

URBAN AIR ADVENTURE PARK
1955 Glacier Park

Description of Proposed Use

The proposed use is a family recreation center. The facility would feature an indoor adventure park and electric go-kart track, which will provide safe, clean, supervised activities for customers of all ages. Activities in the proposed facility would include open jumping, go-karts, soft play, ropes course, Sky Rider® (zip line), virtual reality, fitness classes, rock/wall climbing, volleyball leagues, dodge ball, basketball, and birthday parties (attached Exhibit "A" provides an illustration). Also, the facility would include several birthday and special event rooms and a full-service cafe. Concurrently with this Petition, the Petitioner will be applying for a liquor license (beer and wine only).

Urban Air's typical operating hours will be Mondays, Tuesdays, and Thursdays from 3:00 PM to 8:00 PM, Wednesdays and Sundays from 10:00 AM to 8:00 PM, and Fridays and Saturdays from 10:00 AM to 11:00 PM

The facility is expected to employ approximately 115 people, with approximately 35 employees on premises during peak periods.

The project site is located in the former Babies R Us space located on west side of Rt 59, just north of the On The Border Mexican Grill restaurant and Target store. The entire site is 9.95 acres with an approximately 73,000 square foot building. The Petitioner will be using approximately 51,000 square feet of the building. It is our understanding that Marshall's may be utilizing the remaining 22,000 square feet. The Subject Property is in the B2 zoning district in which our intended use, Amusement Establishment, is a conditional use. The Subject Property is completely surrounded by B2 and I uses.

The Petitioner is requesting a Parking Variance. The closest definition in the City's parking regulations to our intended use are "Amusement Establishment" with a parking requirement of 10 spaces per 1,000 sf of space floor area; and "Amusement Park" with a parking requirement of 3 spaces per 1,000 sf feet of land area. Our intended use does not readily fit in either of these definitions. Amusement Establishment would include video and game type arcades which typically have machines packed tightly together resulting in a very high density of customers. Our intended use includes adventure park attractions, trampolines and go-karts, which inherently require more square footage per customer. By way of example, our go-kart track takes up 21,000 square feet but no more than 12 guests will be on the track at any given time.

