

CREST HILL PLAN COMMISSION

APRIL 11, 2024

REPORT OF PROCEEDINGS had in the  
above-entitled matter, at 20600 City Center  
Boulevard, Crest Hill, Illinois, commencing at  
7:01 o'clock p.m. on the 11th day of April, 2024.

BEFORE: Maura Rigoni, Interim Planner  
Samantha Tilley, Administrative Clerk  
Mike Stiff, City Attorney  
Bill Thomas, Chairman  
Ken Carroll, Vice Chairman  
Cheryl Slabozeski, Commissioner  
Jan Plettau, Commissioner  
Jeff Peterson, Commissioner

PRESENT: Edith Murillo

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1 CHAIRMAN THOMAS: Okay. Welcome. I  
2 would like to call the April 11th, 2024 Plan  
3 Commission to order. It's 7:01.

4 If you can, please stand for the Pledge  
5 to the flag.

6 (Pledge of Allegiance.)

7 CHAIRMAN THOMAS: Thank you.  
8 Samantha, can we have a roll call,  
9 please?

10 SAMANTHA TILLEY: Sure.

11 Jan Plettau?

12 COMMISSIONER PLETTAU: Here.

13 SAMANTHA TILLEY: Jeff Peterson?

14 COMMISSIONER PETERSON: Here.

15 SAMANTHA TILLEY: John Stanton?

16 (No verbal answer.)

17 SAMANTHA TILLEY: Ken Carroll?

18 VICE CHAIRMAN CARROLL: Here.

19 SAMANTHA TILLEY: Cheryl Slabozeski?

20 COMMISSIONER SLABOZESKI: Here.

21 SAMANTHA TILLEY: Angelo DeSerio?

22 (No verbal answer.)

23 SAMANTHA TILLEY: And Bill Thomas?

24 CHAIRMAN THOMAS: Here.

1 Thank you.

2 So our first order of business is I need  
3 a motion to approve the minutes from the plan  
4 Commission Meeting held March 14th, 2024.

5 COMMISSIONER PLETTAU: I make the motion.

6 COMMISSIONER SLABOZESKI: Second.

7 CHAIRMAN THOMAS: Motion by Commissioner  
8 Plettau, second by Commissioner Slabozeski.

9 Roll call, please.

10 SAMANTHA TILLEY: Jan Plettau?

11 COMMISSIONER PLETTAU: Yes.

12 SAMANTHA TILLEY: Cheryl Slabozeski?

13 COMMISSIONER SLABOZESKI: Yes.

14 SAMANTHA TILLEY: Jeff Peterson?

15 COMMISSIONER PETERSON: Yes.

16 SAMANTHA TILLEY: Ken Carroll?

17 VICE CHAIRMAN CARROLL: Yes.

18 SAMANTHA TILLEY: And Bill Thomas?

19 CHAIRMAN THOMAS: Yes.

20 SAMANTHA TILLEY: Motion carried.

21 CHAIRMAN THOMAS: Okay. We have one item  
22 on our agenda for tonight and it is case  
23 SU-24-2-4-1: A request of Edith Murillo, one of  
24 the owners of Platinum Triple Play, seeking

1 approval of an M-2 Special Use, parking variation,  
2 and a parking setback for an indoor recreational  
3 facility to operate a D-Bats, an indoor baseball  
4 and softball training academy at the property  
5 located at 425 Caton Farm Road, Crest Hill,  
6 Illinois.

7 Samantha, is all the paperwork in order?

8 SAMANTHA TILLEY: The necessary paperwork  
9 is in order.

10 CHAIRMAN THOMAS: Okay. With that, I  
11 would like to open the public hearing for case  
12 SU-24-2-4-1. I need a motion.

13 VICE CHAIRMAN CARROLL: So moved.

14 COMMISSIONER PLETTAU: Second.

15 CHAIRMAN THOMAS: Motion by Commissioner  
16 Carroll, second by Commissioner Plettau.

17 Roll call, please.

18 SAMANTHA TILLEY: Ken Carroll?

19 VICE CHAIRMAN CARROLL: Yes.

20 SAMANTHA TILLEY: Jan Plettau?

21 COMMISSIONER PLETTAU: Yes.

22 SAMANTHA TILLEY: Jeff Peterson?

23 COMMISSIONER PETERSON: Yes.

24 SAMANTHA TILLEY: Cheryl Slabozeski?

1 COMMISSIONER SLABOZESKI: Yes.

2 SAMANTHA TILLEY: And Bill Thomas?

3 CHAIRMAN THOMAS: Yes.

4 SAMANTHA TILLEY: Motion carried.

5 BY CHAIRMAN THOMAS:

6 Q. Okay. So the subject of this public  
7 hearing is, again, Case SU-24-2-4-1.

8 I would like to ask our Interim City  
9 Planner, Maura Rigoni, to present the specifics of  
10 the case.

11 Maura.

12 MAURA RIGONI: Thank you, Chairman.

13 So before you this evening is a Special  
14 Use request for an indoor recreation facility as  
15 well as two variations relating to parking setback  
16 and the total number of parking spaces.

17 The subject parcel is at 425 Caton Farm  
18 Road and the applicants, Platinum Triple Play,  
19 propose to establish a D-Bats operation, which is  
20 a baseball and sports -- a baseball and softball  
21 facility for training, for indoor batting cages  
22 and so forth.

23 A little specifics about the property.  
24 It is located at 425, there is an existing

1 building on there, which is 12,749 square feet.  
2 It is a warehouse building that is currently on  
3 the property. The existing building will be  
4 remodeled to accommodate the floor plan and needs  
5 for such a facility. As mentioned, that it is for  
6 youth and softball training. There are some  
7 modifications that have to be done interior. The  
8 applicants worked -- have been in contact  
9 extensively with our building commissioners to  
10 ensure that they are maintaining requirements for  
11 both building and fire codes as well.

12           There is -- part of the development.  
13 Right now there is very little parking at the  
14 existing building. There's a small parking area  
15 on the north end of the property. With this  
16 building, they will be expanding the requirements  
17 of the parking by adding some parallel on the east  
18 side of the building as well as then a parking  
19 field on the south end of the building.

