

Sim Racing Naperville

High Grove Plaza Parking Survey 1911 Glacier Park Ave. Naperville IL 60540

Businesses located within High Grove Plaza (TOTAL PARKING SPACES: 664)

Freddy's Frozen Custard & Steakburgers (Fast Food restaurant)

(1967 Glacier Park Ave, Naperville, IL 60540)

Size: 3230 S.F. Ratio: 17 spaces/1,000 S.F Required Spaces: 55 Spaces

Peak Business Hours

- M-F - 5PM - 10PM
- Saturday - 5PM - 10PM
- Sunday - 3PM - 8PM

Urban Air Trampoline and Adventure Park (Entertainment Facility)

(1955 Glacier Park Ave, Naperville, IL 60540)

Size: 51,000 S.F. Ratio: 5 spaces/1,000 S.F Required Spaces: 255

Peak Business Hours

- M-F - 4PM - 8PM
- Saturday - 10AM - 7PM
- Sunday - 12PM - 6PM

Marshalls (Retail Store)

(1931 Glacier Park Ave, Naperville, IL 60540)

Size: 22,000 S.F. Ratio:4.5 spaces/1,000 S.F Required Spaces: 99

Peak Business Hours

- M-F - 4PM - 8PM
- Saturday - 10AM - 7PM
- Sunday - 10AM - 6PM

Scooters Coffee (Drive Thru Coffee Shop)

(1923 Glacier Park Ave, Naperville, IL 60540)

Size: 680 S.F. Ratio:4.5 spaces/1,000 S.F Required Spaces: 3

Peak Business Hours

- M-F - 8AM-1PM
- Saturday - 8AM - 1PM
- Sunday - 8AM - 1PM

On The Border Mexican Grill & Cantina (Currently for Lease) (Restaurant)

(1915 Glacier Park Ave, Naperville, IL 60540)

Size: 8,035 S.F. Ratio: 10 spaces/1,000 S.F Required Spaces: 80

Peak Business Hours

- M-F 5PM-8PM
- Saturday - 12PM-9PM
- Sunday - 12PM-7PM

EXHIBIT C

Xtreme Dance Force (Dance Studio)

(1911 Glacier Park Ave Ste 135A, Naperville, IL 60540)

Size: 10,000 S.F. Ratio: 1 parking space per each employee plus 1 parking space per each 3 students based on rated design capacity.

Peak Business Hours

- M-F 4PM-8PM
- Saturday - 10AM-5PM
- Sunday - Closed

Proposed Business - Sim Racing Naperville (Entertainment Facility)

(1911 Glacier Park Ave Ste 103, Naperville, IL 60540)

Size: 4,552 S.F. Requested parking ratio with variance Ratio: 5 spaces /1,000 S.F

Requires: 23 spaces (rounding up)

Code required parking ratio for the amusement establishment: 10 spaces/1,000 S.F.

Requires: 45 parking spaces

Peak Business Hours - Peak Hours are determined by the same model (Sim Racing Chicago) with the same amount of simulators in Algonquin IL.

- M-F 5PM-10PM
- Saturday - 4PM-10PM
- Sunday 9AM-4PM

Dates/Times Space Occupancy

01/26/2025 Monday (Peak Avg Times for all businesses 4PM-9PM)

- 4PM - OUTLOT A (164 Spaces) 4 Spaces Occupied
- 4PM - OUTLOT B (113 Spaces) 27 Spaces Occupied
- 4PM - OUTLOT C (56 Spaces) 24 Spaces Occupied
- 4PM - MAIN LOT (331 Spaces) 42 Spaces Occupied
- 6PM - OUTLOT A (164 Spaces) 1 Space Occupied
- 6PM - OUTLOT B (113 Spaces) 31 Spaces Occupied
- 6PM - OUTLOT C (56 Spaces) 27 Spaces Occupied
- 6PM - MAIN LOT (331 Spaces) 37 Spaces Occupied
- 8PM - OUTLOT A (164 Spaces) 2 Spaces Occupied
- 8PM - OUTLOT B (113 Spaces) 7 Spaces Occupied
- 8PM - OUTLOT C (56 Spaces) 18 Spaces Occupied
- 8PM - MAIN LOT (331 Spaces) 19 Spaces Occupied

