

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND PARKING  
VARIATION WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED WITHIN  
THE CORPORATE BOUNDARIES OF CREST HILL  
[APPLICATION OF Platinum Triple Play, LLC d/b/a D-Bat Lockport]**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-3.1.1 (the “Code”) authorizes the corporate authorities of any municipality to enact ordinances to provide for the classification of special uses, including, but not limited to, public and quasi-public uses affected with the public interest, uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and planned developments; and

**WHEREAS**, the Code states that a special use shall be permitted only upon evidence that such use meets standards, established for such classification in the ordinances, and the granting of permission may be subject to conditions reasonably necessary to meet such standards; and

**WHEREAS**, the City of Crest Hill (“City”) has enacted said ordinance in Section 12.7 of the Crest Hill Zoning Ordinance, specifying the requirements for special use permits; and

**WHEREAS**, Platinum Triple Play, LLC d/b/a D-Bat Lockport Baseball Softball Academy (“Applicant”), has properly filed and presented before the Crest Hill Plan Commission an application seeking the granting of a special use permit for a Baseball/Softball Training Academy, sporting goods retail, and vending along with a parking variation (the “Application”) for certain property within the city limits of the City of Crest Hill, Will County, Illinois, and located at 425 Caton Farm Road, Crest Hill, Illinois, PIN: 11-04-33-100-004-0000 (the “Property”), as legally described in Exhibit “A” with proper notice thereof given; and

**WHEREAS**, said Property is zoned M-2 under the Crest Hill Zoning Ordinance and the Applicant has requested that the zoning be changed to an M-2 special use permit; and

**WHEREAS**, the Crest Hill Plan Commission, by formal vote taken April 11, 2024, following public hearing on April 11, 2024, recommended approval of the special use permit and variation sought in the Application, with certain conditions, after holding and closing said Public Hearing, with proper notice thereof given; and

**WHEREAS**, the City Council has examined the April 11, 2024, Findings and Decision of the Plan Commission hereto attached as Exhibits “B” and “C”, and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

**WHEREAS**, the City Council finds that it is in the best interests of the City that the Recommendation of the Plan Commission be accepted, and the Application be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

**SECTION 1:** The Preambles of this Ordinance are incorporated herein by reference.

**SECTION 2:** That the City Council hereby accepts, adopts, and ratifies the Findings and Decision of the Plan Commission, attached hereto as “Exhibits B and C” and incorporated by reference herein, as the Findings and Decision of the City Council in relation to the Application for a special use permit and parking variation.

**SECTION 3:** That a special use permit is hereby granted to Platinum Triple Play, LLC d/b/a D-Bat Lockport Baseball Softball Academy to allow an M-2 special use for a Baseball/Softball Training Academy, sporting goods retail, and vending and a parking variation for the property at 425 Caton Farm Road in Crest Hill, Illinois PIN: 11-04-33-100-004-0000 (the “Property”), as legally described in Exhibit “A”, and in accordance with reviewed plans and the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, hereinafter described and subject to the following conditions:

1. **Cross Access Easement and Maintenance Agreement :** The owner of the Subject Property, 405, LLC shall prepare and record a cross access easement and maintenance agreement (the CAEMA) that encompasses the area of the Subject Property and the adjacent property to the east that will be utilized to accommodate new paved access driveway improvements that will serve both properties and the paved parking and related landscaping improvements constructed across the common property line to serve the parking and access needs of the Subject Property. The CAEMA shall also:
  - a. Document the right of customers and staff of the proposed D-Bats facility to utilize the existing gravel areas located on the property owner’s adjacent parcel to the east for automobile circulation and overflow parking purposes.
  - b. Clearly outline who will be responsible for normal and customary maintenance and snowplowing of the paving, striping, and landscaping improvements located within the cross-access easement area.
  - c. The recorded CAEMA shall be in a form approved by the Crest Hill City Attorney. The CAEMA shall be recorded at Will County prior to the Applicant being issued a Certificate of Occupancy to operate in the building.
  - d. The City approved CAEMA shall remain in place so long as the approved special use is in operation.
2. **New Parking Improvements:** Unless otherwise approved in this case, or requested and approved by the City at a future date, the Applicant/Property owner shall design and construct the proposed new parking and paving improvements in general conformance with Exhibit E. All new parking lot and driveway improvements shall comply with all applicable City of Crest Hill permitting and design requirements, including but not limited to, City engineering specifications, stormwater management regulations, landscaping regulations, and lighting regulations. Said improvements shall be constructed and operational before the proposed D-Bats facility opens to the public/customers.
3. **Business Operations:** The special use requested/approved in this case shall be tied to the operation of a youth baseball and softball training academy in substantial conformance with the planned business operations outlined in Exhibit F.

