



**#2016-51**

## **Urban Air Trampoline – Alternative Use Permit Project Review for Planning and Zoning Commission**

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**Meeting Date:** December 7, 2016

**Requests:**

1. Alternative Use Permit to allow Urban Air Trampoline, an All Other Amusement & Recreation use at 220 Exchange Drive.
2. Variation from Article 9-200 H b. Alternative Use criteria stating a three-year time limit for any Alternative Use. The request is to remove this criterion.

**Location:** 220 Exchange Drive

**Acreage:** Approximately 7.3 acres

**Existing Zoning:** M Manufacturing

**Surrounding Properties:**

North: M Manufacturing  
South: M Manufacturing  
East: M Manufacturing  
West: McHenry County Light Industrial

**Staff Contact:** Kathryn Cowlin (815.356.3798)

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### **Background:**

- The building is an existing industrial building. The unit is the former Sky High Volleyball location. Willow Creek also occupies a portion of the building.
- Urban Air Trampoline was looking for a space to locate in town. The petitioner believes 220 Exchange is ideal for the use because of the open floor plan and high ceilings.

### **Development Analysis:**

#### **Land Use/Zoning**

- The site is currently zoned M Manufacturing. This zoning district does not permit All Other Amusement & Recreation, but the ordinance allows for Alternative Uses in the manufacturing zoning district.
- Similar commercial recreation uses are either permitted or specially permitted in the M Manufacturing zoning district. Physical fitness facilities are a permitted use and mini golf, batting cages, and ice rinks are specially permitted.

- The land use map shows the area as Industry. This is an appropriate land use designation for a variety of manufacturing, office, service and commercial recreational uses.

### Site Layout

- Urban Air would be utilizing Unit F, which is approximately 33,800 square feet. The prior tenant was Sky High Volleyball, which was also an All Other Amusement & Recreation use.
- There would be a check-in area in the lobby and the activities would take place in the warehouse portion of the unit.
- Activities include party rooms, trampoline park area, ninja warrior course, fitness classes, softplay playground (tubes), ropes course, foam pit, volleyball, basketball and rock climbing walls.

### Parking

- The Unified Development Ordinance recommends the use of the Planning Advisory Service's Parking Standards as a reference material when the UDO doesn't list the parking standard for a use. The PAS Report published by the American Planning Association recommends 3 parking spaces per 1,000 square feet of Gross Floor Area to be provided for indoor amusement facilities. The number of required parking spaces is 101 spaces.
- The existing parking area provides 299 parking spaces on site. The property owners also own the two surrounding buildings. The total available parking for the three buildings is 524 parking spaces.

### Signage

- The petitioner would meet the commercial sign section of the ordinance with any signage they plan to install.

### **Findings of fact:**

#### **ALTERNATIVE USE PERMIT**

The petitioner is requesting approval of an Alternative Use Permit to allow Urban Air Trampoline, an All Other Amusement & Recreation use, in the M Manufacturing zoning district. Alternate Uses must meet the following standards:

- a. Intended to allow flexibility in the use of land or structures in the M-L or M District in the City when such uses meet appropriate conditions and performance standards that protect public health, safety and welfare.

Meets                       Does not meet

- b. Alternate Uses that address a current need or demand, but are intended for a limited time period of not more than three years, unless an extension of such time period is approved.

Meets                       Does not meet

*The petitioner would not meet this criterion as they are requesting their use be allowed permanently.*

- c. Judged to be presently acceptable by the City Council, but that with anticipated development or redevelopment will not be acceptable in the future or will be replaced in the future by a permitted or special use allowed with the district.

*Meets*                       *Does not meet*

- d. Reflective of anticipated long-range change to an area and which are in compliance with the Comprehensive Plan, provided that said uses maintain harmony and compatibility with surrounding uses and are in keeping with the architectural character and design standards of existing uses and development.

*Meets*                       *Does not meet*

Section 9-200 H 4 Standards for alternate uses. No alternate use permit may be granted unless the City Council determines that the use will comply with the following:

1. The general performance standards in Article 2, Land Use, will be met.

*Meets*                       *Does not meet*

2. The use will not delay or otherwise inhibit anticipated development or redevelopment of the site.

*Meets*                       *Does not meet*

3. The use will not be in conflict with any provisions of the UDO or City Code on an ongoing basis.

*Meets*                       *Does not meet*

4. The use will not adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located.

*Meets*                       *Does not meet*

5. The property on which the use will be located is currently in compliance with all applicable Ordinance standards.

*Meets*                       *Does not meet*

6. The use will not impose additional unreasonable costs on the public.

*Meets*                       *Does not meet*

7. The owner will provide an appropriate financial surety to cover the cost of removing the alternate use and any structure serving the alternate use upon the expiration of, and to the extent required under the terms of, the alternate use permit.

*Meets*                       *Does not meet*

8. The use otherwise conforms to the Comprehensive Plans and zoning regulations as regards to performance standards and other requirements.

*Meets*                       *Does not meet*

9. The applicant will agree in writing to any conditions the City may attach to the approval of an alternate use permit to mitigate anticipated adverse impacts associated with the sue, to ensure compliance with the standards of the approval, to protect the value of the property, and to achieve the goals and objectives of the Comprehensive Plan.

*Meets*                       *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

*Meets*                       *Does not meet*

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

**Goal:** Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

This can be accomplished with the following supporting action:

**Supporting Action:** Encourage the redevelopment of “brownfield” sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

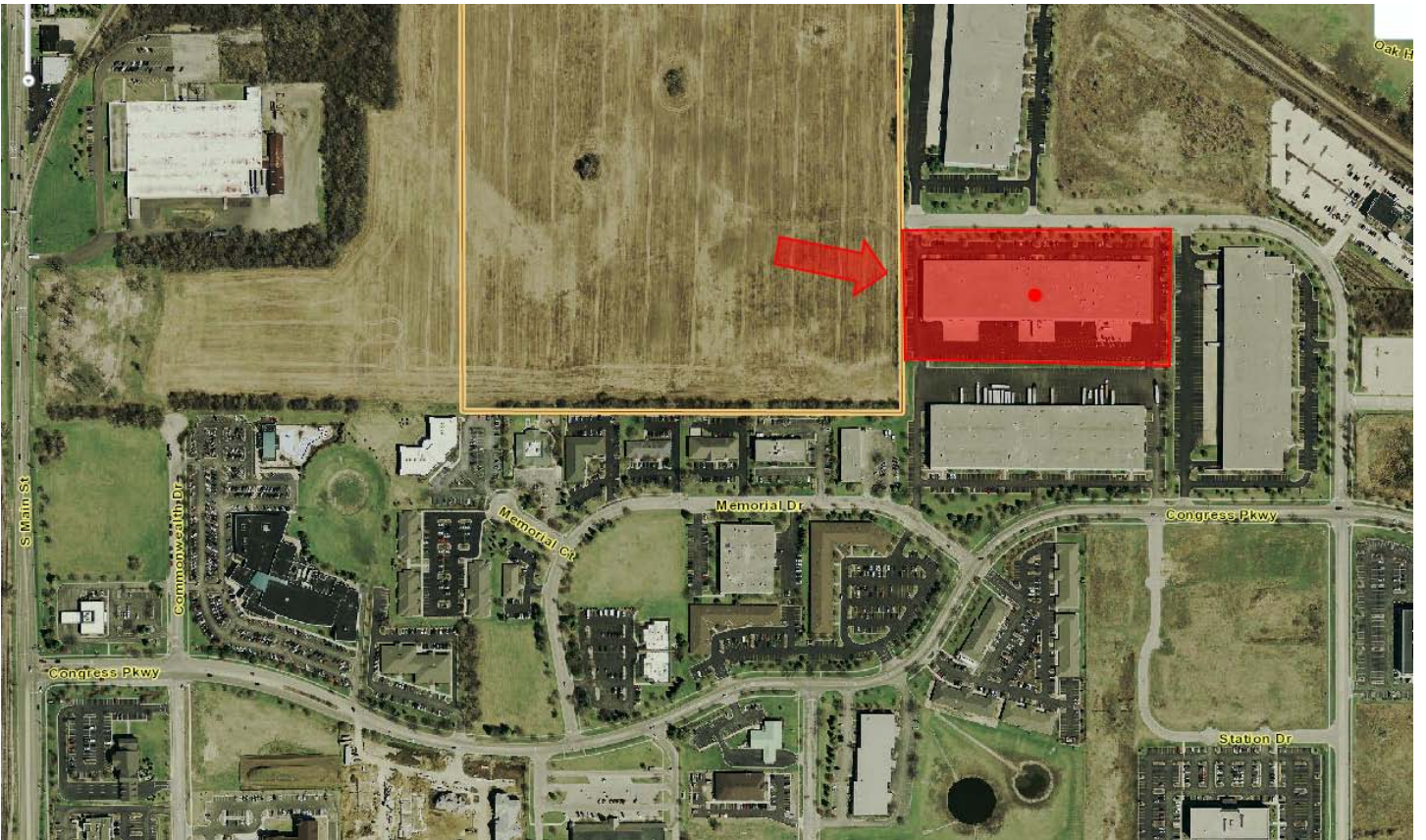
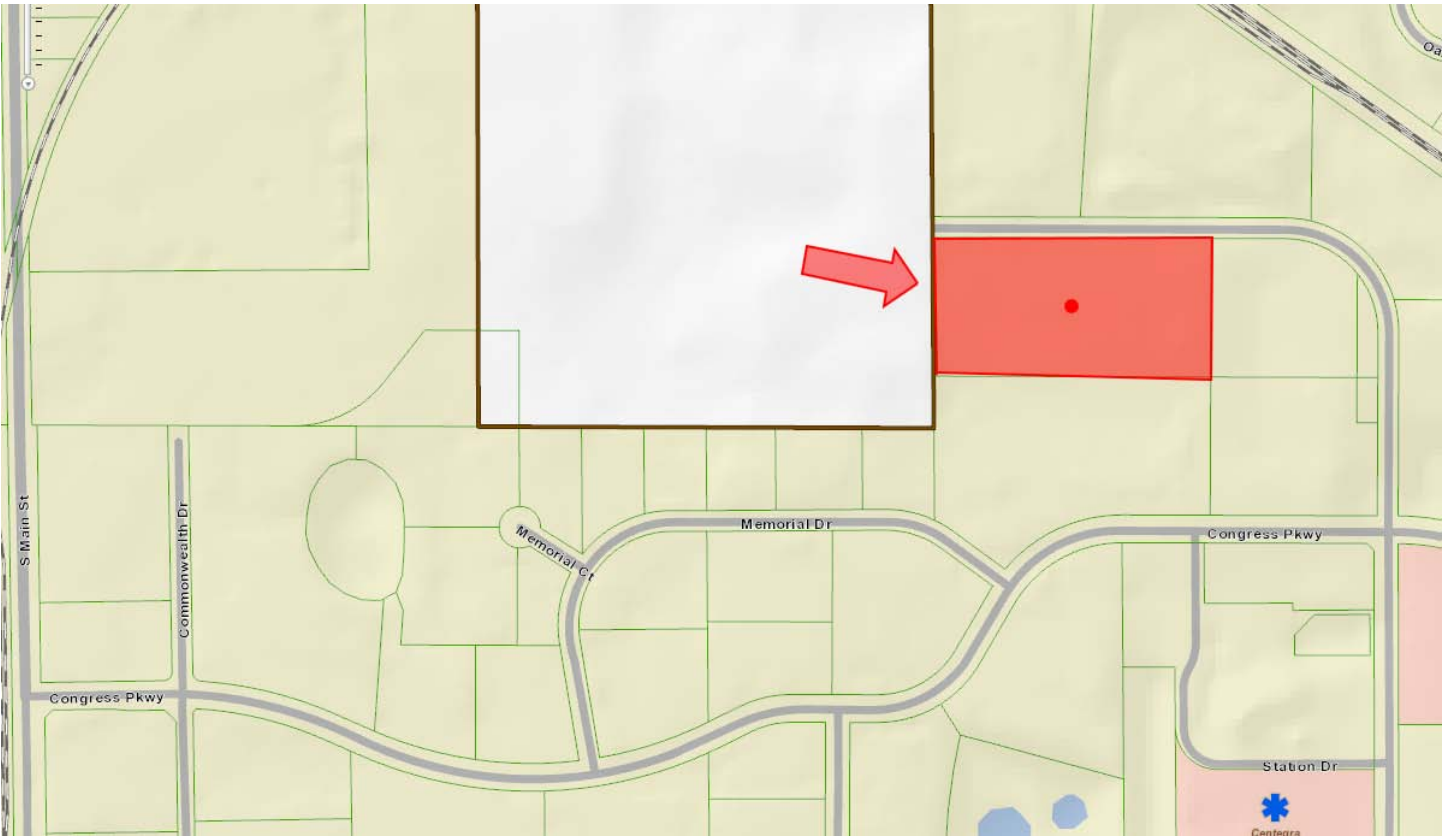
**Success Indicator:** The number of new tenant occupancies in existing buildings.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner’s request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Deneault, dated 11/14/16, received 11/15/16)
  - B. Additional Information & Floor Plan (Urban Air, received 11/15/16)
2. The Alternative Use Permit is approved for Urban Air Trampoline only and only as illustrated on the attached plans. Any expansion of the use would require review and amendment of this Alternative Use Permit.
3. The Alternative Use Permit is approved without a time limit on the permit.
4. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