01/29/2025 Wednesday (Peak Avg Times for all businesses 4PM-9PM)

- 4PM - OUTLOT A (164 Spaces) 2 Spaces Occupied

EXHIBIT C

- 4PM - OUTLOT B (113 Spaces) 14 Spaces Occupied
- 4PM - OUTLOT C (56 Spaces) 22 Spaces Occupied
- 4PM - MAIN LOT (331 Spaces) 36 Spaces Occupied

- 6PM - OUTLOT A (164 Spaces) 5 Spaces Occupied
- 6PM - OUTLOT B (113 Spaces) 37 Spaces Occupied
- 6PM - OUTLOT C (56 Spaces) 29 Spaces Occupied
- 6PM - MAIN LOT (331 Spaces) 37 Spaces Occupied
- 8PM - OUTLOT A (164 Spaces) 1 Spaces Occupied ●
- 8PM - OUTLOT B (113 Spaces) 25 Spaces Occupied ●
- 8PM - OUTLOT C (56 Spaces) 29 Spaces Occupied ●
- 8PM - MAIN LOT (331 Spaces) 48 Spaces Occupied

02/07/2025 Friday (Peak Avg Times for all businesses 4PM-9PM)

- 4PM - OUTLOT A (164 Spaces) 8 Spaces Occupied ●
- 4PM - OUTLOT B (113 Spaces) 24 Spaces Occupied ●
- 4PM - OUTLOT C (56 Spaces) 13 Spaces Occupied ●
- 4PM - MAIN LOT (331 Spaces) 46 Spaces Occupied

- 6PM - OUTLOT A (164 Spaces) 12 Spaces Occupied
- 6PM - OUTLOT B (113 Spaces) 42 Spaces Occupied
- 6PM - OUTLOT C (56 Spaces) 21 Spaces Occupied ●
- 6PM - MAIN LOT (331 Spaces) 79 Spaces Occupied

- 8PM - OUTLOT A (164 Spaces) 6 Spaces Occupied ●
- 8PM - OUTLOT B (113 Spaces) 38 Spaces Occupied ●
- 8PM - OUTLOT C (56 Spaces) 25 Spaces Occupied ●
- 8PM - MAIN LOT (331 Spaces) 49 Spaces Occupied

02/08/2025 Saturday (Peak Avg Times for all businesses 12PM-8PM)

- 12PM - OUTLOT A (164 Spaces) 13 Spaces Occupied
- 12PM - OUTLOT B (113 Spaces) 29 Spaces Occupied
- 12PM - OUTLOT C (56 Spaces) 16 Spaces Occupied ●
- 12PM - MAIN LOT (331 Spaces) 87 Spaces Occupied

- 2PM - OUTLOT A (164 Spaces) 11 Spaces Occupied
- 2PM - OUTLOT B (113 Spaces) 43 Spaces Occupied
- 2PM - OUTLOT C (56 Spaces) 12 Spaces Occupied ●
- 2PM - MAIN LOT (331 Spaces) 74 Spaces Occupied

- 4PM - OUTLOT A (164 Spaces) 19 Spaces Occupied ●

EXHIBIT C

4PM - OUTLOT B (113 Spaces) 38 Spaces Occupied •
4PM - OUTLOT C (56 Spaces) 21 Spaces Occupied •
4PM - MAIN LOT (331 Spaces) 104 Spaces Occupied

- 6PM - OUTLOT A (164 Spaces) 34 Spaces Occupied
- 6PM - OUTLOT B (113 Spaces) 57 Spaces Occupied
- 6PM - OUTLOT C (56 Spaces) 19 Spaces Occupied
- 6PM - MAIN LOT (331 Spaces) 127 Spaces Occupied

