign Area. The maximum allowable area for freestanding signs for lots less than 5 acres is 50 square feet, and the maximum allowable sign height is 15 feet. *The existing sign height is 21 feet, The total area for the existing sign is 89 square feet (excluding the digital sign).*

(e) Electronic message center sign/changeable copy. In the case of electronic message center/changeable copy signs, the electronic message/changeable copy portion of the sign shall not exceed 20 square feet and will not be counted towards the area of the sign but will be included in the overall height. *The existing digital sign area is 54 square feet.*

Staff reviewed the proposed development with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Indoor Recreational and Entertainment (Soccer) Facilities as Special Use in B-2 General Business District, and restaurants as permitted use in B-2 General Business District. The proposed Indoor Recreational and Entertainment (Soccer) Facility will require approval of a Special Use permit, and the above-mentioned variation(s).

### Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.  
***The property cannot yield a reasonable return if limited to the signage requirements currently allowed by the City of Crest Hill Sign Code. The vacant commercial property, intended to be used as an indoor soccer facility, relies on sufficient visibility and clear identification to attract patrons, including families, leagues, and community members. The existing sign regulations on sign size, height, placement prevent the existing sign from adequately promoting the business and making the property marketable. Without a variation to allow appropriate use of the existing***

***sign, the facility would be unable to operate successfully and generate a reasonable return, as restricted signage would limit public awareness and patronage while leaving the property underutilized.***

2. That the plight of the owner is due to unique circumstances.  
***The plight of the owner is due to unique circumstances that justify the requested variation for the existing sign. The property is a vacant commercial building that has remained unoccupied since 2020 despite efforts to lease or sell it under typical zoning conditions. Its layout, location, and orientation make it particularly challenging for standard signage to provide adequate visibility to attract patrons for an indoor soccer facility.***

***These unique circumstances—specifically, the need for clear identification of a recreational facility that serves families and leagues and the limitations of the existing sign under current sign regulations—create an economic and operational hardship that is not generally shared by other properties in the B-2 Zoning District. Granting the variation will allow the property to be effectively utilized while preserving the overall character of the neighborhood.***

3. That the variation, if granted, will not alter the essential character of the locality.  
***The variation for the existing sign, if granted, will not alter the essential character of the locality. The proposed sign will identify an indoor soccer facility and restaurant operating within an existing commercial building, a use compatible with surrounding commercial and residential properties. The sign’s size, placement, and design are modest and in keeping with the scale of neighboring commercial signage, ensuring it does not dominate or visually disrupt the streetscape.***

***Granting the variation will allow adequate visibility for the business to attract patrons without changing the overall appearance or character of the neighborhood. The use of the existing sign will facilitate the practical operation of the facility while maintaining harmony with the surrounding neighborhood.***

In addition, Section 12.6-2 Standards for Variations and Section 12.7-6 Standards for Special Use of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A and Exhibit B have been established by the evidence presented during the public hearing process and further support the approval of the Applicant’s requests. Please refer to Exhibit I for the Applicant’s response to Standards for Special Use.

#### **Conditions of Approval (last revised 04-06-2026)**

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. The following items shall be indicated on the permit and completed prior to occupancy of the business:
  - i. All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.
  - ii. East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.

- iii. Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the special use.
2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.
3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.
4. Total occupancy for the entire facility shall be limited to no more than 200 people.
5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.
6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the [City of Crest Hill Code of Ordinances](#).

### **Staff Recommendation**

Based on the drafted findings reflected in this staff report, Staff recommend the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommends that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

**The Plan Commission recommends City Council conditional approval of the Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-3-4-1, and Case # V-26-3-4-1.**

**EXHIBIT A****Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as “similar and compatible uses.”*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

**EXHIBIT B**

**Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6**

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*



Exhibit C

Application for Development

For Office Use Only: Case Number: SU-26-3-4-1, V-26-3-4-1

Project Name: Playtime Indoor Soccer Facility

Owner: 905 Theodore Properties, LLC Correspondence To: Jorge Cruz

Street address: Street address:

City, St., Zip: City, St., Zip:

Phone: Phone: [REDACTED]

Email: [REDACTED] Email: [REDACTED]

Property Address: Street address: 905 Theodore St Property Information: Lot Width: 520'-0"

City, St., Zip: Crest Hill, IL Lot Depth: 230'-0"

PIN: 04-32-419-001 Total Area: 2.228 Acres

\*Submit an electronic version of the legal description only in a Word document to: buildingdepartment@cityofcresthill.com

Existing Zoning: B-2 Existing Land Use: Bowling Alley - Restaurant

Requested Zoning: B-2 Proposed Land Use: Indoor Soccer Facility - Restaurant

Adjoining Properties Zoning and Uses: North of Property: R-1 Residential

South of Property: R-2 Residential (Joliet)

East of Property: R-1 Residential

West of Property: R-1 Residential

Purpose Statement (intended use and approval sought): Indoor Soccer Facility and Restaurant

**Development Request:** Please check all that apply and describe:

Rezoning: \_\_\_\_\_

Special Use: Indoor Soccer Facility and Restaurant

Variance: Ground sign (Existing)

Planned Unit Development: \_\_\_\_\_

Annexation: \_\_\_\_\_

Plat: \_\_\_\_\_

Other: \_\_\_\_\_

**Contact Information** – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

Civil Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

Architect: Eduardo Martinez Phone: 

Company: MTZ Architects, Inc. Email: 

Builder: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

  
\_\_\_\_\_  
Signature of the Applicant

01.14.26  
\_\_\_\_\_  
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

  
\_\_\_\_\_  
Signature of the Owner

1/16/2026 | 11:19 CST  
\_\_\_\_\_  
Date

**EXHIBIT D**

**905 THEODORE STREET - LEGAL DESCRIPTION**

PROPERTY ADDRESS: 905 THEODORE STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-32-419-001-0000