# 2016-51 Urban Air Trampoline



Development Application

File # \_\_\_\_\_

Project Title: Urban Air Trampoline Park

2016 51  
RECEIVED  
NOV 15 2016  
BY: \_\_\_\_\_

Action Requested

- Annexation
- Preliminary PUD
- Comprehensive Plan Amendment
- Preliminary Plat of Subdivision
- Conceptual PUD Review
- Rezoning
- Final PUD
- Special Use Permit
- Final PUD Amendment
- Variation
- Final Plat of Subdivision
- Other Alternative Use

Petitioner Information

Name: Todd Deneault  
 Address: 1505 Corryell Ct  
South Lake, TX 76092  
 Phone: 412 729 6118  
 Fax: \_\_\_\_\_  
 E-mail: todd.deneault@alton.com

Owner Information (if different)

Name: Colfin Cobalt I-II Owner LLC  
 Address: 13727 Noel Rd, Site 750  
Dallas, TX 75240  
 Phone: 972-893-7000  
 Fax: 972-893-7001  
 E-mail: s.cordes@colanjin.com

Property Information

Project Description: Urban Air Trampoline Park is the  
industry leading family recreational destination. It provides  
Open Jump, Fitness Classes, Dodgeball/Volleyball, Preschool/Toddler classes,  
Middle School/Teen Night, School Fund raiser, Field Trips, Birthday Parties  
 Project Address/Location: 220 Exchange, Crystal Lake, IL  
60014  
 PIN Number(s): \_\_\_\_\_

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

Todd Deneau Todd Deneau 11/10/16  
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

[Signature] 11/14/16  
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

**PUBLIC NOTICE**  
**BEFORE THE PLANNING AND**  
**ZONING COMMISSION OF**  
**THE CITY OF CRYSTAL LAKE,**  
**MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE PETITION**  
**OF**  
**Urban Air**

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission

on the application by Todd Deneault, on behalf of Urban Air Trampoline Park to approve an Alternate Use Permit at 220 Exchange Drive, Crystal Lake, Illinois. PIN: 19-04-252-001.

This application is filed for the purpose of seeking approval of an Alternate Use Permit to allow an All Other Amusement & Recreation use as an alternative use in the M Manufacturing zoning district pursuant to Article 2-300 and 9-200 H with a variation from criterion 9-200 H 1.b establishing a three-year time limit, as well as any other variations as necessary to approve the plans as presented to approve this development. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, December 7, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald  
on November 22, 2016)  
1245363





GET UP. GET FLY.

# Urban Air Overview



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# I. What Is Urban Air?



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# What Is Urban Air?

*SAFE. FUN. AFFORDABLE. FAMILY RECREATIONAL ACTIVITIES*

Urban Air Trampoline Park is the industry leading family recreational destination providing safe, clean, supervised activities for customers of all ages.

## ACTIVITIES INCLUDE

- Open Jump
- Fitness Classes
- Dodgeball & Volleyball Leagues
- Pre-school & Toddler Classes
- Middle School & Teen Night
- School Fundraisers
- Field Trips & Lockins
- Birthday Parties & Special Events

Urban Air is the leading innovator and we are constantly inventing new recreational activities, programs and activities to draw in new customers.





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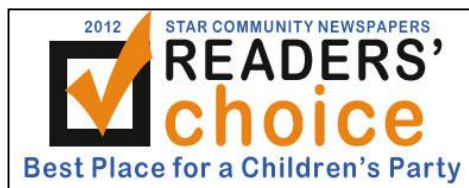
# Voted Best For Families

Urban Air Trampoline Park was one of the FIRST to bring Trampoline Parks to the United States.

**SHAPE Magazine Voted Urban Air: Coolest Gym In America.**

**Dallas Fort Worth Residents Voted Urban Air: Best Place For Energetic Kids**

Urban Air continues to stay on top as indicated by the awards won over the years!



# Voted Best For Families



## → *Best for Kids and Kids at Heart*

**URBAN AIR TRAMPOLINE PARK, SOUTHLAKE, TX**

More than 130 trampolines make up five different jumping zones at this 25,000-square-foot complex in suburban Dallas.

**Bounce around as you please for just \$12 per hour.** For a more structured workout, register for the dodgeball league or

weekly bootcamp and Zumba classes, which are (naturally) also held on the rebounders. ([urbanairtrampolinepark.com](http://urbanairtrampolinepark.com))

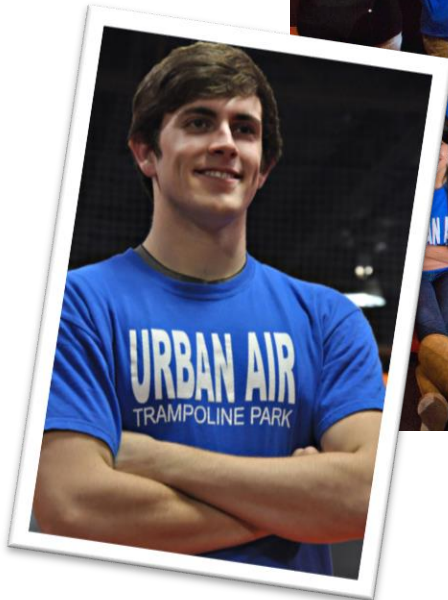


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# Employing The Local Community

*Over 45 Adults and Young People will be employed At Urban Air*

*Staff Positions: Life Guard, Front Desk, Manager, Fitness Trainer*





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# Overweight & Obesity Epidemic

**The fundamental cause of obesity and overweight is an energy imbalance between calories consumed and calories expended. Globally, there has been:**

1. increased intake of energy-dense foods that are high in fat
2. decrease in physical activity due to the increasingly sedentary nature of many forms of work, changing modes of transportation, and increasing urbanization.

