



Plan Commission

Crest Hill, IL

April 09, 2026

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Call to Order:

Pledge of Allegiance

Roll Call

Minutes:

1. Approve the Minutes from the Plan Commission Meeting Held on March 12, 2026.

New Business:

2. Public Hearing and Consideration of petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.
3. Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz 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, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.

Other Business:

Public Comment:

Adjournment:

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

MINUTES OF THE
CREST HILL PLAN COMMISSION

The March 12, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Gordon Butler, Commissioner Marty Flynn, Commissioner John Stanton and Commissioner Jeff Peterson.

Also present were: Community & Economic Development Director Dan Ritter, City Planner Atefa Ghaznawi, and Administrative Clerk Linda Riha.

Absent were: Commissioner Cheryl Slabozeski.

APPROVAL OF MINUTES: Chairman Thomas mentioned that after receiving the draft of the February 12, 2026, minutes, he worked with Linda Riha to correct a spelling mistake and added the two motions that were made so that the minutes in the packet are all up to date.

Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on February 12, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Stanton, to approve the minutes from the Plan Commission meeting held on February 12, 2026.

On roll call, the vote was:

AYES: Commissioners Peterson, Stanton, Flynn, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-2-3-1, a request of Melissa Polchlopek LMT seeking approval for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC located on the 0.89-acre, B-2 General Business District zoned property located at 2206 Weber Road, in the City of Crest Hill, Illinois.

Chairman Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#2) Motion by Commissioner Carroll seconded by Commissioner Butler, to open a public hearing case number SU-26-2-3-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Butler, Peterson, Stanton, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:03 p.m.

Chairman Thomas asked City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case to the Commission, explaining that Melissa Polchlopek had requested approval of a special use permit for a massage establishment known as Muscle Methods LLC at 2206 Weber Road. She emphasized that no variations had been requested as part of the application and no exterior site improvements had been proposed.

City Planner Ghaznawi provided background on the applicant, describing Ms. Polchlopek as “an experienced licensed massage therapist and the founder and owner of Muscle Methods LLC.” She detailed that the business provides various customized therapeutic massage services ranging from relaxation to chronic pain relief since 2017 and currently operates in Joliet. She noted Ms. Polchlopek's experience working at facilities in Romeoville, Tinley Park, Carol Stream, and Chicago.

City Planner Ghaznawi explained that Ms. Polchlopek was looking to expand her business to Crest Hill by leasing the 1,400 square foot commercial office space at 2206 Weber Road as her new business location. City Planner Atefa Ghaznawi reported that the Crest Hill Police Department had reviewed the request and found no concerns or issues with either the applicant or the business.

City Planner Ghaznawi characterized the proposed massage establishment as “a low intensity service-oriented business that generates minimal traffic, noise, and environmental impacts compared to many other permitted commercial uses in B-2 zoning district.” She detailed that operations would occur entirely within an enclosed building with no outdoor activities, amplified sound, or exterior storage.

City Planner Ghaznawi assured the commission that the business would comply with all applicable building, fire, health, and zoning codes, including occupancy limits, licensing requirements, and regular inspections. She noted that adequate on-site parking was available to prevent overflow into residential streets, and hours of operation would be limited to reasonable daytime and evening hours to ensure compatibility with nearby residences and commercial uses.

Concluding her presentation, City Planner Atefa Ghaznawi stated that because the proposed special use was compatible with the B-2 zoning district's intent for small and medium scale commercial activities, it would support continued economic vitality without creating conditions that would hinder development, improvement, or reasonable use of surrounding properties. Staff recommended approval of the special use application subject to the project being implemented in substantial conformance with the one condition for approval and application documents referenced in the March 12 plan commission staff report.

Chairman Bill Thomas called the applicant to the podium and administered the oath. There were initial technical difficulties with the microphones, with staff directing Ms. Polchlopek to try different microphones until one was working properly for the audience to hear.

Melissa Polchlopek explained that she has been a massage therapist for eighteen years. Her massage practice is mostly comprised of chronic pain relief, joint mobilization, and range of motion issues. She stated that she wanted to expand the amount of office space that she has to hire an employee in the future. Ms. Polchlopek looks forward to having a stretching room, massage room, waiting room and a front desk. The front desk would be a benefit so she wouldn't have to manage all of her business in one ten-by-twelve suite, as she is currently.

Commissioner Carroll inquired about Melissa's training, asking "Where did you learn all these things?" referring to the six different types of massages she offered. Ms. Polchlopek explained that as part of her massage license, continuing education is required every two years to retain the license. She shared that she had just returned from Houston where she was studying myoskeletal alignment techniques by Erik Dalton that helps people with hip misalignments, shoulder impingements, and nerve impingements. She mentioned her prenatal certification and stated that she had many certifications.

Commissioner Stanton followed up asking about capacity and staffing, "How many patients will you have at one time and how many staff members do you have in your facility?" Ms. Polchlopek said that there's typically no more than two people at a time with her. She explained that she provides care for teenagers, which requires a parental presence at all times. Sometimes a husband will drive his wife to her appointment and wait in the office. When asked about parking requirements, she confirmed there would be minimal need.

Commissioner Peterson complimented Ms. Polchlopek, saying "I just have a comment. I did Google you. You're very impressive. And you do holistics also I noticed." Ms. Polchlopek confirmed she was certified in holistic health.

Chairman Thomas continued the questioning, asking if Ms. Polchlopek still had an office in Minooka. Ms. Polchlopek clarified that her previous Minooka office was her first office and was the steppingstone to her current office on Essington in Joliet. In Joliet, she worked with Brightmore Physical Therapy, who referred their patients to Ms. Polchlopek. When asked if she would keep her Joliet office, she stated that she would not be keeping the Joliet office.

Chairman Thomas praised her online reviews, noting that it's an incredible list of five-star ratings with outstanding comments. He asked how she obtains clients. Ms. Polchlopek explained that some have found her by simply googling 'massage near me' and that she had an excellent clientele word-of-mouth business. She mentioned receiving referrals from Brightmore and a podiatrist in Joliet as well. She proudly shared that she had just received a business trade award, massage therapist of the year too.

Community & Economic Development Director Dan Ritter provided additional context for the commissioners, noting they "probably haven't seen many massage businesses come through here."

He explained that massage is "a fairly unique special use because it really doesn't typically have parking issues, noise, smells, a lot of the things that can be attached to other special uses."

Director Ritter addressed the elephant in the room: "Obviously with massage, there's a stigma attached to it that could be for right or wrong. That stigma that's attached to it. This process often helps weed out the bad apples." He explained that since he and City Planner Atefa Ghaznawi started working in Crest Hill, they've had calls for massage establishments, and when informed about the process, they typically don't hear back from the people. Director Ritter detailed their due diligence process in that they collaborate with the police department for the background checks. Ms. Polchlopek worked with the City of Crest Hill and gave the information the police needed to complete the background checks and the police department gave the thumbs up. They never found any issues or concerns regarding the business or the applicant.

Director Ritter concluded by explaining the rationale for the special use requirement: "Just to give you a little background on why a massage parlor is a special use. It's just really, again, the moral, ethical, legal issues that can sometimes accompany it. We want to make sure it's when we have massage here in Crest Hill, it's obviously a good thing. We wanted to make sure it's a legitimate business."

Chairman Thomas asked if there was anyone in the audience to comment on the case. Seeing no one, he thanked Melissa Polchlopek and invited her to sit down. Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Peterson seconded by Commissioner Carroll, to close the public hearing for petition SU-26-2-3-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Stanton, Butler, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:14 p.m.

Chairman Thomas asked if there was any other discussion needed before proceeding to the motion. He then addressed Ms. Polchlopek directly, reviewing the conditional approval requirements: "Let me go back to some of the paperwork and just remind you and then look for an agreement that any recommendation that we would make for approval will be conditional that prior to adding any additional licensed massage therapists to the massage establishment as you talked about maybe in your future plans that you must notify the City and shall require getting the required licenses and approvals and I'm assuming you agree with that as a condition to an approval." Ms. Polchlopek agreed to the condition.

Chairman Bill Thomas asked for a motion to approve the petition SU-26-2-3-1, a request of Melissa Polchlopek LMT seeking approval for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC located on the 0.89-acre, B-2 General Business District

zoned property located at 2206 Weber Road, in the City of Crest Hill, Illinois contingent on the condition just discussed.

(#4) Motion by Commissioner Peterson seconded by Commissioner Flynn, to recommend to the City Council the conditional approval of the petition SU-26-2-3-1, a request of Melissa Polchlopek LMT seeking approval for a Special Use permit for a Massage Establishment business known as Muscle Methods LLC located on the 0.89 acre, B-2 General Business District zoned property located at 2206 Weber Road, in the City of Crest Hill, Illinois.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Carroll, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends City Council's conditional approval of a Special Use permit for a Massage Establishment known as Muscle Methods LLC, subject to the conformance with the condition for approval and application documents referenced in the March 12, 2026, Plan Commission Staff Report for Case # SU-26-2-3-1. The approval would be conditional that prior to adding any additional licensed massage therapists to the Massage Establishment, the applicant shall notify the City and shall obtain required licensures and approvals.

Chairman Thomas congratulated Melissa Polchlopek and expressed the city's appreciation, "On behalf of the City, I want to thank you for having confidence in the City of Crest Hill to want to move your business to the City and we wish you nothing but success."

Director Ritter informed Ms. Polchlopek about next steps, explaining that the case is anticipated to be presented to the City Council on March 23rd, but there is a chance it could end up being on March 30th since the City is in budget season. City Planner Atefa Ghaznawi stated that she will communicate the next steps so Ms. Polchlopek will know the next meeting date.

Chairman Thomas reiterated their gratitude: "So we'll let you know. And again, thank you very much for trusting in the City to support your business based on your recommendations and approvals that you're getting. We're going to be glad you're here. So, thank you very much."

Chairman Bill Thomas presented the 2026 Crest Hill Zoning Map Adoption and asked Community & Economic Development Director Dan Ritter to present the specifics of the zoning map adoption. Community & Economic Development Director Dan Ritter explained this was their "annual adoption of a zoning map which by state statute should happen before the end of March each year." He noted that when he looked back, he didn't see that the zoning map was presented to the Plan Commission, but he thought that it was appropriate that the Plan Commission review it.

Director Ritter clarified that the 2026 zoning map didn't have any zoning changes to it, but a new map will reflect any of the changes that have happened in the prior year. Director Ritter stated that

since the Plan Commission hears the new business cases, he thought it was appropriate for Plan Commission to see the 2026 zoning map before bringing it to the City Council on Monday.

Director Ritter explained the simple process, “That's it. We sent it out to you guys. All I need is really just a straw poll or a voice vote. There doesn't need to be a formal motion or anything. It's really just for in case we miss something or you guys catch something. And then just so you guys see the new updated map and have a copy of that as well.”

Chairman Thomas commented on the map's interest value, stating, “it's pretty interesting to see where all of these different things are located.” He then polled the commissioners for questions or comments. All indicated they had no concerns.

Chairman Thomas then mentioned their final review process, “City Planner Atefa Ghaznawi and I did one last audit of all six of these special uses. We found one typo. We have corrected that typo so that if you were to look online in the packet, the packet is now updated. And the City Council packet is updated too.” City Planner Atefa Ghaznawi confirmed this was correct.

Director Ritter confirmed that “I think you could just do a voice vote or a straw vote” rather than a formal motion. Chairman Bill Thomas asked for a straw vote to approve the request of City Staff as stated in the March 12th, 2026, City of Crest Hill Staff Report to approve the adoption of the updated 2026 Crest Hill Zoning Map. Request approved 6-0.

Director Ritter noted that “next year will be a little more interesting since we might have some actual rezonings, an annexation in there or two. So next year it could be a little more significant.”

OTHER BUSINESS: Chairman Bill Thomas asked if there was any other business.

Community & Economic Development Director Dan Ritter thanked everyone who attended the comprehensive plan and city council workshop meeting on March 9, 2026, describing it as “a fairly succinct meeting but it was good. It was a lot of good information that our consultant got. That's really just the initial kickoff. We'll keep everybody up to date.”

He provided information about the project website, “There is a website for any of you that want to right now, it's really just a survey that's up on it, but we'll be updating as we have more information and events. And that is www.cityofcresthill.com/compplan, and that'll bring you to the project website for that.”

Director Ritter updated the plan commission on recent approvals, stating that the City Council passed both the Seasons apartments and Quik Trip projects.

Regarding Quik Trip, Director Ritter reported, “Quik Trip, we have a scheduled closing with them in a couple of weeks. And then they're planning to get to demo the old city hall pretty quickly after that. We're looking forward to that coming down so it's not sitting up there as an eyesore. And then they want to start doing site work fairly quickly after that.”

For the Seasons project, “Seasons is also full swing into already getting us work on plans and looking for feedback and comments on engineering, and architectural. So, both of those projects, I think you'll see movement on them pretty quickly as the weather breaks here.”

Director Ritter announced a new initiative. “Lastly, I just wanted to mention too, we started to kick off on a pathway/pedestrian plan. We did jump ahead with the comprehensive plan. Its feedback we already knew we were going to get is walkability is a concern in this town. We've heard from the residents, employees, and people that visit here.”