Territory Described. See attached legal description "Exhibit A."

**SECTION 4.** This Ordinance shall become effective only upon the attachment of a fully executed Exhibit "D" within 60 days of the passage of this Ordinance. In the event that Exhibit "D" is not executed within 60 days, this Ordinance shall have no force and effect, and shall be subject to repeal by the City Council without further notice or hearing due to the Owner or Applicant.

**SECTION 5:** This Ordinance shall take effect upon its passage and publication according to law.

***[Left Intentionally Blank]***

PASSED THIS 6<sup>TH</sup> DAY OF MAY, 2024

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

APPROVED THIS 6<sup>TH</sup> DAY OF MAY, 2024

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PERMANENT INDEX NO: 11-04-33-100-004-0000

LEGAL DESCRIPTION

PARCEL 1: THE WEST 100 FEET OF THE WEST 200 FEET OF THE FOLLOWING DESCRIBED TRACT: A TRACT OF LAND IN THE NORTH HALF OF SECTION 33, IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, WHICH IS 27 CHAIN AND 89 LINKS WEST FROM THE NORTHEAST CORNER OF SAID SECTION WHICH POINT IS ALSO IN THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY CHARLES N. SPRAGUE AND EVELYN T., HIS WIFE, TO OLIVER COOL BY WARRANTY DEED DATED MAY 3, 1926, AND RECORDED IN RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON MAY 6, 1926, IN BOOK 625, PAGE 325, AS DOCUMENT NUMBER 393322; THENCE SOUTH ALONG THE WEST LINE OF THE ABOVE MENTIONED PARCEL OF LAND, SO CONVEYED, A DISTANCE OF 478.83 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 56.25 FEET TO A POINT WHICH IS 498.35 FEET (MEASURED PERPENDICULARLY) SOUTH FROM SAID NORTH LINE OF THE NORTHEAST QUARTER; THENCE WESTWARDLY A DISTANCE OF 764.59 FEET TO A POINT WHICH IS 10.67 FEET FROM THE EAST LINE AND 552.44 FEET SOUTH FROM THE NORTH LINE OF THE NORTHWEST QUARTER, OF SAID SECTION 33, THENCE WESTWARDLY A DISTANCE 273.28 FEET TO A POINT WHICH IS 282.71 FEET WEST FROM SAID EAST LINE AND 577.6 FEET SOUTH FROM SAID NORTH LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH PARALLEL WITH AND 282.71 FEET WEST FROM THE SAID EAST LINE A DISTANCE OF 577.61 FEET TO SAID NORTH LINE OF THE NORTHWEST QUARTERED AND THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST AND NORTHEAST QUARTERS, A DISTANCE OF 1089.18 FEET, TO THE POINT OF BEGINNING, WILL COUNTY, ILLINOIS.

“Exhibit B”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE: )  
)  
The application Platinum Triple Play LLC )  
d/b/a D-Bat Lockport Baseball Softball )  
Academy ) No. SU-24-2-4-1  
)  
)  
For a special use permit and parking variation )

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-24-2-4-1  
THE APPLICATION OF PLATINUM TRIPLE PLAY LLC D/B/A D-BAT LOCKPORT  
BASEBALL SOFTBALL ACADEMY FOR A SPECIAL USE AT 425 CATON FARM ROAD**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on April 11, 2024 being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Platinum Triple Play LLC d/b/a D-Bat Lockport Baseball Softball Academy is the occupant of the real estate, upon approval of the special use, as described in the application. The property owner has signed off on the application.

