

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.

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.