

Narrative describing the proposed use (hours of operation, expected peak hours, number of employees, etc.)

SimPro Golf Studio is a proposed membership-based indoor golf simulator training facility designed exclusively for individual practice and skill development. The use is intended for recreational training purposes only and is not open to the general public.

The facility will include four (4) enclosed golf simulator bays and two designated putting practice areas. All simulator bays are fully contained within the building, and no outdoor activity is associated with the use.

Access to the facility will be restricted to registered members through a secure electronic key-entry system. Members will only be granted access when a simulator reservation is scheduled under their name, ensuring controlled and limited occupancy at all times. The facility will operate without on-site staff during business hours.

Hours of operation will be 5:00 a.m. to 12:00 a.m. Peak usage is anticipated between 5:00 a.m. and 9:00 a.m., and again from 4:00 p.m. to 12:00 a.m. Due to the reservation-based system, a maximum of sixteen (16) players may actively use simulators at any given time, with the potential for up to sixteen (16) additional members waiting. Lengths of play will vary, and occupancy approaching the maximum of thirty-two (32) individuals is expected to be rare.

The facility will include two gender-neutral restrooms and a small ancillary kitchen area for member convenience. No food or beverages will be sold or prepared for public sale, and no alcohol service will be provided.

The proposed use is not intended for retail sales or general public access. Overall, the operation is designed to function as a low-traffic, low-noise indoor recreational facility with minimal impact on surrounding properties. Daily cleaning services and occasional simulator maintenance or technical support will be provided as needed.

A letter of authorization from the building ownership providing authorization to pursue the special use permit

From: Jeremy Newman <jeremy.newman@sperryequities.com>

Sent: Thursday, February 5, 2026 8:54 AM

To: Chrastka, Steve <schrastka@hiffman.com>; Jack Carroll <jack.carroll@sperryequities.com>

Cc: Dale, Connor <cdale@hiffman.com>

Subject: Re: Warrenville Special Use Permit Application

EXTERNAL EMAIL

To whom this may concern:

As the owner and representative for Warrenville Business Park, we are pleased to provide our support and authorization for the special use permit for the golf simulation company that is actively interested in leasing space at our property. We have leased similar space to similar uses across our nationwide portfolio and have found the use to be complimentary to the other business at the property. In many ways, the use is a nice amenity and often times other businesses will chose to be at this location because of this preferred use.

Should you have any questions or if we can be of support as the special use permit is applied for and hopefully approved, we would be more than happy to assist in that process.

We look forward to working alongside you as we continue to bring great business and opportunities to the city of Warrenville.

Should you have any questions, my contact information can be found below.

Jeremy Newman, Director Asset Management

18881 Von Karman Avenue, Suite 800

Irvine, California 92612

Direct: 949.705.5028 Fax: 949.250.4015

License ID: 01796124

jeremy.newman@sperryequities.com www.sperrycqa.com

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Layout of interior

