

3S230 WARREN AVE – PARKING SPACE ENCROACHMENT VARIANCE

March 5, 2026

Project No.

PZ2026-0006

Applicant and Property Owner

Edmund Lowrie
3S230 Warren Ave
Warrenville, IL 60555

Subject Property Location & Info.

3S230 Warren Ave

Located south of the intersection of
Manning Ave and Warren Ave

PIN: 04-35-111-001

Approximate Parcel Size: 0.12 acres

Existing Zoning

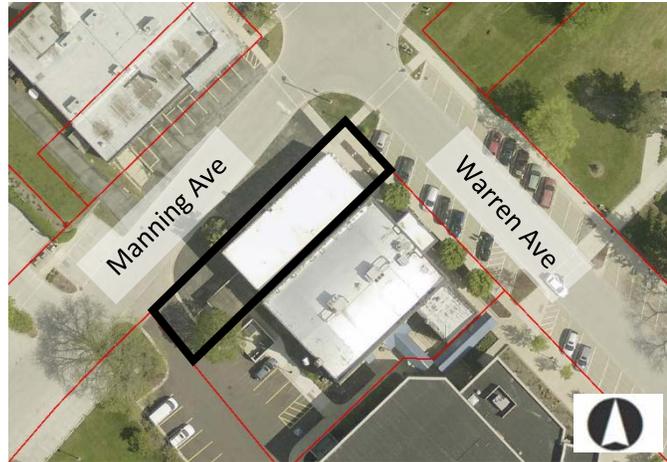
B-4 Motorist Service
Warrenville by Design Overlay

Approvals Sought

- Variance from *3.f Building Location* in the Warrenville by Design regulations to permit a parking space to encroach approximately 10' into the required side street yard setback.

Attachments

- Attachment A – Variance Standards Response Form
- Attachment B – Plat of Survey
- Attachment C – Site Plan
- Attachment D – Drawn Plan
- Attachment E – Ordinance O2156



LOCATION MAP

PROJECT DESCRIPTION

Edmund Lowrie, “the Applicant,” is seeking approval of a variance from *3.f Building Location* in the Warrenville by Design regulations to permit parking to encroach approximately 10’ into the required side street setback at 3S230 Warren Ave, “the Subject Property.” Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/1004/3S230-Warren-Ave-parking-space-encroachment-variance>

The public hearing for this request is scheduled for the March 5, 2026, Zoning Board of Appeals meeting. It is important to note that this staff report does not reflect any public input that may be received during the March 5, 2026, 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 Zoning Board of Appeals is responsible for making recommendations to the City Council for variance requests.

BACKGROUND

In late 2025, the Applicant submitted building permit applications to convert the lower-level garage/storage space at the Subject Property to a rentable retail space. A physical therapist office is proposed to occupy the space. The approximately 2,200 square foot space requires seven parking spaces. Note that 9.g of the Warrenville by Design (WBD) regulations provides provisions for reduced parking

requirements for mixed-use buildings and allows counting public and on-street parking spaces towards satisfying off-street parking requirements. To satisfy the seven-space requirement, the applicant proposes sharing three spaces with the park district and counting three spaces in the Manning Avenue right-of-way. Shared spaces with the Park District are memorialized and formally approved through Ordinance O2156 (see Attachment E). Note that only three of the five parking spaces shown in Attachment E currently exist. The two easternmost spaces were converted to a single ADA space around 2013. The Park District agreed to share additional spaces southwest of those outlined in Attachment E. To provide the required ADA accessible parking space, the Applicant has two feasible options – provide the ADA parking space on-site in front of the proposed retail space or create an ADA accessible route to the ADA parking space on the Park District property. To best serve patrons of the retail space, the Applicant proposes locating the ADA parking space directly in front of the proposed retail space (see Attachments B and C). The proposed location results in the parking space and ADA access aisle encroaching approximately 10' into the required side street setback. Approximately 3' of the access aisle will encroach into the Manning Ave right-of-way. To permit this encroachment, the City Council will review a Revocable Right-of-Way Covenant Agreement concurrently with this variance request.

