

**LEONE SCHMIDT HERITAGE PARK TEMPORARY SHOP SPECIAL USE**

August 21, 2025

**Project No.**

PZ2025-0023

**Applicant and Property Owner**

City of Warrenville  
35258 Manning Ave  
Warrenville, IL 60555

**Subject Property Location & Info.**

Located at the northwest corner of  
Warrenville Rd and 2<sup>nd</sup> St

Address: 27755 Diehl Rd  
PIN: 04-35-405-009  
Approximate Size: 1.5 acres  
Zoning: R-3 Medium Density Single  
Family Residential and Village General  
or Middle Housing Types

**Existing Improvements**

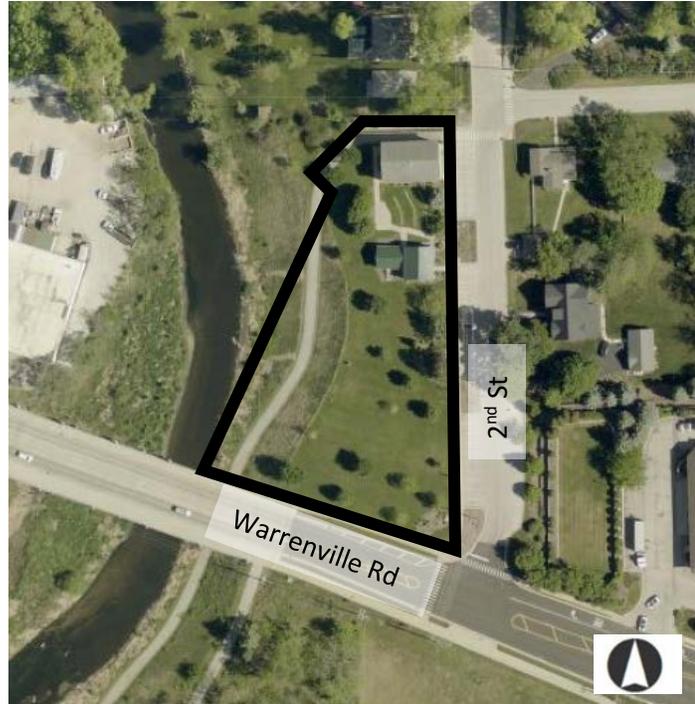
Warren Tavern, Warrenville Historical  
Society, and related improvements

**Approvals Sought**

- Temporary shop special use permit

**Attachments**

- Attachment A – Special Use Standards Response
- Attachment B – Site Plan
- Attachment C – Shop Details



**LOCATION MAP**

**PROJECT DESCRIPTION**

The Community Development Department, on behalf of the City of Warrenville, “the Applicant” is seeking approval of a temporary shop special use permit for a “pop-up” market at 28W164 Warrenville Road, Leone Schmidt Heritage Park, “the Subject Property.” Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/987/Leone-Schmidt-Heritage-Park-Pop-Up-Shop->

The public hearing for this request is scheduled for the August 21, 2025 Plan Commission meeting. It is important to note that this staff report does not reflect any public input that may be received during the August 21, 2025 public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

The Plan Commission is responsible for making recommendations to the City Council for special use permit requests.

**BACKGROUND**

In an effort to spur economic activity and to create a community space, the Applicant is proposing a “pop-up” market at the Subject Property. Around the country, these markets have been a successful tool in creating community, creating a flexible “third space” for various events, and assisting local businesses growth. In the region, examples are found in Batavia, Berwyn, McHenry, Utica, and Brookfield. The City

has identified a “pop-up” market as a work plan item for fiscal year 2026. City staff identified Leone Schmidt Heritage Park as an opportunity site for a “pop-up” market. The Subject Property is within the Warrentville by Design overlay which permits temporary shops as a special use in all districts.

