

PIN:
07-15-302-016

ADDRESS:
1911 GLACIER PARK AVE.
NAPERVILLE, ILLINOIS 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case DEV-0081-2025

ORDINANCE NO. 26 -

**AN ORDINANCE APPROVING A CONDITIONAL USE IN THE
B2 (COMMUNITY SHOPPING CENTER) DISTRICT TO ALLOW AN AMUSEMENT
ESTABLISHMENT AND PARKING VARIANCE
FOR 1911 GLACIER PARK AVENUE**

1. **WHEREAS**, Naperville SR, LLC , 3706 N Pioneer Avenue, Chicago, Illinois 60634 (“**Petitioner**”), has petitioned the City of Naperville for approval of a conditional use in the B2 (Community Shopping Center) zoning district to allow for an amusement establishment in accordance with Section 6-7B-3:1 (B2: Conditional Uses) of the Naperville Municipal Code and a parking variance from Section 6-9-3:7 (Schedule of Off-Street Parking Requirements) for the property located at 1911 Glacier Park Avenue, Naperville, Illinois 60540, (hereinafter “**Subject Property**”), legally described on **Exhibit A** and depicted on **Exhibit B**.

2. **WHEREAS**, the owner of the Subject Property is Xtreme Dance Center, Inc., 1911 Glacier Park Avenue, Naperville, Illinois 60540 (“**Owner**”).
3. **WHEREAS**, with authorization of the Owner, the Petitioner is requesting approval of a conditional use for an amusement establishment and a parking variance for Sim Racing Naperville to occupy unit 103, an approximately 4,500 square-foot tenant space on the Subject Property.
4. **WHEREAS**, the Subject Property is an outlet (“**Outlot C**”) in the High Grove Plaza shopping center and zoned B2 (Community Shopping Center) District in the City of Naperville and improved with a 2-unit commercial building.
5. **WHEREAS**, the B2 District is intended to accommodate the needs of a large consumer population with a wide range of uses; and, per Section 6-7B-3:1 (B2: Conditional Uses) of the Naperville Municipal Code, a conditional use is required for an amusement establishment to locate in the B2 District.
6. **WHEREAS**, the Land Use Master Plan identifies the future land use of the Subject Property as Urban Center which allows entertainment/amusement establishments as a primary use that should be attracted.
7. **WHEREAS**. Sim Racing is complementary to existing uses in the High Grove Plaza shopping center and provides an additional entertainment option for Naperville residents and visitors.
8. **WHEREAS**, Reciprocal Easement Agreement (“**REA**”) recorded as R96-122605 in DuPage County provides shared parking across the High Grove Plaza shopping center and associated outlots.
9. **WHEREAS**, per Section 6-9-3:7 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code, an amusement establishment such as Sim Racing,

requires a parking ratio of 10 parking spaces per 1000 square feet of gross floor area.

10. **WHEREAS**, unit 103 has an allocated parking ratio of 5 spaces per 1000 square feet of gross floor area, resulting in 23 reserved parking spaces for the tenant space. **WHEREAS**, the Petitioner submitted a parking survey, included as **Exhibit C** ("**Parking Survey**"), that compares the existing and projected parking demand for both Sim Racing and the High Grove Plaza Shopping center as a whole.

11. **WHEREAS**, the Parking Survey includes parking counts from a comparable Sim Racing location during peak times and finds that a parking ratio of 5 spaces per 1000 square feet of gross floor area is sufficient to accomodate Sim Racing, and that parking within the High Grove Plaza shopping center will accommodate the proposed amusement establishment.

12. **WHEREAS**, the requested conditional use and parking variance meet the Standards for Granting a Conditional Use and Zoning Variance as provided in **Exhibit D** attached hereto.

13. **WHEREAS**, on December 3, 2025, the Planning and Zoning Commission considered the requested conditional use and parking variance and recommended approval of the Petitioner's request.

14. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests should be granted as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are incorporated herein as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated herein and made part hereof.

SECTION 2: A conditional use to allow for an amusement establishment for Sim Racing Naperville to locate in unit 103 of the Subject Property pursuant to 6-7B-3:1 (B2: Conditional Uses) of the Municipal Code is hereby granted.

SECTION 3: A variance to Section 6-9-3:7 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the required parking ratio from 10 spaces per 1000 square feet to 5 parking spaces per 1000 square feet to accommodate an amusement establishment is hereby granted subject to the following conditions:

- i. Due to the relationship between the number of racing simulators and number of parking spaces needed to operate the business, the number of racing simulators shall not exceed 16, unless the business owner notifies City staff of the proposal to increase the number of simulators and staff confirms that no parking issues have been communicated to City staff beginning from the date of occupancy.
- ii. If the City's Zoning Administrator determines that the tenants' parking need cannot be accommodated with the parking on the subject property, the Petitioner and Owner shall take adequate measures to meet the parking needs of said tenants, including but not limited to formally assigning/reserving parking spaces for each tenant space, limiting business hours of operation, alter the number of employees or other business operations, constructing additional parking spaces and/or establishing an overflow parking location off-site as necessary, which shall be subject to the review and approval of the Zoning Administrator. Failure to timely take adequate measures to accommodate tenant parking needs may result in the City's revocation of the parking variance.

SECTION 4: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this _____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2026.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk