

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.

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.