20           In relationship to the parking variation,  
21 the ordinance establishes this in the same as an  
22 indoor recreation club gymnasium, which would  
23 require one parking space per 150 square feet.  
24 Due to the nature of this, that would generate a

1 number of parking spaces, I believe that it  
2 would -- is a variation from a total of, I believe  
3 it's some 80-some parking spaces reducing down to  
4 39 parking spaces. The applicant has provided  
5 some information in your packet to further define  
6 and adhere to explain the nature of the business  
7 and the need for the parking as it is generally  
8 geared towards youth who are not driving and drop  
9 off situations as well.

10 With also that, there is a parking  
11 setback variation and that is for the east  
12 property line. The ordinance requires that all  
13 parking lots maintain a five foot setback from the  
14 property line. This is utilizing a -- the shared  
15 drive that is coming off of Caton Farm Road that  
16 exists. Therefore, with having a shared drive  
17 that straddles a parking lot -- straddles the  
18 parking lot with the shared and property line,  
19 having that required setback would not be  
20 possible. So, with this, we're asking -- or the  
21 applicant is asking to seek a variation from that  
22 five foot requirement.

23 In your packet, Exhibit A does show the  
24 site plan as proposed. As you can see, right down

1 the middle there, there's a gray line that is the  
2 property line and you can see that there is a 24  
3 foot aisle that does straddle both the property  
4 line of the subject parcel and that to the east,  
5 access to the parcel -- to and from does utilize  
6 that property to the east. With that, it is under  
7 common ownership at this time, both of those  
8 properties, so crossing back and forth is -- that  
9 would be permitted.

10 As part of this consideration is asking  
11 for an easement to be granted, cross access to  
12 allow for that to occur because you are crossing  
13 different properties. Even though the intent is  
14 that they are under common ownership, we always  
15 want to forward think, and should, at some point,  
16 one property get sold and so forth, therefore,  
17 this development would still have that right to  
18 access that property to the area to the back.  
19 That's the request for the access easement.

20 The other one noted is that there is new  
21 parking lot improvements, and with new parking lot  
22 improvements also come engineering requirements,  
23 so they have been working extensively and talking  
24 back and forth with the engineers in terms of what



1 would be required in terms of storm water and  
2 drainage to make sure that they not only meet the  
3 City requirements, but also the County  
4 requirements as well.

5 I will leave the applicant to speak more  
6 about the business plan, but, in your case -- in  
7 your packet there is a business plan which shows  
8 further describing the operation and also is  
9 anything we can tie, you know, business hours and  
10 so forth, as part of the Special Use. In your  
11 packet there we do give you the standards for both  
12 the Special Use and the variation as any  
13 consideration, they must meet both of those  
14 standards for those.

15 I am here if you have any additional  
16 questions. I will leave it to the applicant to  
17 provide more detail about the function of the  
18 facility as this is relatively unique and I don't  
19 know if we have had one in my time here before  
20 you, but if there's anything relating to the  
21 parking and so forth, I'm more than happy to  
22 answer.

23 CHAIRMAN THOMAS: All right. Thank you,  
24 Maura.

1           So is there anybody here who wants to  
2 talk about D-Bats? No, I guess so, huh?

3           All right. Is there going to be a  
4 spokesman or do several of you want to come up?

5           All right. Please, come to the podium.  
6 I think there's a sheet for you to sign your name.

7           I'm guessing you're Edith?

8           MS. MURILLO: I am.

9           CHAIRMAN THOMAS: Okay.

10          MS. MURILLO: Nice to meet you.

11          MAURA RIGONI: Mr. Chairman, if I may  
12 offer the Exhibit B, which is the presentation, to  
13 Ms. Edith as what's in your packet so she knows --  
14 so she can kind of follow along?

15          CHAIRMAN THOMAS: Yeah, that is quite an  
16 incredible presentation.

17          So please raise your right hand.

18          (Whereupon Edith Murillo was sworn.)

19          CHAIRMAN THOMAS: Okay.

20          MS. MURILLO: We were trying to get our  
21 really impressive presentation -- thank you so  
22 much -- so we will have to go back to the basics,  
23 and I apologize to our audience.

24          Okay. Again, my name is Edith Murillo.

1 My partners and I, we represent Platinum Triple  
2 Play, LLC and we are here today to present to you  
3 our business proposal for D-Bat Lockport.

4 Okay. So who is D-Bat and what is D-Bat  
5 about? D-Bat is a franchise, baseball and  
6 softball sports academy. They have multiple  
7 locations throughout the United States and  
8 overseas. They render services including  
9 memberships, camps, clinics, parties, lessons and  
10 more and they welcome patrons of all ages stemming  
11 from T-ballers through college and beyond.

12 Okay. A little bit about D-Bat's mission  
13 statement. They believe in you, they believe in  
14 empowerment, they believe in encouraging, and so,  
15 as part of their mission statement -- I'm just  
16 paraphrasing -- their goal is to improve the  
17 physical and mental skills of our youth on and off  
18 the baseball field, and a lot of that  
19 representation will come directly from their  
20 acronym D-Bat. D-Bat stands for the developing,  
21 beliefs, attitudes and traditions, and so all of  
22 those values embody what they represent and what  
23 they want to continue representing as their  
24 franchise grows and grows.

1           Some fun history about D-Bat. Before it  
2 became a franchise it was actually a stand alone  
3 baseball facility named Dallas Baseball Academy of  
4 Texas founded and owned by brothers Cade and Kyle  
5 Griffis in 1998. Three locations, 11 years later,  
6 they branched their business venture out to a  
7 franchise -- the franchise world, and today there  
8 are currently 170 D-Bat locations across 34 states  
9 in the United States, six in China and 20  
10 locations that are currently in progress,  
11 including D-Bat Lockport.