B. That the application seeks an M-2 special use for the property described in the application, at 425 Caton Farm Road, PIN: 11-04-33-100-004-0000 (the “Property”), as legally described in Exhibit “A”

C. That the Property is currently zoned M-2;

D. That the application seeks approval of a special use to allow a Baseball/Softball Training Academy, sporting goods retail, and vending along with a parking variation on the property;

E. That the proposed use is not allowed on the property as currently zoned;

F. That the property described in the application is currently zoned as a commercial use, with residential and commercial uses adjacent thereto;

G. That the application for the special use was properly submitted and notice of the application and the Public Hearing were properly published;

H. That no interested parties filed their appearances herein;

I. That the public hearing was opened and called to order on April 11, 2024, the applicant presented evidence and arguments in support of its application on that date. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

J. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

K. That the proposed special use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6); the Plan Commission noting that subsection 12.7-6(7) is inapplicable.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of special uses, as follows:

1. That the application of Platinum Triple Play LLC d/b/a D-Bat Lockport Baseball Softball Academy to allow an M-2 special use for a Baseball/Softball Training Academy, sporting goods retail, and vending in accordance with the reviewed plans on the property at 425 Caton Farm Road, Crest Hill, Illinois, PIN: 11-04-33-100-004-0000 (the "Property"), as legally described in Exhibit "A", in a M-2 zoning district was recommended to be approved and is supported by the evidence adduced;
2. The following conditions were placed on the special use permit:
  - **Cross Access Easement and Maintenance Agreement :** The owner of the Subject Property shall prepare and record a cross access easement and maintenance agreement (the CAEMA) that encompasses the area of the Subject Property and the adjacent property to the east that will be utilized to accommodate new paved access driveway improvements that will serve both properties and the paved parking and related landscaping improvements constructed across the common property line to serve the parking and access needs of the Subject Property. The CAEMA shall also:
    - a. Document the right of customers and staff of the proposed D-Bats facility to utilize the existing gravel areas located on the property owner's adjacent parcel to the east for automobile circulation and overflow parking purposes.
    - b. Clearly outline who will be responsible for normal and customary maintenance and snowplowing of the paving, striping, and landscaping improvements located within the cross-access easement area.
    - c. The recorded CAEMA shall be in a form approved by the Crest Hill City Attorney. The CAEMA shall be recorded at Will County prior to the Applicant being issued a Certificate of Occupancy to operate in the building.
    - d. The City approved CAEMA shall remain in place so long as the approved special use is in operation.

- **New Parking Improvements:** Unless otherwise approved in this case, or requested and approved by the City at a future date, the Applicant/Property owner shall design and construct the proposed new parking and paving improvements in general conformance with Exhibit E. All new parking lot and driveway improvements shall comply with all applicable City of Crest Hill permitting and design requirements, including but not limited to, City engineering specifications, stormwater management regulations, landscaping regulations, and lighting regulations. Said improvements shall be constructed and operational before the proposed D-Bats facility opens to the public/customers.
  - **Business Operations:** The special use requested/approved in this case shall be tied to the operation of a youth baseball and softball training academy in substantial conformance with the planned business operations outlined in Exhibit F.
3. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special use be granted.

*[Left Intentionally Blank]*



Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 11<sup>th</sup> Day of April 2024 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	<div></div>	<div></div>	<div></div>	<div></div>
Commissioner John Stanton	<div></div>	<div></div>	<div></div>	<div></div>
Commissioner Ken Carroll	<div></div>	<div></div>	<div></div>	<div></div>
Commissioner Jan Plettau	<div></div>	<div></div>	<div></div>	<div></div>
Commissioner Bill Thomas	<div></div>	<div></div>	<div></div>	<div></div>
Commissioner Jeff Thomas	<div></div>	<div></div>	<div></div>	<div></div>
Commissioner Angelo Deserio	<div></div>	<div></div>	<div></div>	<div></div>

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

“Exhibit C”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE: )  
)  
The application Platinum Triple Play )  
LLC d/b/a D-Bat Lockport Baseball )  
Softball Academy ) No. SU-24-2-4-1  
)  
)  
)  
For a parking variation. )

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-24-2-4-1  
THE APPLICATION OF PLATINUM TRIPLE PLAY LLC D/B/A D-BAT LOCKPORT  
BASEBALL SOFTBALL ACADEMY FOR A PARKING VARIATION AT 425 CATON FARM  
ROAD**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on April 11, 2024 being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

B. That the applicant, Platinum Triple Play, LLC d/b/a D-Bat Lockport Baseball Softball Academy is the occupant of the real estate, upon approval of the variation, as described in the application. The property owner has signed off on the application.