The requested special use is for an eight-shop “pop-up” market and related improvements at the Subject Property (see Attachment B). Each 12’ x 12’ shop will be a shed placed on a gravel pad in a boulevard type arrangement along the Warrentville Road frontage. Architectural features including siding, a pitched metal roof, and a “porch” (see Attachment C). While the color scheme of the shops is not finalized, it will likely mimic the colors in the City logo. Site improvements include a 10’ wide concrete walkway, which narrows to 8’, that serves as the entryway to the market, a 3’ x 6’ concrete pad for maintenance equipment (rakes, shovels, etc.), and a concrete pad for a port-a-potty. The shops will be situated on either side of the 10’ walk, providing a framing and sense of place for the market. The units are spaced to preserve existing trees and maintain views of the river. The market will be served by the 28 parking stalls, including two ADA stalls, in the 2<sup>nd</sup> St right-of-way.

If approved, the project will break ground this fall, with two shops located on the property for soft launch events tentatively planned for October 25 and November 1, 2025. By springtime, these two shops will be ready for tenants and additional merchants will utilize temporary tents along the 10’ concrete walkway during market operating times. Additional shop units are expected to be purchased in phases during 2026 and 2027 as funds become available. The Applicant is requesting approval of up to eight shops as outlined in the proposed site plan. Additions like benches, picnic tables, garbage receptacles, pavilion, and other park improvements may be installed by the City by-right throughout the phased construction of the market as these amenities serve the park in general, not just the market and are standard park features. The Community Development Department worked closely with Public Works to finalize a proposed site plan to limit removal.

#### **I. SPECIAL USE PERMIT** (Requires public hearing and ultimately a Plan Commission recommendation to the City Council)

In recommending or granting approval or conditional approval of a **Special Use Permit for a Planned Unit Development**, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the characteristics listed Table 7C, titled “Approval Criteria for Special Uses” and any conditions recommended to be part of the approval -- the proposed use will be compatible with existing uses in the area, and with Permitted Uses in the zoning district, in the ways listed and described below (Community Development Department staff responses are in *italics*):

##### 1. Traffic

Any adverse impact of types or volumes of traffic flow not otherwise typically in the zoning district has been minimized.

*The market will likely result in more traffic to the Subject Property. However, Staff believes the proposed temporary shop special use permit will not attract traffic of a type nor volume that is already present on Warrentville Rd and 2<sup>nd</sup> St. Market hours will be coordinated with the Warren Tavern and Historical Society to manage traffic and parking impacts.*

##### 2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controlled.

*Staff believes the proposed special use will not create an environmental nuisance in or near the Subject Property. The site plan itself was designed to maintain existing healthy trees on site. Staff believes that parking located within the adjacent right-of-way will adequately serve the project.*

*The shops will be phased so staff will monitor parking needs throughout the phases and provide additional parking if necessary at Old Town Redevelopment Site #2 located at the corner of Warrenville Rd and Batavia Rd.*

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

*Staff believes the proposed special use will enhance the neighborhood character as it will create a shared space to bring residents, visitors, and small business owners to support local businesses, enjoy the park, and foster community.*

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

*Other than being located on City-owned property, the proposed special use will not require public services or facilities that are disproportionate to other park or residential uses.*

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

*Staff believes the proposed special use will not be detrimental to the public safety or health of the surrounding neighborhood. Shops will be adequately secured and monitored when the market is not open.*

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special Use or its particular location.

*Staff believes the proposed special use will enhance the Leone Schmidt Heritage Park by creating a shared community space for a market and future events. Furthermore, the City Council directed staff to prepare this project as part of the fiscal year 2026 work plan.*

## **CONCLUSION**

***Based on the findings outlined in this report, staff recommends the Plan Commission recommend City Council approval of the temporary shop Special Use Permit as outlined in the August 21, 2025, Community Development Department staff report.***

**Attachment A – Special Use Standards Response**

**Attachment B – Site Plan**

**Attachment C – Shop Details**

# Attachment A

CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531



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## SPECIAL USE PERMIT FILLABLE PDF

Certain uses cannot be allowed generally in a particular zoning district, or in any zoning district, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Zoning Ordinance as Special Uses. Because a Special Use is compatible with the applicable zoning district only under special conditions, a Special Use Permit is required before any use listed in the Zoning Ordinance as a Special Use may be established.