## **The Impact Of A Lifestyle Without Physical Activity:**

- Worldwide obesity has more than doubled since 1980.
- In 2014, more than 1.9 billion adults, 18 years and older, were overweight. Of these over 600 million were obese. **Approximately, 10% of children worldwide aged 5–17 years are overweight and 2–3% are obese.**
- 39% of adults aged 18 years and over were overweight in 2014, and 13% were obese.
- Most of the world's population live in countries where overweight and obesity kills more people than underweight.
- 41 million children under the age of 5 were overweight or obese in 2014.
- **OBESITY IS PREVENTABLE**



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# Health Benefits Of Urban Air

**Exercising on a trampoline is 68% more effective than jogging!**

(NASA, Journal of Applied Physiology 49(5): 881-887)

**Using the trampoline takes up to 80% off the stress of your weight-bearing joints.** Using a trampoline is a wonderful option for seniors, physically-challenged, those recuperating from accidents or injuries. It's also excellent exercise for those who have been sedentary and are starting an exercise programme. (4)

## **Cardiovascular Fitness.**

Trampolines and rebounders increase your muscles' strength and fitness. The benefits this, and the increase to your pulse rate brought about by jumping, brings to your heart and circulation ensures that oxygen is pumped round your body more efficiently, making you feel healthier and more alert. Plus it's a great way to keep your weight down. **(Always get your doctor's approval before trying any exercise following a heart attack or any serious illness)**

## **Stronger Bones**

Trampoline exercise is strenuous and the repetition of the jump action puts the bones under repeated slight stress; this helps your musculoskeletal system build up and improves bone mineral content. Each landing from a jump is equivalent to twice the force of gravity: the strength this allows you to develop over time helps to prevent brittle bone disease, or osteoporosis. Because the trampoline pad is bouncy and soaks up a large proportion of the impact of your landing, your bones and joints are protected whilst being strengthened.

"Exercise can be helpful in building and maintaining strong bones. Exercise that forces you to work against gravity – so called weight bearing exercises such as walking or jogging [and rebounding] are beneficial ...If you are at risk for osteoporosis, your doctor will most likely include exercise as part of your overall treatment program." (5)





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# References

## References

1. Journal of Cardiopulmonary Rehabilitation, 1990: 10; 401-408
2. The Miracles of Rebound Exercise; Carter, Albert E.; The National institute of Reboundology and Health, Inc. Edmonds, Washington, 1979.
3. Journal of Applied Physiology 49(5): 881-887, 1980, which confirms many of the statements previously made in The Miracles of Rebound Exercise, 1979. The research was performed by the Biomechanical Research Division, NASA-Ames Research Center, Moffett Field, California, in cooperation with the Wenner-Gren Research laboratory, University of Kentucky, Lexington, Kentucky.
4. Journal of Applied Physiology 49(5): 881-887, 1980, which confirms many of the statements previously made in The Miracles of Rebound Exercise, 1979. The research was performed by the Biomechanical Research Division, NASA-Ames Research Center, Moffett Field, California, in cooperation with the Wenner-Gren Research laboratory, University of Kentucky, Lexington, Kentucky.
5. National Osteoporosis Foundation, [www.nof.org](http://www.nof.org)
6. <http://www.who.int/>



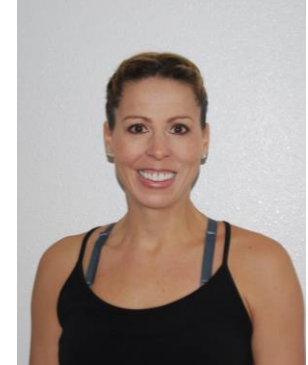
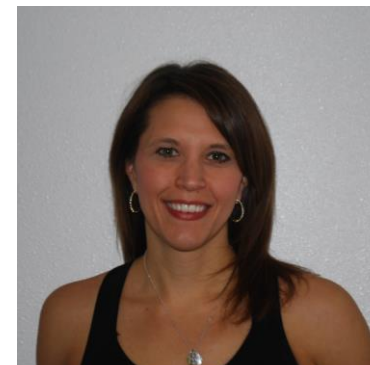
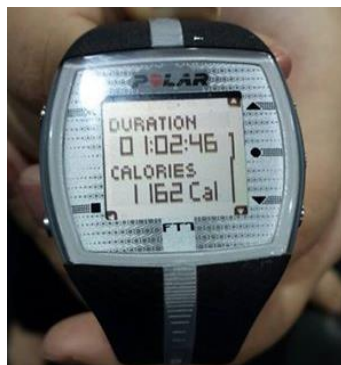
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# Fitness Classes

*15 Minutes Of Trampoline Exercise = 45 Minutes of Jogging*



*Burn Up To 1,000 Calories In Just One Class*  
**Certified Group Fitness Trainers**





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## Recreational Leagues



**WARRIOR**  
LEAGUE



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# Mom & Me Classes

Our age-appropriate activities for kids are designed to facilitate maximum fun and ongoing skill development through movement, music, learning and laughter. Your child progresses at their own pace, having fun and building confidence as they make new friends and develop new skills.



Our Parent/Child classes promote early development and provide a strong foundation for your child's critical first three years.



Our preschool gymnastics program will help your child channel their boundless energy and reach developmental milestones in a structured environment.



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# Fundraisers & Community Support

Urban Air has a tremendous track record supporting the local community thru sponsorships and participation in events along with donation programs and fundraisers for the local school.



## Host a Fundraiser at Urban Air

SCHOOL SPIRIT NIGHTS - FUN & EASY WAY TO SUPPORT YOUR SCHOOL!

Let Urban Air help you raise money for your school!  
Make your next school fundraiser an URBAN AIR SPIRIT NIGHT!

  **20% of the Proceeds**  **go Back to Your School!**  

Urban Air Trampoline Park is proud to support your school! Not only will we host an AMAZING event that the kids will talk about all year long, but we will provide you with the marketing materials you need to ensure the event is a success.



## SPIRIT NIGHT IS FUN FOR THE ENTIRE FAMILY



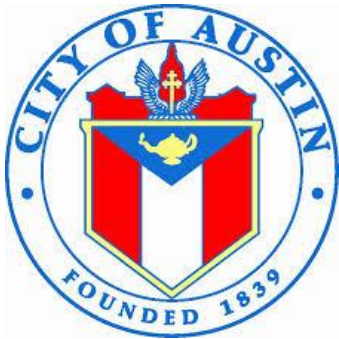
GIVE THIS FLYER TO YOUR PTA PRESIDENT TODAY!  
SPACE IS FILLING UP FAST!



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# A Track Record Of Success

Urban Air has a tremendous track record of success in small and large markets with stores open in multiple states and dozens of stores in the strategic planning and/or construction phase.

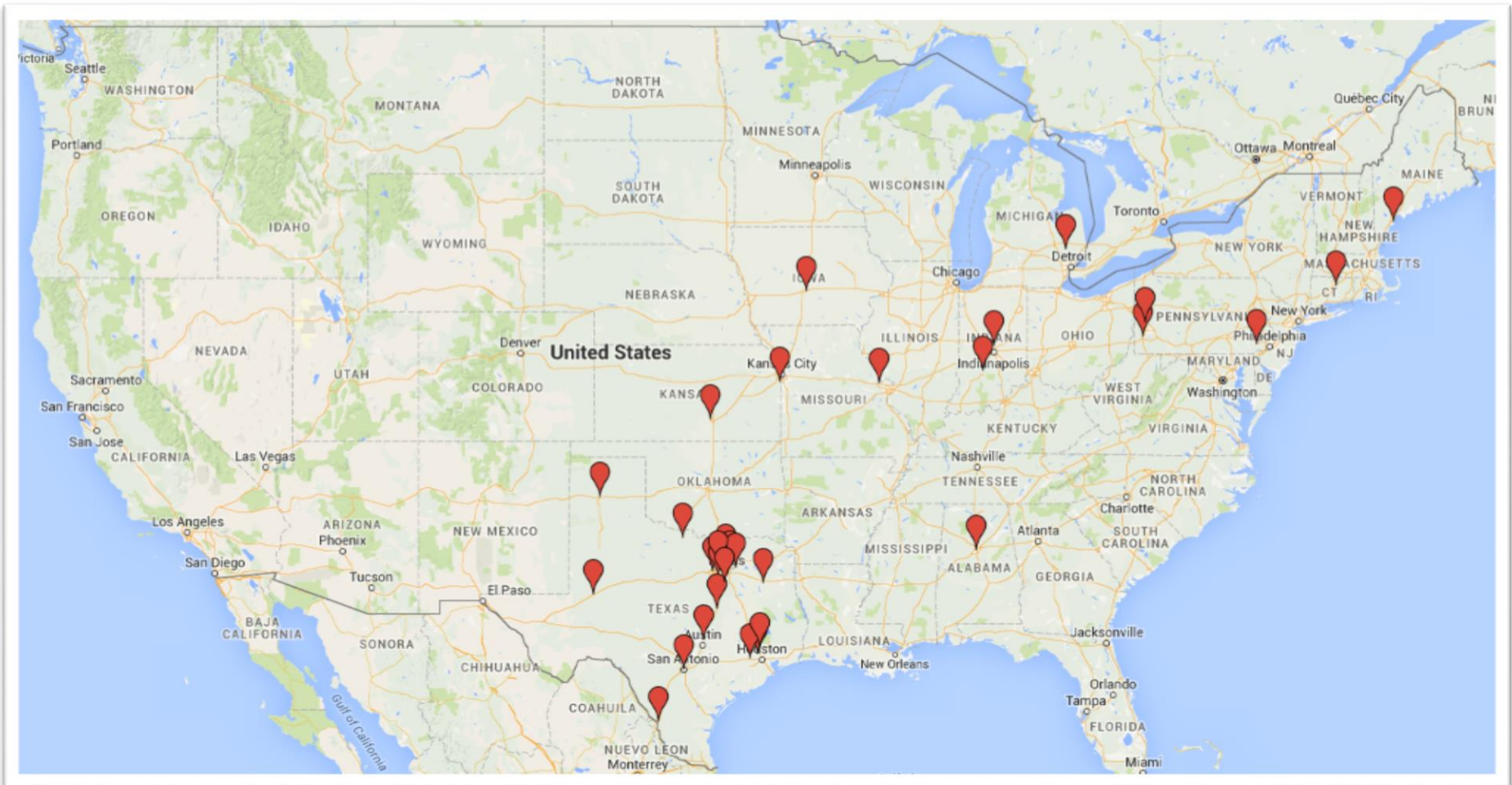




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# United States Growth

Urban Air is rapidly expanding across the United States with locations spanning from the southern borders of Texas all the way most northern locations in Portland, Maine.