12           Okay. So one of the cool things about  
13 being a part of the D-Bat family is as soon as you  
14 become -- you know, you sign on and you become a  
15 member of their franchise, they provide you with a  
16 lot of really neat things to make you feel  
17 welcomed. One of these very, very interesting  
18 thing is called "The Wall of Fame," and so the  
19 Wall of Fame is essentially a collage of  
20 professional athletes, past and present, who have  
21 trained at a D-Bat facility at one point in time.  
22 It's also used to empower and to encourage current  
23 employees and instructors to reach different  
24 levels, different heights, become a part of that

1 wall, perhaps be on even, you know, the D-Bat  
2 nature and it also serves as an encouraging  
3 memento for all of the -- you know, our young  
4 patrons to see all of these, you know, once upon a  
5 time 12, 13 year olds, now MLB players making  
6 their dream come true. And I -- this is a very,  
7 very thick list, so I kind of know my presentation  
8 off the top of my head, so please don't try to  
9 follow along.

10 Clayton Kershaw, Ben Zobrist, they are  
11 one of the two members that really pop out on  
12 that Wall of Fame, and so if you're a  
13 Chicago -- a Chicago fan, period; Ben Zobrist,  
14 former Chicago Cub and Clayton Kershaw,  
15 current pitcher for the LA Dodgers, they both  
16 trained when, you know, they were in their  
17 little league and in their travel years at a  
18 local D-Bat. Clayton Kershaw had been known  
19 to peek his head in once in a while and, you  
20 know, make appearances. Can't say the same  
21 thing about Ben Zobrist, but I will definitely  
22 do what I can to get him at D-Bat Lockport.

23 Another thing that is really great about,  
24 again, joining the franchise is how they

1 provide you with additional support as you are  
2 commencing your, you know, start-up, per se,  
3 business. You know, they connect you with  
4 your contacts, they give you guides, they give  
5 you checklists, and one of those checklists is  
6 actually critical because it identifies how to  
7 identify your ideal building. And so just  
8 some context background, my partners and I had  
9 been looking for a building since 2021, so it  
10 has been a long journey, many buildings, very  
11 close, but just like any new home owner, new  
12 home buyer, you walk into 50 homes, and it  
13 might be the 51st that you fall in love with,  
14 and that's exactly how we felt when we saw  
15 425 Caton Farm Road. It mentally checked off  
16 all our boxes, but we needed to go back to  
17 those boxes to ensure that it did have one of  
18 the top -- or three of the top lists --  
19 listings. One of them is a standalone  
20 building, check. Two is sufficient parking,  
21 and according to our D-Bat franchise  
22 guidelines, they do expect, at least, 25  
23 parking spaces per facility, so we do have the  
24 space. We are working really well with our

1 landlord and, as Maura explained earlier, 39  
2 spaces is what we are currently seeking the  
3 variance for; 37 regular spaces and two  
4 handicap, so check there, and at least four  
5 high schools and elementary schools within a  
6 ten mile radius, so check and check.

7 Okay. So enough of the franchise.  
8 What will D-Bat Lockport uniquely offer.

9 Oh, sorry.

10 So, again, as part of the franchise,  
11 D-Bat Lockport has standards and has a certain  
12 expectation that we must abide by as far as  
13 being a part of a sisterhood or a brotherhood,  
14 but D-Bat Lockport will be located at a  
15 standalone building, 12,390 square feet, state  
16 of the art equipment, including batting cages,  
17 pitching machines, an instructor's lounge,  
18 party room and a pro shop powered by Rawlings.

19 Our hours of operation will vary  
20 depending on the season. In the summertime,  
21 because our days are longer and the children  
22 are out of school, we will have -- we will  
23 open up earlier and extend our hours, you  
24 know, throughout the day. In the either

1 winter months, fall months or when the  
2 children are back in school we want to  
3 accommodate their schedules, so we will be  
4 open a little later, but our -- again, our  
5 hours will be extended to accommodate school,  
6 dinner, so on and so forth.

7 With that being said, again, many,  
8 many slides, two of the main concerns that we  
9 had when we were looking for the ideal  
10 location was child safety and parent  
11 commodity, and so let me explain what I mean  
12 by that.

13 Child safety. Everyone wants to make  
14 sure that, you know, children as they're  
15 coming out of their cars, going in and out of  
16 the building, whether it's being dropped off  
17 or coming with their parents or coming with  
18 their coaches, that they are in a safe  
19 environment both interiorly and exteriorly.  
20 Okay? And so, again, I'm so sorry that I  
21 can't display the parking image, but you have  
22 that layout in front of you. The parking is  
23 essentially going to have spaces on the north  
24 part of the building, which is the front side



1 of the building. If patrons wish to proceed  
2 and park elsewhere, there will be parking on  
3 the east side of the building. Currently we  
4 will have our entryway on the east side of the  
5 building, so if, you know, parents or anyone  
6 is dropping off their child, the child isn't  
7 running across the parking lot, they will have  
8 access directly in front of the door.

9 In addition, let's say that the parents  
10 want to park in the south parking, the rear  
11 parking, well, there will be, what I call, an  
12 S curve passageway where parents will be able  
13 to navigate through the lanes and they will be  
14 able to exit the same way that they entered.

15 So, again, parent commodity where it is,  
16 you know, parents might already be saturated  
17 because of traffic, because of work, what have  
18 you, we want to make it as seamless and smooth  
19 as possible for parents bringing their  
20 children and providing our services to them.

21 And, again, children who are stepping  
22 out of the building, if they want to meet  
23 their parents in the parking lot in the rear,  
24 we will have a sidewalk hugging the south side

1 of the building where they may wait for their  
2 parent or individual picking them up to drive  
3 up, scoop them up and be on their way.

4 So we thought about all of these matters,  
5 of course it is one of the biggest concerns.  
6 Our landlord has been really great about  
7 working with us and getting everything, you  
8 know, ready and going, complying with both an  
9 easement on the east side of the building,  
10 allowing us to -- as cars are pulling out and  
11 making their wide -- their three-point turn,  
12 they will enter his property, he owns the  
13 property as well next door. And so we have  
14 already had that conversation. It's going to  
15 be put in a legal format, of course, where he  
16 will comply to allow us that easement. And,  
17 again, the parking in the rear will also be  
18 repaired and adjusted in accordance to be able  
19 to comply with both City rules and safety for  
20 our children.