**LEGAL DESCRIPTION:**

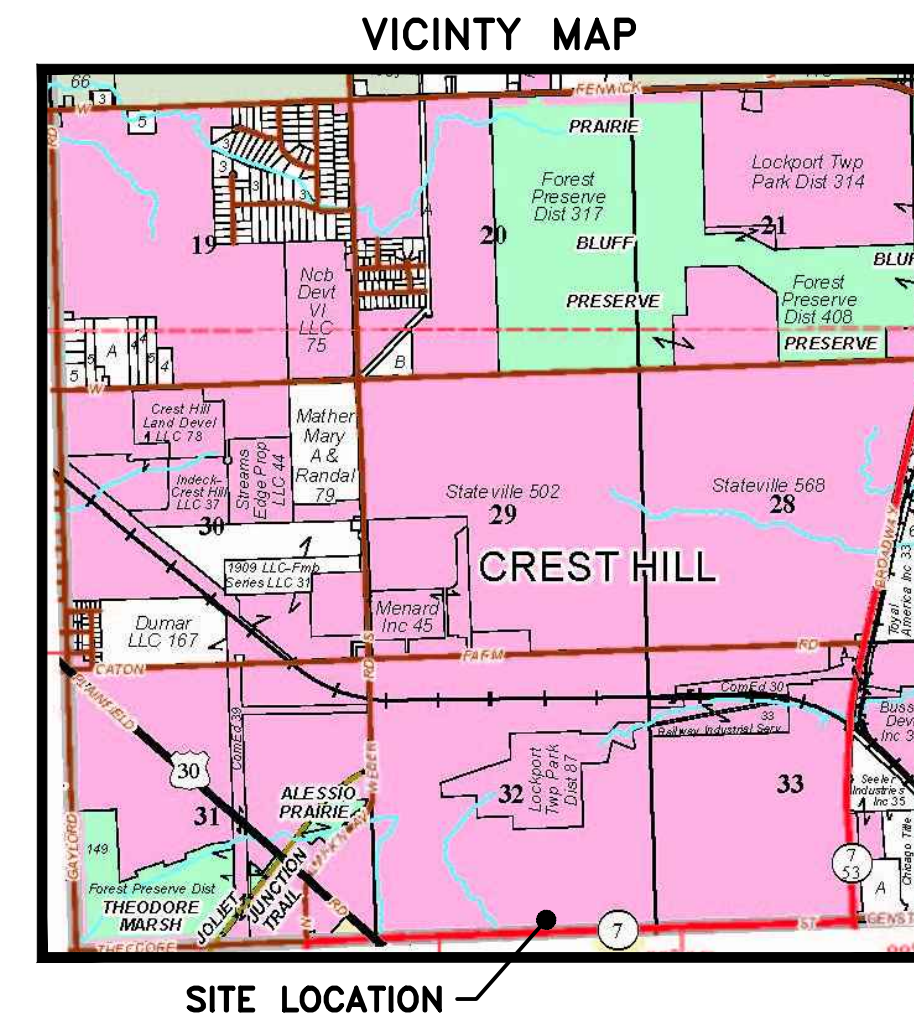
LOTS 1, 13, 335, 336 AND 337 IN UNIT NO. 1 OF RAYNOR HILLS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1952, IN PLAT BOOK 27 PAGE 86, AS DOCUMENT NUMBER 715075, EXCEPT THAT PART OF LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO RAYNOR HILLS WATER COMPANY BY DEED DATED MAY 27, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 732193, IN BOOK 1432 PAGE 607, AND ALSO EXCEPTING THAT PART OF SAID LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO PRESTON HOMES, INCORPORATED BY DEED DATED AUGUST 26, 1954 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 755601, IN BOOK 1490 PAGE 399; IN WILL COUNTY, ILLINOIS

# ALTA/NSPS LAND TITLE SURVEY

EXCEPTION	DESCRIPTION OF DOCUMENT	DOC. NO.	SURVEY RELATED
1	RIGHTS OR CLAIMS OF POSSESSION, NOT RECORDED	N/A	NOT SURVEY RELATED
2	ANY ENCROACHMENT, ENCUMBRANCE, ETC.	N/A	SHOWN ON SURVEY
3	EASEMENTS OR CLAIMS, NOT RECORDED	N/A	SHOWN ON SURVEY
4	ANY LIEN, OR RIGHT TO LIEN, NOT RECORDED	N/A	NOT SURVEY RELATED
5	TAXES OR SPECIAL ASSESSMENTS, NOT RECORDED	N/A	NOT SURVEY RELATED
6	ALTA STATEMENT	N/A	NOT SURVEY RELATED
7	NOTE FOR INFORMATION: FULL PAYMENT	N/A	NOT SURVEY RELATED
A	TAXES FOR THE YEARS 2016 AND 2017	N/A	NOT SURVEY RELATED
B	MORTGAGE	R2003286973	NOT SURVEY RELATED
C	ASSIGNMENT OF RENTS	R2003286973	NOT SURVEY RELATED
D	905 THEODORE LLC, ARTICLES OF ORGANIZATION ETC.	N/A	NOT SURVEY RELATED
E	EXISTING UNRECORDED LEASES AND RIGHTS THEREUNDER	N/A	NOT SURVEY RELATED
F	PROPERTY MANAGER STATEMENT	N/A	NOT SURVEY RELATED
G	ANY UNRECORDED LIEN, OR RIGHT TO A LIEN BY BROKER	N/A	NOT SURVEY RELATED
H	LEASE TERMS AND CONDITIONS	R2011100181	NOT SURVEY RELATED
I	LEASEHOLD INTEREST	R2011100181	NOT SURVEY RELATED
J	IBT EASEMENT	R2000113260	SHOWN ON SURVEY
K	EASEMENTS	715075	SHOWN ON SURVEY
L	BUILDING LINES	715075	SHOWN ON SURVEY
M	PROTECTIVE COVENANTS	728747	SHOWN ON SURVEY
N	30-FT BUILDING LINE VIOLATION PER 1998 SURVEY	N/A	SHOWN ON SURVEY
O	PUBLIC ACT 95-988	N/A	NOT SURVEY RELATED
P	"GOOD FUNDS" SECTION 215 ILCS 155/26	N/A	NOT SURVEY RELATED
Q	NOTE FOR INFO: WILL COUNTY RECORDER	N/A	NOT SURVEY RELATED
R	NOTE FOR INFORMATION (ENDORSEMENT REQUESTS)	N/A	NOT SURVEY RELATED

## EXHIBIT E

LOTS 1, 13, 335, 336 AND 337 IN UNIT NO. 1 OF RAYNOR HILLS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1952, IN PLAT BOOK 27 PAGE 86, AS DOCUMENT NUMBER 715075, EXCEPT THAT PART OF LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO RAYNOR HILLS WATER COMPANY BY DEED DATED MAY 27, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 732193, IN BOOK 1432 PAGE 607, AND ALSO EXCEPTING THAT PART OF SAID LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO PRESTON HOMES, INCORPORATED BY DEED DATED AUGUST 26, 1954 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 755601, IN BOOK 1490 PAGE 399; IN WILL COUNTY, ILLINOIS.

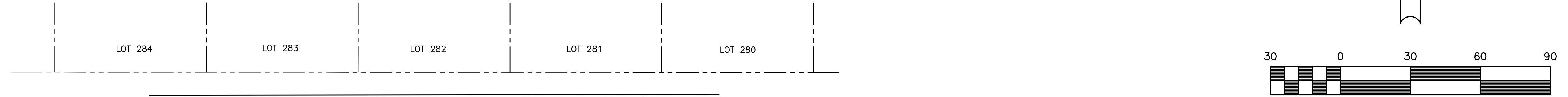


2016 ALTA/NSPS LAND TITLE SURVEY  
OPTIONAL TABLE "A" ITEMS

ITEM	DESCRIPTION OF ITEM	LOCATION ON SURVEY
1	MONUMENTS PLACED	AS SHOWN
2	COMMON ADDRESS	AS SHOWN
4	GROSS LAND AREA	AS SHOWN
7(c)	EXTERIOR DIMENSIONS AT GROUND LEVEL	AS SHOWN
14	DISTANCE TO NEAREST INTERSECTING STREET	AS SHOWN