ANALYSIS

The Applicant is seeking approval of a variance from *3.f Building Location* of the Warrentville by Design regulations to permit a parking space to encroach approximately 10' into the required side street yard setback. The parking space and related access aisle will cross into the public right-of-way by approximately 3'.

I. VARIANCE (Requires a public hearing and ultimately a Zoning Board of Appeals recommendation to the City Council)

According to *Table 7A* of the Zoning Ordinance, in granting approval or conditional approval of a variance, the Zoning Board of Appeals shall prepare written findings of fact that all of the conditions below apply to the application (Community Development staff findings are reflected in *italic* font):

- **Special Circumstances**

Special circumstances exist relating to the physical character of the property that are peculiar to the property and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent nature as to make it practical to provide, in the form of an amendment to this Ordinance, a general rule to cover them.

The property is unique as it was built prior to the incorporation of the City of Warrentville resulting in an existing legal non-conforming building. The building property is also unique in that it is home to a mix of commercial and residential uses. Bringing a new retail space to market in an existing legal non-conforming building is a unique circumstance warranting a variance. While there are other existing legal non-conforming buildings throughout the City, they are not prevalent enough to require an amendment of the Zoning Ordinance nor the Warrentville by Design regulations.

- **Hardship or Practical Difficulties**

Because of these special circumstances, the literal application of the provisions of this Ordinance would, without a variance, result in unnecessary and undue hardship or practical difficulties for the applicant, as distinguished from mere inconvenience.

The size of the parcel, building location, and building massing do not permit the location of an ADA accessible parking space on site. The minimum size of an ADA accessible parking space is 16' by 18' (an 8' by 18' parking stall with an 8' by 18' access aisle). The proposed location of the ADA space is the only location on the Subject Property where the space can physically fit. Note that the

parking spaces serving the residential uses are located in the public right-of-way and do not have the appropriate slope to function as an ADA-accessible space.

- Not Resulting from Applicant Action
The special circumstances, practical difficulties, or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of any party with a present interest in the property.
The Subject Property's building massing, lot size, and building location are not the result of Applicant action.
- Reasonable Use and Return
Without the requested variance, the property cannot yield a reasonable return, or cannot be reasonably used consistent with the intent of the zoning district and the use of other properties therein, but the purpose of the variance is not otherwise to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.
Without the requested variance, the ADA accessible parking space cannot be located on the Subject Property. There is no location on the Subject Property where an ADA-accessible parking space can be provided without a variance.
- Not Alter Local Character
The variance will not alter the essential character of the locality or substantially impair public safety or welfare or property values in the area.
Staff does not believe the proposed variance will alter the local character. There are currently dozens of parking spaces in the Manning Avenue, Warren Avenue, and Stafford Place rights-of-way. While this space will be privately owned and maintained, its presence will not substantially alter the character of the neighborhood.
- Minimum Variance Needed
The variance approved is the minimum required to allow reasonable use and enjoyment of the property.
The requested variance represents the minimum relief necessary to allow reasonable use of the property.

II. CITY STAFF REVIEW COMMENTS

Planning and Zoning

Staff supports the requested encroachment variance. Planning staff is working with the Applicant to prepare a draft of the Revocable Right-of-Way Covenant Agreement for City Council review. If approved, the Applicant shall submit a contract or scope of work for City review prior to commencing work on the Subject Property.

CONCLUSION

Based on the findings outlined in this report, staff recommends the Zoning Board of Appeals approve the following motion:

The Zoning Board of Appeals recommends City Council approval of the encroachment variance as outlined in the March 5, 2026, staff report.