21 I don't have the slides. I was going to  
22 show some really cool pictures of how engaged  
23 our, you know, partnership is with baseball.  
24 Our children have met Luis Robert from the

1 White Sox, they have some Ron Kittle, former  
2 White Sox, Ben Zobrist, former Cub and Anthony  
3 Rizzo, former Cub, and so our purpose in this  
4 business is not oh, this is a great revenue,  
5 you know, stream; yes, but it's also the  
6 passion, the knowledge and the drive. Our  
7 children breathe, sleep, eat baseball and  
8 we're right there with them on the sideline  
9 and so those role models are the role models  
10 of yesterday and the role models of today. I  
11 am super surprised and, like, astonished to  
12 see so many supporters here. I love the fact  
13 that they're wearing their baseball gear, and  
14 so they are our role models of tomorrow.

15 And, with that, that concludes my  
16 presentation.

17 CHAIRMAN THOMAS: Well done.

18 MS. MURILLO: Thank you.

19 CHAIRMAN THOMAS: Let me see if we have  
20 some questions for you.

21 Commissioner Plettau?

22 COMMISSIONER PLETTAU: Not at this time.

23 MS. MURILLO: Thank you.

24 CHAIRMAN THOMAS: Commissioner Peterson?

1 COMMISSIONER PETERSON: Nope. You did  
2 very good.

3 MS. MURILLO: Thank you.

4 CHAIRMAN THOMAS: Commissioner Carroll?

5 VICE CHAIRMAN CARROLL: Very good.

6 MS. MURILLO: Thank you.

7 COMMISSIONER SLABOZESKI: No questions.

8 MS. MURILLO: Thank you.

9 CHAIRMAN THOMAS: All right. Well,  
10 you're not getting off that easy.

11 MS. MURILLO: Oh, come on. The  
12 technology already kicked my butt.

13 CHAIRMAN THOMAS: That presentation that  
14 you handed out was awesome. It was fun reading  
15 it, honestly.

16 MS. MURILLO: Thank you.

17 CHAIRMAN THOMAS: Okay. So in looking at  
18 Exhibit A, which is your plan of the building --

19 MS. MURILLO: Yes.

20 CHAIRMAN THOMAS: -- and the 39 parking  
21 spots that you are requesting, and I bet I have  
22 counted this five times and I'm getting, like, 27  
23 as the most I see there. Where are the other ones  
24 going to be?

1 MS. MURILLO: So we have 27 in the rear.  
2 I believe and I don't have -- I have to search  
3 through it -- I believe there's an additional five  
4 on the side, is there? And then there is an  
5 additional -- the other five or so are in the  
6 front on the north part of the building. So they  
7 are disbursed north, east and south.

8 MS. RIGONI: Mr. Chairman, if I may,  
9 there is -- what is happening on the east side of  
10 the building is parallel parking.

11 MS. MURILLO: Yes.

12 MS. RIGONI: So you have a pocket which  
13 has a handicap on the north end as well then those  
14 slots, there's some hash ones, which are,  
15 obviously, no parking, and then you have one, two,  
16 three, four, five -- five parallel parking on the  
17 east side and then the pocket of parking on the  
18 south.

19 CHAIRMAN THOMAS: Yeah, and I counted  
20 five in the front and 27, so there's --

21 MS. RIGONI: There's seven in the front?  
22 Yeah, there's seven in the front. One, two,  
23 three, four --

24 CHAIRMAN THOMAS: Yep, seven.

1 MS. RIGONI: Yep. And then --

2 CHAIRMAN THOMAS: Except for that cross  
3 one, does that mean there's no parking there?  
4 Well, that's the ADA parking.

5 MS. RIGONI: Correct. Correct.

6 MS. MURILLO: ADA parking.

7 And that would be the reason that we are  
8 asking for the easement from the 415 address east  
9 of us.

10 CHAIRMAN THOMAS: And my other  
11 question -- boy, it sounded like you were looking  
12 over my shoulder when I wrote this in here, but I  
13 was really concerned about the safety of the kids,  
14 particularly in the drop off and pick up.

15 MS. MURILLO: Yes.

16 CHAIRMAN THOMAS: And I envisioning a  
17 mother dropping off her child, who is late for  
18 work, and drops him off and peels out of there,  
19 and what concerned me was the way this road is  
20 configured, right now for you to exit after you  
21 drop off a person is to go through the parking lot  
22 and sort of make a turn and parking lots are some  
23 of the most dangerous places for children to walk  
24 or for people to drive.

1 MS. MURILLO: Correct.

2 CHAIRMAN THOMAS: And I was thinking  
3 because you have so much room on the east side,  
4 have you thought about after you dropped them off  
5 and at the end of the building on the south end,  
6 making a U-turn so you don't have to go through  
7 the parking lot, just make a U-turn and go right  
8 back out where you got it done? I mean, I don't  
9 know how the scale of a car fits in those drawings  
10 of the road, but then they wouldn't have to go  
11 through the parking lot at all.

12 MS. MURILLO: That is a possibility. I  
13 mean, that's something that -- I mean, we have  
14 played with the different options and, of course,  
15 children safety has always been No. 1. We  
16 understand parents don't want to have to navigate  
17 around, but if I may interject for just one  
18 second?

19 CHAIRMAN THOMAS: Sure.

20 MS. MURILLO: One of the slides that I  
21 completely forgot in my head was the fact that my  
22 partners and I, whether it's together or  
23 individually, have actually visited all of the  
24 locations in the Illinois market and Schererville,

1 Indiana, with the exception of Champaign that just  
2 opened recently, all of them, except Rockford  
3 share parking with retail shops. That would be  
4 really alarming and concerning to us, right,  
5 because we can't -- we can control the D-Bat  
6 traffic, but we can't enforce that upon our  
7 neighbors. What I love about this building  
8 is the fact that it is exclusive to us.