### NOTES:

- THE CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 17SK8306725WJ WITH AN EFFECTIVE DATE OF MAY 25, 2017 AND A DATE STAMP OF 06.12.17, WAS USED DURING THE PREPARATION OF THIS PLAT AND SURVEY.
- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE NORTH RIGHT-OF-WAY LINE OF THEODORE STREET BEING ASSUMED TO BE DUE EAST-WEST.
- ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN LOCATED AND SHOWN ON THIS PLAT, THE LOCATION OF ALL BURIED UTILITIES MAY NOT BE SHOWN. THE OWNER SHOULD PROVIDE SURFACE MARKING OF UNDERGROUND UTILITIES FOR THE CERTIFICATION OF THE LOCATION BY THE LAND SURVEYOR.
- IT IS NOTED ON THE PLAT OF SUBDIVISION OF UNIT NO. 1 OF RAYNOR HILLS ESTATES THAT "BUILDING LINE SHALL BE NOT LESS THAN 30.0 FEET FROM FRONT LOT LINE NOR LESS THAN 30.0 FEET FROM ANY SIDE STREET LINE, NOR LESS THAN 10.0 FEET FROM ANY SIDE PROPERTY LINE." THERE IS NO GRAPHIC REPRESENTATION OF SAID SETBACKS ON SAID PLAT FOR LOTS 1, 13 AND 337 THROUGH 337, BOTH INCLUSIVE. (SCHEDULE B, ITEM L)
- THE EXACT LOCATION OF THE EASEMENT ON THE SOUTHWESTERLY SIDE OF LOT 1 COULD NOT BE DETERMINED BASED ON THE AVAILABLE PLATTED INFORMATION. THE DEPICTED LOCATION HAS BEEN SCALED AND SOME INFORMATION HAS BEEN ASSUMED. GEOTECH CAN NOT GUARANTEE AND/OR WARRANT THAT SAID GRAPHIC DEPICTION IS ACCURATE. (SCHEDULE B, ITEM K)
- FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL SURVEY, IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED.
- UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16" IRON RODS.



### EXISTING SYMBOLS LEGEND

- SURVEY MONUMENT
- ⊗ SURVEY MONUMENT - R.O.W. MARKER
- ⊕ TRAFFIC SIGNAL
- ⊖ TRAFFIC SIGNAL - MAST ARM
- ⊞ UTILITY CONTROL CABINET
- ⊟ UTILITY POLE GUY WIRE
- ⊠ UTILITY POLE
- ⊡ STREET LIGHT
- ⊢ SIGN
- ⊣ UTILITY HAND HOLE
- ⊤ UTILITY DOUBLE HAND HOLE
- ⊥ UTILITY HEAVY DUTY HAND HOLE
- ⊦ UTILITY JUNCTION BOX
- ⊧ UTILITY SPLICE BOX - GENERAL
- ⊨ UTILITY SPLICE BOX - TELEPHONE
- ⊩ STORM SEWER CATCH BASIN
- ⊪ STORM SEWER FLARED END SECTION (FES)
- ⊫ STORM SEWER MANHOLE
- ⊬ STORM SEWER INLET
- ⊭ SANITARY SEWER MANHOLE
- ⊮ WATER - POST INDICATOR VALVE (PIV)
- ⊯ WATER - FIRE HYDRANT
- ⊰ WATER - VALVE BUFFALO BOX
- ⊱ WATER - VALVE BOX
- ⊲ WATER - VALVE VAULT
- ⊳ WATER - SIAMSE FIRE CONNECTION
- ⊴ RAILROAD SIGNAL
- ⊵ RAILROAD SIGNAL WITH STOP GATE
- ⊶ VEGETATION - TREE STUMP
- ⊷ VEGETATION - DECIDUOUS TREE
- ⊸ VEGETATION - EVERGREEN TREE
- ⊹ VEGETATION - SHRUB/HEDGEGEROW
- CONCRETE BOLLARD
- ⊚ FLAG POLE
- ⊛ MAIL BOX
- ⊜ AIR CONDITIONER UNIT
- ⊝ GENERATOR UNIT
- ⊞ ELECTRICAL TRANSFORMER
- ⊟ AUTOMATED TELLER MACHINE (ATM)

FREDERICK STREET  
(50.0 HERETOFORE DEDICATED)  
(PER DOC. NO. 715075)

LOT 1  
AREA=2.228 ACRES

LOT 272

LOT 273

LOT 274

LOT 275

LOT 276

STATE OF ILLINOIS)  
COUNTY OF WILL )SS

TO: CHICAGO TITLE INSURANCE COMPANY  
BRIAN SPILLER  
905 THEODORE LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(c), 8, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2017.

June 21, 2017  
DATE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
EXPIRATION DATE: 11/30/2018  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165

LOT 211

LOT 181

LOT 151

LOT 121

ORDERED BY:  
CHRIS KOURLESS, CENTRAL CLEANERS  
1120 RICHARDS STREET  
JOLIET, IL 60433

DRAWN BY: CJT  
CHECKED BY: CMP

JOB # GJN19830  
DATE: 06/21/2017

UNIT NO. 1 OF  
RAYNOR HILLS ESTATES

GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403  
815/730-1010

GJN19830

EXHIBIT F



**1** WEST ELEVATION  
SCALE: 1/8"=1'-0"



**2** NORTH ELEVATION  
SCALE: 1/8"=1'-0"



**3** EAST ELEVATION  
SCALE: 1/8"=1'-0"



**4** SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



PLAYTIME SOCCER FACILITY  
905 THEODORE ST. CREST HILL, IL

EXTERIOR ELEVATIONS

1 ISSUED FOR PERMIT 11.01.16  
No. Description Date



I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS

ARCHITECT  
Scale 1/8"=1'-0" Date 01.21.26  
Job No. 25009  
Sheet No.

**A31**

## EXHIBIT G

### 905 THEODORE ST – LIST OF REQUESTED VARIATIONS

#### **Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (D)(1) Freestanding Signs in Business Districts**

(b) *Setback*. All freestanding signs must maintain a setback of not less than ten feet from the property line. [The existing sign is located three feet from the property line.](#)

(c)-(d) *Height and Sign Area*. The maximum allowable area for freestanding signs for lots less than 5 acres is 50 square feet, and the maximum allowable sign height is 15 feet. [The existing sign height is 21 feet, The total area for the existing sign is 89 square feet \(excluding the digital sign\).](#)

(e) *Electronic message center sign/changeable copy*. In the case of electronic message center/changeable copy signs, the electronic message/changeable copy portion of the sign shall not exceed 20 square feet and will not be counted towards the area of the sign but will be included in the overall height. [The existing digital sign area is 54 square feet.](#)

## EXHIBIT H

Play Time Soccer  
Jorge Cruz  
Crest Hill, IL  
773-615-9972  
Jorgefcruz67@yahoo.com

February 17th, 2026

City of Crest Hill  
Community Development / Planning & Zoning Department  
20600 City Center Blvd  
Crest Hill, IL 60403

RE: Project Narrative/ Play Time Soccer  
Property Address: 905 Theodore St, Crest Hill, IL

### **Project Overview**

This narrative is submitted to outline the proposed use and operational plan for the property located at 905 Theodore Street, Crest Hill, Illinois. The proposed project involves the establishment of Play Time Soccer, an indoor soccer sports training and recreational facility, along with a restaurant that will operate daily to serve facility participants and the surrounding community.

### **Facility Description**

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 complementary use to the sports facility while remaining open to the public daily.

### **Restaurant Concept and Food Service**

The restaurant will operate as an American-style bar and grill, offering freshly prepared food made from scratch. The menu will primarily feature casual dining options such as burgers, sandwiches, wraps, salads, appetizers, and similar American grill style selections.

In addition to traditional menu offerings, the restaurant will provide healthy food options designed to support athletic performance, wellness, and balanced nutrition. These options will include lighter and nutrition conscious selections such as grilled proteins, fresh salads, wraps, fruit options, and other balanced meal choices intended to accommodate athletes and health-focused customers.