B. That the application seeks a variation for use for the property described in the application, at 425 Caton Farm Road, Crest Hill PIN: 11-04-33-100-004-0000 (the “Property”), as legally described in Exhibit “A”

C. That the Property is currently zoned M-2;

D. That the application seeks approval a parking variation from Section 11.8-2(p), specifically the reduction of the required on-site parking spaces on the property from 81-39, and a variation from Section 11.5-2 eliminating the required five (5) foot landscape area between the proposed parking spaces south of the existing building and the adjacent east side property line;

E. That the proposed use would not be allowed without the variation;

F. That the property described in the application is currently zoned as a commercial use, with residential and commercial uses adjacent thereto;

G. That the application for the parking variation was properly submitted and notice of the application and the Public Hearing were properly published;

H. That no interested parties filed their appearances herein;

I. That the public hearing was opened and called to order on April 11, 2024, the applicant presented evidence and arguments in support of its application on April 11, 2024. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

J. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

K. That the proposed variation was considered under section 12.6 of the zoning code, meets the standards for the granting of the variation under Section 12.7-6 as the proposed development meets all of the criteria set forth in the code.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of variations, as follows:

1. That the application of Platinum Triple Play, LLC d/b/a D-Bat Lockport Baseball Softball Academy for a parking variation in accordance with the reviewed plans on the property at 425 Caton Farm Road, Crest Hill Illinois, PIN: 11-04-33-100-0000 (the "Property"), as legally described in Exhibit "A", in a M-3 zoning district was recommended to be approved and is supported by the evidence adduced, subject to the conditions identified in the Findings and Decision of the Plan Commission with respect to the Special Use Application filed by the applicant, considered and approved contemporaneously with the application for the parking variance;
2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the parking variance from 81 spaces to 39 spaces be granted along with a variation from the required five (5) foot landscape area between the proposed parking spaces south of the existing building and the adjacent east side property line.

***[Left Intentionally Blank]***

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 11<sup>th</sup> Day of April 2024 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commissioner John Stanton	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commissioner Ken Carroll	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commissioner Jan Plettau	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commissioner Bill Thomas	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commissioner Jeff Thomas	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commissioner Angelo Deserio	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Approved:

\_\_\_\_\_  
Bill Thomas, Chairman

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

Exhibit "D"

**UNCONDITIONAL AGREEMENT AND CONSENT**

TO: The City of Crest Hill, Illinois ("**City**"):

**WHEREAS**, PLATINUM TRIPLE PLAY, LLC D/B/A D-BAT BASEBALL SOFTBALL ACADEMY (the "**Applicant**") is the occupier/tenant of that certain real property commonly known as 425 Caton Farm Road, Crest Hill PIN: 11-04-33-100-004-0000 (the "Subject Property") for use in connection with a Baseball/Softball Training Academy, sporting goods retail, and vending; and

**WHEREAS**, Ordinance No. \_\_\_\_, approved and passed by the Crest Hill City Council on May 6, 2024, ("the **Ordinance**"), approved a Special Use Permit and Parking Variation to permit said Baseball/Softball Training Academy, sporting goods retail, and vending; and

**WHEREAS**, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until the Applicant has executed, within 60 days following the passage of the Ordinance, this Exhibit "D", its Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

**NOW, THEREFORE**, the Applicant does hereby agree, and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the will provide the Applicant with written notice of the City's intent to Repeal or Revoke the Ordinance.
3. The Applicant acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use and Parking Variance or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure the Applicant against damage or injury of any kind at any time.
4. The Applicant hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.
5. The undersigned is an authorized representative of the Applicant duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Applicant.