9 So, again, not to go against your concern  
10 because it's a legitimate concern, but anyone who  
11 is coming into that area knows that they are going  
12 to D-Bat. They're not going to Target, they're  
13 not going to Home Goods or Home Depot. They know  
14 exactly that by entering that facility they are  
15 going to encounter youth. And so, common sense,  
16 which sometimes is not so common these days, tells  
17 parents slow down, children might run around. You  
18 tell your child don't run, look both ways, what do  
19 they do, look down on their phone and continue  
20 walking, right?

21 So we do want to make sure that we do  
22 have all the safety measures in place, and I  
23 understand having parents maybe struggle going  
24 around the parking lot, they wouldn't necessarily



1 have to go all the way around. They are able to  
2 cut through the south, loop around once and then  
3 just come right back. And, again, not opposing  
4 your concern, but compared to finding a space in a  
5 retail area or that concern of my child might get  
6 hit by a car, you know, by someone coming out of  
7 Sam's Club, this concern is limited because it's  
8 only or patrons entering and exiting.

9 MS. RIGONI: Mr. Chairman, if I may add?

10 CHAIRMAN THOMAS: Yes.

11 MS. RIGONI: We did, at length look at  
12 this with staff in terms of circulation and so  
13 forth. The intent was trying to keep as much as  
14 we could on this property itself. Also, with the  
15 expansion, any new pavement requires storm water  
16 detention, so trying to look at that, but also  
17 make sure that we're separating it from the  
18 property to the east as much as possible, because  
19 it is -- the use is knowing that they are so  
20 separate. So that was one of the areas was trying  
21 to maintain and keep as much improvements relating  
22 to this development because it is unique on their  
23 property -- on this subject parcel, and even  
24 though it has that cross access on to the east,

1 but trying to keep it just as compact as we  
2 possibly could.

3 CHAIRMAN THOMAS: Mm-hmm.

4 COMMISSIONER PLETTAU: Would speed bumps  
5 along the side of the building possibly be a  
6 consideration for that?

7 MAURA RIGONI: My concern with the speed  
8 bumps, one --

9 COMMISSIONER PLETTAU: Especially for  
10 kids.

11 MS. RIGONI: -- sometimes it doesn't  
12 really stop, it just -- you know, they just speed  
13 and go over. My other reason is that, you know,  
14 what the development would happen or what's  
15 occurring on the off times of the property to the  
16 east. Generally, I'm guessing most of your  
17 operations are in the evening times and so forth.

18 MS. MURILLO: That is correct.

19 MS. RIGONI: So just in terms of that,  
20 I -- you know, I would have to probably chat with  
21 the engineers to see if they find that to be  
22 important. The difficulty is that the property to  
23 the east is not fully developed in terms of  
24 pavement, and they're only paving on here so

1 making sure they're going to pave the drive and so  
2 forth.

3 So, you know, if speed is concerned, we  
4 can talk about that. There are some other items  
5 in terms of engineering. It has to go through  
6 final engineering, it has not done that. You  
7 know, I would recommend that they have one-way  
8 signs and so forth. So we haven't gotten to that  
9 point. If speed is a concern we can talk about  
10 speed bumps, but I would probably lean on the  
11 engineer to see if that's really -- and how it  
12 even functions with the operation of the property  
13 to the east.

14 CHAIRMAN THOMAS: Did I read in the read  
15 ahead that we would consider letting them park on  
16 the gravel if there was a need for overflow  
17 parking?

18 VICE CHAIRMAN CARROLL: Yes, it was in  
19 there.

20 MS. RIGONI: That's a conversation that  
21 there has been. I mean, that could be overflow  
22 parking, but I -- I'm guessing that the operation  
23 is probably in those off times. I'm not speaking  
24 for --

1 MS. MURILLO: And I can answer that, too,  
2 Maura. I can definitely assist with that.

3 So I guess when someone thinks oh,  
4 12, 390 square foot facility, it's a sports  
5 facility, we're going to have a population of 300,  
6 400 individuals at the same time. Realistically,  
7 I wish that was the case because then I would buy  
8 the property to the west and to the east of me,  
9 but D-Bat structures their programs systematically  
10 to No. 1, prevent that and No. 2, to be able to  
11 offer all of their services as an equal  
12 opportunity.

13 What I mean by that is you take your  
14 camps and clinics, which are two of the most  
15 popular services that D-Bat offers. Your camps  
16 and your clinics are run at a standard 9:00 a.m.  
17 to 2:00 p.m. time frame. At that point, that  
18 limits the cage use because just try to envision  
19 the cages are in a certain, like, semi circular  
20 area. Those cages, the nets are then drawn back  
21 exposing that infield space where camps and  
22 clinics are held. At the end of those camps and  
23 clinics, nets are resumed back to their normal  
24 form and then cages are able to be utilized again.

1           In addition, we do welcome walk-ins and  
2 they are always going to be welcome, but the best  
3 and most practical way of utilizing our cage  
4 system is through an online reservation POS. So  
5 before you get there, your cage is already booked.  
6 That, No. 1, prevents any double booking, any  
7 issues, any complaints, and, No. 2, it ensures  
8 that we have a steady flow of patrons coming and  
9 going, sort of like a revolving door.

10           So, again, although we would love an  
11 overflow of patrons, maybe with the exception of  
12 opening day, we would anticipate these, like Maura  
13 stated, the hours to kind of fluctuate and the  
14 traffic to fluctuate where as some group is coming  
15 in, some group is leaving.

16           I hope that helped answer it.

17           VICE CHAIRMAN CARROLL: Getting back to  
18 your parking here, I notice that you got evening  
19 business hours one here. I think it was 9:00 at  
20 night during the week that you're open?

21           MS. MURILLO: Yes.

22           VICE CHAIRMAN CARROLL: Will there be  
23 lighting in the parking lot --

24           MS. MURILLO: Yes.

1 VICE CHAIRMAN CARROLL: -- to -- okay.

2 MS. MURILLO: Yes. Absolutely.

3 Now, we don't -- I don't have the  
4 specifics and semantics of the lighting, but the  
5 franchise does have specific lighting requirements  
6 as well as when we are working with our electrical  
7 engineer they're going to advise us the same.