Attachment A – Variance Standards Response Form

Attachment B – Plat of Survey

Attachment C – Site Plan

Attachment D – Drawn Plan

Attachment E – Ordinance O2156

Attachment A

CITY OF WARRENVILLE

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



ZONING ORDINANCE VARIATION FILLABLE PDF

Because of special characteristics of particular properties in the City, the literal application of the provisions of the Zoning Ordinance may, in certain circumstances, create hardships or practical difficulties not intended by the zoning regulations. The Zoning Board of Appeals may accordingly recommend, and the City Council may grant, variances from the literal application of the provisions of this Ordinance based on findings of fact as provided below:

- A. List specific provisions of the Zoning Ordinance (Chapter and Subsection) from which a Variation is being sought and the precise Variation(s) there from being sought (*Attach separate sheet if additional space is required.*):

1. Zoning Ordinance Chapter and Section: side street setback parking variance
Description of requested Variation:

side street setback parking variance from the warrenville by design regulations.

2. Zoning Ordinance Chapter and Section: _____
Description of requested Variation:

3. Zoning Ordinance Chapter and Section: _____
Description of requested Variation:

B. In recommending or granting approval or conditional approval of a variance, the Zoning Board of Appeals and the City Council shall prepare written findings of fact that all of the conditions below apply to the application. **Please review and provide a written response indicating how each of the six following criteria support the approval of the requested variation(s).**
(Attach separate sheet if additional space is required.):

1. Special Circumstances

Special Circumstances exist relating to the physical character of the property that are peculiar to the property and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it practical to provide, in the form of an amendment to this Ordinance, a general rule to cover them.

Applicant Response:

A public handicap parking spot that would allow us practical access to the property does not exist due to the slope/incline of the access route.

2. Hardship or Practical Difficulties

Because of these special circumstances, the literal application of the provisions of this Ordinance would, without a variance, result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Applicant Response:

The 10 foot setback prevents the creation of a handicap parking spot on the property itself.

3. Not Resulting from Applicant Action

The special circumstances, practical difficulties, or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of any party with a present interest in the property.

Applicant Response:

The ordinance has created a hardship for an existing building and the businesses that might want to locate there in the future.

4. Reasonable Use and Return

Without the requested variance, the property cannot yield a reasonable return, or cannot be reasonably used consistent with the intent of the zoning district and the use of other properties therein, but the purpose of the variance is not otherwise to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.

Applicant Response:

Without the variance the amenities-based business Ark Wellness Physical Rehabilitation cannot utilize this space because handicapped parking is required by law. And, without handicapped parking the the goal of having service based businesses in the central business district is impeded.

5. Not Alter Local Character

The variance will not alter the essential character of the locality or substantially impair public safety or welfare or property values in the area.

Applicant Response:

No. It will enhance life value for users of the Park District / The Doctor across the Street / and the residents in the townhome and adjacent properties, many of whom are older and need the services provided by Ark Wellness.