The facility also plans to offer sports nutrition friendly items, including protein focused meals, hydration beverages, and recovery-friendly food selections designed to support active individuals and youth athletes.

### **Hours of Operation**

Indoor Soccer Sports Facility – Play Time Soccer

- Monday – Sunday: 9:00 AM – 12:00 AM

Restaurant Operations

- Monday – Sunday: 7:00 AM – 11:00 PM

### **Schedule of Activities**

Play Time Soccer will offer structured recreational and developmental programming including:

- Youth soccer training programs and academies
- Recreational and competitive soccer leagues
- Private coaching sessions and team practices
- Open play sessions for community participation
- Seasonal sports camps and skill development clinics
- Local tournaments and community sporting events

### **Employment and Staffing**

The project is expected to create employment opportunities within the local community.

Play Time Soccer Facility Staffing

- Facility management and administrative personnel
- Coaching and training staff
- Front desk and customer service staff
- Maintenance and custodial staff

Estimated indoor soccer facility staffing: approximately 10 to 15 employees.

## Restaurant Staffing

- Restaurant management
- Kitchen and food preparation staff
- Servers and customer service personnel
- Cleaning and support staff

Estimated restaurant staffing: approximately 6 to 10 employees.

## Traffic Flow and Parking Management

Play Time Soccer will implement coordinated scheduling practices to promote safe and efficient traffic flow at the property. Games, practices, and programming will be organized into structured time blocks to prevent overlapping start and end times that could create traffic congestion.

Participant arrival and departure times will be staggered to minimize clustering and allow for smoother vehicle circulation throughout the parking areas. Staff will monitor scheduling and facility capacity to ensure traffic flow remains manageable during peak hours and special events.

## Community Benefit

The proposed project will provide recreational opportunities for youth and adults while promoting health, fitness, and community engagement. Play Time Soccer is intended to serve as a safe, family-oriented environment for sports development, teamwork, and social interaction.

The restaurant component will enhance the overall customer experience while contributing to the local economy through job creation and increased visitation to the Crest Hill area.

## Proposed Interior Improvements

- Remove the existing bowling alley lanes and associated equipment.
- Renovate the interior space to accommodate two regulation-size indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed.
- Convert the existing bar area within the former bowling alley section into a concession counter for the sale of snacks and non-alcoholic beverages.

## Proposed Exterior Improvements

- Mill, resurface, and restripe the east parking lot to improve traffic flow, safety, and overall appearance.
- Repair and reinforce existing fencing along the east parking lot.
- Install new fencing and/or landscape screening along the west parking lot to minimize headlight glare impacting neighboring residences.
- Upgrade side and rear landscaping with refreshed plant materials and modern design elements to enhance curb appeal.
- Update monument and building sign panels with contemporary finishes and materials.
- Add decorative landscaping around signage to improve visibility and aesthetic appeal.
- Replace worn or damaged awnings with new, updated materials and colors.
- Sand, prime, and repaint all parking lot light poles to restore appearance and prevent corrosion.
- Install protective parking islands around light poles to reduce the risk of vehicle damage and improve durability.

### **Conclusion**

The proposed development at 905 Theodore Street will establish Play Time Soccer as a community focused indoor soccer sports facility supported by a daily operating restaurant.

Respectfully Submitted,  
Jorge Cruz  
Owner  
Play Time Soccer

## EXHIBIT I

# City of Crest Hill Standards for Special Uses

### 12.7-6 STANDARDS FOR SPECIAL USES ([ZONING ORDINANCE](#), p-134)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed indoor soccer facility and restaurant will not be detrimental to or endanger the public health, safety, or general welfare of the surrounding community. The project consists of the adaptive reuse of an existing commercial building, including the removal of the existing bowling alley and the installation of two indoor soccer fields. Improvements will be made to both the interior and exterior of the building to modernize the facility and enhance its appearance and functionality.

The proposed use is recreational in nature and is consistent with other commercial and entertainment-oriented uses that are typically found in commercial districts. The facility will provide a safe, controlled indoor environment for youth and adult athletic activities, promoting health, wellness, and community engagement.

The property will continue to utilize existing access points, parking areas, and site circulation patterns designed to accommodate large assembly uses such as the former bowling alley. As such, the site is well suited to accommodate the proposed recreational use without creating adverse impacts on surrounding properties or public infrastructure.

In addition, the reopening of the restaurant will provide a complementary amenity for patrons, visitors, and the community while activating an existing component of the property. All operations will comply with applicable building, fire, and life-safety codes as required by the City.

Overall, the proposed improvements and reuse of the building will revitalize the property, enhance the appearance and activity of the site, and provide a positive recreational amenity for the community without negatively affecting public health, safety, or general welfare.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed indoor soccer facility will not be injurious to the use and enjoyment of surrounding properties nor will it diminish property values within the neighborhood. The use represents a recreational activity that is compatible with the existing commercial nature of the area and will operate entirely within an enclosed building.

The property currently contains a restaurant and a bowling alley, both of which generate evening and weekend traffic typical of entertainment uses. Converting the bowling alley portion of the building into two indoor soccer fields will maintain a similar recreational character while utilizing

the existing structure. Because the facility will operate indoors, noise levels will be contained within the building and will not negatively affect nearby properties.

The proposed use will not introduce significant new impacts to neighboring properties. Parking areas, building footprint, and general site circulation will remain consistent with the existing development. In many cases, indoor sports facilities generate activity during structured league times rather than continuous traffic, which allows for predictable and manageable peak periods. Additionally, the project represents a reinvestment in an existing property and will enhance the viability of the site by bringing new recreational opportunities to the community. This type of investment supports the local economy, encourages family-oriented activities, and helps maintain a well-utilized commercial property, all of which contribute positively to surrounding property values.

For these reasons, the proposed indoor soccer facility will be compatible with nearby uses and will not be injurious to neighboring properties or the broader neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed indoor soccer facility and restaurant will not impede the normal and orderly development or improvement of surrounding properties for uses permitted within the district. The project represents the continued use and reinvestment in an existing commercial property through the adaptive reuse of the current building. The removal of the existing bowling alley and installation of two indoor soccer fields will occur within the existing structure, allowing the site to remain consistent with the type and intensity of uses typically anticipated in a commercial district of this nature.

The proposed recreational use is compatible with other commercial and entertainment-oriented uses and will operate within the existing building footprint and site layout. Planned interior and exterior improvements will enhance the overall appearance and functionality of the property, contributing positively to the surrounding area and supporting the continued viability of nearby commercial and residential properties.

The site is already developed with appropriate access, parking, and infrastructure designed to accommodate assembly and recreation-type uses. As a result, the proposed indoor soccer facility and reopening of the restaurant will not interfere with future development opportunities on nearby properties but will instead help maintain an active, well-maintained commercial site that supports the broader economic vitality of the area.

Overall, the project represents a reinvestment in the property that will complement surrounding development and support the continued orderly growth and improvement of properties in the district.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The subject property is an existing developed commercial site and is currently served by adequate public utilities, access, and supporting infrastructure. The building is connected to all necessary utility services that previously supported the former bowling alley and restaurant. These existing

utilities have sufficient capacity to accommodate the proposed indoor soccer facility and the reopening of the restaurant.

Access to the site will continue to be provided via the existing driveways and parking lots, which were designed to support a high-occupancy recreational and entertainment use. The existing parking areas and access drives will remain in use and will continue to provide safe and efficient vehicular and pedestrian circulation to and from the site.

