

CITY OF WARRENVILLE
MEMORANDUM

TO: Mayor Johnson and City Council
FROM: Amy Emery, AICP, Community & Economic Development Director ^{AEW}
SUBJECT: 3S580 River Road Temporary Parking Request
DATE: December 29, 2025

PROJECT OVERVIEW

The former Warrenville Blacksmith Shop located at 3S580 has been repurposed and rebuilt to accommodate a new retail shop, P.S. Flowers Mercantile. The transformation was an extensive undertaking to protect its historical character given the condition of the building. The new store opened to much fan fair on November 21, 2025.

To support the timely retail buildout to open in time for the holiday season, on June 16, 2025, City Council approved Ordinance 2025-30 to grant temporary off-site parking for the proposed retail establishment. This action allowed the business to open without any customer parking provided on-site. Instead, required parking was provided via an accessible route on a nearby property owned by the same property owner within the same block.

The property owner has shared his intention to construct an addition to the retail building to accommodate the relocation of JH Bollweg & Son's Plumbing and/or an expansion of P.S. Flowers. The area south of the existing retail building will also be improved with an asphalt parking lot that complies with engineering design standards, stormwater requirements, and zoning provisions for parking. In July 2025, recognizing the challenges associated with repurposing and expanding a historical structure, the City Council granted utility tap-on and zoning fee waivers for the next phase of the project.

TEMPORARY PARKING REQUEST

On December 1, 2025, John Bollweg (Property Owner) and Patty Sorenson (P.S. Flowers Tenant Operator) attended the City Council Meeting to request permission to allow customers to use the unimproved area south of the building at 3S580 River Road. Parking is currently prohibited in this area as it does not meet surfacing, lighting, and stormwater requirements. It is considered to be an unimproved construction area which will be improved with a proposed building addition. The off-site parking approved by Ordinance 2025-30 was intended to serve this business with required parking.

ALTERNATIVES DISCUSSED

Prior to receiving the temporary occupancy for P.S. Flowers, Mr. Bollweg and Ms. Sorenson had explored the potential for installing a paver surface to accommodate some customer parking on-site. They determined that the cost of the temporary installation of pavers was not a reasonable expense given the installation would need to be removed with the next phase of construction.

In the last year, Mr. Bollweg has requested grants, TIF assistance, and other financial assistance from the City to construct the parking lot. Staff has explained that there is no grant program for this work, the construction of the private parking lot is not an eligible TIF expense, and there is no mechanism for

direct payment of taxpayer funds to support construction of a private commercial parking lot. Most recently, he has requested the city consider purchasing and developing public parking on the property. Staff is exploring this option separately from this request.

PROPERTY OWNER AND TENANT PROPOSAL

Immediately following the December 1, 2025 City Council Meeting, a follow-up meeting was held with Aldman Ashauer, Alderman Lockett, Administrator White, Community and Economic Development Director Emery, John Bollweg and Patty Sorenson to discuss the situation. Through the conversation, the idea of providing a temporary loading zone at 3S580 River Road was suggested. Attached is copy of an application form for temporary use signed by Mr. Bollweg and Ms. Sorenson. It includes a request to amend Ordinance 2025-30 to establish a loading zone with limits on its overall timing, size, signage, and customer use. Specifically, the request is to amend Ordinance 2025-30 to:

- Establish a temporary customer loading zone accessible via the River Road curb cut created in 2024, at request of Property Owner, as illustrated on the attached detail
- Said temporary customer loading zone area shall not exceed 3,500 square feet. All other parking for PS Flowers will be provided in accordance with Ordinance 02025-30
- Parking in the loading zone would be limited to 30 minutes or less, with an exception for up to two employee vehicles.
- PS Flowers must place a Small Convenience Sign, not exceeding four (4) square feet, on the property, to notify users that the loading zone is for temporary 30-minute parking for loading and unloading purposes only. This sign may not be illuminated.
- The term of the amended Temporary Ordinance shall extend for 12 months from the date of any City Council approval action to amend Ordinance 02025-30 or until on-site parking that is compliant with the City Code is provided on the property, whichever comes first.
- Any request by the owner and tenant to extend the time must be approved by City Council.