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# International Expansion

International expansion is occurring across Canada, the United Kingdom, Middle East, North Africa and South Africa.







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# Secret Sauce

Urban Air offers a turn-key solution that gives you the confidence you can be successful for the long-term.





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# We Know How To Create Media Buzz....

With our tried and true Grand Opening Marketing Strategy we know how to create media buzz and a line around the building!



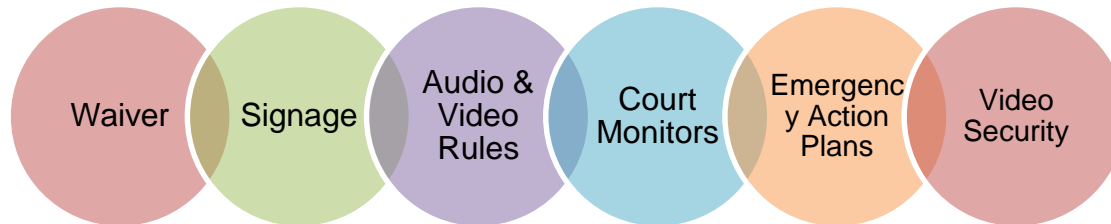
# Safety

The three goals of Urban Air are first, keep Customers SAFE, second, keep Customers HAPPY, and third MAKE MONEY.

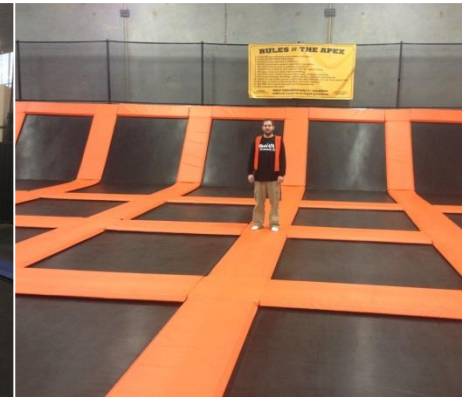
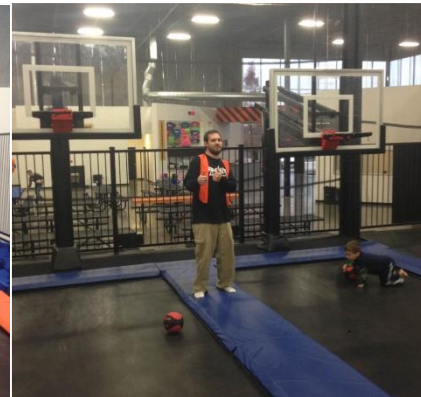
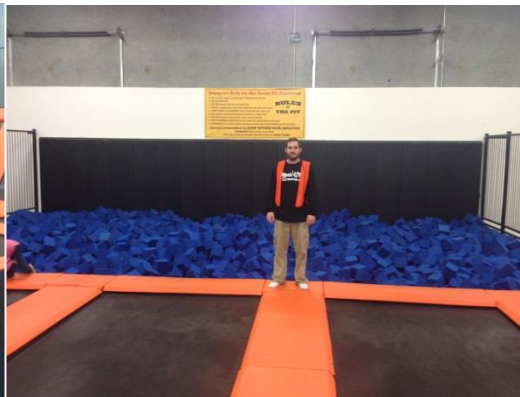
Safety is accomplished in the following manner:

- Meticulously maintaining the trampoline and obstacle course equipment
- Educating Customers on the rules and risks associated with trampoline activities
- Actively monitoring Customers as they jump and enforcing the rules

## COMPONENTS OF SAFETY



Urban Air will provide you with the resources and training to apply the components of safety in your facility.





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## II. Crystal Lake Park Design



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# Urban Air Crystal Lake Activities

- Main Court-APEX Split for Kids Zone
- Dodgeball Court
- Basketball
- Balance Beam
- Tumble Tack
- Dropzone/Stuntbag

- Rock Climbing Walls
- Indoor Softplay Playground
- Warrior Cross-Fit Course
- Volleyball
- Ropes course

**CONFIDENTIAL**

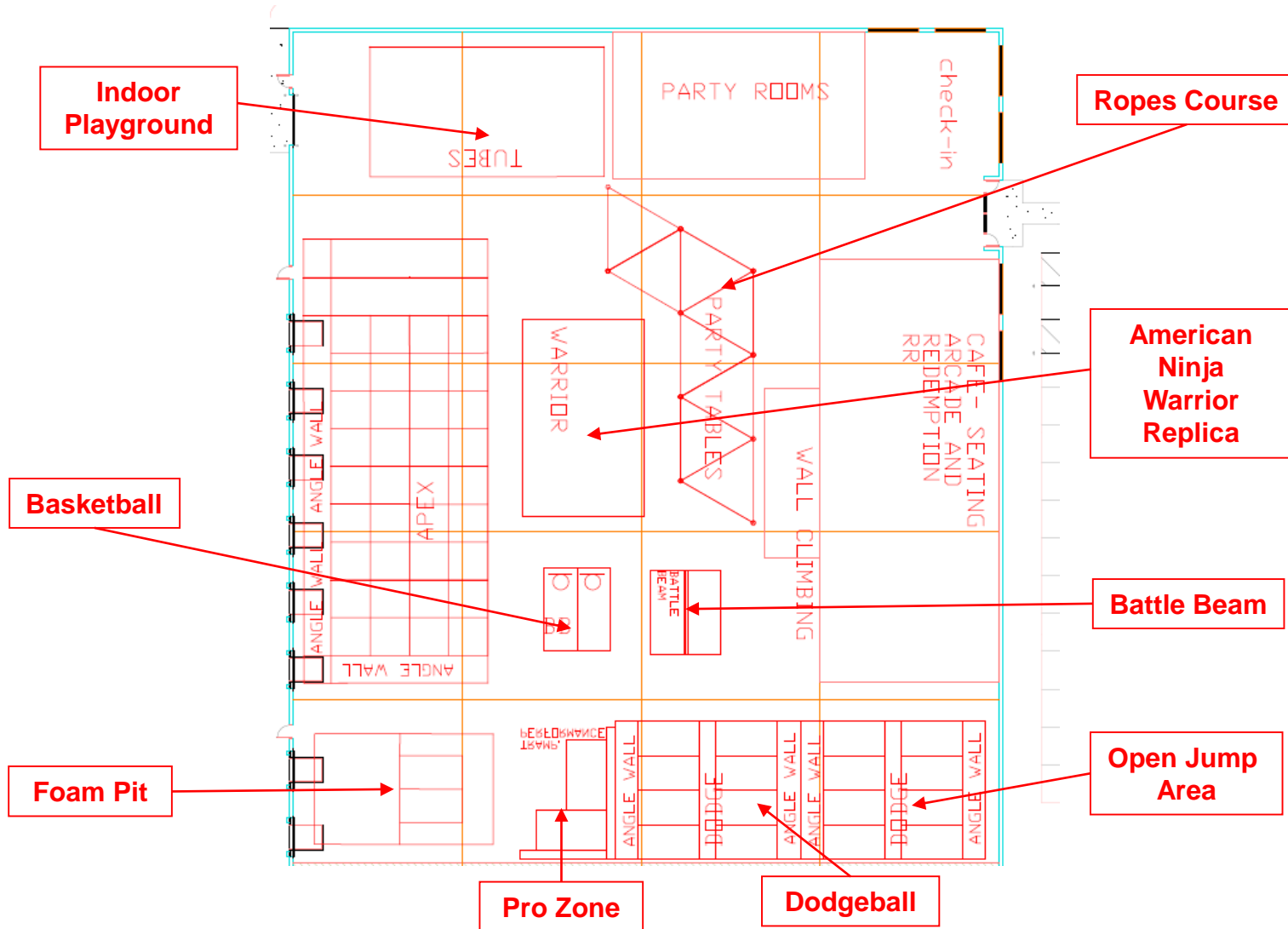
*\*attractions subject to change based on final park design*



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# Crystal Lake Park Design

The Crystal Lake design will be a facility unique to the area. No other Adventure Park offers the number of activities as Urban Air.