Because the project primarily involves the adaptive reuse of an existing building, the proposed improvements will utilize the site's established infrastructure and will not require any expansion of public utilities or roadway systems. As such, adequate utilities, access roads, drainage, and other necessary facilities are available to support the proposed special use.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate measures have been taken to ensure safe and efficient ingress and egress to the site while minimizing potential traffic congestion on adjacent public streets. The subject property is an existing commercial development that was previously designed to accommodate high-occupancy recreational and entertainment uses, including a bowling alley and restaurant. As such, the site is already served by established access points and parking areas that are appropriate for uses generating similar levels of activity.

The proposed indoor soccer facility will utilize these existing access drives and parking lots, which provide safe entry and exit for patrons and employees. The layout allows vehicles to enter and exit the property efficiently while maintaining clear separation between parking areas and building access points. Because the project largely involves the adaptive reuse of the existing building and site infrastructure, no changes to the primary access configuration are anticipated.

In addition, the nature of indoor soccer use typically involves scheduled games and practices that distribute arrivals and departures throughout the day and evening, rather than generating large simultaneous traffic surges. This operational pattern further reduces the likelihood of traffic congestion on surrounding public streets.

Overall, the existing access points and parking facilities were designed to accommodate comparable assembly-type uses and will continue to provide adequate ingress and egress for the proposed indoor soccer facility and restaurant while minimizing impacts to the surrounding roadway network.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

The proposed indoor soccer facility will comply with all applicable provisions of the Zoning Ordinance and other relevant regulations of the City of Crest Hill. The project primarily involves the adaptive reuse of an existing commercial building, including the removal of the existing

bowling alley and the installation of two indoor soccer fields, along with interior and exterior building improvements and the reopening of the restaurant.

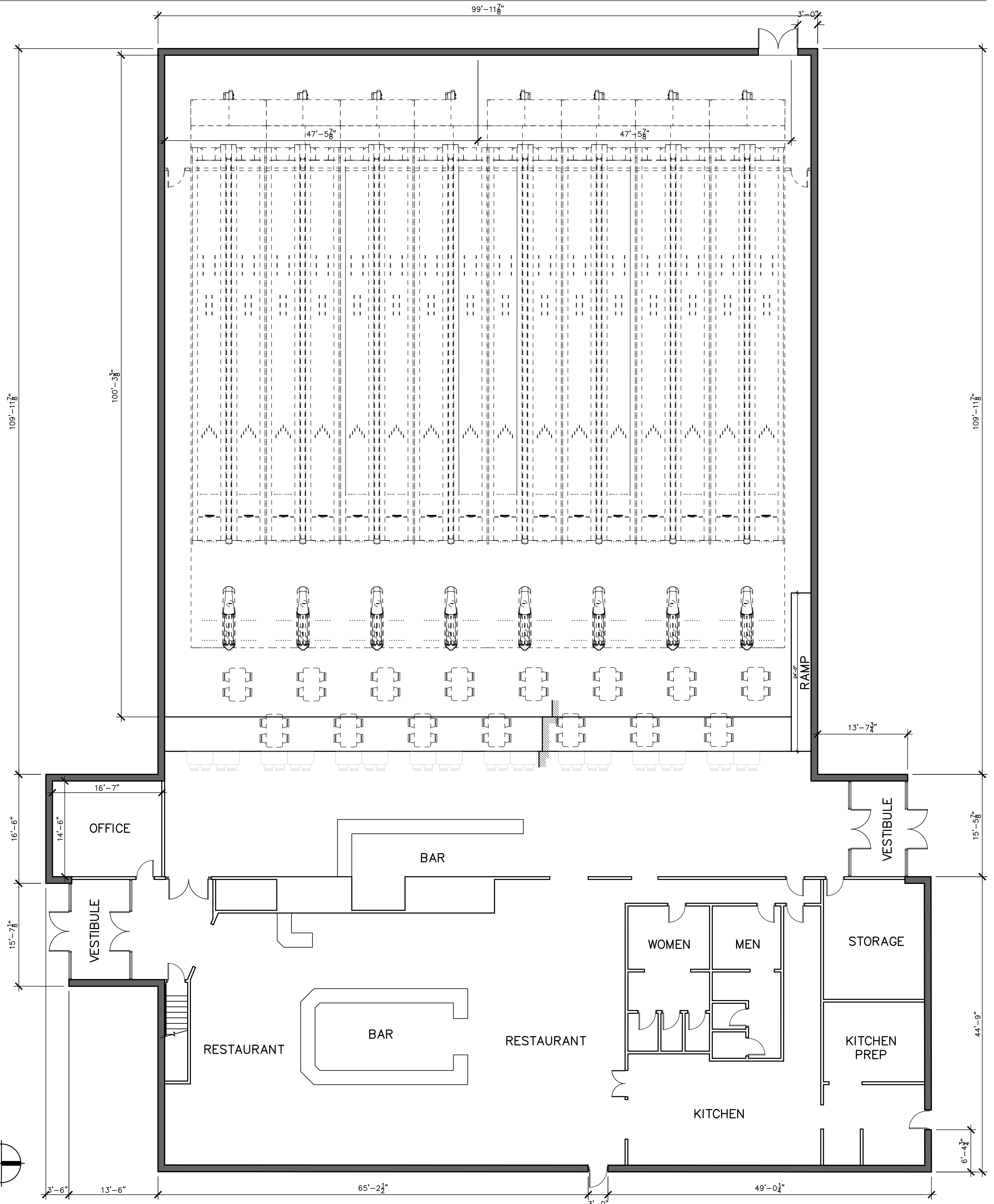
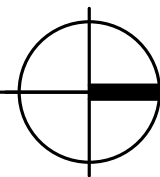
All planned improvements and operations will be reviewed and permitted through the City's review to ensure compliance with applicable zoning, building, fire, life-safety, and health regulations. Any required permits or approvals associated with building modifications, site improvements, or occupancy changes will be obtained prior to construction and operation.

Should any specific relief or modification from ordinance requirements be necessary, such requests will be reviewed in accordance with the procedures established by the City, including consideration by the Plan Commission and final action by the City Council as required.

Overall, the applicant intends to improve and operate the facility in full compliance with the applicable ordinances and regulations governing development and operations within the City.

EXHIBIT J

1 DEMOLITION PLAN  
SCALE: 1/8"=1'-0"



PLAYTIME SOCCER FACILITY  
905 THEODORE ST. CREST HILL, IL

DEMOLITION FLOOR PLAN

1 ISSUED FOR PERMIT  
No. Description Date  
11.01.16



I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS.

ARCHITECT  
Scale 1/8"=1'-0" Date 01.21.26  
Job No. 25009  
Sheet No.

