
VILLAGE BOARD MEETING**From:**

Chad Pelishek, Village Manager

VILLAGE OF HARRISON**Meeting Date:**

August 25, 2026

Title:

Site Plan Review – Accurate Edge Softball – W4867 & W4856 Crossroads Ct – Parcels 47028 & 47030 – Crossroads Business Park

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. The proposed two-lane drop-off and pick-up area shall not be used for permanent parking, as it serves as a fire apparatus access road and shall maintain an unobstructed width of not less than 20 feet.
2. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
3. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
4. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Background and Additional Information:**The Plan Commission approved this item.**

The applicant has submitted a proposal for an indoor softball training facility located on Lots 10 & 11 of Crossroads Business Park. The facility will provide year-round opportunities for player development, team practices, private instruction, and small group training. Teams, organizations, and individuals will have the opportunity to rent the facility for designated blocks of time.

As a softball-only training center, the facility will not host games, tournaments, leagues, or large spectator events.

The proposed building is 16,307 square feet and will be located on Lot 10, with the majority of the parking lot located on Lot 11. The building features an infield with regulation softball dimensions but does not include a full-sized outfield. The facility also includes motorized hitting

and pitching tunnels, a fitness area, offices, a lobby, mechanical room, and a mezzanine-level lounge.

The north and east elevations feature a stone façade below metal paneling, with a corner entrance consisting of expansive windows and black and pink accent trim. The south and west elevations feature two-tone metal paneling.

The property is zoned Business Park [BP]. The site plan along with stormwater management & erosion control are currently under review by staff and the village engineer.

Attachments:

- Aerial Map
- Site Plan and Renderings
- Narrative