He explained the scope, “We are starting a phase 1 study, which is really just a high-level overview of where can stuff go, what are the key points we're trying to get to, what are some of the big hurdles. So, it's not a design level plan or anything, but it is just a high-level phase 1 plan. But that will start us going in the right direction quicker than waiting until we're done with the comprehensive plan and then doing that.”

Director Ritter assured the commission of continued involvement, “Just wanted to let you guys know that as we get kind of drafts and we wrap that up too, we'll make sure to include everybody on the plan commission as well on that.”

Chairman Thomas expressed enthusiasm for the pedestrian plan, “You know, I made the comment on Monday night that a pathway system throughout the City is near and dear to my heart.”

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#5) Motion by Commissioner Peterson seconded by Commissioner Flynn, to adjourn the March 12, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Stanton, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 7:25 p.m.

As approved this _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN



To: Plan Commission

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

Date: April 9, 2026

Re: 1923 N Broadway Street, Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business (Case # SU-26-4-4-2); and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business (Case # V-26-4-4-2).

Project Details

Project:	Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business.
Applicant:	Francisco Martinez Trejo, Fava Auto Body LLC
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance for an Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business.
Location:	1923 N Broadway Street (the "Subject Property")

Site Details

Lot Size:	Approximately 20,575 sq-ft
Existing Zoning:	B-3 Business Service District (Special Use 2009)
Existing Improvements:	Approx. 6,100 SF existing one-story 2-unit commercial building, and two existing parking lots and driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Auto Repair and Sale of Vehicles	Local Commercial	B-3
North	Commercial, Auto Repair Restaurant, Warehouse	Local Commercial	B-2, B-3, M-1
South	Commercial, Auto Repair	Local Commercial	B-2, B-3
East	Industrial, Truck Parking and Repair	Unincorporated, Heavy Industrial	Unincorporated, Will County
West	Single-Family Detached Residence	Mixed-Use/Flex	R-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2025-12-11
2. Exhibit D – Legal Description 2026-03-12
3. Exhibit E – Plat of Survey 2026-03-12
4. Exhibit F – Existing Floor Plan 2026-03-12
5. Exhibit G – List of Requested Variations 2026-03-12
6. Exhibit H – Project Narrative 2026-03-16
7. Exhibit I – Response to Standards for Special Use 2026-03-16
8. Exhibit J – Proposed Site Plan with Landscaping, by Enrique Castel Architect, last revised 2026-03-12

Application Background and Project Summary

Francisco Martinez Trejo (the Applicant) is the owner of the Subject Property located at 1923 N Broadway Street, Crest Hill. The Applicant is proposing to amend and expand the existing 2009 Special Use permit (ORD #1499) to change the Automobile Body Repairing business to include Automobile Body Repairing/Painting business, continue the Automobile Sales/Leasing business on the Subject Property, and seek relief from the Crest Hill Zoning Ordinance parking requirements to reduce the number of required parking spaces for both businesses. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community. The proposed hours of operation for the Automobile Body Repairing/Painting business are Monday – Friday: 9:00 AM – 7:00 PM, Saturday: 9:00 AM – 6:00 PM, Sunday: closed.

The Automobile Sales/Leasing business will operate in conjunction with the Automobile Body Repairing/Painting business, and will specialize in pre-owned vehicles that have been properly inspected and prepared for sale. Vehicles will be displayed on the property in designated parking areas. The proposed hours of operation for the Automobile Sales/Leasing business are Monday-Saturday: 9:00am-6:00pm and Sunday: closed.

The combination of repair services and vehicle sales allows the business to provide complete automotive services to customers, including repair, restoration, and vehicle replacement when needed.

Figure 1: Location Map of 1923 N Broadway Street (the Subject Property)



Proposed Improvements

- **Interior Improvements:** Renovate the interior space to accommodate the Automobile Body Repairing/Painting business in compliance with all building and fire code requirements.
- **Exterior Improvements:** Restripe the east and west parking lots to improve traffic flow, safety, and overall appearance; install new fencing along the south and west of the Subject Property, bordering the residential and commercial properties; install new dumpster enclosure; and add protective parking islands and decorative landscaping along driveways to improve visibility and enhance aesthetic appeal.

Summary of Requested Petitions

The Applicant is seeking approvals of the following petitions:

- (i) Amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business
- (ii) Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business.

Staff Analysis

Overall, the proposed uses for the commercially zoned Subject Property are consistent with other automotive and commercial activities on Broadway Street commercial corridor. By utilizing a B-3 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Broadway Street commercial corridor, while remaining compatible with the surrounding commercial uses.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. Vehicle repair and service activities will occur indoors, reducing noise, dust, and other disturbances. Any outdoor vehicle display or storage will be organized and maintained to ensure it does not negatively affect the appearance of the neighborhood. Adequate measures have been taken to provide safe and efficient vehicle ingress and egress for the proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business, while minimizing traffic congestion on public streets. No changes are proposed to the established driveways connecting directly to public roadways that are designed to accommodate customers and employees.

On-site circulation and parking areas are configured to allow smooth entry and exit, reducing the potential for queuing or spillover onto adjacent streets. Vehicle display areas and service bays are arranged to keep operations organized and prevent conflicts between incoming and outgoing traffic. Additionally, any necessary site improvements will be implemented in accordance with City requirements to ensure traffic flows safely and efficiently. These measures will help maintain the functionality of surrounding streets while supporting the operation of the Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business.

Additionally, the proposed businesses will encourage investment and revitalization in the surrounding neighborhood by activating a property that might otherwise remain underutilized. Overall, the special use is compatible with surrounding commercial uses and will support, rather than hinder, the orderly growth and improvement of neighboring properties.

The variations request to decrease the required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business, if granted, will not alter the essential character of the neighborhood. Strict adherence to the required parking standards will reduce the functional space available for vehicle display and service operations, limiting the property's ability to operate efficiently and generate adequate revenue. This unique circumstance creates an economic hardship, as the property cannot achieve a reasonable return under the existing parking regulations. Additionally, the property's size, layout, and configuration limit the ability to provide the full number of parking spaces required by the Crest Hill Zoning Ordinance without compromising essential operational areas for the Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business, such as service bays, vehicle display, and circulation. These site-specific conditions are not generally shared by other properties in the B-3 Zoning District, creating a practical difficulty in fully complying with the parking requirements while maintaining a viable and functional business. The requested variations address this unique circumstance by allowing the property to be used efficiently and economically without negatively impacting surrounding properties or the overall character of the neighborhood.

Staff feedback on specific aspects of the requested approvals

- **Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:**

n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, i.e., 5 parking spaces. *3 parking spaces (including one ADA parking) are proposed for the Automobile Sales and/or Leasing business (excluding three parking spaces for the vehicle display).*

o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. i.e., 14 parking spaces. *6 parking spaces (including one ADA parking space) are proposed for the Automobile Body Repairing/Painting business.*

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Automobile Sales and/or Leasing and Automobile Body Repairing/Painting as Special Use in the B-3 Business Service District. To expand the operations to include the Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing, the existing 2009 Special Use permit must be amended, and the above-mentioned variation granted.

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 standard parking requirements currently allowed in the B-3 Zoning District. The proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business require sufficient on-site parking to accommodate customer vehicles, service bays, and vehicle display areas. Strict adherence to the required parking standards reduces the functional space available for vehicle display and service operations, thus limiting the property's ability to operate efficiently and generate adequate revenue.

This unique circumstance creates an economic hardship, as the property cannot achieve a reasonable return under the existing regulations. Granting the variation to reduce the required parking will allow both businesses to operate effectively while maintaining safe circulation, accommodating customers, and remaining compatible with surrounding commercial and residential properties.

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 to reduce the required parking. The property's size, layout, and configuration limit the ability to provide the full number of parking spaces required by the Crest Hill Zoning Ordinance without compromising essential operational

areas for the Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business, such as service bays, vehicle display, and circulation.

These site-specific conditions are not generally shared by other properties in the B-3 Zoning District, creating a practical difficulty in fully complying with the parking requirements while maintaining a viable and functional business. The requested variations address this unique circumstance by allowing the property to be used efficiently and economically without negatively impacting surrounding properties or the overall character of the neighborhood.

3. That the variation, if granted, will not alter the essential character of the locality.
The variation to reduce the required parking, if granted, will not alter the essential character of the neighborhood. The proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business are consistent with other commercial and automotive uses on Broadway Street Commercial Corridor, and the reduction in parking will be accommodated entirely on-site without impacting surrounding streets or neighboring properties.
The site will maintain organized circulation, safe access, and sufficient parking to serve customers and operations, ensuring that the property remains visually and functionally compatible with the surrounding neighborhood. Granting the variation will allow for practical and efficient use of the property while preserving the overall character and commercial activity of the 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

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 applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking, and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.

6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

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 recommend 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 amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business; and Variations request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business, subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-4-4-2, and Case # V-26-4-4-2.

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-26-4-4-2 & V-26-4-4-2

Project Name: FAVA AUTO BODY LLC

Owner: Francisco Martinez Trigo Correspondence To: _____

Street address: 1923 N Broadway St Street address: _____

City, St., Zip: Crest Hill, IL 60403 City, St., Zip: _____

Phone: [Redacted] Phone: [Redacted]

Email: [Redacted] Email: _____

Property Address: Street address: 1923 N Broadway St Property Information: Lot Width: _____

City, St., Zip: Crest Hill, IL 60403 Lot Depth: _____

PIN: 11-04-33-402-014-0000 Total Area: _____

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

Existing Zoning: B-3 Special Use Existing Land Use: Auto repair & dealership

Requested Zoning: B-3 Special Use Proposed Land Use: Auto repair and painting & dealership

Adjoining Properties Zoning and Uses:

North of Property: B-2 and B-3

South of Property: B-2

East of Property: Unincorporated/Industrial

West of Property: R-1

Purpose Statement (intended use and approval sought): _____

Amending the existing 2009 Special Use to add an auto repair/painting business and continuing the dealership business.

Development Request: Please check all that apply and describe:

[] Rezoning: _____

[X] Special Use: Auto body / Dealership.

[X] Variance: Reduced parking requirements for both auto repair/painting & dealership

[] 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: _____ Phone: _____

Company: _____ 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.

[Redacted Signature]

Signature of the Applicant

12/11/2025

Date

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

[Redacted Signature]

Signature of the Owner

12/11/2025

Date

EXHIBIT D

1923 BROADWAY STREET - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1923 BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-402-014-0000

LEGAL DESCRIPTION:

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.

ADDRESS:
1923 S. Broadway St. Crest Hill, IL 60403
PIN: 11-04-33-402-014-0000

PLAT OF SURVEY

FIELD WORK COMPLETED ON: 06/02/2025

CLIENT:
Francisco Martinez

Area: 20,575.20 Sq. Feet

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.



SCALE 1"=20'

Basis of Bearing

STATE PLANE COORDINATES

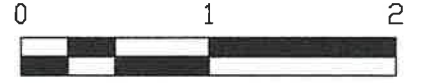
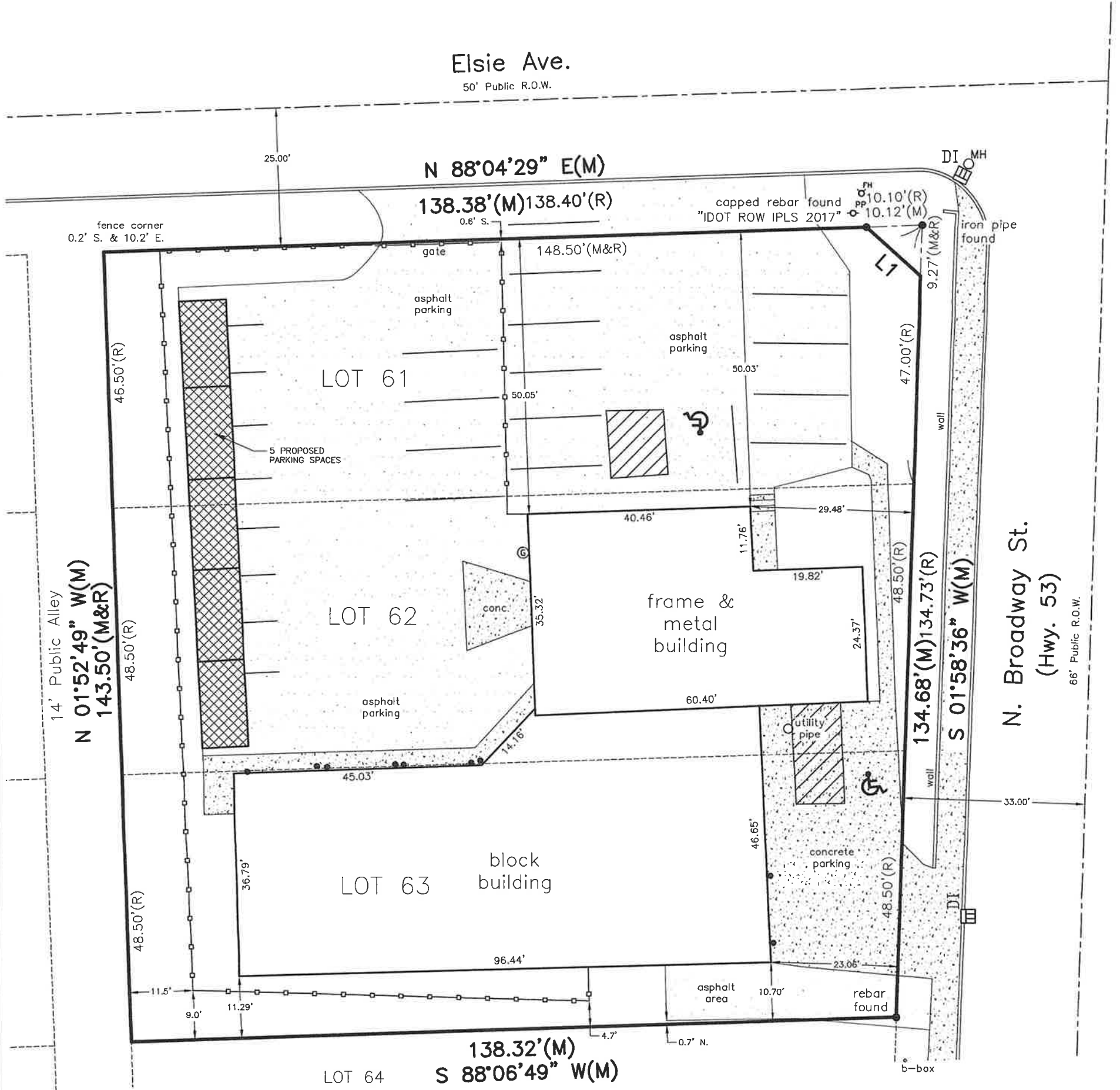


EXHIBIT E

Elsie Ave.

