

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission and Zoning Board of Appeals of the City of Warrenville will be held on March 5, 2026, at 7 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

**3S701 WEST AVE / HEALTH CLUB SPECIAL USE PERMIT AND VARIANCE / GOLF SIMULATOR**

Request for approval of the following:

1. Special use permit for a health club in the O-1 Limited Office;
2. Variance to locate a health club on a parcel not adjacent to an arterial street; and
3. Any other relief from the Zoning Ordinance required for this project.

**Petitioner:** SimPro LLC  
1380 Nagel Blvd, Suite 100  
Batavia, IL 60510

**Property Owner:** Warrenville SPE LLC  
3S701 West Ave  
Warrenville, IL 60555

**Location of Property Affected:** Located on the east side of West Ave, north of Warrenville Road and legally described as:

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF HERRICK LAKE CENTER OF TRACT 24 IN THE GALUSHA FARM, IN PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1998 AS DOCUMENT NUMBER R98-202478 AND RE-RECORDED NOVEMBER 2, 1999 AS DOCUMENT NUMBER R1999-231519, IN DUPAGE COUNTY, ILLINOIS

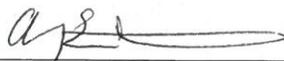
**PIN:** 04-36-317-007

**Zoning** O-1 Limited Office

The above Petition is open for inspection at the Community Development Department of The City of Warrenville, 3S258 Manning Avenue, Warrenville, IL 60555, or at the following City website page: <http://warrenville.il.us/index.aspx?NID=266>. Persons wishing to appear at such hearing may do so in person, or by attorney, or other representative. Communication in writing in relation thereto may be filed with the Plan Commission or be submitted at such hearing.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact City Hall at (630) 393-9050.

CITY OF WARRENVILLE

By:   
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Amy Emery, AICP  
Community and Economic Development Director

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