- A. List specific Special Use approval that is being sought (*refer to Zoning Ordinance Table 3A for a list of Special Uses possible in each zoning district*).

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- B. In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components:

1. Location and orientation
2. Lot Size
3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
4. Site design and arrangement
5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
6. Appearance
7. Screening or landscaping
8. On or off-site buffering from incompatible uses with open spaces or transitional uses
9. Operations factors, such as hours of use or environmental controls
10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of a Special use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposed use will be compatible with existing uses in the area, and with the Permitted Uses in the zoning district, in the following ways. Please review and provide a written response indicating how these six characteristics/criteria will be impacted by the proposed Special Use:

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

Applicant Response:

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

Applicant Response:

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response:

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

Applicant Response:

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Applicant Response:

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

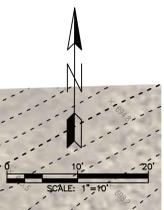
Applicant Response:

# CONCEPT PLAN

SITE BENCHMARK:  
SET CUT GROSS IN CURB ALONG THE WEST SIDE  
OF 2ND STREET IN FRONT OF PROJECT SITE.  
ELEV: 704.48 (NAVD 88)

### IMPERVIOUS DATA TABLE

PROPOSED IMPERVIOUS CONCRETE PAD: (8 TOTAL): 13' X 17' EA.	1,768 S.F.
CONCRETE:	1,632 S.F.
TOTAL:	3,400 S.F.



PREPARED FOR: VILLAGE OF WARRENVILLE

**ENGINEERING RESOURCE ASSOCIATES**  
 35701 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
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 FAX (630) 393-2152

30 S. RIVERSIDE PLAZA, SUITE 875  
 CHICAGO, ILLINOIS 60606  
 PHONE (312) 474-7841  
 FAX (312) 474-6099

2416 GALEN DRIVE  
 CHAMPAIGN, ILLINOIS 61821  
 PHONE (217) 351-6268  
 FAX (217) 355-1902

CITY OF WARRENVILLE

TITLE:

CONCEPT PLAN #1

SCALE: 1"=10'  
 DATE: 08/04/2025  
 JOB NO: W25173.00

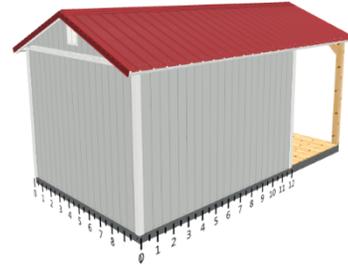
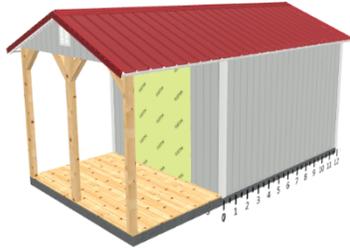
SHEET 1 OF 1

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

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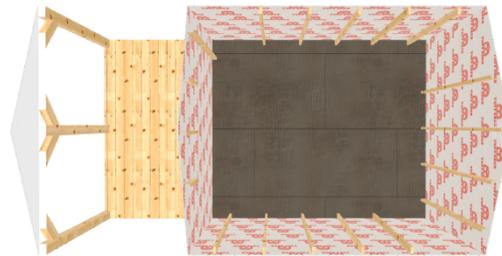
# Attachment C

Shed Sample Specs  
Final Vendor TBD



Wall D

Wall A



Wall C

Wall B

## Base Details/Permit Details

### Building Size & Style

10' wide by 12' long  
Insulated  
Porch Overhang

### Paint Selection

Base: Solitary State, Trim: Delicate  
White

### Roof Selection

Metal Roof - Color TBD

### Drip Edge

White

## Optional Details

### Doors

15-Lite French Door

### Porch

60 Sq Ft Integrated Porch - Endwall

2 Ea 12"x12" Gable End Vent, White

### Vents

### HVAC Unit Installation

### Electric Service

### Substrate Shed will be installed on?

Dirt/Gravel