50' Public R.O.W.



LINE TABLE

L1	13.24'(M), 13.22'(R)	S 47°43'39" E(M)
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STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS 2ND DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



LEGEND

- Concrete Surface
- Asphalt Surface
- Center Line
- Boundary Line
- Adjacent Line
- Fence Line
- Easement Line
- DI curb inlet
- FH fire hydrant
- bollard
- PP utility pole
- b-box
- gas meter
- MH manhole
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING
P.O. BOX 681
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

ADDRESS:
1923 S. Broadway St. Crest Hill, IL 60403
PIN: 11-04-33-402-014-0000

FIELD WORK COMPLETED ON: 06/02/2025

CLIENT:
Francisco Martinez

BUILDING INTERIOR SURVEY

Item 2.



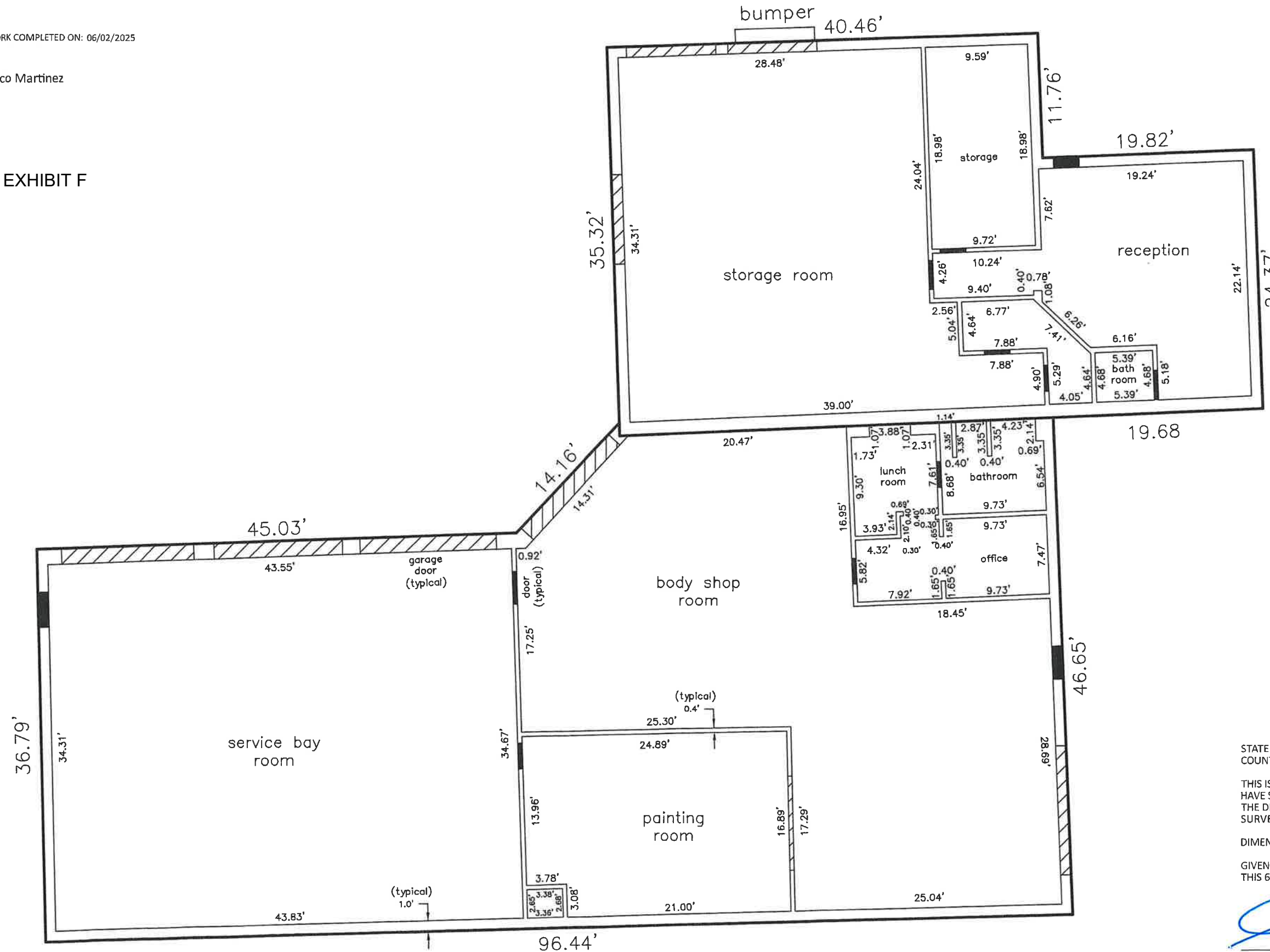
SCALE 1"=10'

Basis of Bearing

STATE PLANE COORDINATES



EXHIBIT F



STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 6TH DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

Notes:
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

EXHIBIT G

1923 N BROADWAY ST – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:

n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, i.e., 5 parking spaces. **3 parking spaces (including one ADA parking) are proposed for the Automobile Sales and/or Leasing business (excluding three parking spaces for the vehicle display).**

o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. i.e., 14 parking spaces. **6 parking spaces (including one ADA parking) are proposed for the Automobile Body Repairing/Painting business.**

EXHIBIT H

Project Narrative – Auto Body, Paint, and Dealership

This project proposes the operation of an **automotive body repair, paint facility, and small vehicle dealership** located at the subject property. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community.

Hours of Operation

The proposed hours of operation for the business are:

- **Monday – Friday:** 9:00 AM – 7:00 PM
- **Saturday:** 9:00 AM – 6:00 PM
- **Sunday:** Closed

Number of Employees

The business is expected to employ approximately 2–4 employees including: owner/manager, auto body technicians, paint technicians, detailing staff, office/customer service staff, and a sales associate.

Staff levels may increase in the future depending on business growth and demand.

Services Offered

The business will provide a full range of automotive services including:

Auto Body Repair

- Collision repair
- Dent and scratch repair
- Frame straightening and structural repairs
- Panel replacement and repair

Automotive Painting and Refinishing

- Full vehicle paint jobs
- Spot and panel painting
- Color matching and blending

- Clear coat refinishing
- Paint correction and polishing

Vehicle Detailing

- Interior and exterior detailing
- Paint protection services
- Vehicle cleaning after repair

Vehicle Sales (Dealership)

- Sale of quality pre-owned vehicles
- Vehicle inspections and reconditioning prior to sale
- Customer vehicle financing assistance through third-party lenders

All operations will take place **inside the building**, and the property will be maintained in a clean, organized, and professional manner to ensure compatibility with the surrounding area.

Prospective Dealership Tenant

The dealership portion of the business will operate in conjunction with the auto body and paint services. The dealership will specialize in **pre-owned vehicles that have been properly inspected and prepared for sale**. Vehicles will be displayed on the property in designated parking areas.

The dealership will operate **Monday- Saturday 9:00am-6:pm and Sunday: CLOSED** during the and will be staffed by a sales associate and the business manager. The combination of repair services and vehicle sales allows the business to provide complete automotive services to customers, including repair, restoration, and vehicle replacement when needed.

EXHIBIT I**Response to Standards for Special Use****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 use will not endanger public health, safety, or welfare. The proposed auto body repair, paint facility, and used vehicle dealership will operate in accordance with all local, state, and federal regulations. All automotive repair and paint work will occur inside the building using proper equipment and ventilation systems. Automotive fluids and waste materials will be handled and disposed of through licensed recycling or disposal services. These measures will ensure safe operations and protection of public health and safety.

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 use will not be injurious to the use and enjoyment of other property in the surrounding area. The business will operate during standard daytime business hours and will maintain a clean and organized property. All major repair and painting activities will occur inside the building to minimize noise and visual impact. Vehicle parking and storage will be managed on-site to prevent congestion and maintain an orderly appearance. These practices will ensure the business remains compatible with surrounding properties.

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 use will not impede the normal and orderly development of surrounding property. The proposed business is consistent with automotive-related commercial uses commonly found in similar commercial areas. The project will maintain the property in good condition and will not interfere with the development or use of nearby properties.

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

Adequate utilities, access roads, drainage, and other facilities are available. The property has access to existing roads, utilities, and infrastructure necessary to support the proposed business operations. Customer and employee parking will be provided on-site, and vehicle access to the property will utilize existing driveways and traffic patterns

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 provide safe and efficient ingress and egress for the proposed auto body shop and car dealership while minimizing traffic congestion on public streets. The site has established driveways connecting directly to public roadways, designed to accommodate both customer vehicles and service traffic.

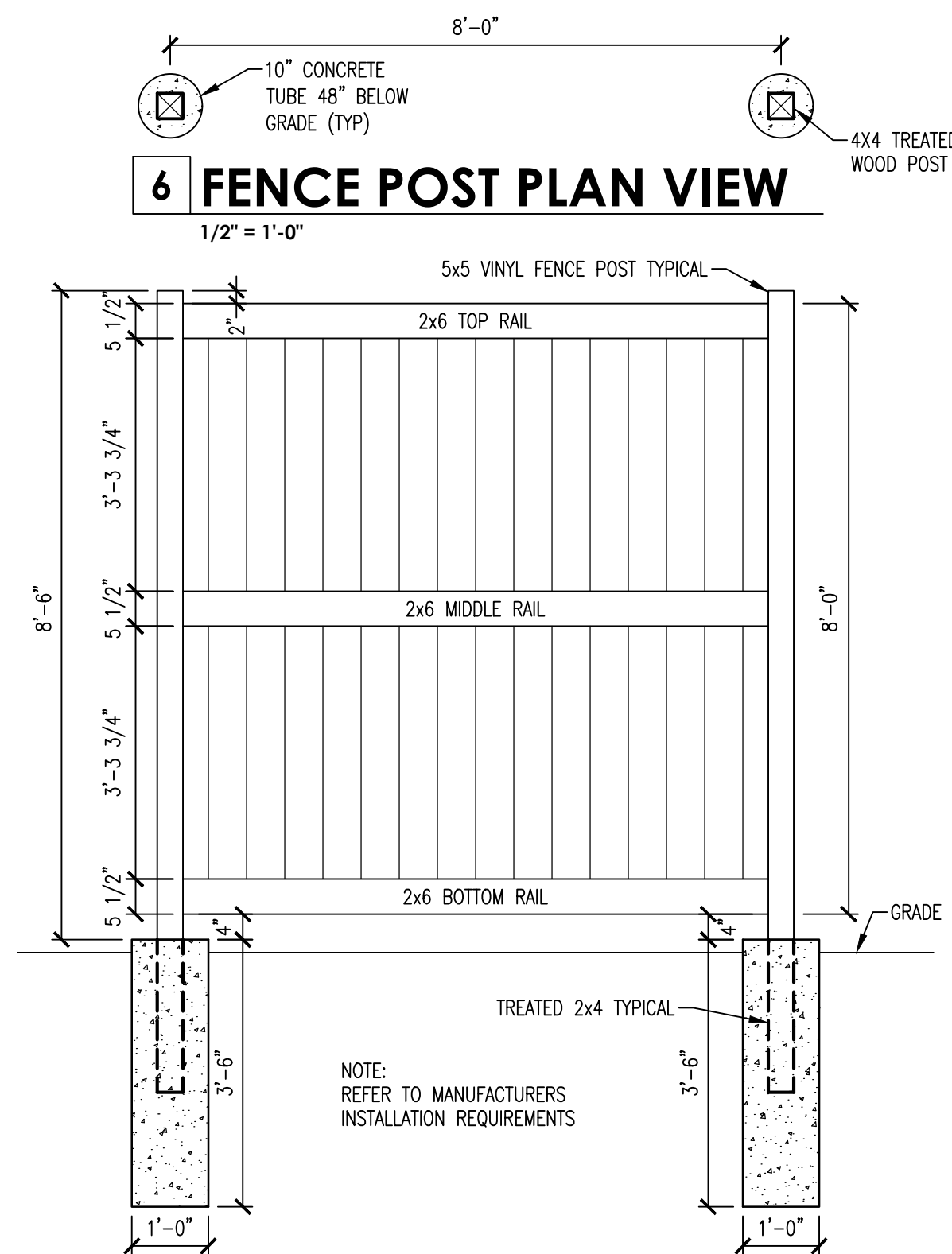
On-site circulation and parking areas are configured to allow smooth entry and exit, reducing the potential for queuing or spillover onto adjacent streets. Vehicle display areas and service bays are arranged to keep operations organized and prevent conflicts between incoming and outgoing traffic. Additionally, any necessary site improvements will be implemented in accordance with City requirements to ensure traffic flows safely and efficiently. These measures will help maintain the functionality of surrounding streets while supporting the operation of the auto body shop and car dealership.

