

THE FLEX 749 HOUBOLT ROAD, JOLIET

1. Business Narrative - Proposed Use

The Flex is a professionally managed, multi-use indoor and outdoor sports, aquatics, and recreation facility intended to serve youth, families, schools, and organized athletic programs in the Joliet area. The facility consolidates several complementary uses into a single coordinated location.

Primary uses within the facility include:

- **Aquatics Programming** operated by Dive Right In Scuba and its DBA, The Swim Advantage, including swim instruction, aquatic safety education, and related programming.
- **Indoor Basketball Courts** utilized by No Mercy Joliet Basketball, a local not-for-profit youth basketball organization, for practices, training, and games.
- **Accessory Retail and Training Areas** related to scuba instruction and aquatic programming.
- **Outdoor Athletic Field Space** intended for organized youth sports programming (no lighting proposed at this time).
- **A Leased Juice/Snack Bar Space**, operated by an independent tenant who will obtain all required permits and licenses directly from the City.

2. Hours of Operation

The anticipated hours of operation for the facility are:

8:00 AM to 8:00 PM, seven (7) days per week

These hours represent the initial planned operating schedule. Hours may be adjusted modestly in the future as programming demand evolves, subject to City requirements.

3. Staffing

Staffing levels will vary based on programming and scheduled activities. At full operation, the facility will support approximately **30–35 total staff members** across all uses, including administrative personnel, instructors, coaches, and operational staff. Staffing includes a combination of employees and contracted instructors/coaches, depending on program needs.

4. Operations & Safety

- No alcohol will be sold or served anywhere within the facility.
- Aquatic activities will be supervised by trained and certified staff, with lifeguards present whenever the pool is in use.
- All programming is structured, scheduled, and supervised.

- The facility will maintain staffed front desk operations and controlled access during operating hours.

5. Community Benefit

The Flex is designed to provide organized youth sports, aquatic education, and fitness programming in a safe, professionally managed environment. Partnerships with local Joliet-based organizations and school districts will promote youth development, physical fitness, and water safety while maximizing efficient use of the facility throughout the day.

PRIMARY USE LEGEND

- Aquatics Programming (operated by Dive Right In Scuba/The Swim Advantage)
- Indoor Basketball Courts (utilized by No Mercy Joliet Basketball)
- Accessory Retail and Training Area (related to Scuba Instruction and Aquatic Programming)
- Leased Juice/Snack Bar Space (independent tenant)



FIRST FLOOR PLAN





1/8" = 1'-0"
0 2 4 8 16 24



REVISED	
DATE	0-00-00
BY	01-21-2006
SHEET NO.	A-1
PROJECT	FIRST FLOOR PLAN

PRELIMINARY
DO NOT USE FOR CONSTRUCTION PURPOSES

PRIMARY USE LEGEND

-  Aquatics Programming (operated by Dive Right In Scuba/The Swim Advantage)
-  Indoor Basketball Courts (utilized by No Mercy Joliet Basketball)
-  Accessory Retail and Training Area (related to Scuba Instruction and Aquatic Programming)
-  Leased Juice/Snack Bar Space (independent tenant)



LOWER LEVEL FLOOR PLAN
 1/4" = 1'-0"
 0 2 4 8 16 24
 TRUE NORTH



SECOND FLOOR PLAN
 1/4" = 1'-0"
 TRUE NORTH



**HEALY
BENDER
PATTON
& BEEN**

ARCHITECTS
 4040 Illinois Avenue
 Naperville, IL 60564
 1.630.656.4333
 www.healybender.com

THE FLEY FACILITY FOR
 DIVE RIGHT IN SCUBA
 JOLIET, ILLINOIS
 ONE REYNOLDS DRIVE
 JOLIET, ILLINOIS 61731

REVISIONS	
NO.	DATE
1	04.00.00
2	01.21.2018

UNBLENDED AND SECOND FLOOR PLAN
 SHEET NO
A-2
 OF 2

PRELIMINARY
 JANUARY 21, 2018
 DO NOT USE FOR CONSTRUCTION PURPOSES