

## EXHIBIT H

Play Time Soccer  
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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