ZONING ADMINISTRATOR OPINION

The City Code specifically restricts what surfaces are acceptable for non-residential parking. The area in question does not meet material requirements. Specifically, Subsection 14: Surfacing, of Section 5: Off-Street Parking and Loading requirements contained within Title 10: Zoning Regulations of Appendix A Zoning Ordinance of the City of Warrenton specifically requires all non-residential off-street parking, loading areas, and related vehicle access drive and aisles to be surfaced with asphalt, concrete, brick, paving block, or similar dustless surface with a structure number of 2.5 in vehicle access and parking areas and 2.8 in loading areas.

Further, the existing condition of the land south of the retail building at 3S580 River Road does not comply with engineering, zoning, stormwater and accessibility requirements for a commercial parking area.

In practice, the area adjacent to the building did serve the parking needs of P.S. Flowers during the launch of the business from November 21, 2025 – December 20, 2025 without incident. The convenience of customer parking at this location is understood and not debated. Likewise, the appreciation for the efforts made to convert the blacksmith shop to the existing retail use in a way that respects the Warrenton by Design Overlay and the historical character of the area cannot be overstated. However, the Zoning Administrator is concerned about customer safety in this area during times of inclement weather and when ground conditions are wet, slippery and uneven. Ordinance 2025-30 was designed to address this issue to provide paved, accessible parking in nearby proximity to the business.

OPTIONS FOR CITY COUNCIL CONSIDERATION

Option A: Motion to direct the City Attorney to prepare an amendment to Ordinance 2025-30 to allow for the establishment of a temporary loading zone, subject to restrictions outlined in the application, for up to 12 months at 3S580 River Road.

Any future further extension would need to be authorized by City Council upon receipt of a request from the property owner and tenant.

Option B: Motion to deny the request of the applicant and take no action to change the allowances granted per Ordinance 2025-30.

As per Ordinance 2025-30, all parking will need to occur off-site in the designated area which includes an accessible route to 3S580 River Road until a permanent, approved parking lot is construction or December 16, 2026, whichever occurs first. The unimproved area south of the building may not be used as a parking or loading area. Parking in violation of his ordinance will result in tickets issued to the property owner for allowing customers to knowingly violate the special parking terms established by Ordinance 2025-30.

Attachments:

Temporary Use Application with Exhibit
Ordinance 2025-30



TEMPORARY USE PERMIT APPLICATION

INSTRUCTIONS:

- Please print or type. Application must be complete before filing with the Community Development Department of the City of Warrenville.
- Temporary Use Permit is to be approved by the City Council.
- Application Fee of \$500 is due at the time of this Application Form filing, unless waived by City Council

1. Applicant 1 (Property Owner)

Person's Name: John Bollweg

Phone: 630-393-9444 Cell: 331-330-3341 E-mail Address: jhbollweg@aol.com

Company Name: J H Bollweg & Sons Inc

Company Address: 28W321 Warrenville Road, Warrenville IL 60555

Website Address: N/A

2. Applicant 2 (Tenant)

Person's Name: Patty Sorenson

Phone: 630-221-0100 Cell: N/A E-mail Address: patty@psfloweronline.com

Company Name: P.S. Flowers Merchantile

Company Address: 3S580 River Road, Warrenville, IL 60555

Website Address: www.psfloweronline.com

3. Location of Temporary Use

Property Address: 3S580 River Road, Warrenville, IL 60555

Temp. Use Location on the Property: Unimproved gravel/dirt/grass area south of retail shop building

Description of Present Use of Property: Retail Store (P.S. Flowers) and vacant area for required parking and future building addition

Present Zoning of Property: Village Shopfront - WBD Overlay Zoning District

Property Owner(s) Name: John Bollweg

Address, Phone, Email: See Above

4. Duration of Temporary Use

For 12 months from the date of any amendment approved to Ordinance 2025-30

5. Relevant Ordinance Requirement(s):

Subsection 14: Surfacing, of Section 5: Off-Street Parking and Loading requirements contained within Title 10: Zoning Regulations of Appendix A Zoning Ordinance of the City of Warrenville specifically requires all non-residential off-street parking, loading areas, and related vehicle access drive and aisles to be surfaced with asphalt, concrete, brick, paving block, or similar dustless surface with a structure number of 2.5 in vehicle access and parking areas and 2.8 in loading areas. Any parking or loading/unloading in the unimproved area/grass south of the retail structure located at 3S580 River Road conflicts with this standard and is not permitted.