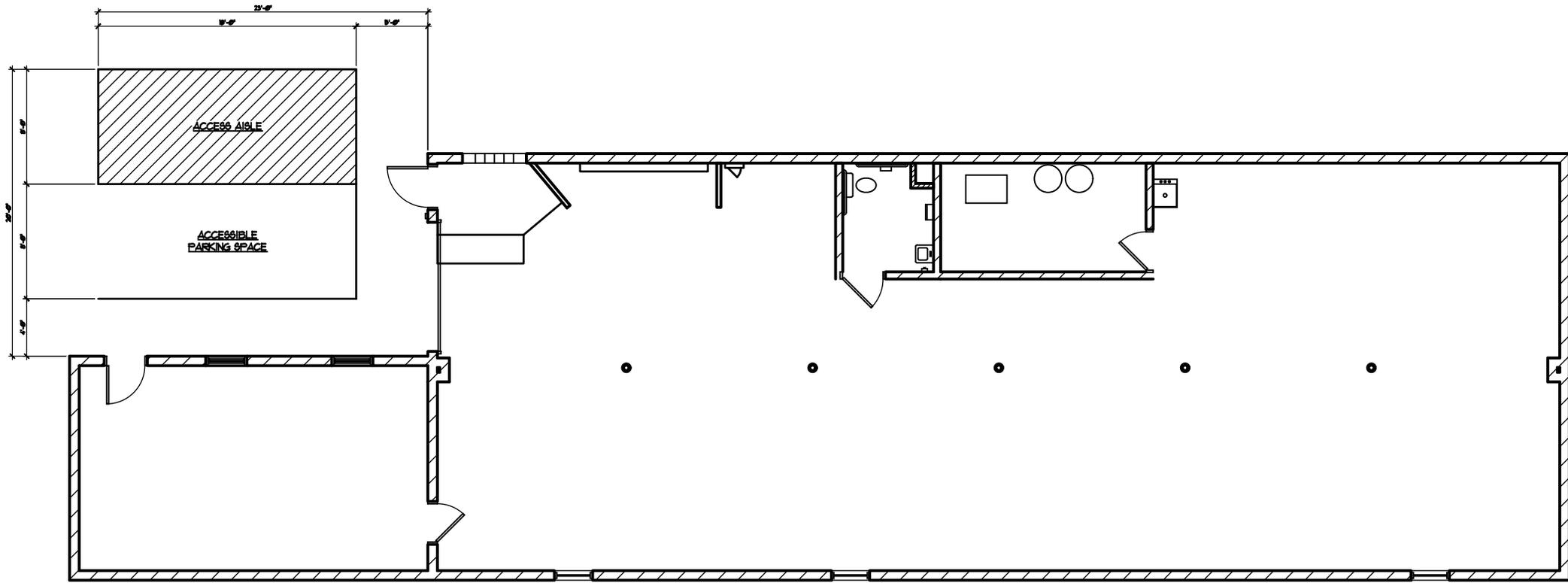
6. Minimum Variance Needed

The variance approved is the minimum required to allow reasonable use and enjoyment of the property.

Applicant Response:

This would allow us to install a Handicapped parking spot on our own property. Without such a spot, a physical therapy business cannot exist there.

Attachment D



FLOOR PLAN
NO SCALE



Attachment E

CITY OF WARRENVILLE
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 2156

ORDINANCE APPROVING PERMANENT NONEXCLUSIVE EASEMENT AGREEMENT—WARRENVILLE PARK DISTRICT/KLEINWACHTER

WHEREAS, James and Susan Kleinwachter are the owners and title holders of certain real estate legally described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the “Subject Property”); and

WHEREAS, the City of Warrenville and Warrenville Park District own the Community Center property, legally described on Exhibit B attached hereto and made a part hereof, contiguous to the Subject Property; and

WHEREAS, the Mayor and City Council declare hereby that it is necessary and convenient and in the best interests of the City to use, occupy and improve the Subject Property as set forth in the Permanent Nonexclusive Easement Agreement attached hereto as Exhibit 1 and made a part hereof;

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

SECTION ONE: The recitals set forth hereinabove shall be and are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION TWO: The Mayor and City Council of the City of Warrenville hereby approve the Permanent Nonexclusive Easement Agreement attached hereto as Exhibit 1, and the Mayor and City Clerk shall be and are hereby authorized and directed to execute said Agreement in substantially the form attached hereto.

SECTION THREE: Any policy, resolution or ordinance of the City of Warrenville which conflicts with the provisions of this Ordinance or the contract approved hereby shall be and is hereby repealed to the extent of such conflict.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 16th day of August, 2004.

AYES: Ald. Lamberg, Stull, Spicer, Wiesbrock, Brummel, Schultz, McGuire, and Safford

NAYS: None

ABSENT: None

APPROVED THIS 24 day of August, 2004.

ATTEST:

Emily J. Larson
CITY CLERK

Diangelo
MAYOR PRO TEM

LKLA122502\REV7/28/04

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF WARRENVILLE,
DUPAGE COUNTY, ILLINOIS, THIS
24 DAY OF Aug. 20 04
Emily J. Larson
CITY CLERK

**LEGALS FOR WARRENVILLE PARK DISTRICT – AN ORDINANCE AUTHORIZING THE
EXECUTION OF A PERMANENT NON-EXCLUSIVE EASEMENT AGREEMENT**

EXHIBIT A – KLEINWACHTER PROPERTY

LOT 1 IN BLOCK 2, RAY'S SUBDIVISION, A SUBDIVISION SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1926 AS DOCUMENT 227243, IN DU PAGE COUNTY, ILLINOIS.