D1.0



PLAYTIME SOCCER FACILITY  
905 THEODORE ST. CREST HILL, IL

PROPOSED FLOOR PLAN

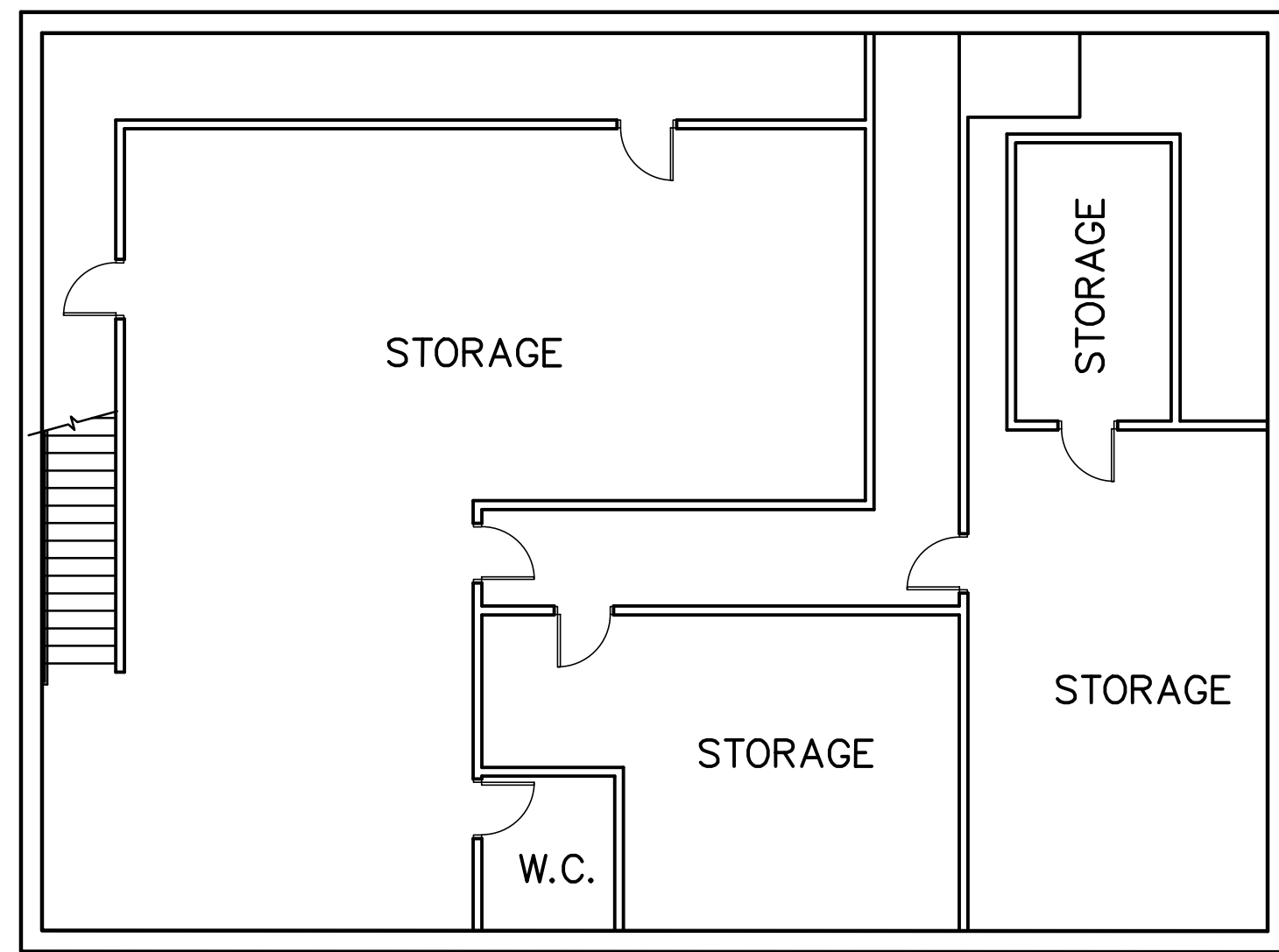
1 ISSUED FOR PERMIT  
No. Description Date  
11.01.16



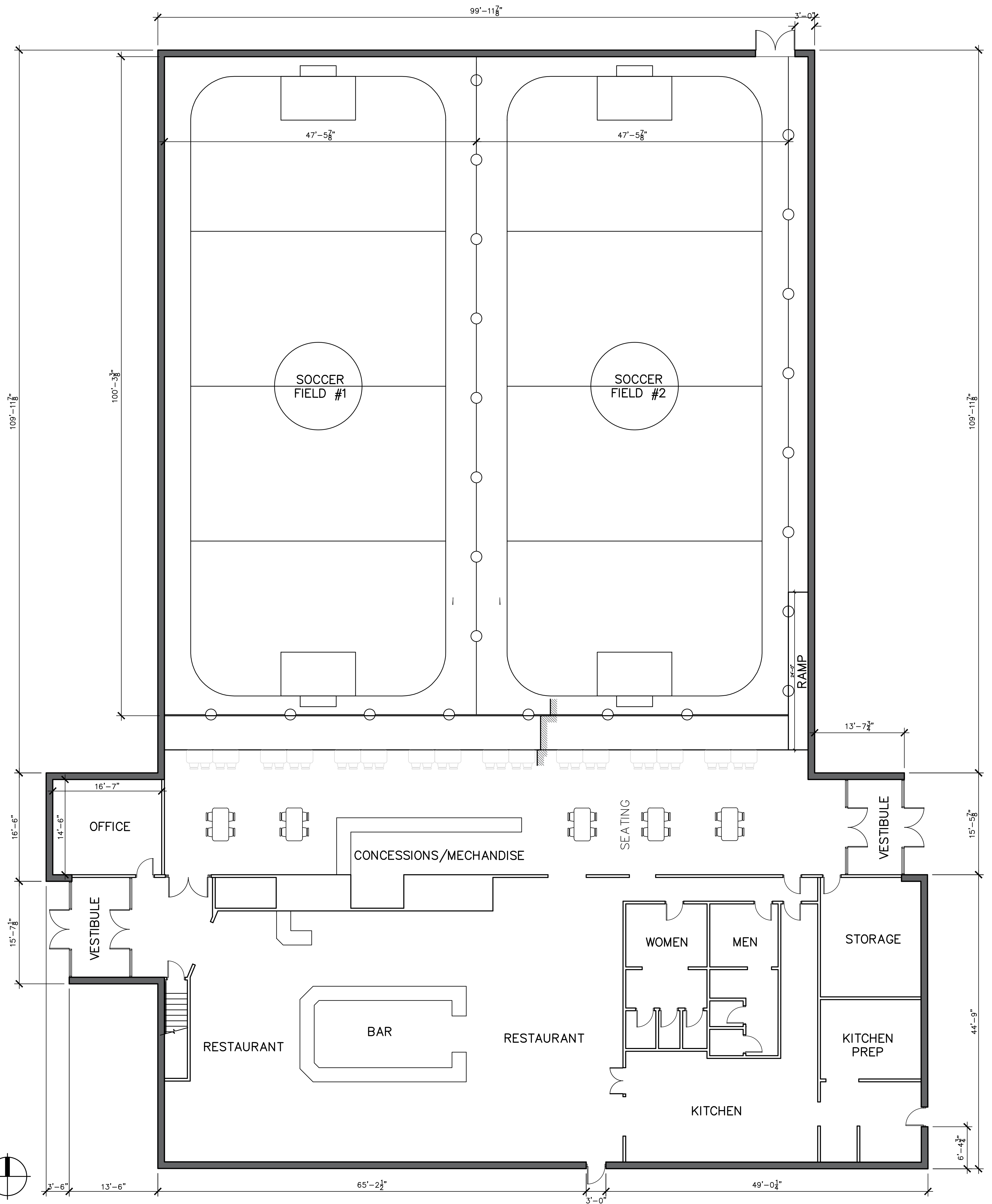
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS.

ARCHITECT  
Scale 1/8"=1'-0" Date 01.21.26  
Job No. 25009  
Sheet No.