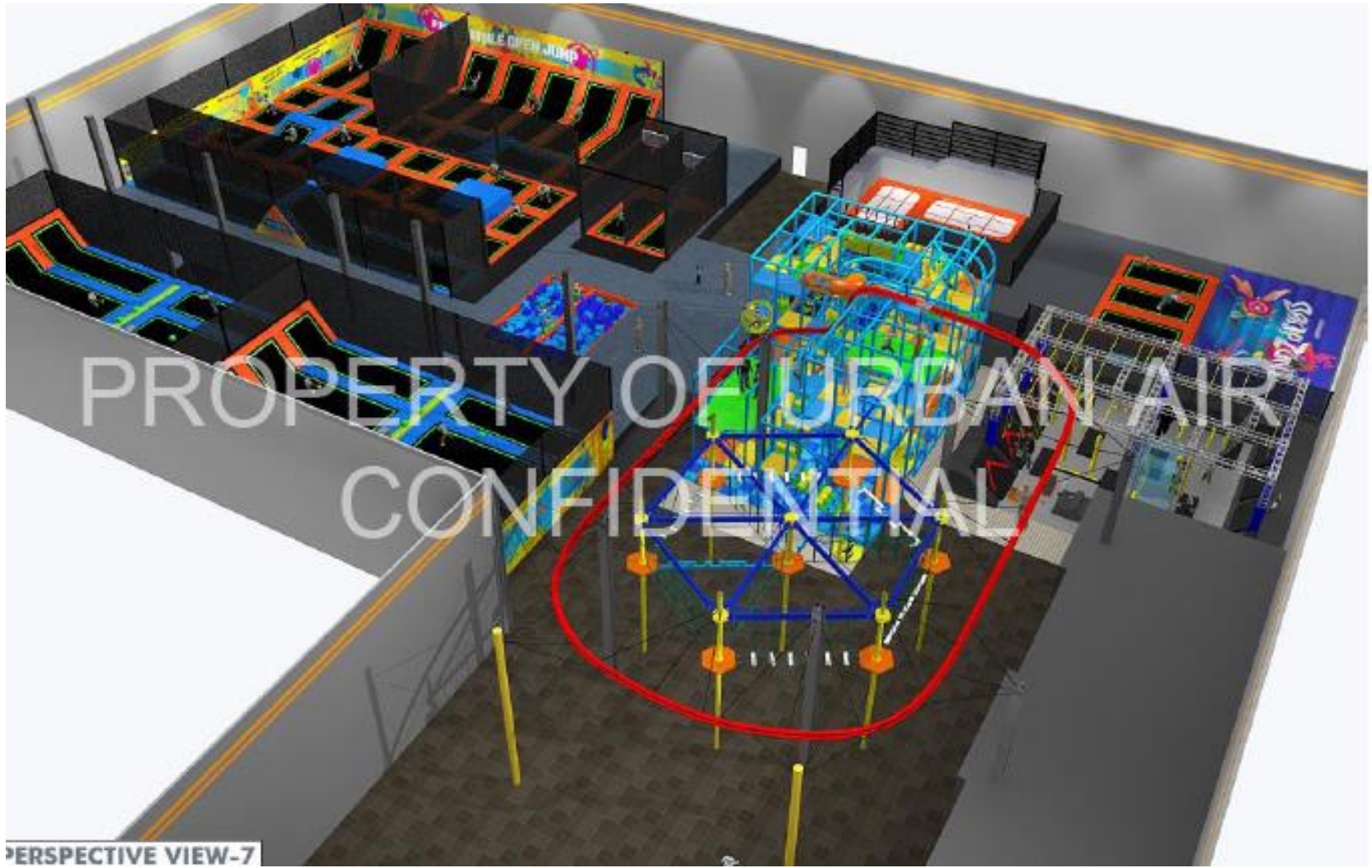




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# Crystal Lake Park Design

The Crystal Lake design will be a facility unique to the area with 80,000 square feet of attractions, party and special event space. No other trampoline park offers the number of activities as Urban Air.

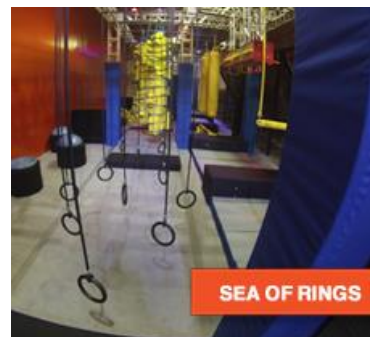
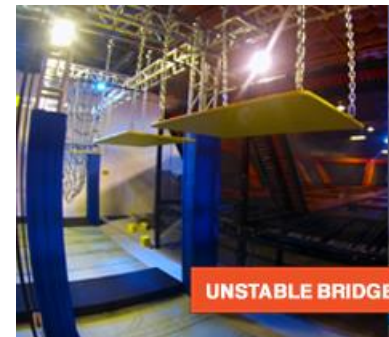




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# Warrior Cross-Fit Course

The Urban Warrior Course has THREE unique lanes testing a customer's speed, agility, strength and stamina. With a Warrior Wristband customers get to train on any lane until they think they are ready to conquer the Leader-board.



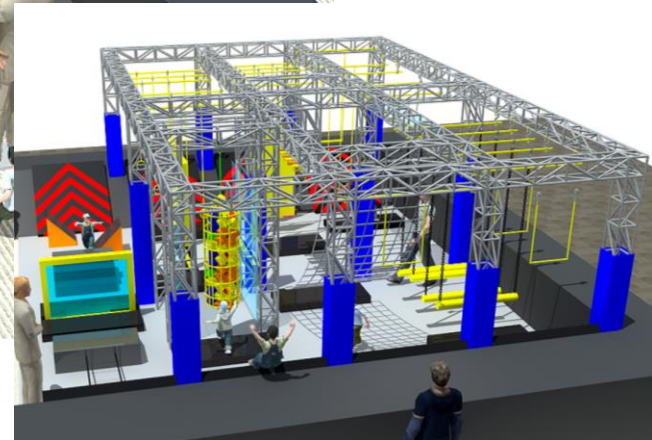
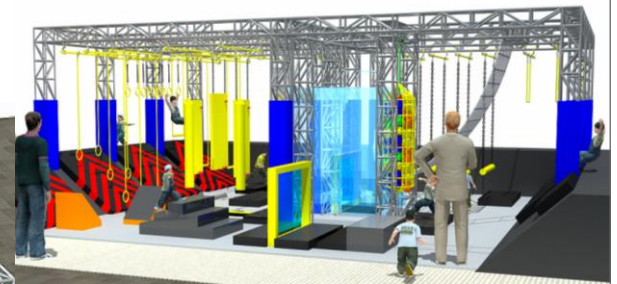
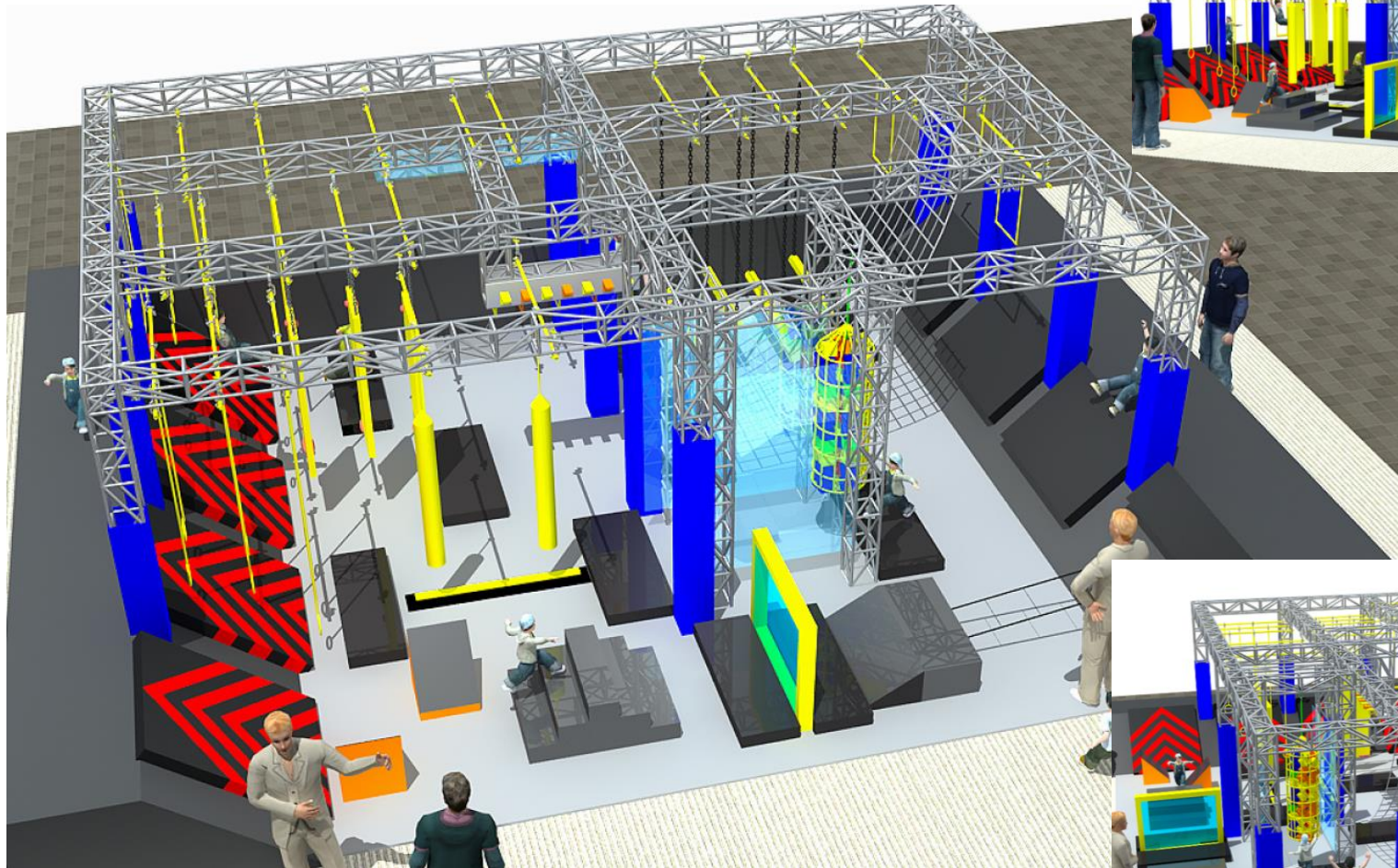
Customers have seen it on TV, now they can try it!





