



TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL



CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Glacier Park

ADDRESS OF SUBJECT PROPERTY: 1911 Glacier Park Ave. Naperville IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-15-302-016

I. PETITIONER: NAPERVILLE SR LLC (SIM RACING NAPERVILLE)

PETITIONER'S ADDRESS: 3706 N PIONEER AVE

CITY: CHICAGO STATE: IL ZIP CODE: 60634

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Xtreme Dance Center, Inc. Represented by Sam Renzetti

OWNER'S ADDRESS: 1911 Glacier Park Ave. Naperville IL 60540

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): KAMIL WITKOWSKI

RELATIONSHIP TO PETITIONER: OPERATIONS MANAGER

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: Yana Miska

RELATIONSHIP TO PETITIONER: Operations Director

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

PZC&CC Processes	☐ Annexation ☐ Rezoning ☒ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☒ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☐ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☐ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☐ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Engineering Plan Review ☐ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☐ Please specify:

ACREAGE OF PROPERTY: 1.6 Acres ZONING OF PROPERTY: B2 COMMUNITY SH

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

Welcome to Sim Racing Naperville, Where the thrill of high-speed racing meets the comfort and excitement of a top-notch lounge. Not only are we a facility where you can enjoy almost all tracks in the world in many different cars, we are also a facility where training comes first to get everyone to be a better driver. Our venue combines state-of-the-art racing simulators with a cozy, inviting atmosphere perfect for both racing enthusiasts and casual visitors. Whether you're a seasoned racer looking to train for your upcoming race or just looking for a fun night out, Sim Racing Naperville offers an unparalleled experience. Come for the racing, stay for the atmosphere, and enjoy everything we have to offer.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

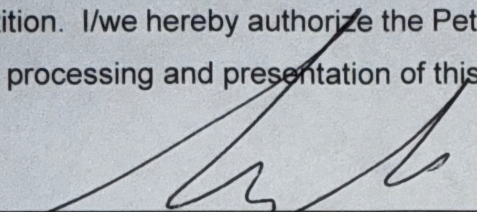
- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

Required Park Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

IX. OWNER'S AUTHORIZATION LETTER¹

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

5/19/2025

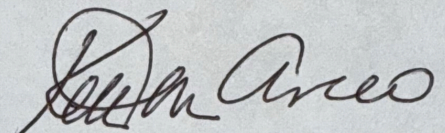
(Date)

(Date)

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 19 day of May, 2025



(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

VIII. PETITIONER'S SIGNATURE

I, MAREK WITKOWSKI / CEO (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Marek Witkowski

(Signature of Petitioner or authorized agent)

06/06/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 6th day of June, 2025

Nick Klugger

(Notary Public and Seal)