*[Signature page to follow]*

**Platinum Triple Play, LLC d/b/a  
D-Bat Lockport Baseball Softball Academy**

By: \_\_\_\_\_

Its: \_\_\_\_\_

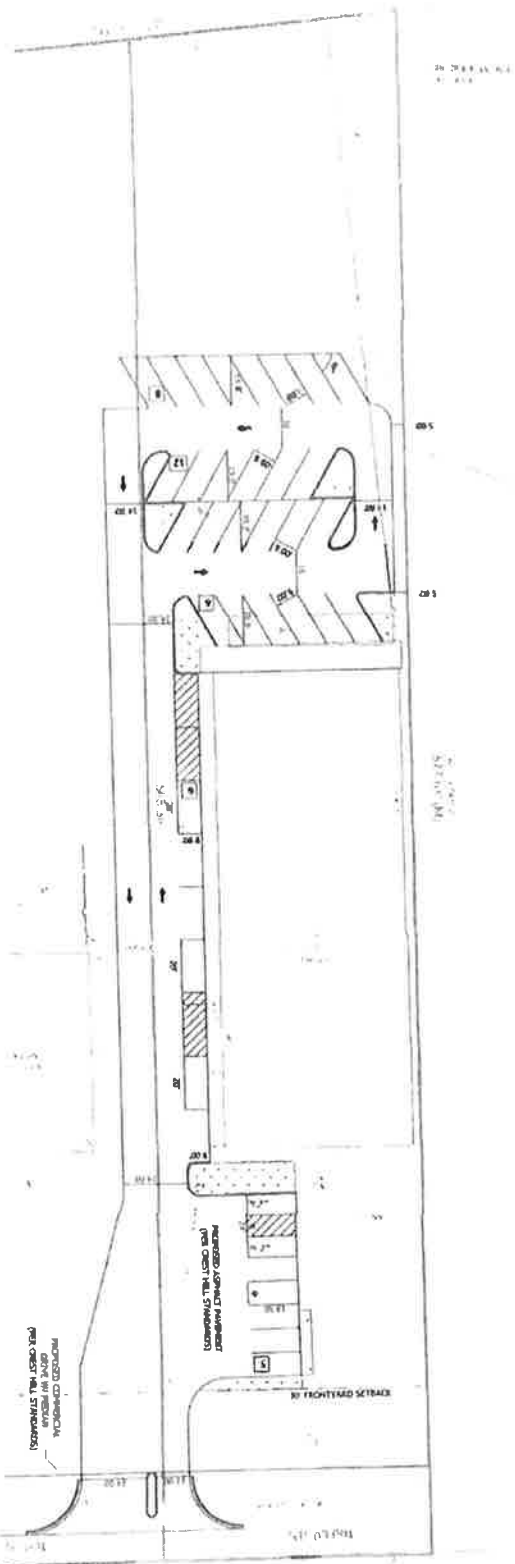
**SUBSCRIBED** and **SWORN** to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public



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the west and of the north. The following occurred: first, a hard frost, which was followed by a heavy rain, and a blizzard in the middle of the month. The storm broke up the ice, and it melted in the north and in the west. The following occurred: first, a hard frost, which was followed by a heavy rain, and a blizzard in the middle of the month. The storm broke up the ice, and it melted in the north and in the west. The following occurred: first, a hard frost, which was followed by a heavy rain, and a blizzard in the middle of the month. The storm broke up the ice, and it melted in the north and in the west.

[illegible]

PARKING SPACE SUMMARY	
TYPE	NO.
TYPICAL PARKING	37
ADA PARKING	2

CONCRETE & ROOFING, 4575 CANTON PARK ROAD, LOOMIS, CA 95027, 415/937-1111

PT. OF THE N. OF SET 33 TOWN 0105

Exhibit F



Platinum Triple Play  
dba  
D-BAT-Lockport  
Baseball | Softball Academy

**Business Plan**



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## **EXECUTIVE SUMMARY**

The following pages represent the business plan for Platinum Triple Play, LLC d/b/a D-BAT Lockport Baseball and Softball Academy. This plan contains a complete analysis of the market, the reasons D-Bat continues its expansion on franchisee growth, and how we intend to not only meet our goals for personal success, but how we will create a positive and rewarding space within our immediate and expanded communities. In addition, we will include data on all the revenue streams offered by D-Bat and the projected financial gains for (first three years) of this business.