7. Description of Requested Temporary Use (Attach addendum, if necessary):

City Council approved Ordinance 2025-30 on June 16, 2025 to allow temporary off-site parking to meeting parking requirements to facilitate the opening of P.S. Flowers in November.

Now seeking to amend Ordinance 2025-30 to:

- **Establish a temporary customer loading zone accessible via the River Road curb cut created in 2024, at request of Property Owner, as illustrated on the attached detail**
 - **Said temporary customer loading zone area shall not exceed 3,500 square feet immediately adjacent to the building to accommodate approximately 5 vehicles. All other parking for PS Flowers will be provided in accordance with Ordinance 02025-30**
 - **Parking in the loading zone would be limited to 30 minutes or less**
 - **Allowing up to two (2) tenant employee vehicles to park in the loading zone, without time restriction, to accommodate merchandise storage/changeout. This would include parking in the customer loading zone, when the store is closed, to accommodate merchandise restocking and changeout.**
 - **PS Flowers must place a Small Convenience Sign, not exceeding four (4) square feet, on the property, to notify users that the loading zone is for temporary 30-minute parking for loading and unloading purposes only. This sign may not be illuminated.**
 - **The term of the amended Temporary Ordinance shall extend for 12 months from the date of any City Council approval action to amend Ordinance 02025-30 or until on-site parking that is compliant with the City Code is provided on the property, whichever comes first.**
 - **Any request by the owner and tenant to extend the time must be approved by City Council.**
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8. Attachments

Site Plan illustrating location, layout of temporary use

9. **Signature and Name of Person Applying.**

I certify that the above information is true and accurate to the best of my knowledge and belief, and that I have thoroughly reviewed and understand the regulations outlined in this Application and Title 3, Chapter 17 of the City of Warrenville City Code.

Dated: 12/23/2025

Name of Applicant Owner: JOHN H. BOLLEWEG
(Please Print)

By: *John H. Bolleweg*
(Signature)

Dated: 12/23/25

Name of Applicant Tenant: Patty Sorenson
(Please Print)

By: *Patty Sorenson*
(Signature)