A10



2 BASEMENT FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 PROPOSED FLOOR PLAN  
SCALE: 1/8"=1'-0"



PLAYTIME SOCCER FACILITY  
905 THEODORE ST. CREST HILL, IL

SITE PLAN

2 SPECIAL USE HEARING 03.11.26  
1 ISSUED FOR REVIEW 02.18.26  
No. Description Date



I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS.

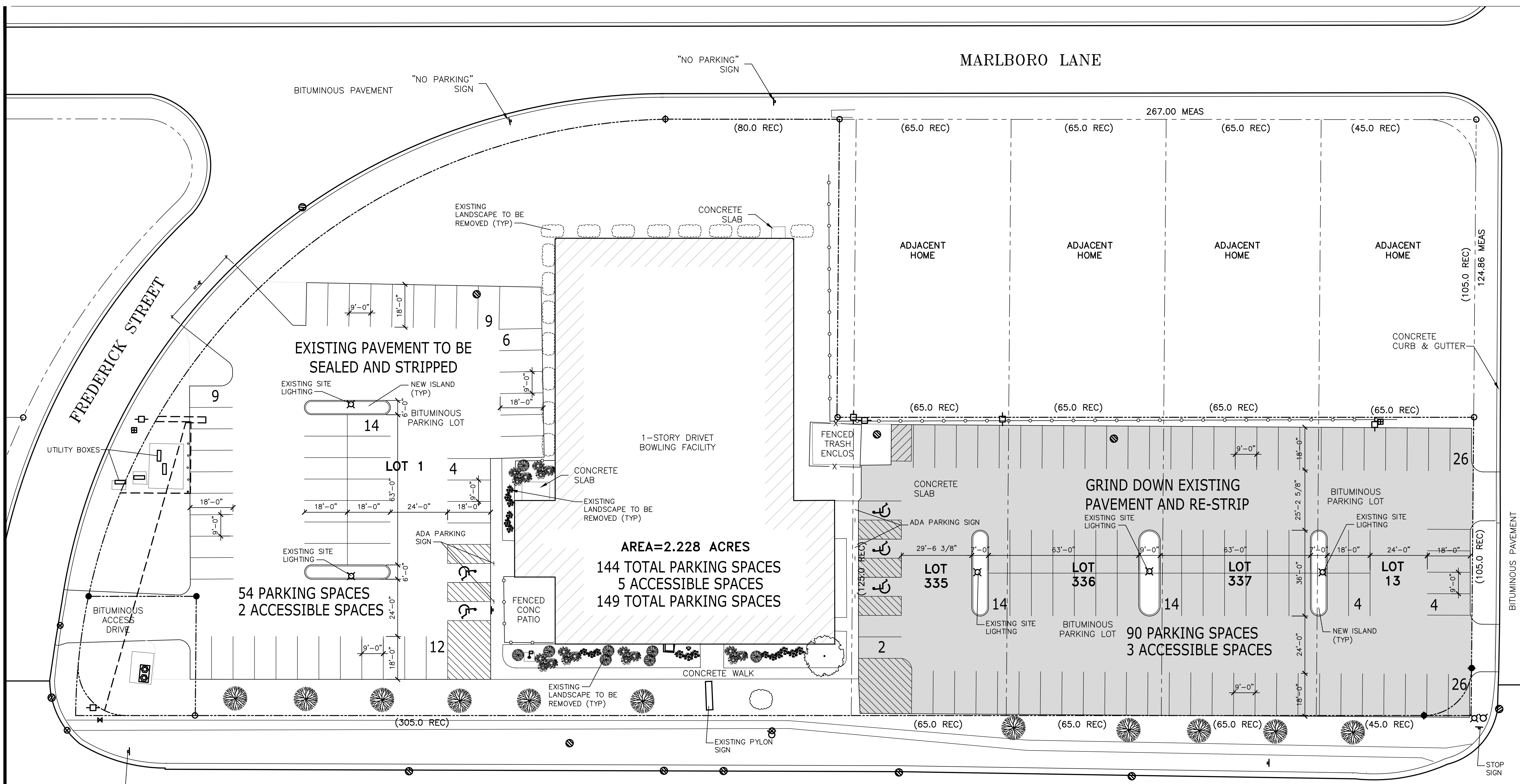
ARCHITECT

Scale 1"=20'-0" Date 01.21.26

Job No. 25009

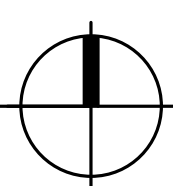
Sheet No.

SP1.1



CONCRETE PAVEMENT  
THEODORE STREET (IL RTE 7)

1 SITE PLAN  
SCALE: 1"=20'-0"



AREA=2.228 ACRES  
144 TOTAL PARKING SPACES  
5 ACCESSIBLE SPACES  
149 TOTAL PARKING SPACES

54 PARKING SPACES  
2 ACCESSIBLE SPACES

90 PARKING SPACES  
3 ACCESSIBLE SPACES

PLAYTIME INDOOR SOCCER			
Proposed Parking Calculations		B-2 GENERAL BUSINESS	
PERMITTED USES: INDOOR RECREATIONAL AND ENTERTAINMENT FACILITY, SMALL RESTAURANT AND SALE OF ALCOHOLIC BEVERAGE			
PARKING RATIOS:			
INDOOR RECREATIONAL FACILITIES, CLUBS, AND GYMNASIUMS: ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA.			
FLOOR AREA:	10,336 SF / 150 = 68.9	TOTAL PARKING =	69
RESTAURANTS OR ESTABLISHMENTS DISPENSING FOOD AND/OR BEVERAGES FOR CONSUMPTION ON THE PREMISES ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA, OR ONE (1) PARKING SPACE FOR EACH THREE (3) SEATS, PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE, WHICHEVER IS GREATER. IN ADDITION, RESERVOIR PARKING SPACE EQUAL TO TEN (10) PERCENT OF THE VEHICLE CAPACITY OF SUCH ESTABLISHMENTS.			
FLOOR AREA:	5,257 SF / 100 = 52.57	TOTAL STALLS REQUIRED =	63
10 EMPLOYEES 1 STALLS PER EMPLOYEES	10 * 1 = 10	TOTAL STALLS REQUIRED =	63
TOTAL PROPOSED PARKING:		REQUIRED:	ACTUAL:
69+63=		132	PARKING SPACES 144
ACCESSIBLE PARKING:		101-150 Spaces:	5 ACCESSIBLE PARKING 5
(1 van-accessible)			
TOTAL		132	TOTAL 149



PLAYTIME SOCCER FACILITY  
905 THEODORE ST. CREST HILL, IL

PROPOSED LANDSCAPE PLAN

2 SPECIAL USE HEARING 03.11.26  
1 ISSUED FOR REVIEW 02.18.26  
No. Description Date



I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS.

ARCHITECT  
Scale 1"=20'-0" Date 01.21.26  
Job No. 25009  
Sheet No.