### **Mission Statement**

At D-BAT Lockport, our goal is to improve the physical and mental skills of young athletes on and off the field. Through our mentorship, we stress fundamentals, integrity, sportsmanship, and love for playing the game. D-BAT stands for “Developing Beliefs, Attitudes and Traditions”.

## The D-BAT Franchise Overview

D-BAT Academies—originally Dallas Baseball Academy of Texas—was founded by Cade Griffiths in the late 90s from a single location in Addison, Texas.



According to the 2023 DAT Franchise Disclosure Document, there were more than 150 locations across 34 states in the country and six (6) in China. With over 50 additional territories sold, D-BAT will have more locations than any other baseball Academy in the United States.

In Illinois alone, there are currently five (5) existing locations; D-Bat DuPage (2019), Mokena (2020), Hickory (2021), Rockford (2021), Champaign (2023) and coming soon, Lockport (anticipated Summer 2024).

D-BAT Academies are held in the highest regard by coaches and parents alike for their pristine and state-of-the-art facilities, professional instruction, and dedication to teaching athletes to play the game the right way.

D-BAT is the clear market leader with very little competition from smaller organizations or mom-and-pop shops. The competitive advantage is having multiple revenue streams.



## D-BAT-Lockport Academy Overview

D-BAT Lockport will be the sixth franchisee baseball and softball academy in the Illinois market to offer its services to the public.



D-BAT Lockport will encompass a proposed (12,390) square foot facility delivering baseball/softball training and instruction to athletes of all ages. Located in Will County, approximately 30 miles Southwest of Chicago), D-BAT Lockport will be the most state-of-the-art indoor training facility serving not only Lockport, IL, but in the surrounding communities of Romeoville, Bolingbrook, Darien, Burr Ridge, Lemont, Crest Hill, Joliet, and beyond.

### The climate-controlled facility will feature:

- 5 multi-purpose batting cages
- 2 Bullpens
- 3 pitching machines
- Party room/multi-use room
- Instructors lounge
- Pro-Shop powered by Rawlings.

### *All Hours Open*

*Monday-Friday: 10 a.m. – 9 p.m. (Subject to change based on season. \*Summer hours may be shorter than displayed.*

*Saturday: 10 a.m. – 6 p.m.*

*Sunday: 12 a.m. – 6 p.m.*

*b*

**DISCLAIMER**  
D-BAT Academics assumes no liability from the accuracy or completeness of this document. This document or measurements is for informational and visual presentation purposes only and is not to be used as construction documentation. This document does not agree or imply that the proposed space has been approved by D-BAT Academics. It is recommended that all Construction documents must be drafted by a licensed architect.

