



**WILL COUNTY LAND USE DEPARTMENT**  
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# Memorandum

**To:** Will County Planning and Zoning Commission  
**From:** David L. Dubois, AICP, Director, Planning and Zoning Division; Zoning Administrator  
**Date:** 5/1/2008  
**Re:** Text amendment, indoor recreation facilities

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Attached, for your consideration, is draft zoning ordinance text amendment language pertaining to indoor recreation facilities. In many jurisdictions, indoor recreation facilities are permitted by special use permit in light industrial districts. These indoor recreational uses may include baseball and softball academies, gymnastics facilities, and other recreational activities that require greater ceiling heights. Other similar recreational uses may include, but are not limited to, dance studios, hobby clubs, and exercise clubs.

The Will County Zoning Ordinance does not address indoor recreational facilities in the I-1 Zoning District (Limited Industrial District) and is not specifically listed in the C-6 Zoning District (Commercial Recreation District). The attached draft text amendment language defines indoor recreational facilities and would authorize said facilities as follows:

1. Permitted Use, C-6 (Commercial Recreation District)
2. Special Use Permit, I-1 (Limited Industrial District)

Please note that on at least 2 appeals of decisions, the Planning and Zoning Commission directed the Department to accept special use permit applications in the I-1 zoning district for gymnastics facilities.

If you have any questions, please do not hesitate to contact me at 815-727-8430 or by E-mail at [ddubois@willcountylanduse.com](mailto:ddubois@willcountylanduse.com).

## Proposed Text Amendments – Indoor Recreation Facilities

### Section 5.6-3 Permitted Uses

#### 1. Commercial uses:

t. Indoor recreation facilities.

### Section 6.1-4 Special Uses Permitted

13. Indoor recreation facilities.

### Section 16.2-1 Definitions

INDOOR RECREATION FACILITIES – Includes, but is not limited to, indoor health and exercise clubs, skating rinks, hobby clubs, gymnasiums, tennis or other racquet courts, swimming pools, baseball and softball academies, dance or performance studios, martial arts facilities, or similar uses that are completely enclosed in buildings. Permitted uses shall include accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use.

## **NOTICE OF PUBLIC HEARING**

**Notice is hereby given that the Will County Planning and Zoning Commission will hold a public hearing on Tuesday, May 20, 2008, at 6:30 p.m., or as soon thereafter the matter may be heard, in the Will County Office Building located at 302 North Chicago Street, Joliet, Illinois, to consider changes to Sections 5.6-3, 6.1-4, and 16.2 of the Will County Zoning Ordinance. The proposed changes pertain to Indoor Recreation Facilities. For more information about the proposed changes, please contact David Dubois, Planning Director and Zoning Administrator, Planning & Zoning Division at 815-727-8850. Copies of the proposed changes are available at the Will County Land Use Department, 58 E. Clinton St., Suite 500, Joliet, Illinois or online at [www.willcountylanduse.com](http://www.willcountylanduse.com).**

**GEORGE MICHAS  
CHAIRMAN  
WILL COUNTY PLANNING & ZONING COMMISSION**

**J:/public hearing notices/pzc public hearings/080520pzqph.indoorrecfac**