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 use will be consistent with the intent of the zoning regulations and comprehensive planning goals of the city. The project will provide valuable automotive services and employment opportunities to the local community. The business will maintain professional operations, comply with city regulations, and contribute positively to the commercial activity within Crest Hill.

EXHIBIT J

6 FENCE POST PLAN VIEW

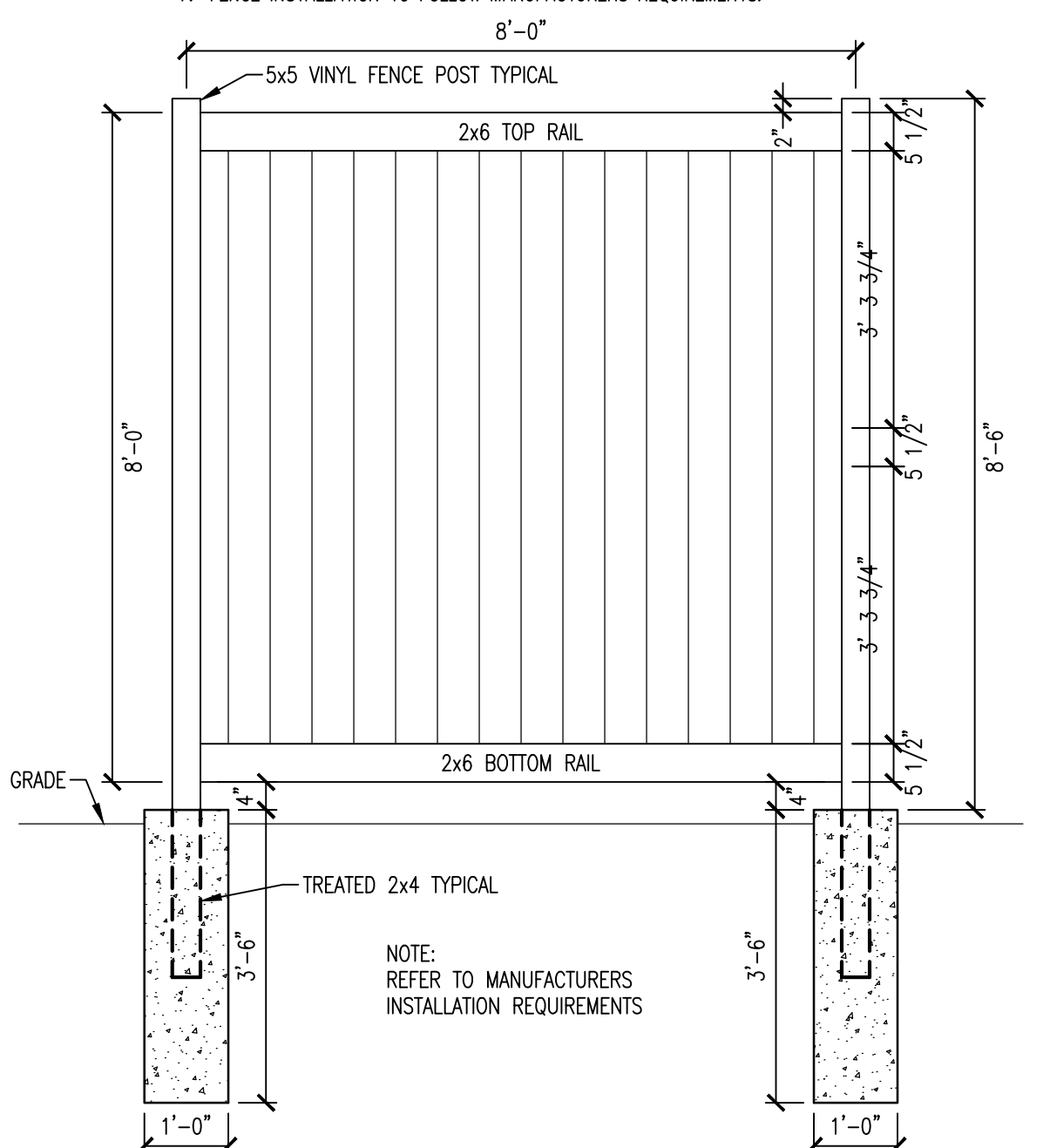


4 FENCE DETAIL (INSIDE VIEW)

1/2" = 1'-0"

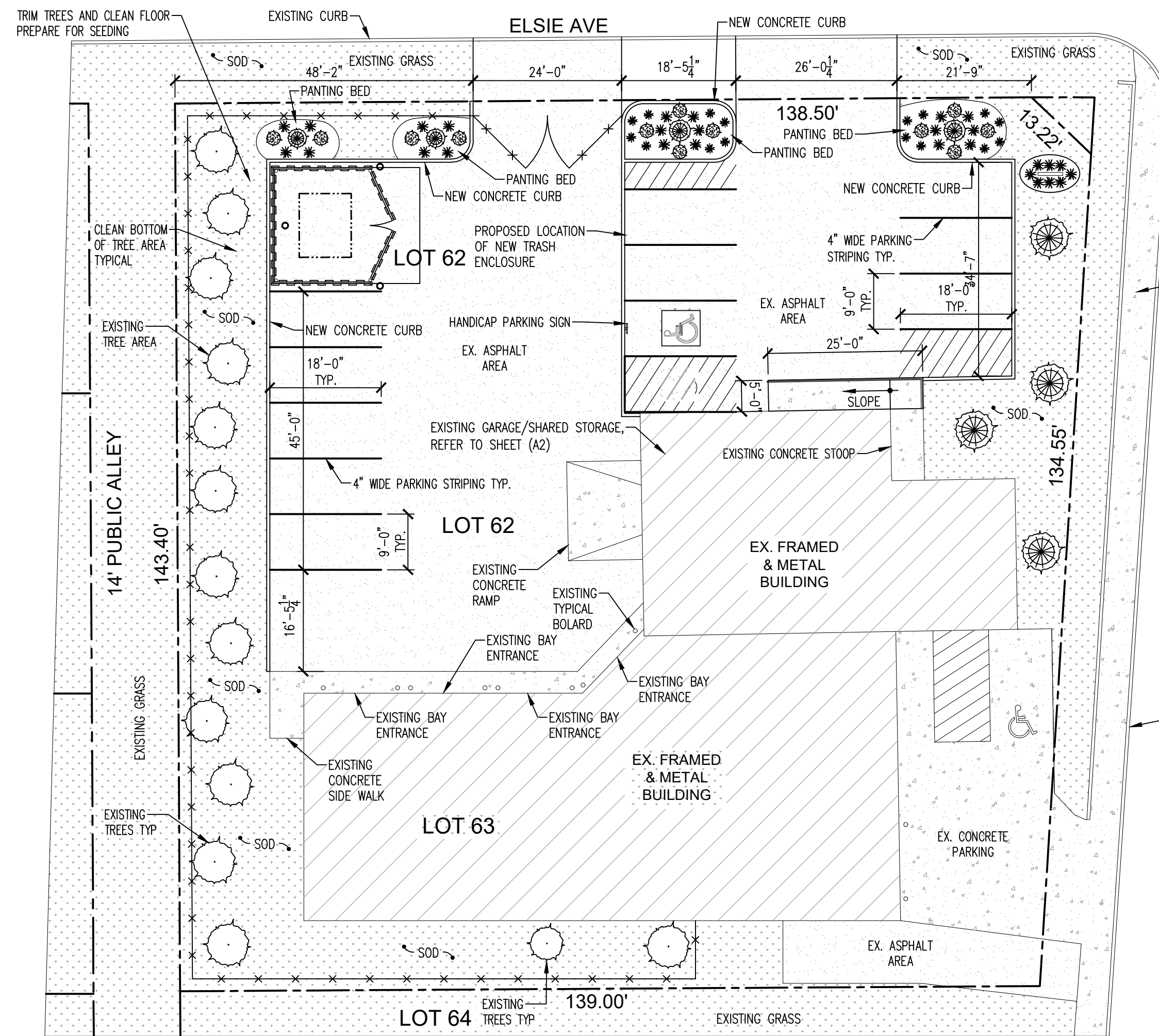
NOTES:

1. ALL WOOD TO BE PREMIUM PRESSURE-TREATED LUMBER FOR EXTERIOR USE.
2. ALL EXTERIOR ELECTRICAL TO REMAIN.
3. ALL EXTERIOR LANDSCAPE SHALL REMAIN THE SAME UNLESS OTHERWISE NOTED.
4. ALL WALLS, SCREWS AND HARDWARE SHALL BE STAINLESS STEEL, OR HIGH STRENGTH ALUMINUM OR HOT-DIPPED GALVANIZED MATERIAL.
5. OWNER TO CALL JULIE BEFORE DIGGING AT EXISTING BUILDING.
6. CONTRACTOR TO RE-INSTALL FENCE AT THE EXACT LOCATION OF ORIGINAL FENCE LINE.
7. FENCE INSTALLATION TO FOLLOW MANUFACTURERS REQUIREMENTS.



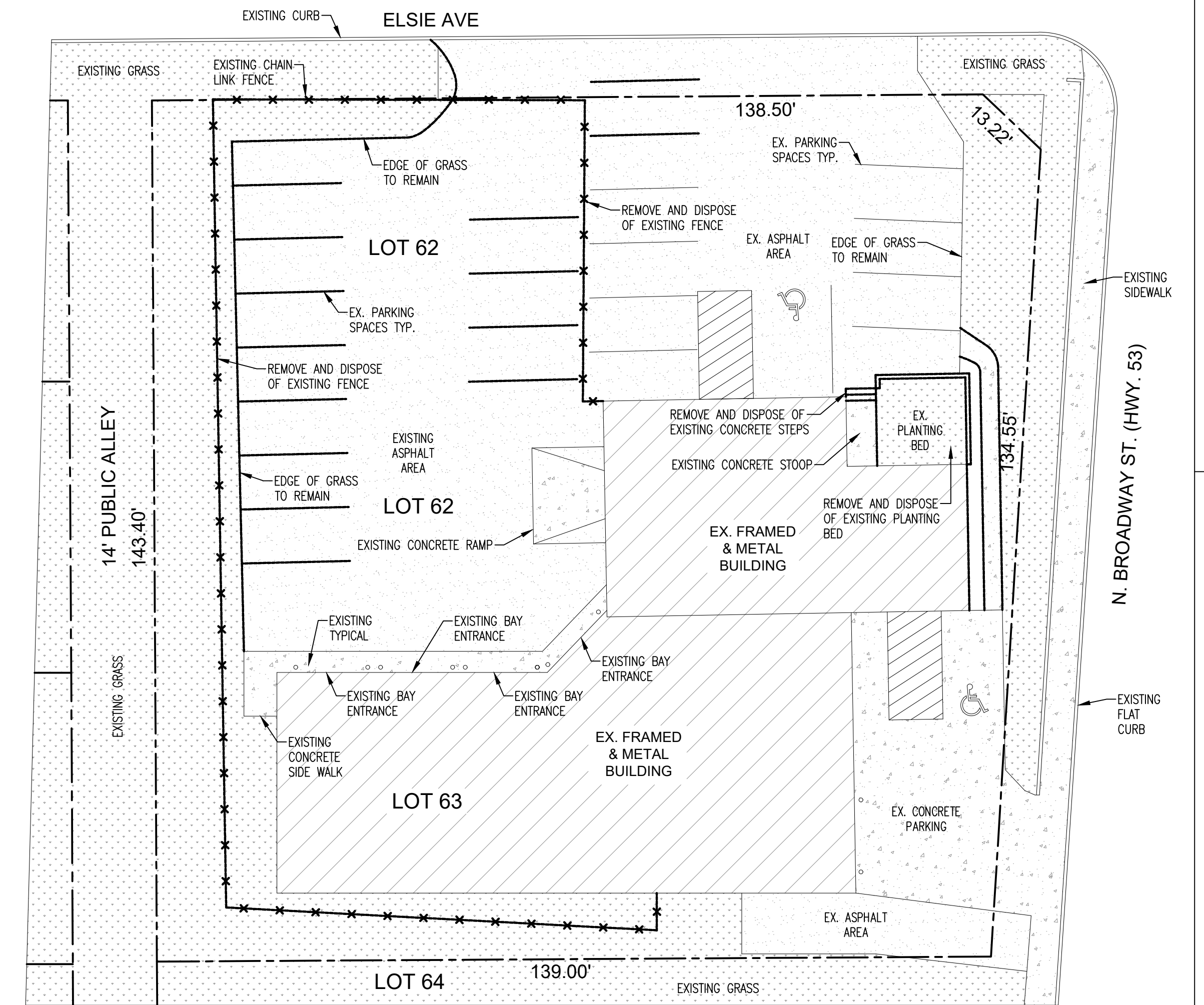
3 FENCE DETAIL (OUTSIDE VIEW)