8 VICE CHAIRMAN CARROLL: All right.

9 MS. RIGONI: I recommend that the  
10 Commission consider conditioning on final  
11 engineering, final landscaping, final photometric  
12 and all of those items that would have to be in  
13 compliance prior to, which is just a requirement  
14 of the ordinance and just an extra safety net.

15 CHAIRMAN THOMAS: Yeah.

16 VICE CHAIRMAN CARROLL: Okay.

17 CHAIRMAN THOMAS: And my only other  
18 thought I had, again, I was looking at this was  
19 really concern for safety of the young people. As  
20 you, obviously, have stated, you have the --  
21 probably even more, but on the east paved area,  
22 which is the exit area, I was wondering if we  
23 would consider a curb, a low curb along that side,  
24 which would prevent anybody from the east building

1 crossing over into your entrance, exit area?

2 That's why I was asking about the parking. If you  
3 were going to allow them to go across there and  
4 park, but you're not going to go over that, you  
5 know, eight-inch curb or whatever it is, but that  
6 was just another thought to keep any other traffic  
7 from coming on your property, except for coming in  
8 the entrance, exit. But, what I'm speaking of,  
9 they're not show stoppers. I mean, you have a  
10 great concern and we talked about.

11 MS. MURILLO: Of course.

12 CHAIRMAN THOMAS: These were just  
13 thoughts that -- is there anything we can do  
14 reasonably, economically since you haven't done it  
15 yet.

16 MS. MURILLO: Right.

17 CHAIRMAN THOMAS: And...

18 MS. MURILLO: Right. Of course. I will  
19 tell you one thing. Compared to all the other  
20 facilities, our parking is probably going to be  
21 like the No. 1 safest D-Bat that we have visited  
22 so far.

23 I mean, I appreciate the concern because  
24 we have young children as well, so that's our No.

1 concern. They, obviously, thought differently  
2 and, yes, they do have their safety precautions,  
3 but we are probably thinking ten times the caution  
4 that they are. And, of course, everything is on  
5 the table for discussion. Financially and  
6 economically we do have to discuss those terms  
7 with the landlord because he is providing the  
8 parking structure for us, but that definitely  
9 something that we will take into consideration.

10 VICE CHAIRMAN CARROLL: Getting back to  
11 your exit here, the way I looked at this entrance  
12 and exit, it looks like a right in and right out  
13 or can they make a left-hand turn as going back  
14 out?

15 MS. RIGONI: They can. And what I want  
16 to kind of stress, two points, is -- and I'll --  
17 this exit -- entrance and exit serves two  
18 proprieties, so we don't want to put barrier curb  
19 because the same operation that is occurring on  
20 the property in the east will be utilizing those  
21 portions to go out. It looks like it's oversized.  
22 There's an island actually there specifically  
23 because there is a light pole there, so to protect  
24 that. So, yes, they can. It is both ways. They



1 can come in, they can come out, they can make a  
2 left turn as well. So they -- that is a full  
3 entrance. It's not limiting on their movement.

4 VICE CHAIRMAN CARROLL: Okay.

5 MS. RIGONI: I would also like to  
6 reiterate that the intent is that all parking will  
7 be provided on this -- on this site. There's  
8 not -- we're not anticipating or not, I guess,  
9 within this nature, approving any additional  
10 parking on the subject property to the east as  
11 these are the improvements that are being made.

12 MS. MURILLO: Right.

13 MS. RIGONI: You know, we're trying to --  
14 the property to the east about paving it and so  
15 forth, but the intent is that, you know, that this  
16 is providing the parking that they need for that,  
17 and that we should not have overflow parking on to  
18 the others.

19 MS. MURILLO: Right. Again, wishful  
20 thinking. I wish we had 300 patrons at once. You  
21 would all get in there for free.

22 CHAIRMAN THOMAS: All right. Are we done  
23 asking our questions?

24 All right. Thank you, Edith.

1 MS. MURILLO: Thank you.

2 CHAIRMAN THOMAS: Is there anybody in the  
3 audience that would like to come to the podium and  
4 make a statement, plus or minus?

5 Yes, please come.

6 Please sign in the paper that's there and  
7 then --

8 MR. BUZZELLI: Sure. My name is Michael  
9 Buzzelli. I don't much any --

10 CHAIRMAN THOMAS: Raise your right hand  
11 for me please.

12 (Whereupon Michael Buzzelli was sworn.)

13 CHAIRMAN THOMAS: Thank you, Mike.

14 MR. BUZZELLI: My name is Michael  
15 Buzzelli. I don't have any type of partnership  
16 with them or anything. I'm a little bit older  
17 than them, even though I look very, very young,  
18 but my son actually went through this whole entire  
19 thing. He has become very, very successful in  
20 everything that he has done. He is graduating  
21 college this year where he is playing baseball, he  
22 has been a four-year starter in college.  
23 Unfortunately he did not go with D-Bats, he went  
24 with a different company called the Illinois

1 Sparks or Cangelosi Sparks, the bow dome right on  
2 355.

3           Fortunately, not everyone is like myself  
4 where we could pay those big fees for that big,  
5 beautiful dome where people have to go to smaller  
6 places, different communities to get this kind of  
7 an education in baseball. He started when he was  
8 very, very young. It is great to see all these --  
9 all the youth here. I think it's very, very  
10 important for them to do something like this. It  
11 will keep them off the street, it teaches them  
12 time management, hard work, dedication. Something  
13 that I'm very, very proud of my son, he was ranked  
14 No. 5 in high school academically, he was a  
15 three-year starter for baseball in high school, he  
16 was a four-year starter in college, he hold a 3.9  
17 grade point average in college. I am not quite  
18 sure what kind of fraternity he's in, but he got  
19 one for being in the top ten percent of all  
20 academics in college. Okay. He is -- he actually  
21 will probably help these guys out. He is a  
22 pitcher. We are very, very fortunate, myself and  
23 my wife, that we were very, very successful in  
24 life and we have always taught both of our

1 children to give back and he is more than willing  
2 to help. He actually -- I do work with one of the  
3 people that are the owners here, and he has helped  
4 his son with some baseball stuff and he will  
5 continue to even when they do get this business up  
6 and running in the future.