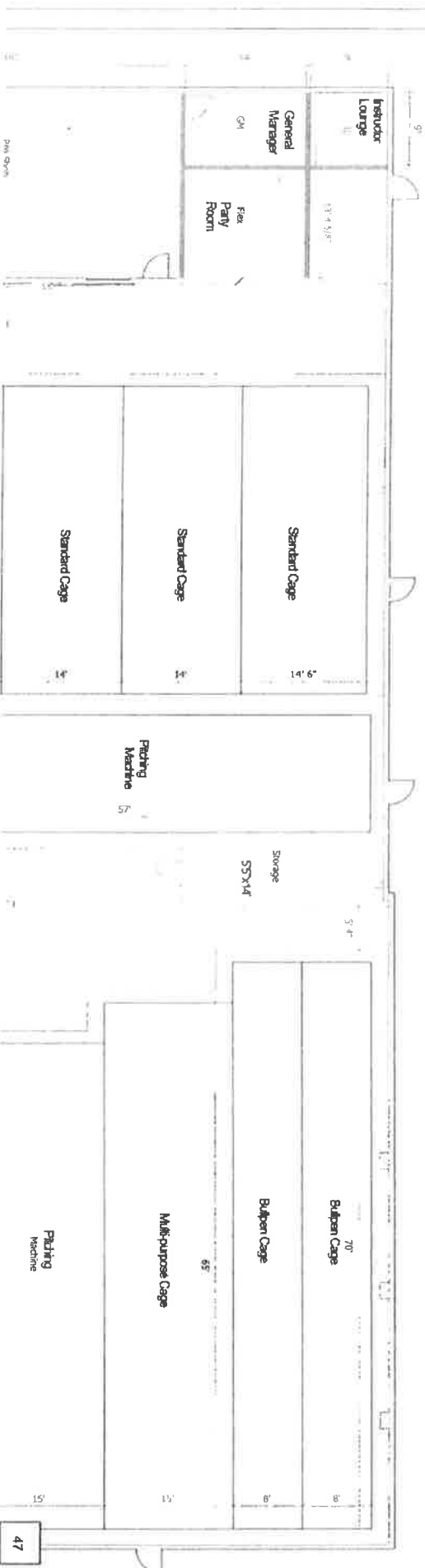
### This is to be used for visual purposes ONLY

The below does not account for all D-BAT requirements. There will be additional electrical requirements needed that are not depicted On the below drawing such as but not limited to, HIRTRAX in the cage area, TVs, Vending, Lighting, electrical outlets in offices area per code, etc.

All Drawings, Specifications, & other documents prepared by D-BAT & D-BAT's consultants are instruments of service solely for this project and are not permitted under any other use.



## Lockport, IL



### Immediate Business Goals

1. The first objective of D-BAT Lockport is to complete the buildout by end of June, 2024 **and open our doors by July, 2024 (Q3).**
2. Ensure parking lot repair will be completed by opening day. See next page for details).
3. The success of our business will depend on several revenue streams; One of the primary being MEMBERSHIP. D-Bat Lockport will conduct pre-sale of memberships, which will go into effect on opening day.
4. Recruiting and hiring of instructors & and trainers from local high schools, colleges, and universities.
5. Establish D-Bat events calendar for hosting of camps, clinics and private lessons



- Exhibit A: Parking



### **Parking Variance**

425 Caton Farm Rd is projected to hold approximately 40 parking spaces (front and rear). \* Additional parking may be available on the side of the building; if permissible.

On a typical day, D-Bat Lockport will hold no more than 100 patrons at one given time. Data compiled to justify a parking variance is as follows:

1. Camps and Clinics are held from 9 am-2 pm. This is standard across all currently operating D-Bat Franchisees. During this time, cage nets are pulled back to provide an in-field area.
  - The average camp or clinic will consist of 25 patrons.
  - Parents tend to drop children off and pick them up upon camp/clinic have finished.
2. Cage Use: Assuming all cages are being occupied simultaneously, there will be a mixture of teams and single-user cages.
  - 5 standard cages can total 10 patrons per cage = 50 patrons
  - Each Bullpen (total of 2), would consist of 6 patrons each = 12 patrons
  - 3 Pitching Machines, average of 3 patrons per machine = 9 patrons
  - 1 general manager/owner
  - 1 assistant
  - Parents
  - Team Practices- When baseball/softball teams choose D-Bat to host their practices, we have found many patrons car pool; reducing the need for individual patron parking.
  - Also, while some parents stay for the duration of practice, many choose the drop-off/pick-up method. This “revolving door” approach allows for reduced parking needs.

### 1. Special Events

- Meetings- Will be held at a specific time and subject to availability and season. They will not conflict with cage use; therefore, controlling total occupancy numbers
  - Parties- Include reserved cage rental times; therefore, also controlling occupancy numbers. The average party will consist of 15 patrons plus parents = approximately 45 patrons.
1. All existing D-Bat locations, 8,000-15,000 SFT currently hold between 25-35 parking spaces each. (Data provided by D-Bat Corporate, 2023). D-Bat corporate has found this number of parking spaces more than sufficient to accommodate their patrons on an average business day.