1/2" = 1'-0"



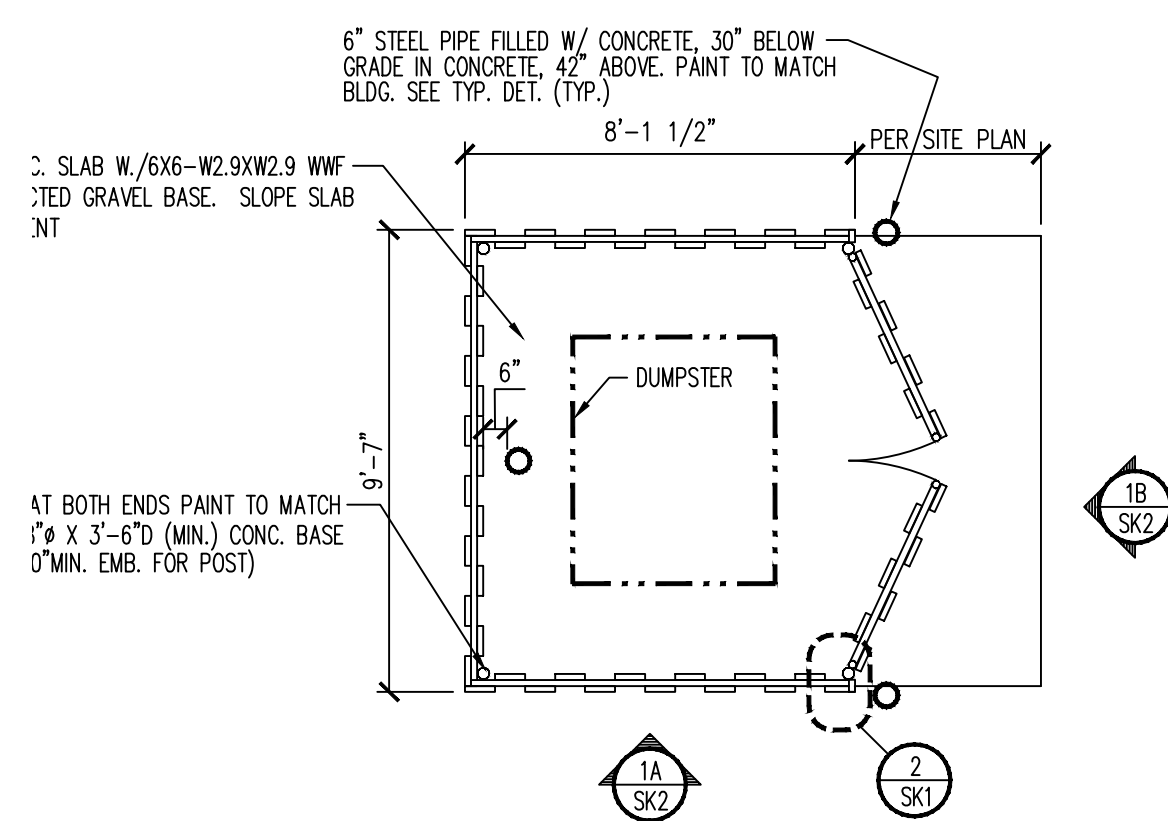
2 PROPOSED SITE LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



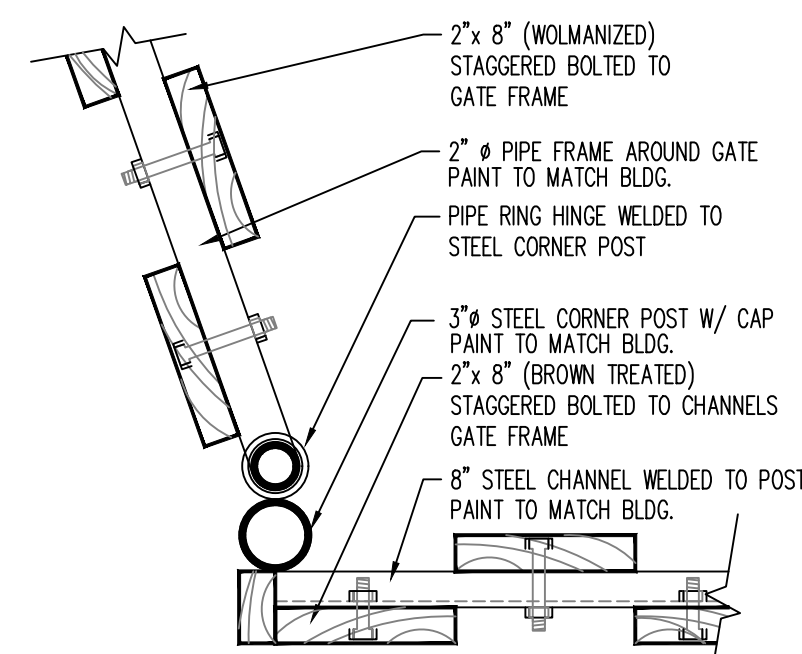
1 SITE PLAN - DEMOLITION

SCALE: 1/16" = 1'-0"



5 TRASH ENCLOSURE PLAN

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

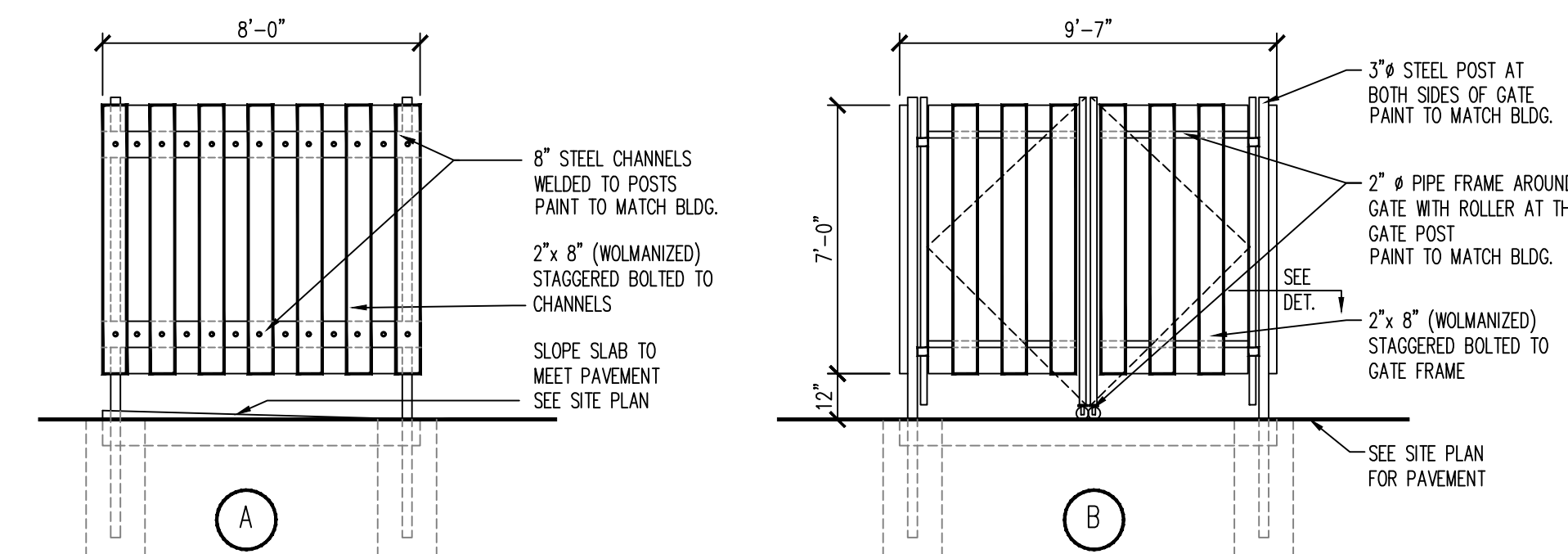


7 TRASH ENCLOSURE DETAIL

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

SITE DATA			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
TOTAL LOT AREA	20,574.2 SQ FT	20,574.2 SQ FT	41,148.4 SQ FT
BUILDING FOOTPRINT	1,978.1 SQ FT	3,964 SQ FT	5,942.9 SQ FT
BUILDING HEIGHT	---	18.0 FT	---
LOT COVERAGE	---	15,312 FT	---
PARKING	---	14 STALLS	---
NORTH SETBACK	50.0 FT	96.7 FT	---
SOUTH SETBACK	56.7 FT	10.0 FT	---
WEST SETBACK	75.3 FT	20.0 FT	---
EAST SETBACK	7.3 FT	24.0 FT	---

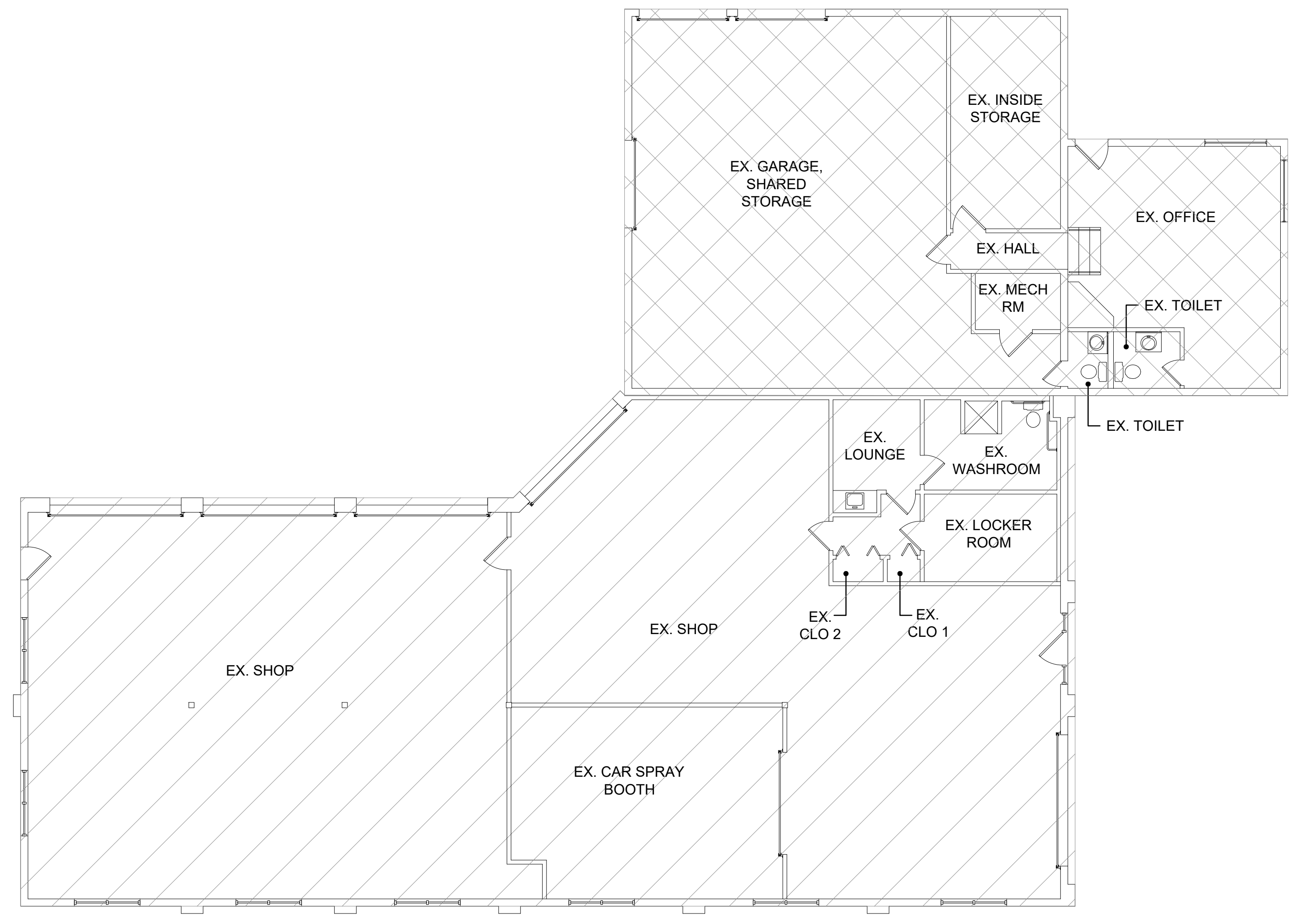
LANDSCAPE LEGEND			
SYMBOL	ABBREVIATION	SIZE	DESCRIPTION
	NORWAY MAPLE	2 1/2" (DIA)	QUANTITY AS SHOWN ON PLAN
	NORWAY MAPLE	4" HEIGHT	QUANTITY AS SHOWN ON PLAN
	DAYLILY	16" HEIGHT	QUANTITY AS SHOWN ON PLAN
	MINIATURE ROSE	8" HEIGHT	QUANTITY AS SHOWN ON PLAN