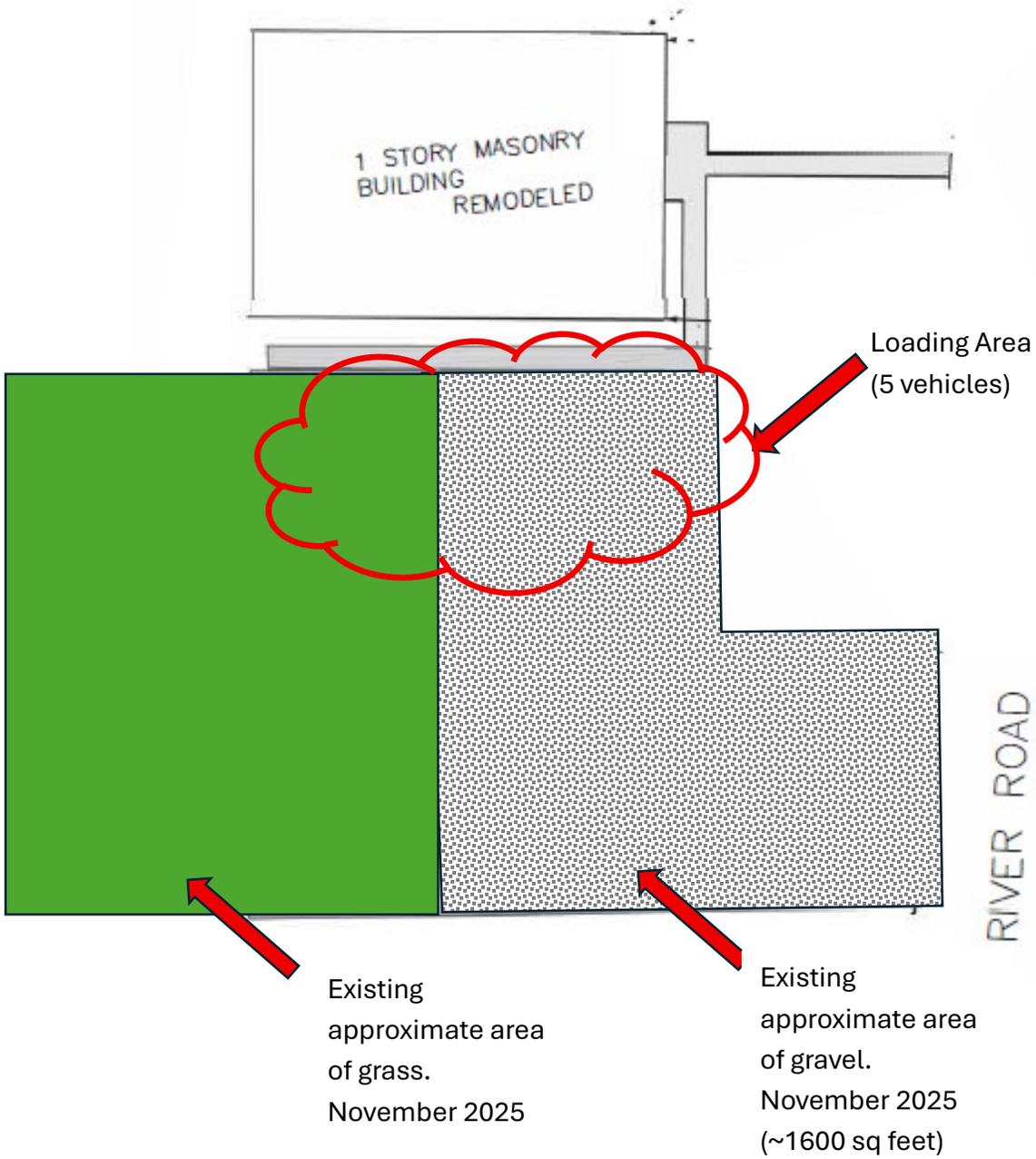
FOR OFFICE USE:		
Date Submitted: _____	Fee: <input type="checkbox"/> \$500	<input checked="" type="checkbox"/> Waived
Plan Commission and City Council Approval: _____	<input type="checkbox"/> Required	<input checked="" type="checkbox"/> Not Required (Seeking to Amend Temp Ord. Approval Granted by City Council)
Special Conditions: _____		
Approved By: _____	Date Approved: _____	
Issued By: _____	Date Issued: _____	

June 2025



November 2025 (blue outline approximate gravel)





ORDINANCE NO. O2025-30

**AN ORDINANCE APPROVING A TEMPORARY USE PERMIT FOR
TEMPORARY OFF-SITE PARKING
(28W289 WARRENVILLE ROAD AND 3S580 RIVER ROAD)**

WHEREAS, John Bollweg ("**Owner**") is the owner of that certain real property commonly known as 3S580 River Road, Warrenville, Illinois and legally described in **Exhibit A** attached to and made of a part of this Ordinance ("**Development Property**"); and

WHEREAS, J H Bollweg & Sons ("**Parking Property Owner**") is the owner of that certain real property known as 28W289 Warrenville Road, Warrenville, Illinois and legally described in **Exhibit A** attached to and made of a part of this Ordinance ("**Parking Property**"); and

WHEREAS, the Development Property is improved with a one-story commercial building which was formally used as a blacksmith shop ("**Blacksmith Building**") and contains no off-street parking spaces; and

WHEREAS, the Parking Property is improved with a one-story commercial building, a single-family residence, and an off-street parking area ("**Parking Lot**"); and