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# Crystal Lake Warrior Cross-Fit Course

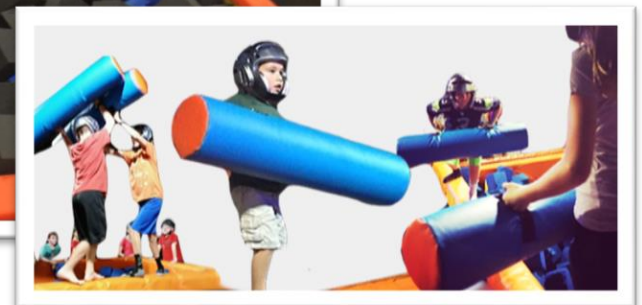
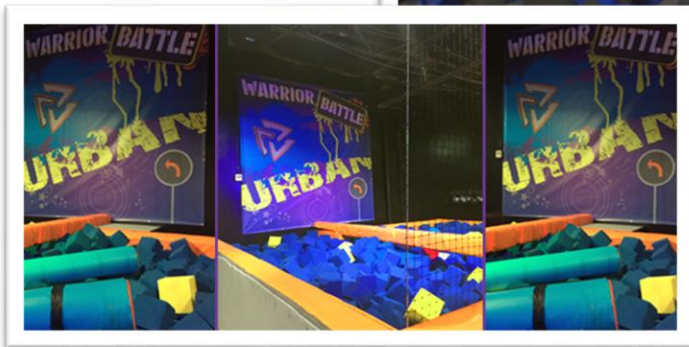
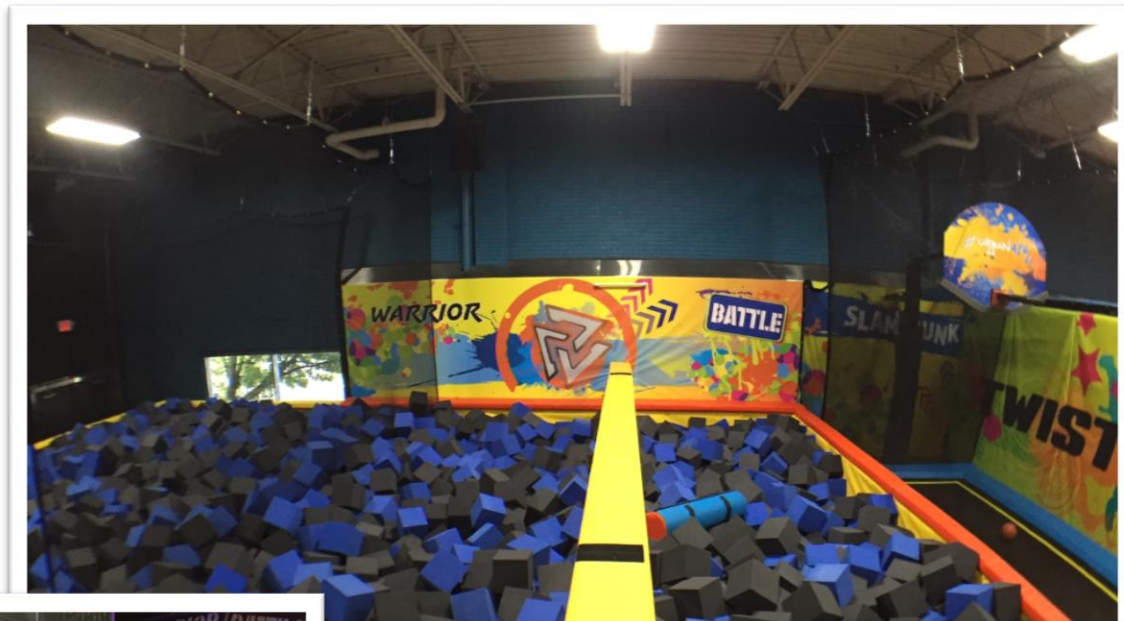




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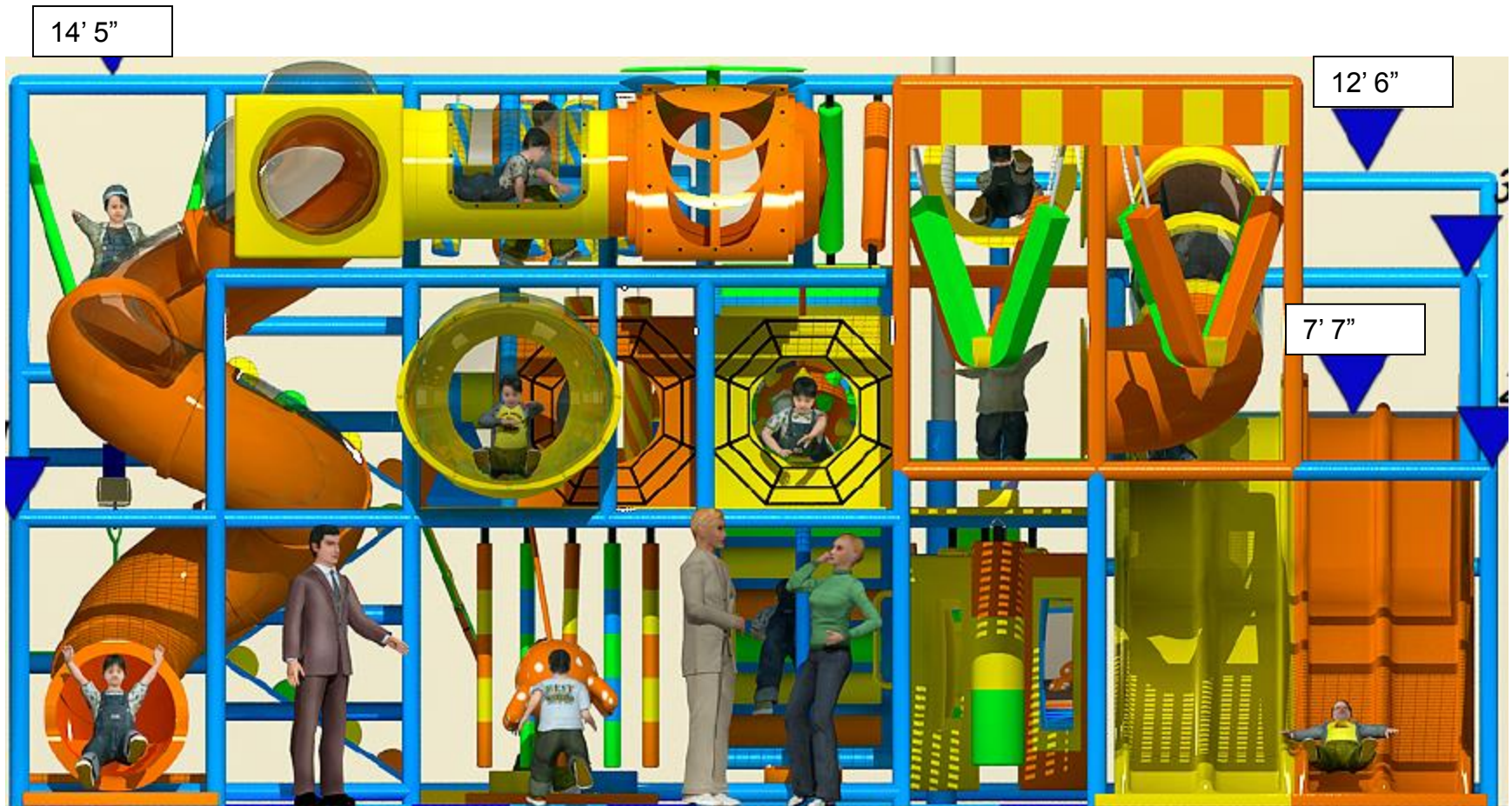
# Balance Battle Beam

The Urban Warrior Battle beam allows customers to take their inner Warrior to the next level and battle their friends in the ultimate fitness arena. They test their balance and strength on the battle beam, and be the last Warrior standing.

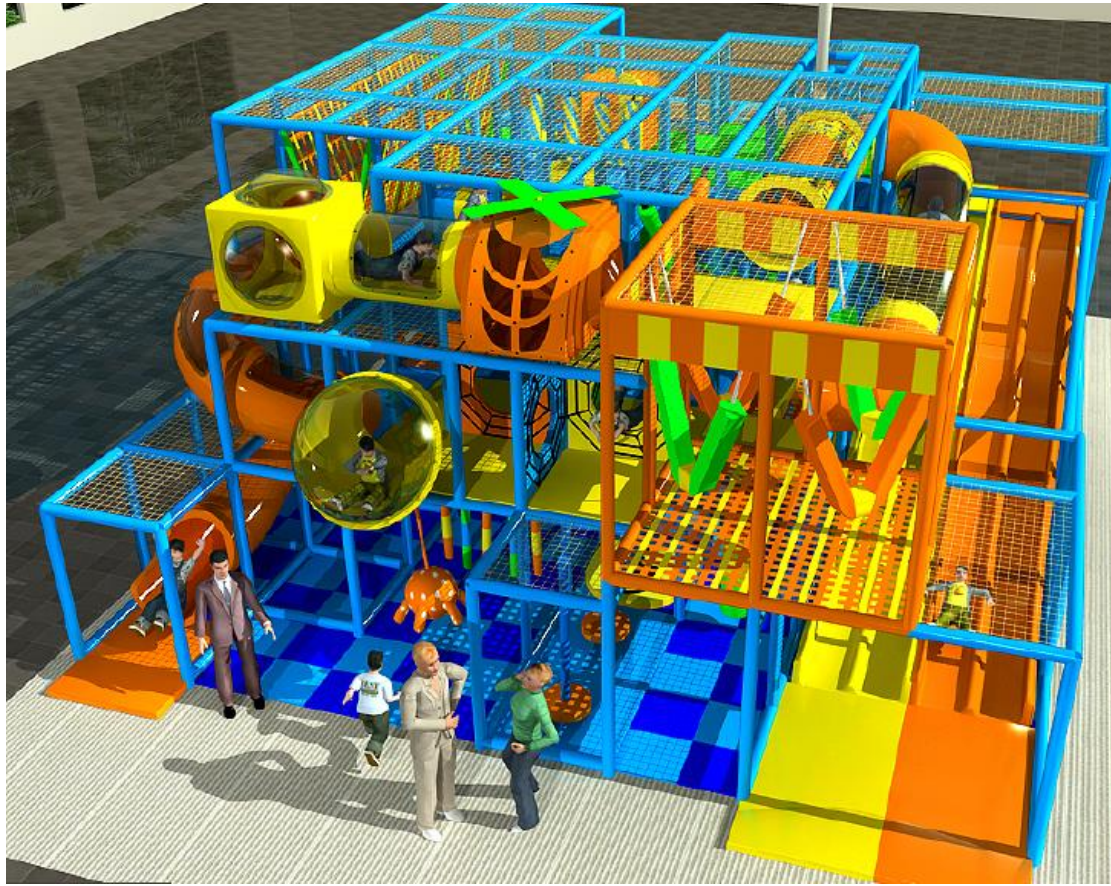


# The TUBES Kidzone

The KIDZONE incorporates many unique and different play events in the playground that are specifically designed to maximize the fun and offer the greatest amount of diversity in the play experience. A good design should be able to provide equal opportunities for fun experiences and gross and fine motor skills, hand-eye coordination and sensory enhancements.

