

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.