- 8PM - OUTLOT A (164 Spaces) 29 Spaces Occupied
- 8PM - OUTLOT B (113 Spaces) 68 Spaces Occupied
- 8PM - OUTLOT C (56 Spaces) 14 Spaces Occupied
- 8PM - MAIN LOT (331 Spaces) 92 Spaces Occupied

02/09/2025 Sunday (Peak Avg Times for all businesses 12PM-6PM)

- 12PM - OUTLOT A (164 Spaces) 21 Spaces Occupied
- 12PM - OUTLOT B (113 Spaces) 38 Spaces Occupied
- 12PM - OUTLOT C (56 Spaces) 1 Spaces Occupied
- 12PM - MAIN LOT (331 Spaces) 121 Spaces Occupied

- 2PM - OUTLOT A (164 Spaces) 17 Spaces Occupied
- 2PM - OUTLOT B (113 Spaces) 24 Spaces Occupied
- 2PM - OUTLOT C (56 Spaces) 1 Spaces Occupied
- 2PM - MAIN LOT (331 Spaces) 104 Spaces Occupied

- 4PM - OUTLOT A (164 Spaces) 38 Spaces Occupied
- 4PM - OUTLOT B (113 Spaces) 32 Spaces Occupied
- 4PM - OUTLOT C (56 Spaces) 0 Spaces Occupied
- 4PM - MAIN LOT (331 Spaces) 91 Spaces Occupied

- 6PM - OUTLOT A (164 Spaces) 14 Spaces Occupied
- 6PM - OUTLOT B (113 Spaces) 63 Spaces Occupied
- 6PM - OUTLOT C (56 Spaces) 2 Spaces Occupied
- 6PM - MAIN LOT (331 Spaces) 97 Spaces Occupied

- 8PM - OUTLOT A (164 Spaces) 4 Spaces Occupied
- 8PM - OUTLOT B (113 Spaces) 41 Spaces Occupied
- 8PM - OUTLOT C (56 Spaces) 0 Spaces Occupied
- 8PM - MAIN LOT (331 Spaces) 64 Spaces Occupied

Proposed Business - Sim Racing Naperville

EXHIBIT C

(1911 Glacier Park Ave Ste 103, Naperville, IL 60540)

Peak Business Hours - Peak Hours are determined by the same model (Sim Racing Chicago) with only 2 simulators less than the Naperville location. Size of Algonquin Studio Room is (2500sqft)

- M-F 5PM-10PM
- Saturday - 4PM-10PM
- Sunday 9AM-4PM

Sim Racing Chicago (around 2500sqft) in Algonquin, has 14 simulators which is a very close replica of the proposed business at its highest peak. Algonquin does not exceed more than 20 cars which includes customers and employees at the same time at its busiest time.

Sim Racing Chicago's peak hours during the week Monday-Friday is 5pm-10pm. Saturday peak times are 1pm-7pm. Sunday peak times are 12pm-4pm. In the parking study it shows that between Monday and Friday most of the other businesses in the lot are also at their peak times for business, especially 4pm-8pm. Saturday the peak time for all businesses is 12pm-6pm. Sunday it is 12pm-4pm. (This does not include cars in drive thru either Freddy's or Scooters). Between all the parking lots and spaces available High Grove Plaza does not exceed even 35% at its busiest time. We found that there are a lot of parking spaces especially in Outlot A where there is really not much movement at all for parking. Sim Racing Naperville is located in Outlot C and even during the busiest time we are still able to combine just Outlot C to fit both our customers and Xtreme Dance without using any of the other lots including the main lot. The closest parking to our building that is not directly by the building is Outlot B which has never passed even close to 50% of its spaces being occupied during the parking study. In conclusion to the parking study for High Grove Plaza we discovered that there is more than enough parking at any time during the day to fit our maximum peak capacity.