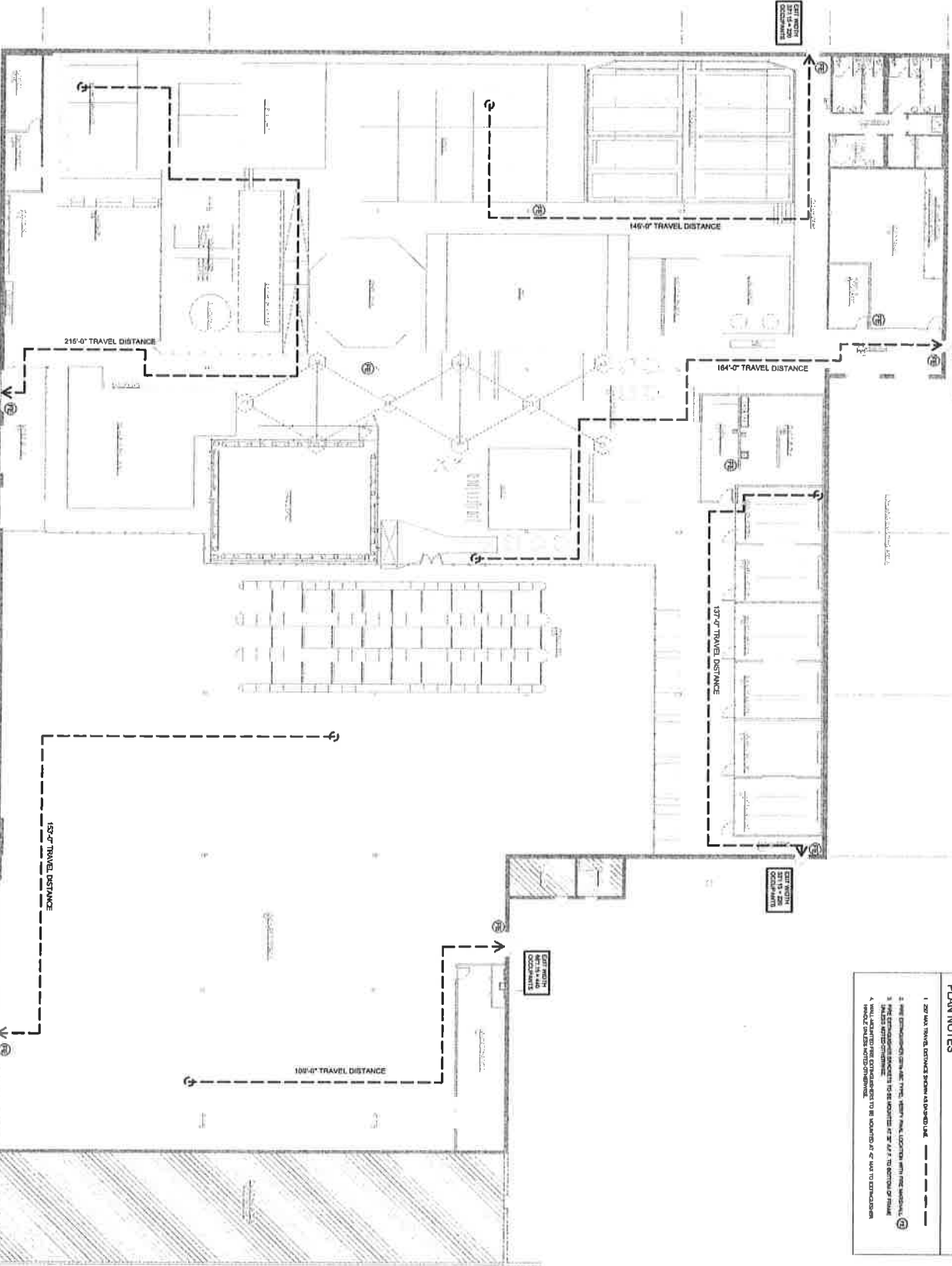
Nationally, it has been the experience of the over 200 existing sites that over 70% of the customers are under the age of 16 and are unable to drive, see attached Exhibit "B". The existing Urban Air sites experience indicates that each car arriving at the site contains 2-3 children, and a large proportion of the vehicles do not park. They drop the children off and come back for pickup at a later time.

The Subject Property has 275 parking spaces. The presumed use of 22,000 square feet of the 73,000 square foot building by Marshall's at 4.5 spaces per square foot of floor space would require 99 parking spaces, leaving 176 parking spaces (approximately 3.5 spaces per 1000 square feet of floor space) for the Petitioner's use.

The Urban Air concept has been in business since 2010 and currently has over 200 sites in the United States that are open or under development. With this number of parks, there is lot of data to support our request for a variance. Attached you will find a Parking Study Exhibit "C", prepared earlier this year for a new site in Southlake Texas. This Study drew data from six existing sites, which indicated an average peak use of 88.5 parking spaces. The highest use of 163 parking spaces at peak time is still less than the 176 spaces available to the Petitioner showing that the granting of our variance request will not result in any parking issues at the site.

01 LIFE SAFETY - FIXTURE PLAN

SCALE: 3/8" = 1'-0"

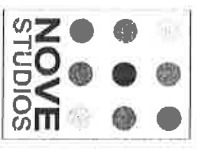


PLAN NOTES

1. 207' MAX TRAVEL DISTANCE SHOWN AS DASHED LINE
2. SEE EXHIBIT FOR GRAPHIC TRIP, VISIT, AND LOCATION WITH THE SUBJECT
3. THE EXHIBIT IS SUBJECT TO BE ADJUSTED AT THE DISCRETION OF THE ARCHITECT
4. ALL ADJUSTED TRAVEL DISTANCES TO BE SHOWN AS 2'-0\"/>

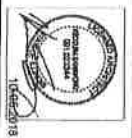
REVISIONS

5650 OLDFIELD RD, STE 150
DALLAS, TEXAS 75254
TELEPHONE 214.814.1178



Urban Air Adventure Park #218
TENANT IMPROVEMENTS

1955 GLACIER PARK
NAPERVILLE, ILLINOIS 60540



LIFE SAFETY PLAN

JOB: 14017-218
DATE: 10.05.18

SHEET:
G01-01

