

**CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of March 5, 2026, at 7:00 p.m. at City Hall
28W701 Stafford Place**

A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. **3S230 Warren Ave / Edmund Lowrie / Parking Space Encroachment Variance**

**Located south of the corner of Warren Ave and Manning Ave
(Public Hearing)**

Request for approval of a variance to permit a parking space to encroach approximately 10' into the required side street setback.

2. **Lot 1 in Cantera Sub-Area I / City of Warrenville / Minimum Parking Amendment**

**Located west of the corner of Dodge Dr and Davis Pkwy
(Public Hearing)**

Request for approval of a major planned unit development amendment to reduce the minimum required off-street parking for office and medical office uses.

3. **3S721 West Ave / SimPro LLC / Golf Simulator Special Use Permit and Variance**

**Located on the east side of West Ave, north of the intersection of Warrenville Rd and West Ave
(Public Hearing)**

Request for approval of a health club special use permit and a variance to permit a health club at a parcel not along an arterial street.

The Applicant and staff request the Plan Commission and Zoning Board of Appeals continue this hearing to the March 19, 2026, meeting in order to complete an updated public notice.

D. PUBLIC COMMENT

E. APPROVAL OF MINUTES

1. [Regular Meeting Minutes of February 19, 2026](#)

F. CHAIRMAN'S REPORT

**G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S
REPORT**

H. PLANNER'S REPORT

I. MAYOR'S REPORT

J. ADJOURN

Copies: PC/ZBA, Mayor, City Council, City Clerk, City Administrator, Community & Economic Development Director, Assistant Community Development Director, Community Planner, Executive Assistant/Deputy City Clerk, Public Library, Police Department, Fire District, Park District, Edmund Lowrie, Ali Kennedy, Devon Evans, Dawn Szmuski