7 With that being said, it's great for the  
8 community. Hill Crest [sic] needs it. It's not a  
9 Hinsdale, it's not a Burr Ridge. All these kids,  
10 they need something, a place to go. They will  
11 find friends for life. They might have a career,  
12 maybe they won't make it the major leagues, but  
13 maybe they'll do something with sports medicine  
14 and this is a gateway for them to help them out in  
15 each and every way that they find needs that they  
16 possibly will.

17 My son, I always refer to him. The game  
18 of baseball has made him into the person that he  
19 is. He went to a high school that was a very hard  
20 high school, both academic and athletic-wise. He  
21 used to get picked up at 5:30 in the morning every  
22 single day for baseball and he would get dropped  
23 off at 8:00 at night starting when he was 14 years  
24 of age. He did that all the way until he was

1 18 years of age, and if you ask him right now, he  
2 says he would never change it for the world. It  
3 builds a culture, and with culture it's time  
4 management.

5           These kids nowadays, unfortunately,  
6 they're not like us. Okay? When I was a teenager  
7 or when I was younger, my parents would kick me  
8 out of the house. We didn't have video games or  
9 iPhones or anything like that. If you would ask  
10 all these young kids here, have you ever drank out  
11 of a garden hose, they have no idea what we're  
12 talking about. They have no idea what we're  
13 talking about, which is so true, right? It is  
14 something that I believe in.

15           My daughter plays volleyball in college,  
16 my son plays baseball in college. Sports, may it  
17 be softball, baseball, golf, tennis, swimming,  
18 polo, whatever it may be, it's something that  
19 keeps them engaged. Now, everyone might not make  
20 it to college, maybe they want to go to a trade  
21 school, which is absolutely fine, but the hardest  
22 times in their life might be from the age of 18 to  
23 18 [sic] and at least they'll be involved with  
24 something.

1 I think it's a fantastic idea. I wish  
2 them all the very best of luck, and with the board  
3 being here right now, I don't know how you could  
4 turn any of these kids down.

5 So, with that being said.

6 MS. MURILLO: No pressure.

7 CHAIRMAN THOMAS: Thank you, Mike.

8 MR. BUZZELLI: Best of luck, everyone.

9 Thank you very much for your time.

10 CHAIRMAN THOMAS: Thank you.

11 Anyone else who would like to come to the  
12 podium?

13 All right. So let that be the case. I  
14 would like to have a motion to close the public  
15 hearing.

16 COMMISSIONER PLETTAU: I'll make the  
17 motion.

18 COMMISSIONER PETERSON: Second.

19 CHAIRMAN THOMAS: Commissioner Plettau,  
20 second by Commissioner Peterson.

21 Roll call, please.

22 SAMANTHA TILLEY: Jan Plettau?

23 COMMISSIONER PLETTAU: Yes.

24 SAMANTHA TILLEY: Jeff Peterson?

1 COMMISSIONER PETERSON: Yes.

2 SAMANTHA TILLEY: Ken Carroll?

3 VICE CHAIRMAN CARROLL: Yes.

4 SAMANTHA TILLEY: Cheryl Slabozeski?

5 COMMISSIONER SLABOZESKI: Yes.

6 SAMANTHA TILLEY: And Bill Thomas?

7 CHAIRMAN THOMAS: Yes.

8 SAMANTHA TILLEY: Motion carried.

9 CHAIRMAN THOMAS: Okay. So how are we  
10 feeling about it? Okay?

11 COMMISSIONER PETERSON: I have one  
12 question.

13 Can we change the name to D-Bat Crest  
14 Hill?

15 MS. MURILLO: May I say something? That  
16 has been the biggest heart burn. We went from  
17 Lockport to Incorporated Lockport to Crest Hill.  
18 So we can name it whatever you want if you put a  
19 stamp on it.

20 COMMISSIONER PETERSON: Thank you.

21 CHAIRMAN THOMAS: 7th inning stretch.  
22 Sorry.

23 Thank you for laughing at that.

24 MS. RIGONI: Mr. Chairman, if you would

1 like me to read those out, you just let me know.

2 CHAIRMAN THOMAS: Okay.

3 Okay. Let me make a couple comments.

4 I have been down to that location and after  
5 reading this and hearing your passion about  
6 this, I really -- and I couldn't look inside,  
7 but I don't think you could have found a  
8 better location for what you want to do when  
9 you consider four different cities can get  
10 there with very little trouble. I mean, what  
11 an understanding choice, and -- but I echo  
12 Jeff, I mean, I think we're pretty excited  
13 about having D-Bat in Crest Hill. Couldn't it  
14 be Lockport/Crest Hill?

15 So before we give you our decision, I  
16 will tell you that our decision is going to  
17 have some conditions tied to it, and I think  
18 rather than read them all -- and they're not  
19 bad -- I'm going to ask Maura to summarize  
20 what the conditions would be for approval.

21 MS. RIGONI: Thank you, Mr. Chairman.

22 And just so the record knows that the --  
23 I did share the report with the applicant, so --

24 CHAIRMAN THOMAS: Okay.



1 MS. RIGONI: Yep. So the  
2 recommendations -- conditions for consideration  
3 would be finalization of the cross access easement  
4 with the property to the east, condition upon  
5 final engineering, landscaping, photometric and  
6 compliance with building and fire code  
7 requirements, and that the Special Use shall be in  
8 accordance with the business plan as attached as  
9 Exhibit B.

10 CHAIRMAN THOMAS: Okay. Thank you.  
11 Are you going to be able to share that  
12 with --

13 MS. RIGONI: I most certainly will.

14 CHAIRMAN THOMAS: Okay. Thank you.  
15 So that means basically what we're saying  
16 is we want to make sure everything is done before  
17 you move in.