WHEREAS, the Owner is renovating the Blacksmith Building and intends to occupy the Blacksmith Building with a home furnishing store ("**Proposed Retail Use**"); and

WHEREAS, the Owner also intends to construct an addition to the Blacksmith Building in which the Owner plans to locate his plumbing business and an off-street parking area that provides sufficient parking for all of the uses on the Development Property ("**Proposed Future Development**"); and

WHEREAS, in order to construct the Proposed Future Development on the Development Property, the Owner must obtain approval of a variation and any other necessary zoning relief; and

WHEREAS, the Owner desires to open and operate the Proposed Retail Use in the Blacksmith Building on the Development Property prior to the construction of the Proposed Future Development; and

WHEREAS, the City of Warrenville Zoning Ordinance, as amended, is codified as Title 10 of the Warrenville City Code, as amended ("**Zoning Ordinance**"); and

WHEREAS, pursuant to Table 5E of the Zoning Ordinance the Development Property must provide at least four off-street parking spaces, including one accessible off-street parking space, for use by the Proposed Retail Use; and

WHEREAS, the Parking Lot on the Parking Property contains at least four surplus off-street parking spaces; and

WHEREAS, until the Proposed Future Development is constructed, the Owner proposes to temporarily satisfy the minimum off-street parking requirements for the Proposed Retail Use on the Development Property by reserving four off-street parking spaces in the Parking Lot on the

Parking Property for use by employees and patrons of the Proposed Retail Use (“**Proposed Temporary Off-Site Parking**”); and

WHEREAS, pursuant to Section 1.D.5 of the Zoning Ordinance, temporary use permits may be issued by the City Council; and

WHEREAS, pursuant to the applicable sections of the Zoning Ordinance and the Warrenville City Code (“**City Code**”), Owner, on behalf of, and with the consent of, the Parking Property Owner, filed a request with the City for approval of a temporary use permit to allow the Proposed Temporary Off-Site Parking in order to operate the Proposed Retail Use on the Development Property prior to the completion of the Proposed Future Development (“**Temporary Use Permit**”), subject to certain conditions and restrictions; and

WHEREAS, pursuant to the City’s powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Temporary Use Permit, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION 2: Temporary Use Permit. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in this Ordinance, including, without limitation, the conditions set forth in Section 4 of this Ordinance, the City Council approves the Temporary Use Permit to allow the Proposed Temporary Off-Site Parking on the Parking Property to allow the operation of the Proposed Retail Use on the Development Property prior to the completion of the Proposed Future Development.

SECTION 3: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code, the Zoning Ordinance, or any other rights the Owner or the Parking Property Owner may have, the approval granted in Section 2 of this Ordinance is hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the “**Conditions**”).

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Parking Property, the Parking Lot, the Development Property and the Blacksmith Building must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans and Documents.** Except for minor changes and site work approved by the Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Parking Property, the Parking Lot, and the Development Property must comply with the Off-Site Parking Plan, consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B (“Parking Plan”)**.

C. Location, Striping, and Signage. The accessible parking space to be allocated as part of the Proposed Temporary Off-Site Parking must be striped and located on the Parking Property in accordance with the Parking Plan. The three other off-site parking spaces temporarily dedicated to the Proposed Retail Use must be located in the same row as the accessible parking space. All four off-site parking spaces must be clearly marked as reserved for the Proposed Retail Use.

D. Exclusive Use of Off-Site Parking Spaces. Until sufficient parking spaces are provided on the Development Property to serve the Proposed Retail Use in accordance with the Zoning Ordinance, the four off-site parking spaces to be used by the Proposed Retail Use on the Parking Property must be reserved for and available to the Proposed Retail Use at all times.

E. Expiration of Temporary Use Permit. The Temporary Use Permit granted pursuant to this Ordinance will expire (i) 18 months after the adoption of this Ordinance; or (ii) upon sufficient off-street parking spaces to meet the minimum requirements set forth in the Zoning Ordinance are provided on the Development Property for the Proposed Retail Use pursuant to a permit issued by the City, whichever is earlier to occur.