6 TRASH ENCLOSURE ELEVATIONS

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

No.	Date	Revisions / Submissions
02-16-26		VILLAGE REVIEW



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



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)

Project Details

Project:	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.
Applicant:	Jorge Cruz
Requests:	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.
Location:	905 Theodore Street (the "Subject Property")

Site Details

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

Surrounding Zoning and Land Use Summary

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

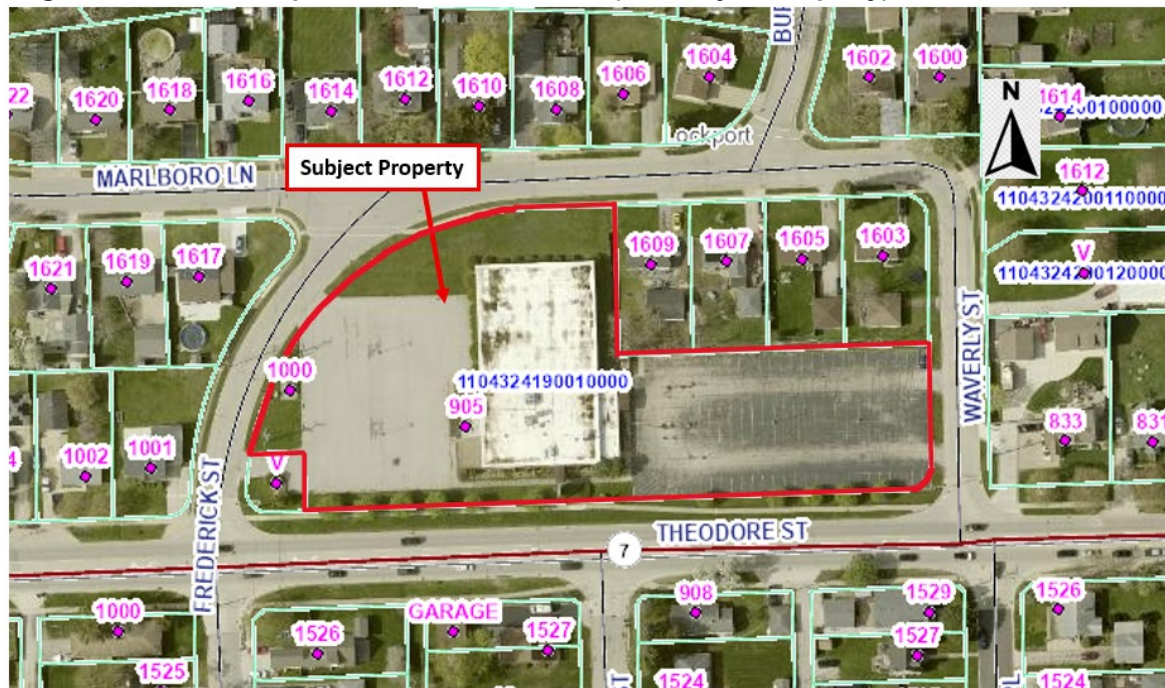
Play Time Soccer will operate as an indoor soccer sports facility designed to provide athletic training, recreational leagues, youth development programming, and community-based sporting events. The facility will accommodate individuals, teams, and organized programs for various age groups and skill 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:

Email: Email:

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

City of Crest Hill Development Handbook

Appendix C

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:

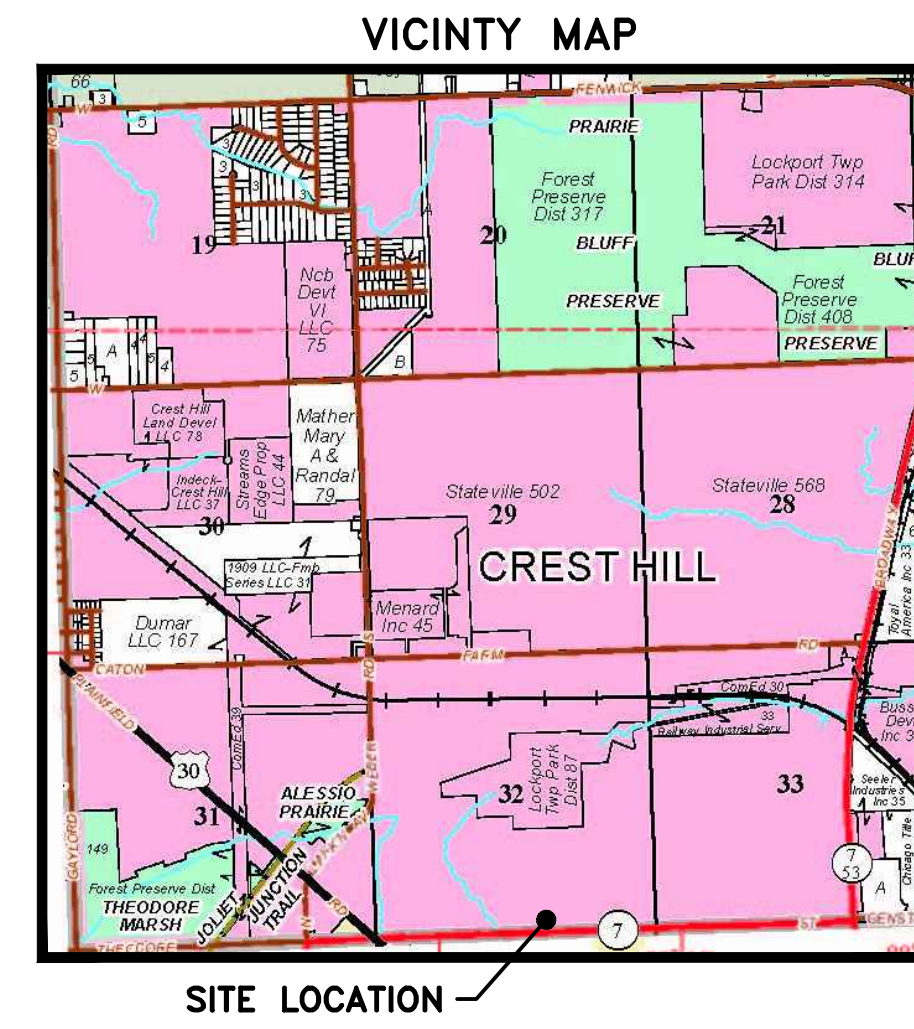
LOTS 1, 13, 335, 336 AND 337 IN UNIT NO. 1 OF RAYNOR HILLS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1952, IN PLAT BOOK 27 PAGE 86, AS DOCUMENT NUMBER 715075, 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 - SIAMISE 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)

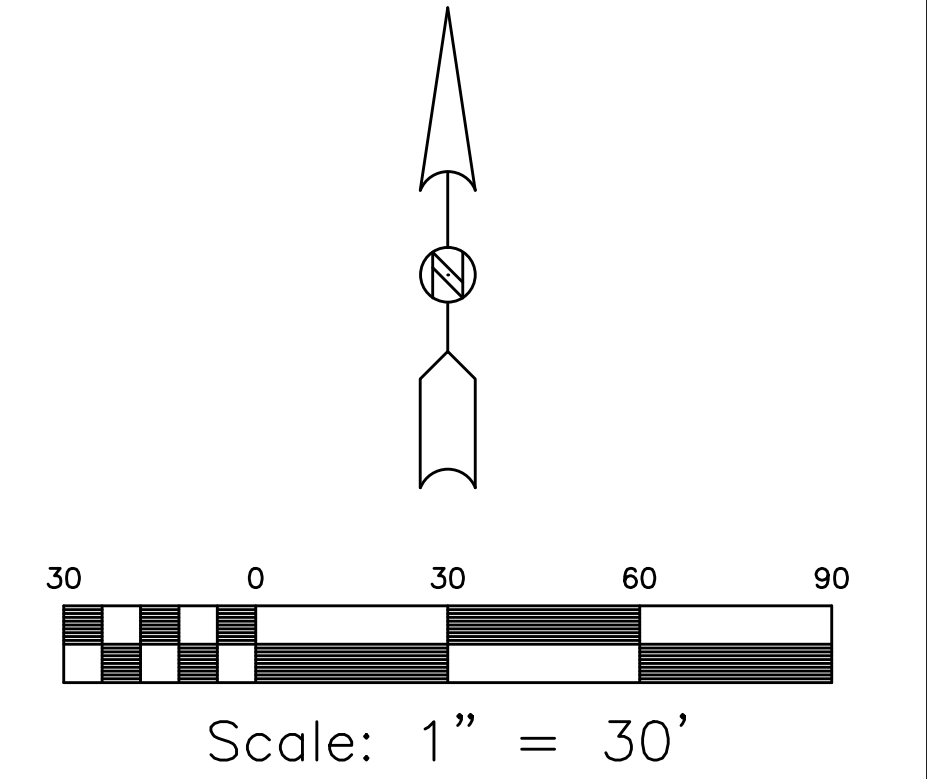
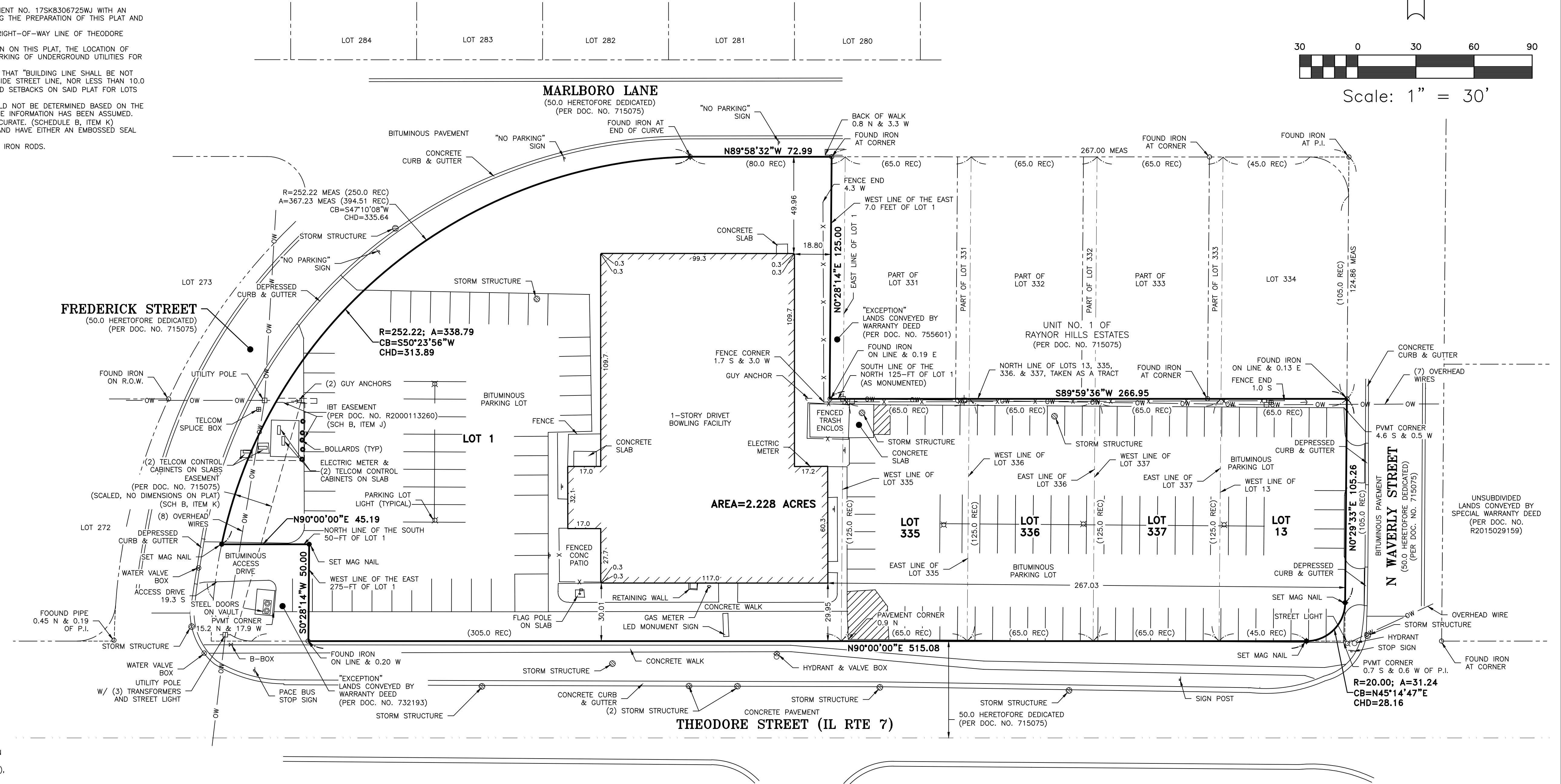
STATE OF ILLINOIS)
COUNTY OF WILL)SS

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



REVISION
DATE BY

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

JOB # GJN19830
DATE: 06/21/2017

DRAWN BY: CJT
CHECKED BY: CMP

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"



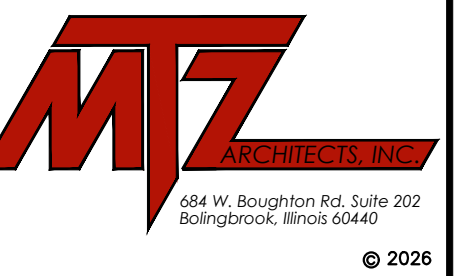
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL
EXTERIOR ELEVATIONS

1 ISSUED FOR PERMIT
No. Description

11.01.16
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.