EXHIBIT B -- COMMUNITY CENTER PROPERTY

THAT PART OF LOT 1 IN BLOCK 12 OF WARRENVILLE PARK SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 34 AND 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1926, AS DOCUMENT NO. 217509, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE SOUTH 23 DEGREES 05 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, 73.65 FEET ; THENCE SOUTH 74 DEGREES 55 MINUTES 20 SECONDS EAST, 6.09 FEET; THENCE NORTH 60 DEGREES 03 MINUTES 53 SECONDS EAST, 54.54 FEET TO A POINT ON THE NORTHEASTERLY PROPERTY LINE OF SAID LOT 1; THENCE NORTH 29 DEGREES 56 MINUTES 07 SECONDS WEST ALONG SAID NORTHEASTERLY PROPERTY LINE, 48.60 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

LOT 2 IN BLOCK 2 OF RAY'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1926 AS DOCUMENT NO. 227243, EXCEPT FOR THAT PART OF LOT 2 BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2 (SAID CORNER BEING ALSO THE NORTHERNMOST CORNER OF LOT 1 IN BLOCK 12 IN WARRENVILLE PARK SUBDIVISION PER DOCUMENT NO. 217509); THENCE SOUTH 23 DEGREES 05 MINUTES 59 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2, 73.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 23 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE OF LOT 2, 131.86 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 2 (SAID CORNER BEING IN COMMON WITH LOTS 1, 2, AND 3 IN BLOCK 12 IN WARRENVILLE PARK SUBDIVISION AFORESAID); THENCE NORTH 25 DEGREES 57 MINUTES 04 SECONDS WEST ALONG THE SOUTHWEST LOT LINE OF SAID LOT 2 IN BLOCK 2 OF RAY'S SUBDIVISION, 86.92 FEET; THENCE NORTH 60 DEGREES 03 MINUTES 53 SECONDS EAST, 91.90 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 20 SECONDS EAST, 10.49 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

**PERMANENT NONEXCLUSIVE
EASEMENT AGREEMENT**

THIS PERMANENT NONEXCLUSIVE EASEMENT AGREEMENT, made and entered into this ___ day of _____, 2004, by and between **JAMES and SUSANKLEINWACHTER** (hereinafter referred to as the "Grantor") and the **CITY OF WARRENVILLE**, DuPage County, Illinois, an Illinois Municipal Corporation, and the **WARRENVILLE PARK DISTRICT**, DuPage County Illinois (hereinafter jointly referred to as the "Grantees").

WITNESSETH:

WHEREAS, the Grantor is the owner and title holder of certain real estate legally described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Grantees own the Community Center property, legally described on Exhibit B attached hereto and made a part hereof, contiguous to the Subject Property, and declare hereby that it is necessary and convenient to use, occupy and improve the Subject Property as a means of ingress to and egress from said Community Center; and

WHEREAS, the Grantor has declared that it is necessary and convenient and in the best interests of Grantor to grant said Permanent Nonexclusive Easement over and across the Subject Property described in Exhibit A attached hereto;

NOW, THEREFORE, it is hereby agreed by and between the parties as follows:

1. That the Grantor, its agents and assigns, for and in consideration of the foregoing and for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and for and in consideration of the additional considerations, agreements and covenants as set forth herein, bargains, sells and conveys unto the Grantees a permanent and perpetual nonexclusive easement in the land described in Exhibit A (1) for the purpose of laying, constructing, maintaining, and using a roadway as a means of ingress and egress to their Community Center facility and (2) for the purpose of installing and maintaining a public sidewalk on the area legally described in Exhibit C attached hereto and made a part hereof.

2. In further consideration for this Grant of Easement, the Park District, at its sole cost and expense, shall cause the dumpster, which is adjacent to the Subject Property, to be located in accordance with the terms of the Intergovernmental Agreement by and between the Grantees, approved by City Ordinance No. _____.