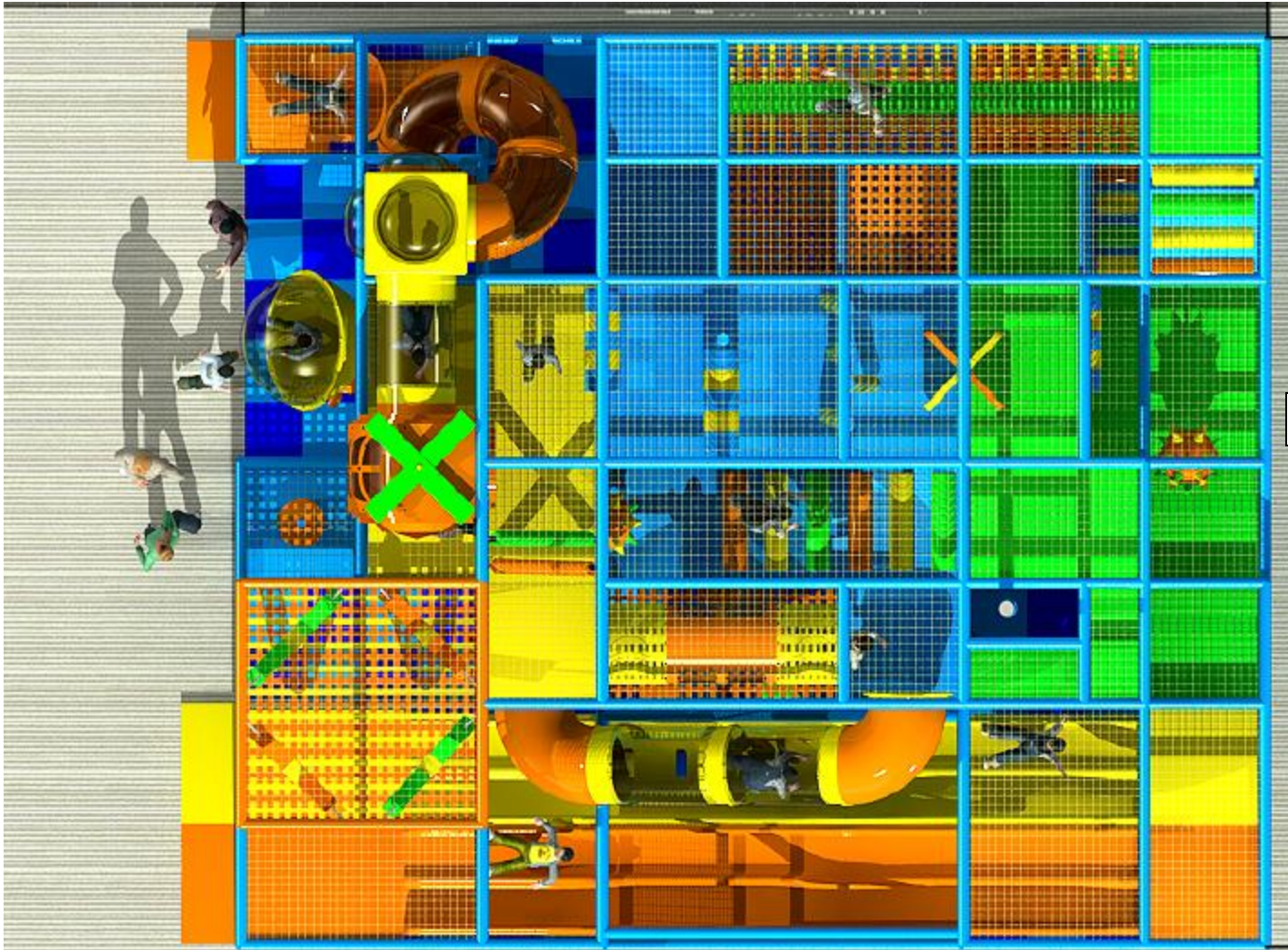


# The TUBES



# The TUBES

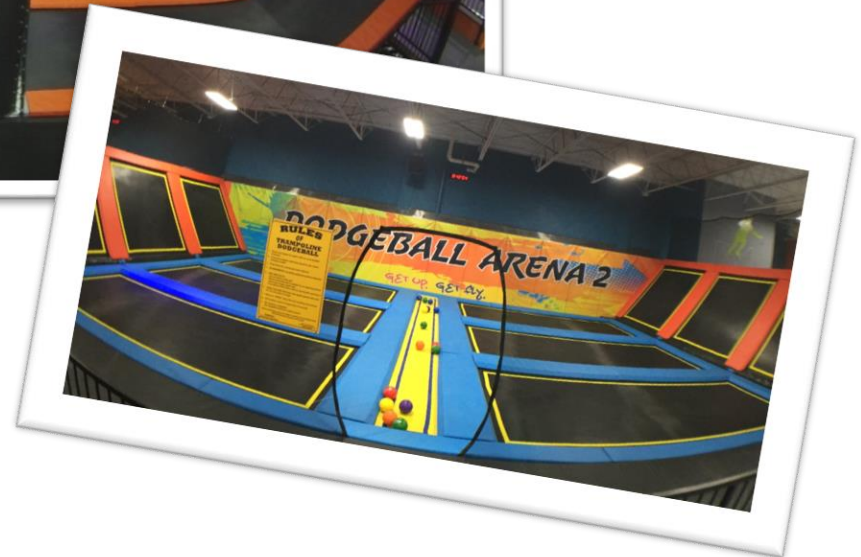
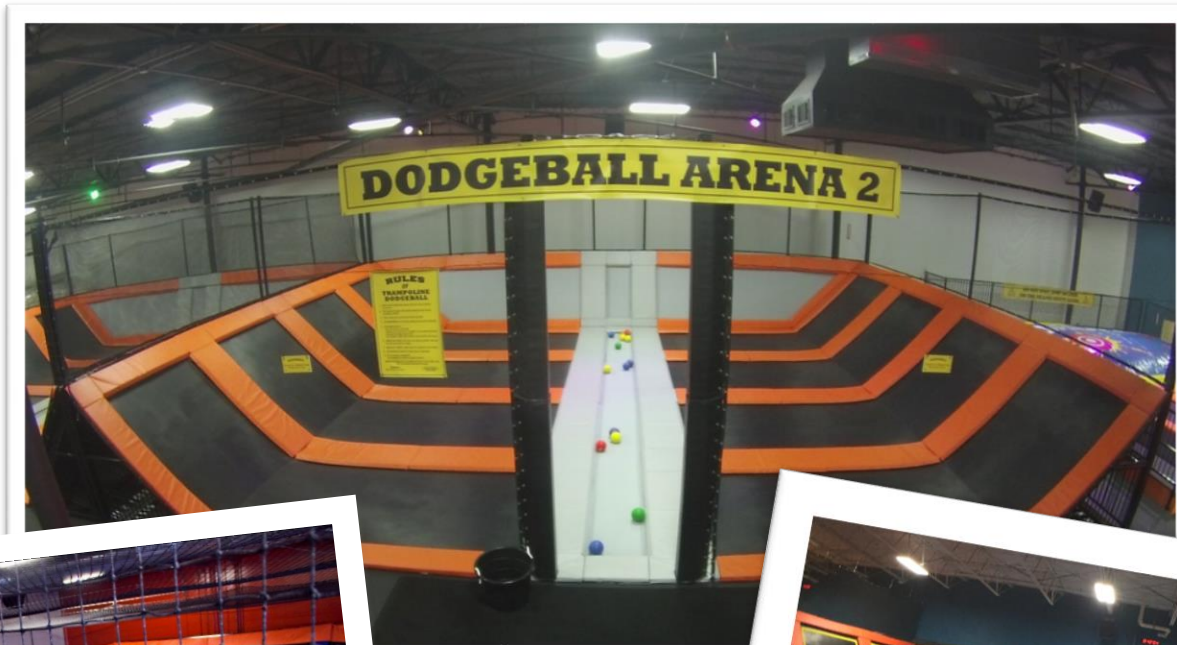
34'



30'

# DODGEBALL COURT

One of the most popular components of Urban Air is our Dodgeball Courts. With games running continuously throughout the day kids can enjoy this traditional sport on a new level.