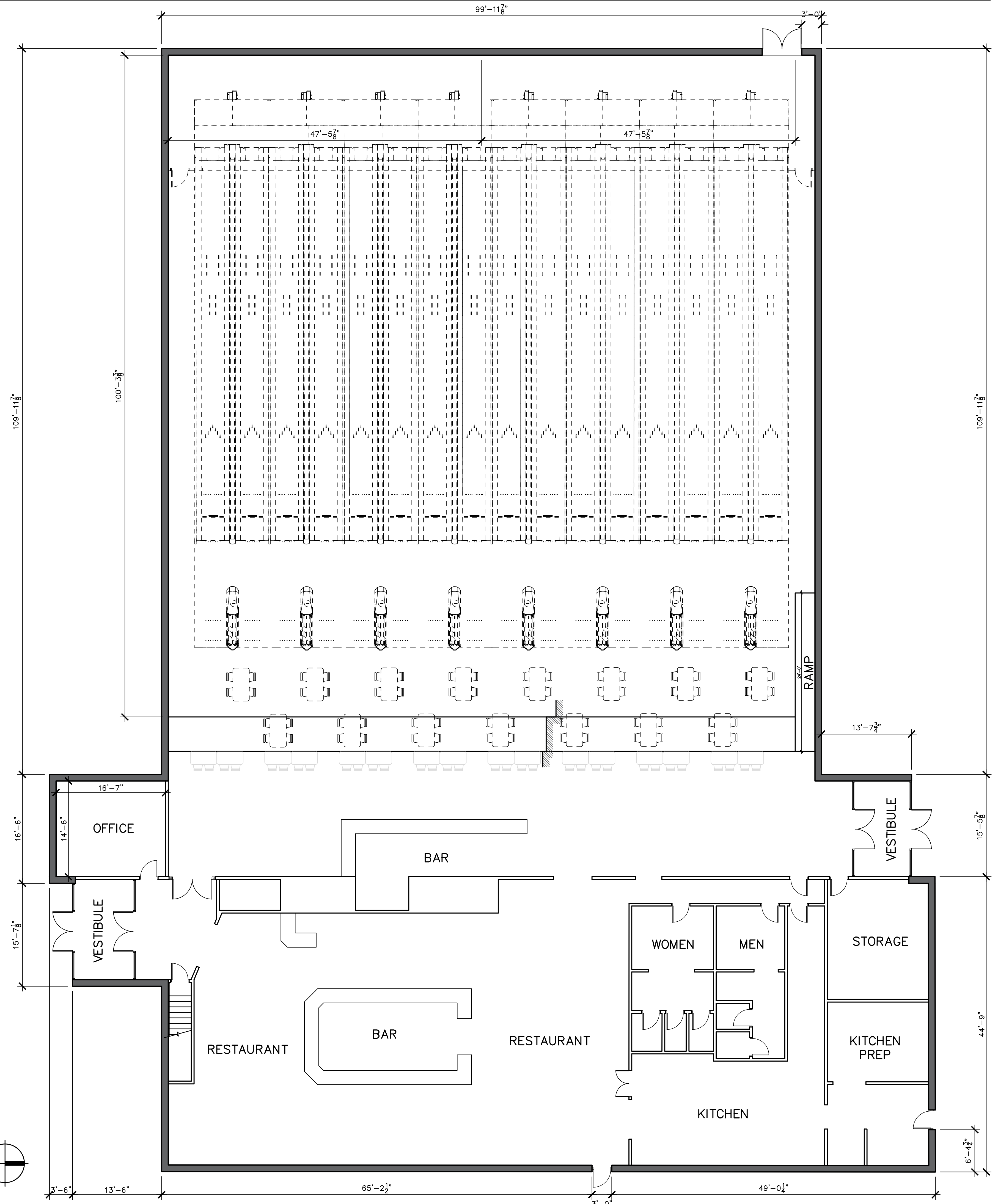
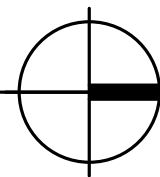
All planned improvements and operations will be reviewed and permitted through the City's review to ensure compliance with applicable zoning, building, fire, life-safety, and health regulations. Any required permits or approvals associated with building modifications, site improvements, or occupancy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

No.	Description	Date
1	ISSUED FOR PERMIT	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	Date
Scale 1/8"=1'-0"	01.21.26
Job No.	25009
Sheet No.	

D1.0



PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

PROPOSED FLOOR PLAN

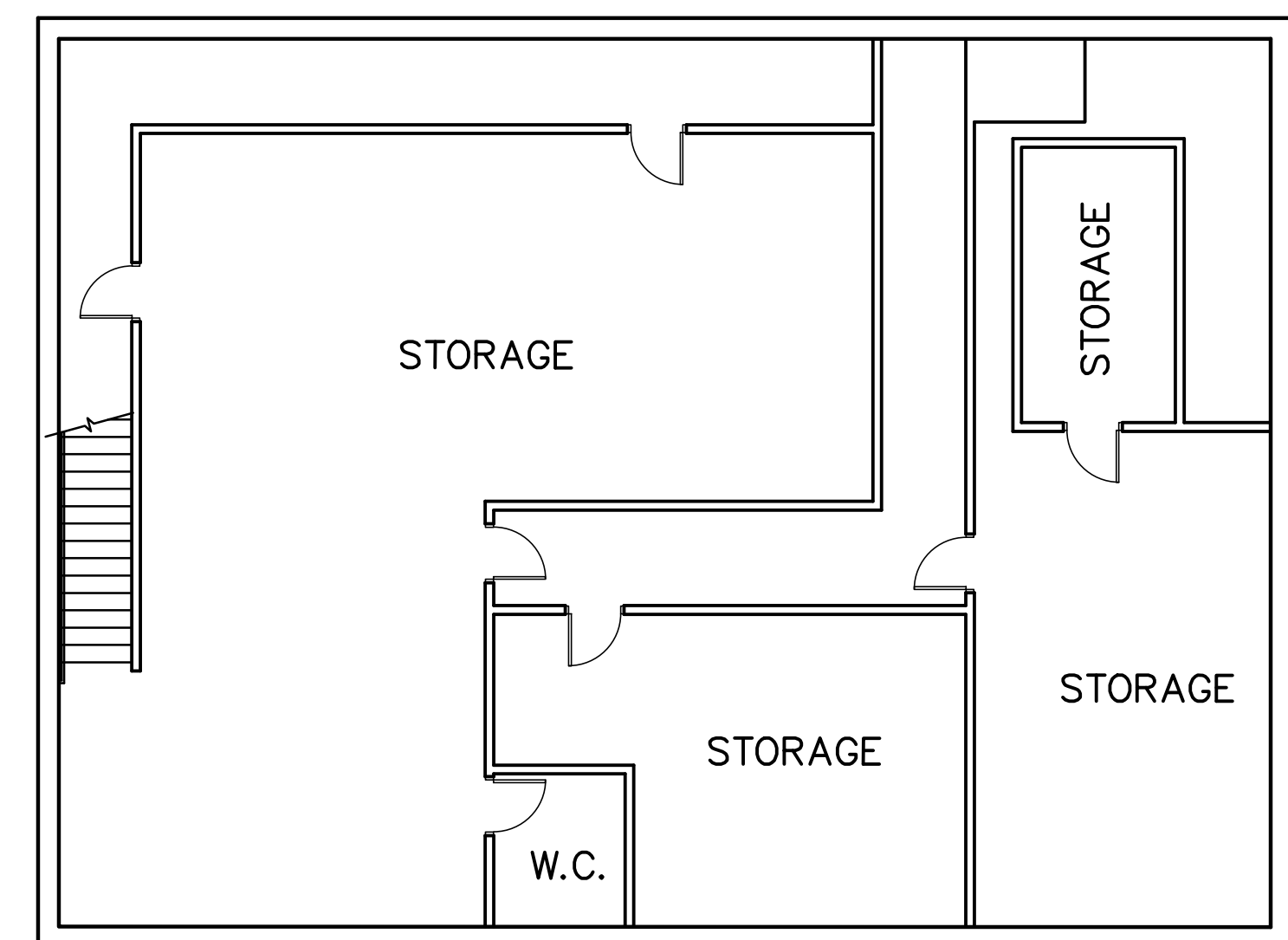
1 ISSUED FOR PERMIT
No. Description Date
11.01.16



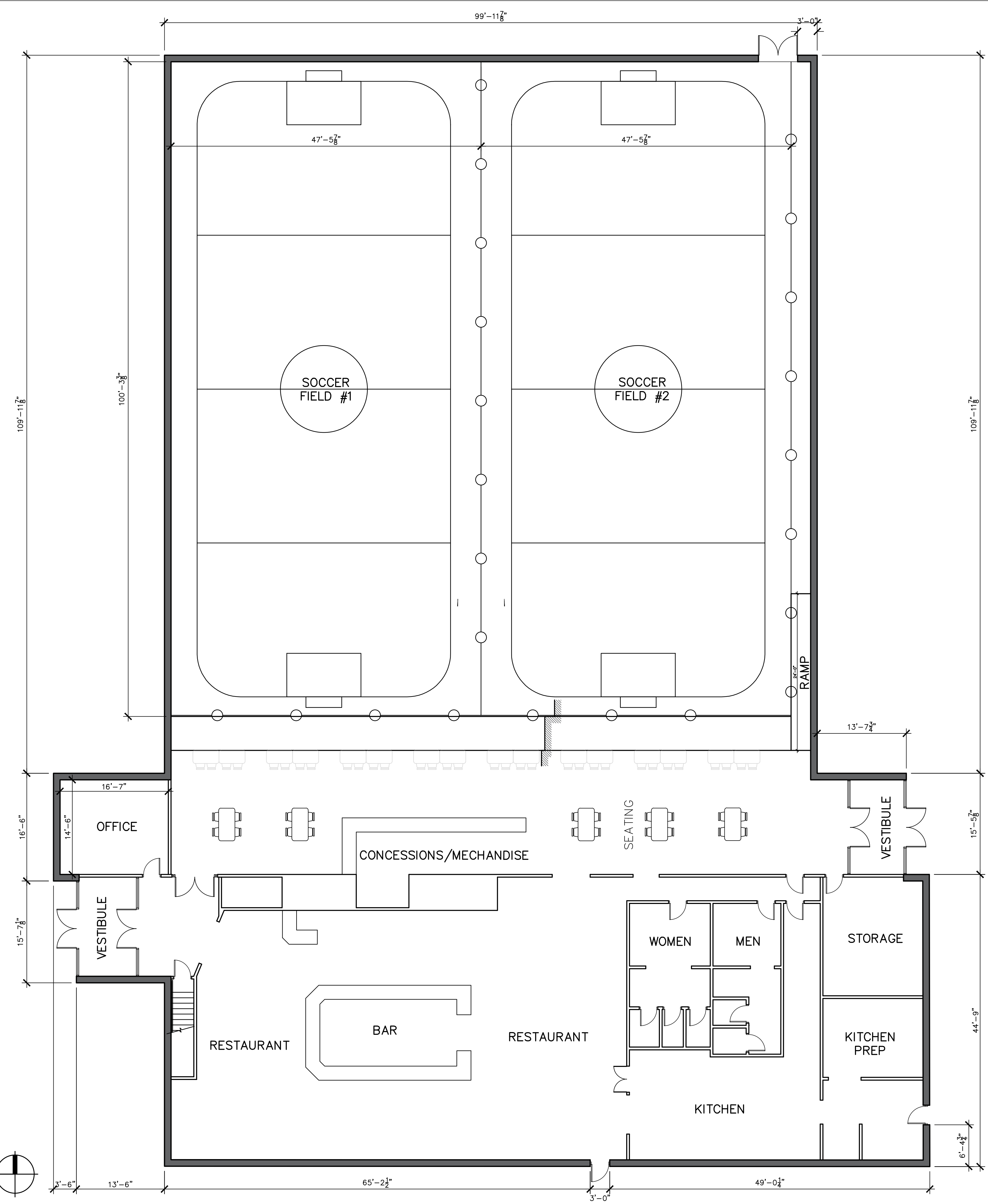
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS.