18 MS. MURILLO: Yes.

19 CHAIRMAN THOMAS: And, you know, so we're  
20 just putting it as a condition of approval.

21 So, with that, can I have a motion to  
22 approve the request from Platinum Triple Play for  
23 approval of an M-2 Special Use for a parking  
24 variation allowing for 39 spaces and a parking

1 setback variation for an indoor recreational  
2 facility to operate a D-Bat, indoor baseball and  
3 softball training academy at the property located  
4 at 425 Caton Farm Road, Crest Hill, contingent on  
5 the conditions that were just summarized?

6 COMMISSIONER PETERSON: I'll make that  
7 motion.

8 COMMISSIONER PLETTAU: I'll second that.

9 CHAIRMAN THOMAS: Motion by Commissioner  
10 Peterson. Second by Commissioner Plettau.

11 Roll call, please.

12 SAMANTHA TILLEY: Jeff Peterson?

13 COMMISSIONER PETERSON: Yes.

14 SAMANTHA TILLEY: Jan Plettau?

15 COMMISSIONER PLETTAU: Yes.

16 SAMANTHA TILLEY: Cheryl Slabozeski?

17 COMMISSIONER SLABOZESKI: Yes.

18 SAMANTHA TILLEY: Ken Carroll?

19 VICE CHAIRMAN CARROLL; yes.

20 SAMANTHA TILLEY: And Bill Thomas?

21 CHAIRMAN THOMAS: Absolutely, yes.

22 SAMANTHA TILLEY: Motion carried.

23 CHAIRMAN THOMAS: Okay. So the Plan  
24 Commission has approved your request from Platinum

1 Triple Play for approval of the M-2 Special Use  
2 and it will be now forwarded to the City Council,  
3 so I have to remind you the Plan Commission is a  
4 recommending body only. It is our City Council  
5 that will make the final decision and probably --  
6 we probably don't have a date yet for when that  
7 might be.

8 MS. RIGONI: No, Mr. Chairman, we do not,  
9 but I will follow up with the applicant either  
10 tomorrow or early next week and summarize  
11 everything and establish a timeline from this  
12 point forward.

13 CHAIRMAN THOMAS: Okay. Thank you.

14 And, of course, I think it would be  
15 awesome -- the City Council meets in this room and  
16 we have enough room for all of you to come back,  
17 that would be a pretty impressive display.

18 MS. MURILLO: Absolutely.

19 CHAIRMAN THOMAS: So congratulations.

20 MS. MURILLO: Thank you.

21 CHAIRMAN THOMAS: Excellent presentation  
22 and excellent support group.

23 MS. MURILLO: Thank you. Thank you,  
24 everyone.

1 CHAIRMAN THOMAS: We wish you nothing but  
2 the best and good luck at the City Council. So  
3 thank you all for coming.

4 MS. MURILLO: Thank you. Thank you, all.

5 CHAIRMAN THOMAS: So is there any other  
6 business that we have to discuss?

7 COMMISSIONER PLETTAU: Yes.

8 CHAIRMAN THOMAS: Okay.

9 COMMISSIONER PLETTAU: Mr. Chairman, next  
10 month is going to be my last meeting here with the  
11 Planning Commission because I am going to be  
12 retiring.

13 MS. MURILLO: Congratulations.

14 UNIDENTIFIED SPEAKER: That a boy.

15 CHAIRMAN THOMAS: Great.

16 COMMISSIONER PLETTAU: I will be moving  
17 out of state. I will be going to the state of  
18 Indiana for my retirement, so...

19 COMMISSIONER PETERSON: Yay.

20 COMMISSIONER PLETTAU: So -- thank you.  
21 But I just wanted to inform you,  
22 Mr. Chairman, and, of course, all of my fellow  
23 commissioners that I'm going to be retiring and  
24 moving on my way here. So I have been doing this

1 since 2015 and so I have enjoyed every bit of it  
2 and loved every opportunity I could get with the  
3 City here. So...

4 CHAIRMAN THOMAS: All right. Well, thank  
5 you. You will be missed and --

6 COMMISSIONER PLETTAU: Thank you.

7 CHAIRMAN THOMAS: -- I look forward to  
8 talking more about you next --

9 VICE CHAIRMAN CARROLL: A lot of fun.

10 COMMISSIONER PLETTAU: Thank you.

11 I'm going to work on my golf swing, so...

12 CHAIRMAN THOMAS: All right. Is there  
13 anybody else in the audience besides D-Bat that  
14 wants to say anything to the Plan Commission?

15 And with no one coming forward can I have  
16 a motion to adjourn?

17 VICE CHAIRMAN CARROLL: So moved.

18 COMMISSIONER PLETTAU: Second.

19 CHAIRMAN THOMAS: Commissioner Carroll,  
20 second by Commissioner Plettau.

21 Roll call, please.

22 SAMANTHA TILLEY: Ken Carroll?

23 VICE CHAIRMAN CARROLL: Yes.

24 SAMANTHA TILLEY: Jan Plettau?

1 COMMISSIONER PLETTAU: Yes.

2 SAMANTHA TILLEY: Jeff Peterson?

3 COMMISSIONER PETERSON: Yes.

4 SAMANTHA TILLEY: Cheryl Slabozeski?

5 COMMISSIONER SLABOZESKI: Yes.

6 SAMANTHA TILLEY: And Bill Thomas?

7 CHAIRMAN THOMAS: Yes.

8 SAMANTHA TILLEY: Motion carried.

9 CHAIRMAN THOMAS: Meeting adjourned at  
10 7:47. Thank you, again, for coming.

11 MS. MURILLO: Thank you for having us.

12 (The meeting was adjourned at 7:47 p.m.  
13 on April 11th, 2024.)  
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24

Hailey Schoot, CSR, RPR, being first duly sworn, on oath says that she is a court reporter doing business in the State of Illinois; and that she reported in shorthand the proceedings of said meeting and that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains the proceedings given at said meeting.

Hailey Schoot, CSR, RPR  
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