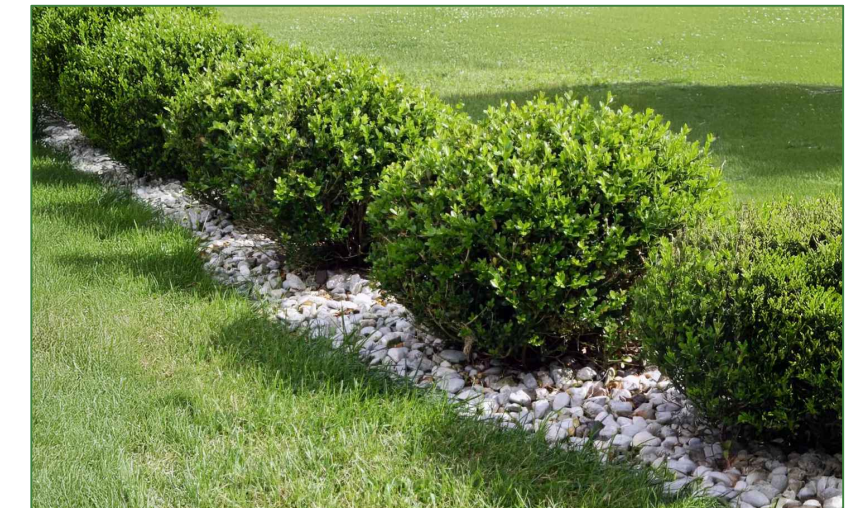
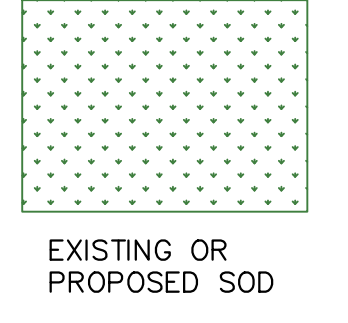
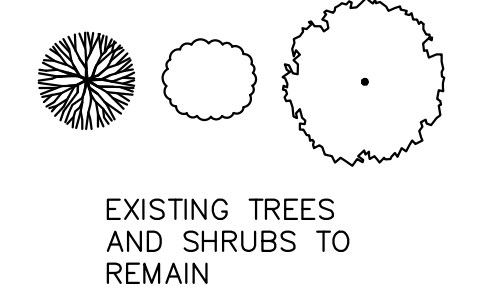
SP1.1

# PROPOSED LANDSCAPING



ARBOVITAE EMERALD

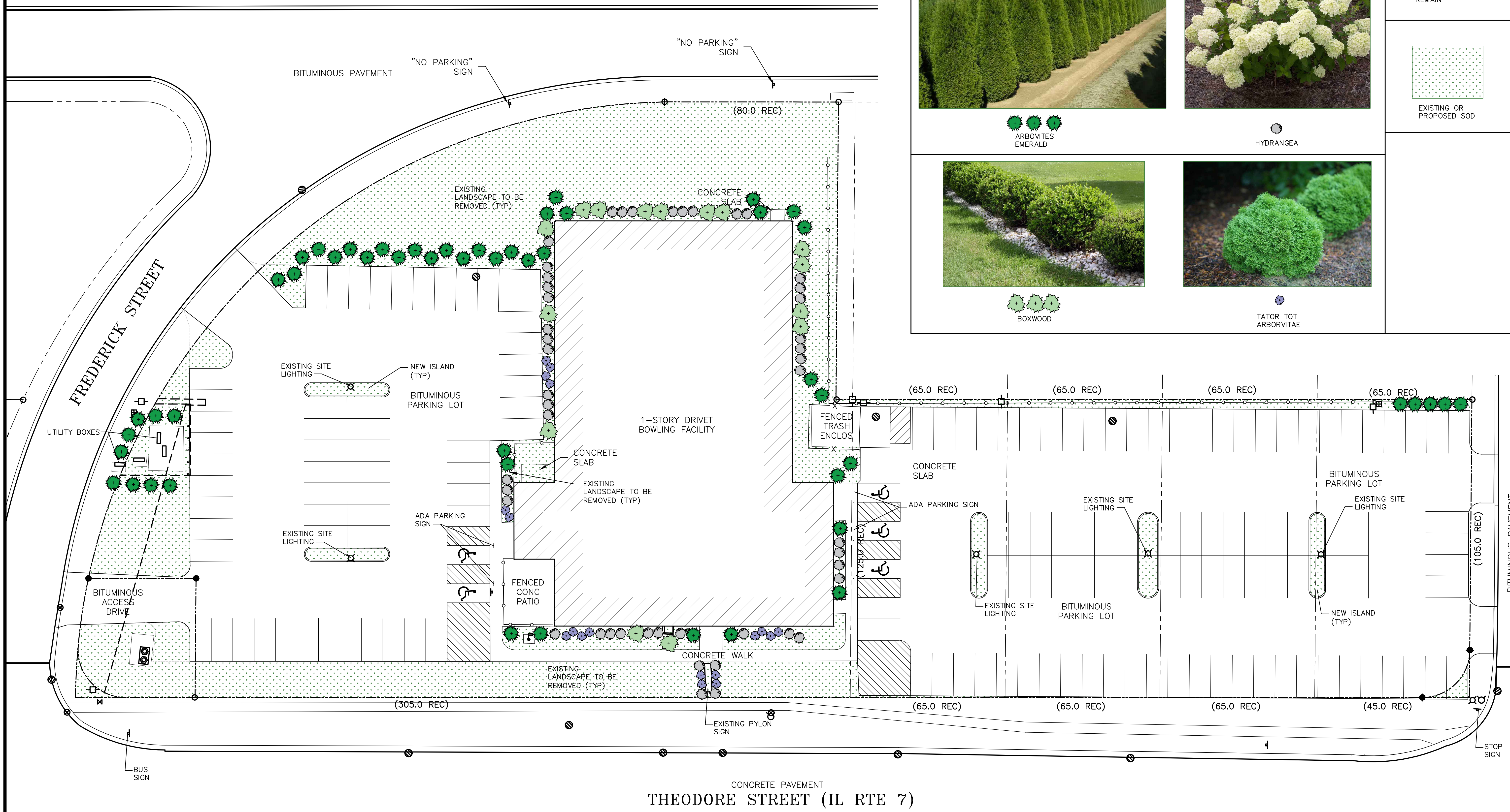
HYDRANGEA



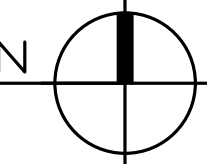
BOXWOOD



TATOR TOT ARBORVITAE



1 LANDSCAPE PLAN  
SCALE: 1"=20'-0"





EXISTING SIGN REPAINT BLACK WITH RED REVEAL  
 INSTALL NEW LED LIGHTS AND SIGN FACES AND  
 REPLACE EXISTING LED DISPLAY.

EXHIBIT K



**US SIGN & ELECTRIC LLC**  
 CONTRACTORS

317 McDonough St.  
 Joliet, IL 60436  
 P 815-774-9621 / P 815-726-2975  
 F 815-7749629

[ussignelectric@gmail.com](mailto:ussignelectric@gmail.com)

CUSTOMER:PLAYTIME  
 SOCCER

LOCATION:905 Therodore St  
 Crest Hill IL60403  
 DATE: 2/25/2025  
 DWG:905  
 DESIGNER: A.G.

SCALE:

REVISION:



**NOTE:**

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 FROM US SIGN & ELECTRIC LLC.  
 CHARGES UP TO \$2,500.00 WILL BE  
 ASSESSED FOR ANY MISSUSE.

CUSTOMER APPROVAL:

DATE:



REDRESS EXISTING AWNINGS WITH  
 SUNBRELLA BLACK



REDRESS EXISTING AWNINGS WITH  
 SUNBRELLA BLACK