3. In further consideration for this Grant of Easement, it is understood and agreed that the tenants of the Kleinwachter Building, located at 3 S 230 Warren Avenue, a portion of which is legally described on attached Exhibit A, their employees, and their customers shall have the nonexclusive right to park their vehicles in the five parking spaces adjacent to the southwest side of the Community Center building located at ____ Warren Avenue and illustrated on attached Exhibit D.

4. It is understood and agreed that the easement granted in the land described in Exhibits A and C hereto shall be a nonexclusive permanent easement, and Grantor shall have the right to grant other nonexclusive easements through the same easement site, so long as they do not interfere with Grantees' use of said easement site for the purposes set forth herein nor disturb the pavement and improvements installed by Grantee.

5. The rights, title and privileges herein granted shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, grantees, successors, assigns and legal representatives.

6. This Easement Agreement supersedes and replaces any prior easement agreements between the Grantor and the City of Warrenville with respect to the Subject Property.

IN WITNESS WHEREOF, the parties hereto have executed or have caused this instrument to be executed by their proper officers duly authorized to execute the same.

GRANTOR: JAMES KLEINWACHTER

GRANTOR: SUSAN KLEINWACHTER

ATTEST:
Emily J. Larsa

City Clerk

GRANTEE: CITY OF WARRENVILLE
D. J. Stone

Mayor Pro Tem

GRANTEE: WARRENVILLE PARK DISTRICT

ATTEST:

Secretary, Board of Park Commissioners

President, Board of Park Commissioners

121207/REV7/19/04

**LEGALS FOR PERMANENT NONEXCLUSIVE EASEMENT AGREEMENT BETWEEN THE
KLEINWACHTER FAMILY, CITY OF WARRENVILLE AND WARRENVILLE PARK
DISTRICT**

EXHIBIT A – KLEINWACHTER EASEMENT PROPERTY

A STRIP OF LAND 20 FEET IN WIDTH FOR AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: THE SOUTHWESTERLY TWENTY FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LOT LINE, BEING A COMMON LINE WITH PART OF LOTS 1 AND 3 THEREOF) OF LOT 1 IN BLOCK 2, RAY'S SUBDIVISION, A SUBDIVISION SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1926 AS DOCUMENT 227243, IN DU PAGE COUNTY, ILLINOIS.

EXHIBIT B – COMMUNITY CENTER PROPERTY

PARCEL 1: LOT 1 IN BLOCK 12 IN WARRENVILLE PARK SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 34 AND 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1926 AS DOCUMENT 217509, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 IN BLOCK 2, RAY'S SUBDIVISION, A SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 8 IN MANNING'S WARRENVILLE SUBDIVISION IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1926 AS DOCUMENT 227243, IN DU PAGE COUNTY, ILLINOIS.

EXHIBIT C – SIDEWALK EASEMENT

THAT PART OF LOT 1 BLOCK 2, RAY'S SUBDIVISION, A SUBDIVISION SITUATED IN PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1926 AS DOCUMENT 227243, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 60 DEGREES 04 MINUTES 31 SECONDS EAST ALONG THE SOUTHEASTERLY LOT LINE THEREOF, 26.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 36 MINUTES 44 SECONDS WEST, 17.18 FEET; THENCE NORTH 60 DEGREES 23 MINUTES 16 SECONDS EAST, 5.00 FEET TO A CORNER OF A BUILDING ON SAID LOT 1; THENCE SOUTH 29 DEGREES 36 MINUTES 44 SECONDS EAST ALONG A SOUTHWESTERLY WALL OF SAID BUILDING, 15.92 FEET MORE OR LESS TO A CORNER OF SAID BUILDING; THENCE NORTH 60 DEGREES 04 MINUTES 31 SECONDS EAST ALONG A SOUTHEASTERLY WALL OF SAID BUILDING, 21.33 FEET; THENCE SOUTH 29 DEGREES 55 MINUTES 27 SECONDS EAST, 1.24 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 60 DEGREES 04 MINUTES 31 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF LOT 1, 26.34 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