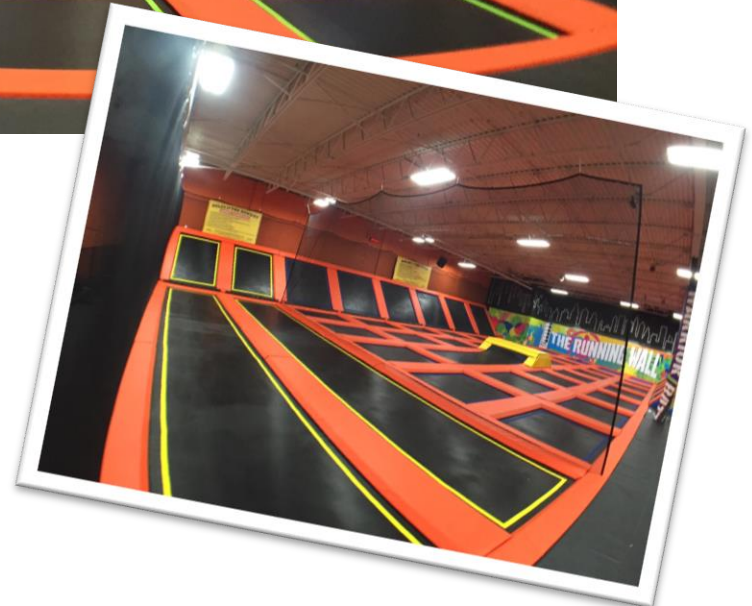
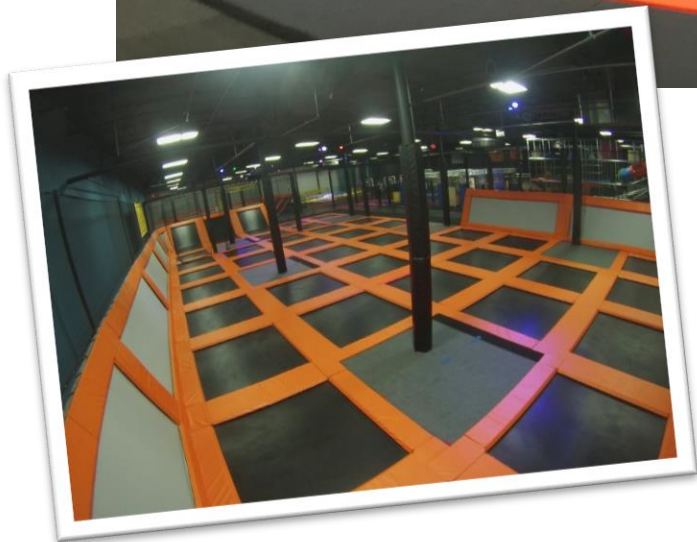




GET UP. GET FLY.

# THE APEX

The largest trampoline area consisting of thousands of square feet of trampolines spanning the floors and walls. Available to customers for free-style jumping as well as fitness classes.





GET UP. GET FLY.

# Foam Pit

The Foam Pit provides an experience like nothing else available. Customers bound into a swimming pool sized area of foam blocks. The perfect area to try their latest trick.







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# Running Wall

Have you ever seen someone run on a wall sideways and "defy gravity" on it? The Running Wall gives you that ability! Test your Parkour skills on this amazing new trampoline attraction





GET UP. GET FLY.

# Drop Zone

The Drop Zone provides an experience like nothing else available. Customers bound into a HUGE stunt bag. The perfect area to try their latest trick.

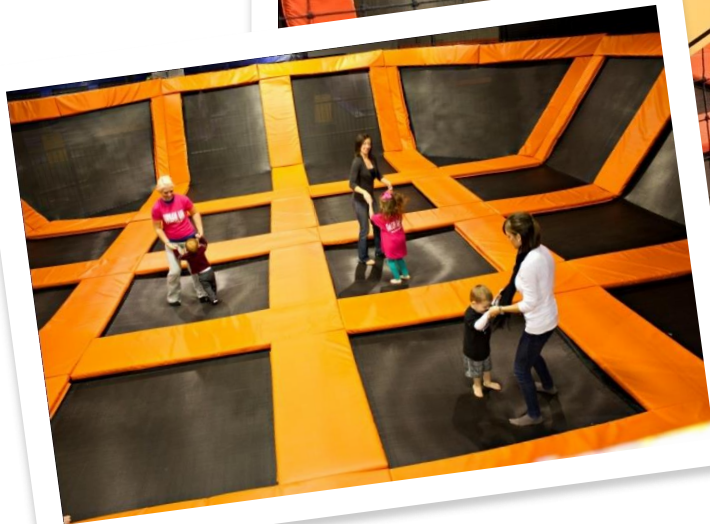




GET UP. GET FLY.

# Kids Zone

Vital to providing the whole family an experience they can enjoy, the “Kids Zone” is an area for ages 7 and under. This is a place they can escape from the older kids with viewing areas for mom and dad.

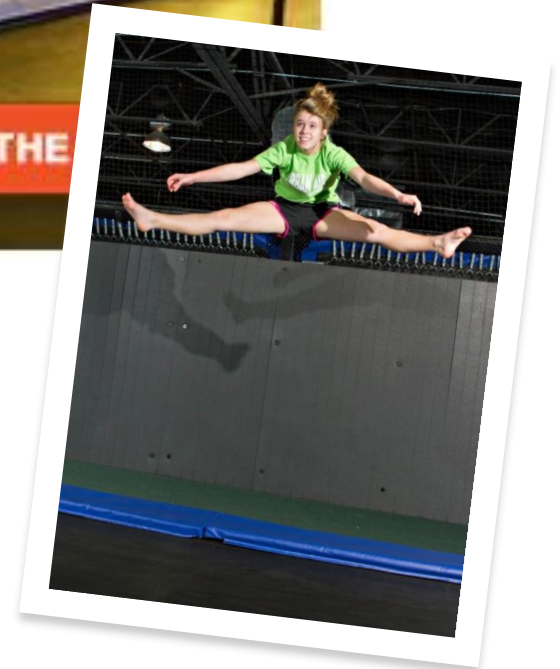
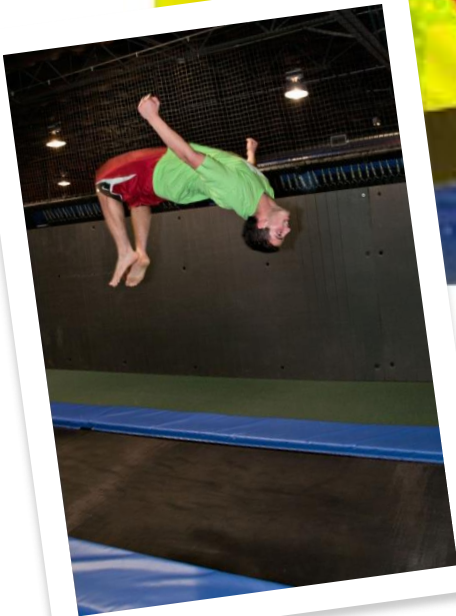




GET UP. GET FLY.

# THE RUNWAY

The Runway appeals to the gymnast, cheerleader or parkour runner who wants an area to try their latest trick away from other customers.

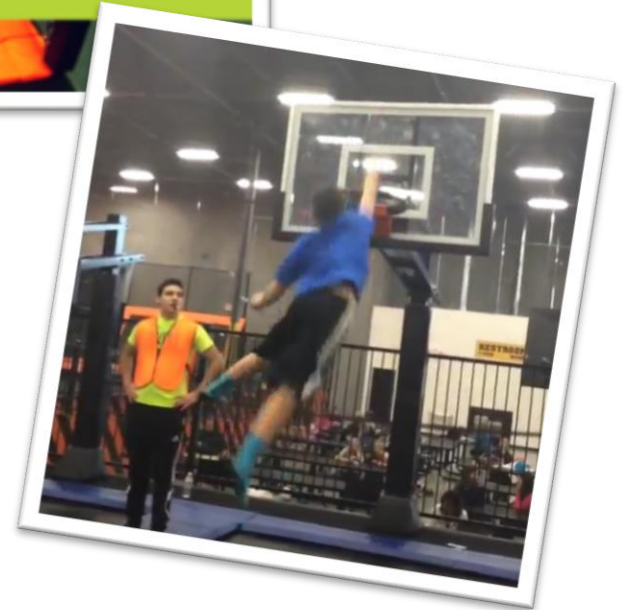
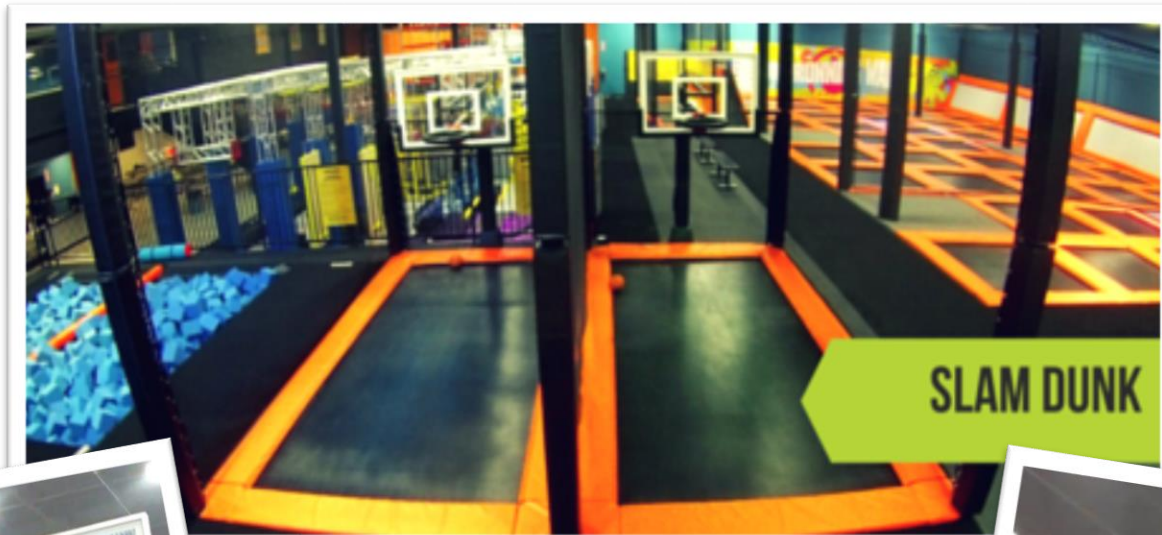




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# Slam Dunk Basketball

For many of us throwing down a slam dunk was only a fantasy. Now with Urban Air's Slam Dunk Lanes this fantasy is now a reality. These adjustable goals allow for any customer to dunk like King James.





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# Front Desk

First impressions are EVERYTHING. That's why we work with you to develop your facility with customer convenience and speed in mind, while giving them the visual and audible stimulation of seeing and hearing other customers having fun in the background.





GET UP. GET FLY.

# Concession Stand and Cafe

Concession stand and cafe revenue, IF DONE CORRECTLY, is an excellent way to generate additional revenue from Customers already inside the park. That's why Urban Air can help you design a concession stand and café that consists of pre-packaged goods all the way to a full blown kitchen.