F. Temporary Extension. The Director of Community and Economic Development may extend the Temporary Use Permit for up to six months (for a total maximum duration of two years), but only if the Owner and the Parking Property Owner have complied with all other conditions set forth in Section 3 of this Ordinance, the Owner has obtained the required zoning relief for the Proposed Future Development, and the Owner is diligently pursuing the completion of the Proposed Future Development.

G. Required Action in the Event of Expiration. If it is reasonably anticipated that the Temporary Use Permit will expire pursuant to Section 3.E(i) of this Ordinance because sufficient off-street parking spaces will not have been provided on the Development Property for the Proposed Retail Use within 18 months after this Ordinance is adopted (or within two years if an extension is granted pursuant to Section 4.F of this Ordinance), the Owner must bring the Development Property into compliance with the Zoning Ordinance within 30 days of the expiration date by either (i) obtaining City Council approval of an acceptable, alternative parking arrangement; (ii) providing the required minimum off-street parking spaces in another manner that complies with the Zoning Ordinance; or (iii) ceasing the operation of the Proposed Retail Use on the Development Property until such time as sufficient parking is constructed on-site or an alternative parking arrangement is approved.

SECTION 4: Invalidation of Approvals. Upon the failure or refusal of the Owner or the Parking Property Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approval granted in Section 2 of this Ordinance ("**Approval**") may, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the Approval unless it first provides the Owner and the Parking Property Owner two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, or in the event that the Temporary Use Permit expires without the Development Property being brought into compliance as set forth in Section 3.G of this Ordinance, the City Administrator and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 5: Recordation and Binding Effect. A copy of this Ordinance must be recorded in the Office of the DuPage County Recorder on the title for the Development Property and the Parking Property. This Ordinance and the privileges, obligations, and provisions contained inure to the benefit of, and are binding upon, the Applicant and Owner; provided that the obligation to provide the off-site parking spaces on the Development Property shall run with the land and be binding on the Development Property Owner and its successors, heirs, and assigns.

SECTION 6: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance and the City Code, as applicable to the affected items of relief, except as otherwise specifically authorized in this Ordinance.

SECTION 7: Effective Date. This Ordinance will be effective only upon the occurrence of all of the following events:

- A. Passage by the City Council by a majority vote in the manner required by law;
- B. Publication in pamphlet form in the manner required by law; and
- C. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of DuPage County.

PASSED THIS 16 day of June, 2025.

APPROVED THIS 16 day of June, 2025.

VOTES: AYES 9 NAYS 0 ABSENT 0 ABSTAIN 0


MAYOR

ATTEST:


CITY CLERK

EXHIBITS

Exhibit A - Legal Description of Development Property and the Parking Property

Exhibit B – Parking Plan

EXHIBIT A

LEGAL DESCRIPTION OF THE DEVELOPMENT PROPERTY

LOT 1 IN KLEINWACHTER'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-35-414-013

COMMONLY KNOWN AS: 3S580 River Road

LEGAL DESCRIPTION OF THE PARKING PROPERTY

LOT 3 OF BOLLWEG SUBDIVISION, A PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, RECORDED December 9, 2022 as DOC. R2022-106943