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"



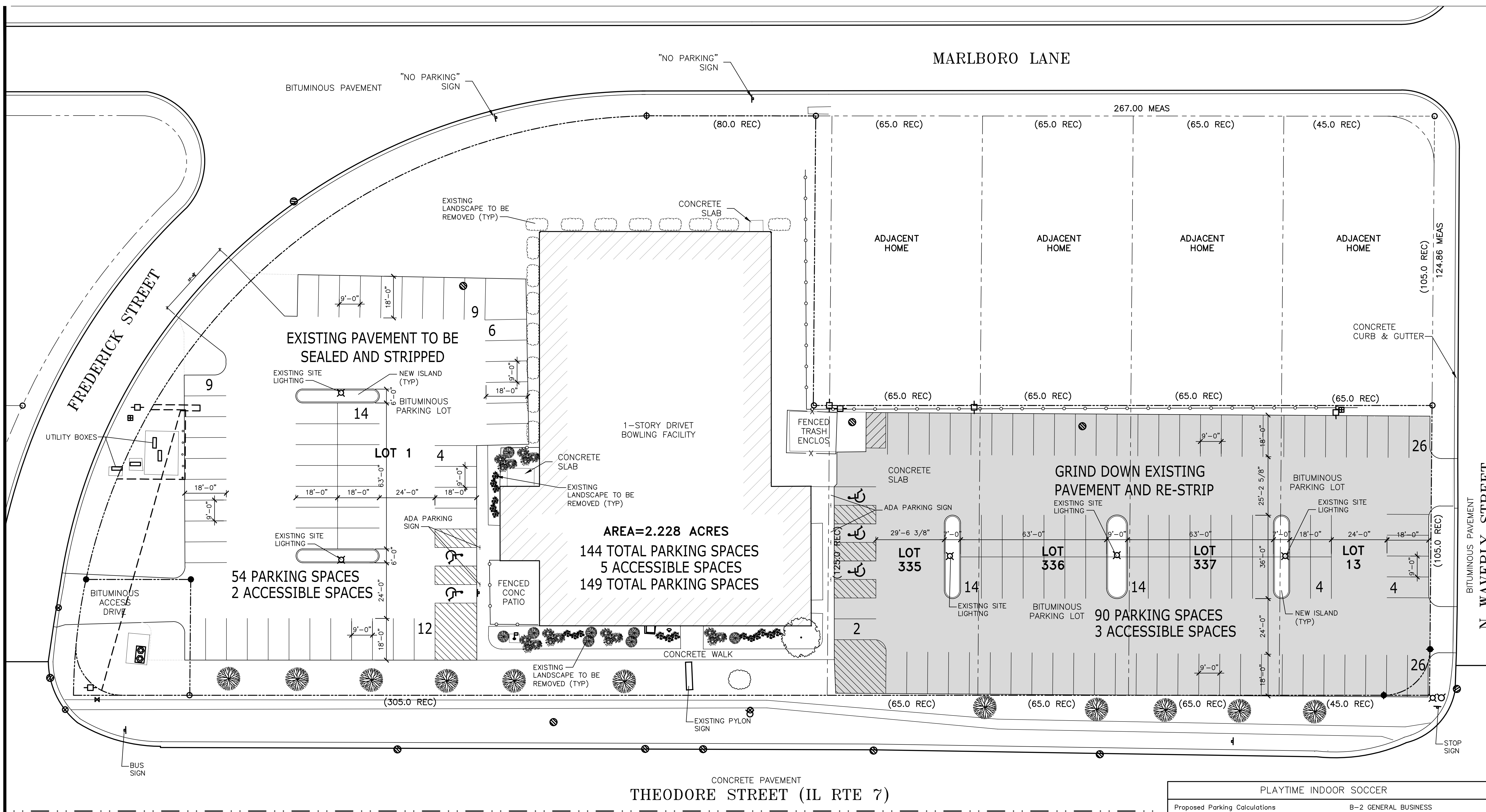
1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



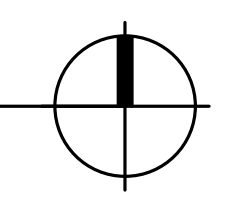
PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

SITE PLAN

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



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



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		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		53
10 EMPLOYEES 1 STALLS PER EMPLOYEES 10 * 1 = 10	TOTAL STALLS REQUIRED = 63		10
		TOTAL PARKING = 132	132
TOTAL PROPOSED PARKING:	REQUIRED:	ACTUAL:	
69+63=	132	PARKING SPACES	144
ACCESSIBLE PARKING:		ACCESSIBLE PARKING	5
101-150 Spaces: 5 (1 van-accessible)			
TOTAL	132	TOTAL	149



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**



PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

PROPOSED LANDSCAPE PLAN

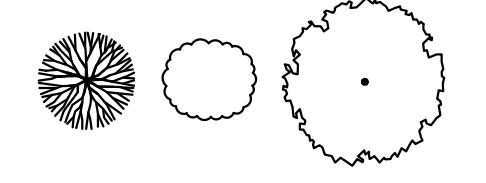
PROPOSED LANDSCAPING



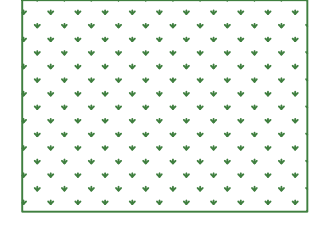
ARBOVITAE EMERALD



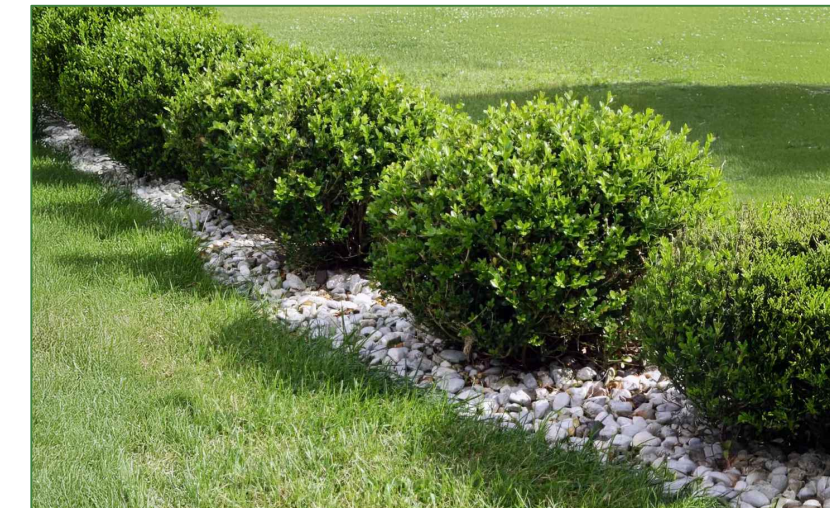
HYDRANGEA



EXISTING TREES AND SHRUBS TO REMAIN



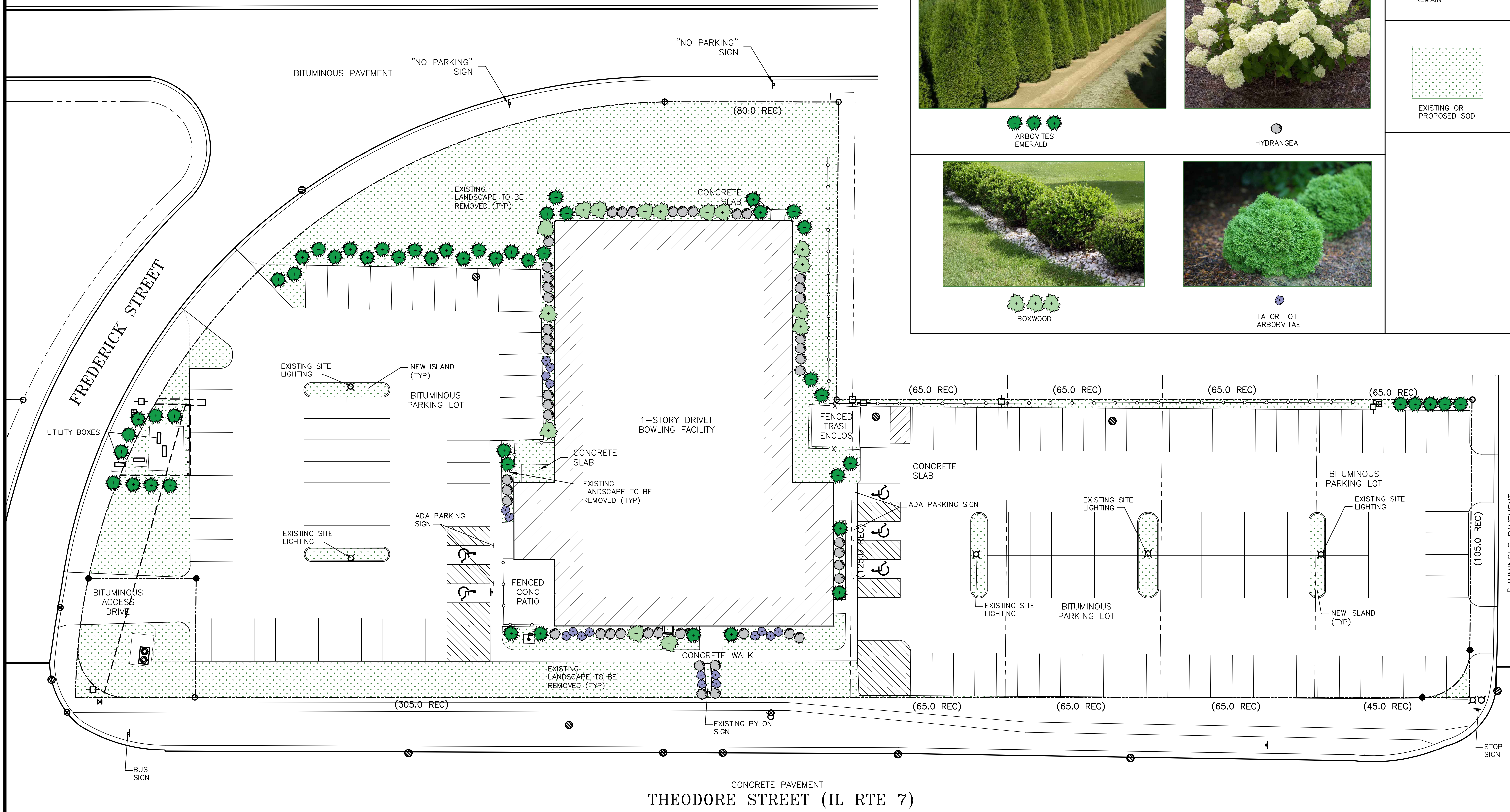
EXISTING OR PROPOSED SOD



BOXWOOD



TATOR TOT ARBOVITAE



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

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

N WAVERLY STREET



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

SP1.1



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

CUSTOMER:PLAYTIME
 SOCCER

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

SCALE:

REVISION:

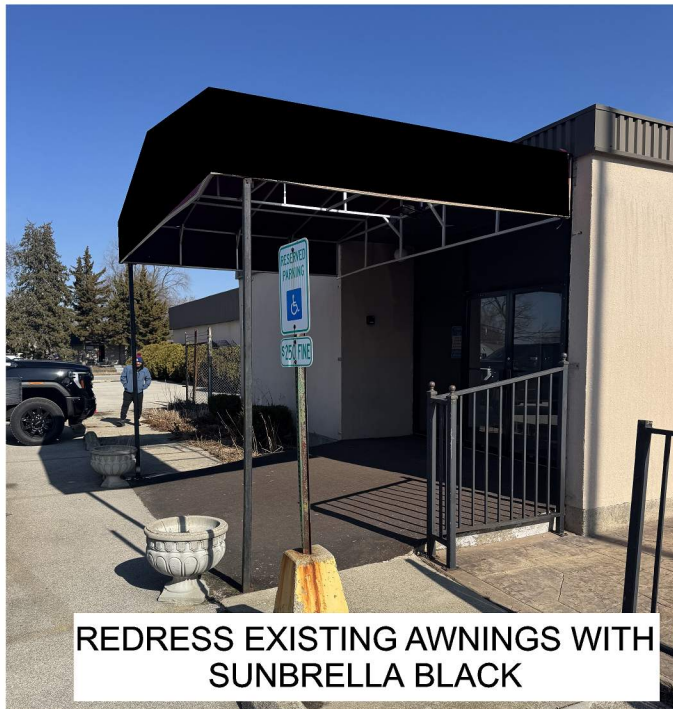


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 ASSESSED FOR ANY MISSUE.

CUSTOMER APPROVAL:

DATE:



REDRESS EXISTING AWNINGS WITH
 SUNBRELLA BLACK



REDRESS EXISTING AWNINGS WITH
 SUNBRELLA BLACK