

## **RESPONSE TO STANDARDS FOR A CONDITIONAL USE**

### **1. Public Health, Safety, and Welfare:**

Sim Racing Naperville will be a great addition and will not be detrimental to or endanger the public's well-being. Traffic concerns should be minimal since we will be working on an appointment only basis and be able to control how many people we bring to our location on a daily basis. There are no potential hazards associated with the proposed use, we want to bring a new concept that will not only create a place where people can race and be entertained, but we want to create a community of people that are left out wanting to explore gaming and also potentially move to professional motorsports. The highschool programs and college e-sport programs that have been established in many cities and states can use our space as a training facility for their special school programs to help them develop the right skills for the future of e-sport development. Sim Racing Naperville will not create any noise pollution since we operate inside the facility on headsets, and our main goal is for the drivers to be as immersed in the racing simulators as possible. Our clients spend anywhere from one hour all the way up to 3 hours per session just driving the simulators on the cars and tracks they choose without having to come in and out of the facility on their paid time.

### **2. Impact on Neighboring Properties:**

The neighboring properties will not be negatively impacted by Sim Racing Naperville, we will be bringing people from the area that are looking for a different kind of experience unlike anything else offered in the area. We had great success bringing people even out of state to try out our racing simulators. I think that our neighboring businesses will get more clients into their doors and have a good impact on everyone around. Sim Racing Naperville will not be doing any changes at all to the exterior of the building and only be putting up the sign of our business. 1911 Glacier Park Ave consists of only 2 units: a Dance School and our concept. The Dance school plays music during the day where it could potentially disturb many other businesses. This is why we think we are a perfect fit since our customers will be wearing headsets so they will not be disturbed by the noise coming from the Dance Studio next door.

**EXHIBIT D**

### 3. Impact on Orderly Development:

We have created a parking survey which shows that our peak hours and other businesses that share our parking areas will work very well. We have a ton of parking spaces between the parking lots surrounded by our building and there are a lot of empty spaces left over after counting everyone's (Businesses that use the shared parking areas) parking needs and how many people park at the address during weekends and week days.

### 4. Master Plan Consistency:

Naperville is not only an amazing place to live, but it's a non stop developing area where people and families look for attractions and things to do. Sim Racing Naperville aligns very well with what the City is doing by expanding shopping malls, bringing in new ideas and businesses that cater to their residents.

## **RESPONSE TO STANDARDS FOR A ZONING VARIANCE**

### **Standard #1: Harmony with General Purpose and Intent of Zoning Code and Master Plan**

Sim Racing Naperville is a by-appointment-only simulator studio with a limited occupancy, which does not require us to offer a lot of parking for our customers. We hold only 16 by appointment simulators, and allow a total of 16 drivers to be present at the facility during their appointment date and time. This means Sim Racing Naperville would only require around 16 spots for parking for its customers and also offer 2 parking spots for its Employees and staff. A total of 23 spaces would be enough for our business and clients to have. We are a 4500sq ft facility that can operate with 5 spaces per 1000 sq ft since this puts us at 23 parking spaces. We have the same facility in Algonquin IL with close to 2500sqft and 14 simulators. Our customers usually carpool together unless it's 14 different individuals racing all at once. We use around 20 spaces at our busiest time, and that is when we have bigger parties and special occasions. Sim Racing Naperville offers educational and recreational value to families, automotive enthusiasts, and the local community.

Our use does not conflict with the existing character or long-term vision of the area as defined in the City's master plan. We will operate with minimal traffic, no late-night noise, and limited signage, preserving the area's visual and functional integrity while introducing a unique business that supports Naperville's commitment to economic diversity and experiential learning.

### **Standard #2: Practical Difficulties or Exceptional Hardship**

Strict enforcement of zoning that excludes specialty-use indoor recreation facilities such as ours presents a practical difficulty due to the unique nature of our business model. Sim Racing Naperville is not a typical commercial operation—it's a hybrid of education, sports, and entertainment, operating by appointment only and focused on small group sessions.

This low-impact usage differs from larger, high-traffic businesses in similarly zoned areas. Our request addresses a gap in the code that does not currently anticipate niche, technology-based recreation services with limited occupancy and scheduled access.

### **Standard #3: No Substantial Detriment or Alteration of Neighborhood Character**

Granting the variance for Sim Racing Naperville will not alter the essential character of the neighborhood or negatively impact adjacent properties. Our space will maintain a professional, quiet, and clean environment with limited exterior signage and controlled foot traffic. Since sessions are by appointment only, we do not generate noise, crowding, or parking overflow typical of other commercial operations.

## **EXHIBIT D**

We have also taken steps to ensure our interior and exterior design align with the surrounding area, including limited lighting, no outdoor entertainment, and defined business hours. Neighboring properties will remain unaffected in terms of aesthetics, traffic, and overall use, and we believe our presence may even enhance local business synergy by drawing a niche customer base to the area.

#### **EXHIBIT D**