PIN: 04-35-414-032

COMMONLY KNOWN AS: 28W289 Warrenville Road

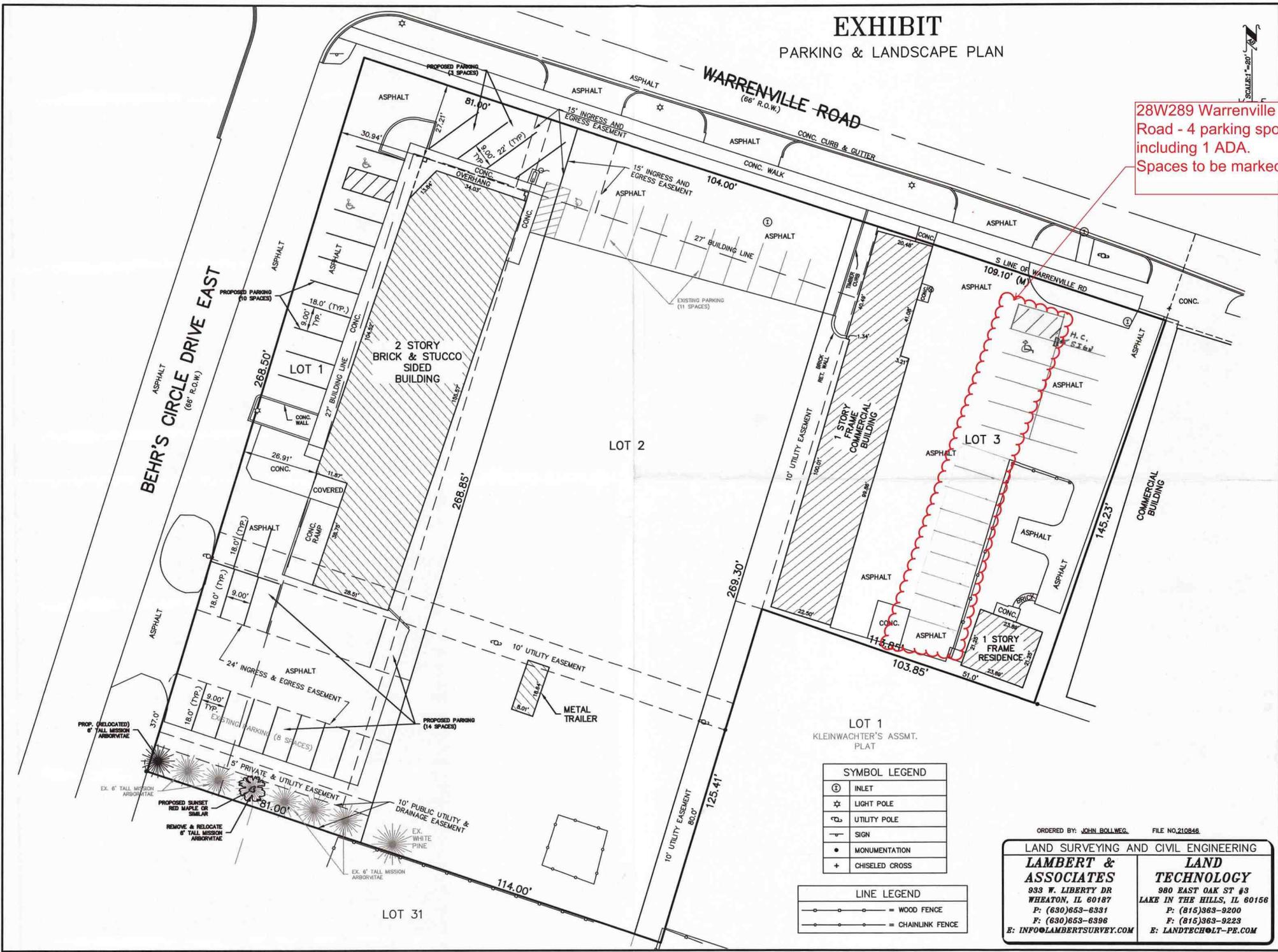
EXHIBIT B
PARKING PLAN

EXHIBIT

PARKING & LANDSCAPE PLAN



28W289 Warrenville Road - 4 parking spots including 1 ADA. Spaces to be marked.