PARKING STUDY DONE OF SIM RACING CHICAGO at 2652 Corporate Parkway Algonquin IL 60102.

Tuesday 9/16/2025

4pm - A total of 6 spaces were occupied by Sim Racing Chicago customers and employees (5 customers & 1 employee car)

6pm - A total of 11 spaces were occupied by Sim Racing Chicago customers (10 customers & 1 employee car)

8pm - A total of 13 spaces were occupied by Sim Racing Chicago customers. (12 customers & 1 employee car)

Friday 9/19/2025

4pm - A total of 3 spaces were occupied by Sim Racing Chicago customers and employees (2 customers & 1 employee car)

6pm - A total of 9 spaces were occupied by Sim Racing Chicago customers (8 customers & 1 employee car)

8pm - A total of 15 spaces were occupied by Sim Racing Chicago customers. (14 customers & 1 employee car)

Sat 9/20/2025

4pm - A total of 8 spaces were occupied by Sim Racing Chicago customers and employees (6 customers & 2 employee cars)

6pm - A total of 16 spaces were occupied by Sim Racing Chicago customers (14 customers & 2 employee cars)

EXHIBIT C

cars)

8pm - A total of 17 spaces were occupied by Sim Racing Chicago customers. (15 customers & 2 employee cars)

Wednesday 9/24/2025

4pm - A total of 5 spaces were occupied by Sim Racing Chicago customers and employees (4 customers & 1 employee car)

6pm - A total of 3 spaces were occupied by Sim Racing Chicago customers (2 customers & 1 employee car)

8pm - A total of 11 spaces were occupied by Sim Racing Chicago customers. (10 customers & 1 employee car)

Friday 9/26/2025

4pm - A total of 5 spaces were occupied by Sim Racing Chicago customers and employees (4 customers & 1 employee car)

6pm - A total of 8 spaces were occupied by Sim Racing Chicago customers (7 customers & 1 employee car)

8pm - A total of 13 spaces were occupied by Sim Racing Chicago customers. (12 customers & 1 employee car)

Sat 9/27/2025

4pm - A total of 8 spaces were occupied by Sim Racing Chicago customers and employees (6 customers & 2 employee cars)

6pm - A total of 16 spaces were occupied by Sim Racing Chicago customers (14 customers & 2 employee cars)

8pm - A total of 17 spaces were occupied by Sim Racing Chicago customers. (15 customers & 2 employee cars)

Outlot A, Outlot B, Outlot C (by building), Main Parking Lot (664 Spaces) (PEAK HOURS ONLY FOR ALL BUSINESSES)

Monday 1/26/2024

4pm - A total of 97 spaces were occupied out of 664 spaces.

6pm - A total of 96 spaces were occupied out of 664 spaces.

8pm - A total of 46 spaces were occupied out of 664 spaces.

Wednesday 1/28/2024

4pm - A total of 74 spaces were occupied out of 664 spaces.

6pm - A total of 108 spaces were occupied out of 664 spaces.

8pm - A total of 103 spaces were occupied out of 664 spaces.

Friday 1/30/2024

EXHIBIT C

4pm - A total of 78 spaces were occupied out of 664 spaces.

6pm - A total of 108 spaces were occupied out of 664 spaces.

8pm - A total of 118 spaces were occupied out of 664 spaces.

Saturday

12pm - A total of 145 spaces were occupied out of 664 spaces.

2pm - A total of 140 spaces were occupied out of 664 spaces.

4pm - A total of 237 spaces were occupied out of 664 spaces.

6pm - A total of 176 spaces were occupied out of 664 spaces.

Sunday

12pm - A total of 181 spaces were occupied out of 664 spaces.

2pm - A total of 146 spaces were occupied out of 664 spaces.

4pm - A total of 161 spaces were occupied out of 664 spaces.

EXHIBIT C