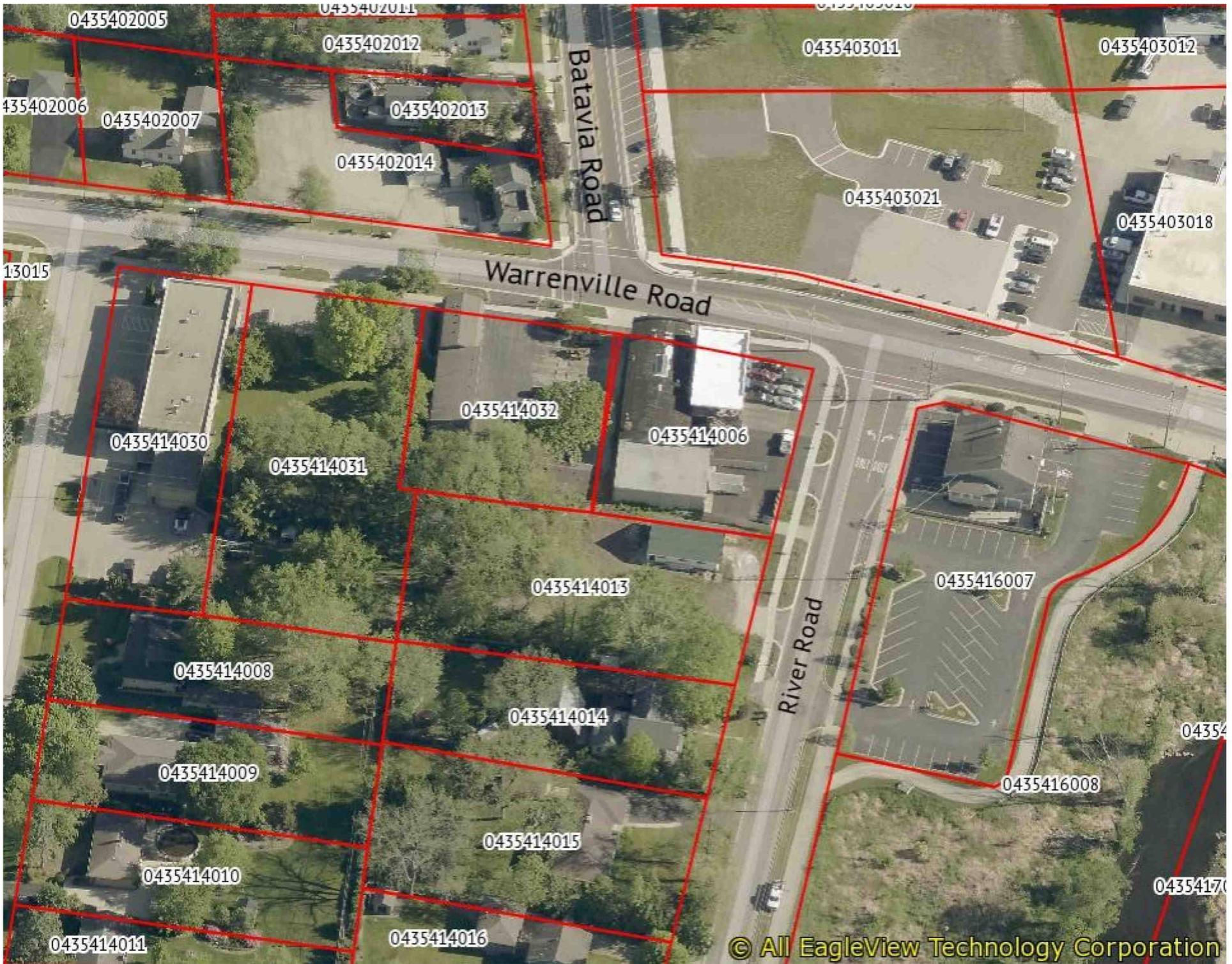
LOT 1
KLEINWACHTER'S ASSMT.
PLAT

SYMBOL LEGEND	
⊕	INLET
☆	LIGHT POLE
⊕	UTILITY POLE
—	SIGN
•	MONUMENTATION
+	CHISELED CROSS

LINE LEGEND	
—○—○—○—	WOOD FENCE
—○—○—○—	CHAINLINK FENCE

ORDERED BY: JOHN BOLLWEG. FILE NO. 210846

<p>LAND SURVEYING AND CIVIL ENGINEERING</p> <p>LAMBERT & ASSOCIATES</p> <p>933 W. LIBERTY DR WHEATON, IL 60187 P: (630)653-6331 F: (630)653-6396 E: INFO@LAMBERTSURVEY.COM</p>	<p>LAND TECHNOLOGY</p> <p>980 EAST OAK ST #3 LAKE IN THE HILLS, IL 60156 P: (815)363-9200 F: (815)363-9223 E: LANDTECH@LT-PE.COM</p>
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