

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
April 21, 2026

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)

4. **STANDING COMMITTEE REPORTS:**

 - A. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**

 1. 3rd Amendment to Lease for Ruzicka Park

5. **EXECUTIVE SESSION**

 - A. Executive session pursuant to Section 2(c)(3) of the Open Meetings Act to discuss the selection of persons to fill public offices when the public body is given the power to appoint under law or ordinance

6. **ADJOURNMENT**



Agenda Item Executive Summary

AGENDA ITEM: 3rd Amendment to Lease for Ruzicka Park **BOARD OR COMMITTEE:** COMMITTEE

BUDGET IMPACT

Amount	N/A	Budgeted	N/A
Fund: N/A	Corresponding Activity Measure: Coordinated Community Engagement		

EXECUTIVE SUMMARY

Proposed Third Amendment to Lease Agreement at Ruzicka Memorial Park with Bartlett Hanover Park Sports Association (BHPSA - Baseball) & Bartlett Raiders Athletic Association, Inc. (BRAAI - Football)

This third amendment to the lease agreement is intended to clarify and improve operational terms between BHPSA (baseball) and BRAAI (football), addressing ongoing coordination issues between the organizations.

Key Proposed Changes:

- **Field Usage:**
BHPSA (baseball) will have exclusive use of Field #1 at Ruzicka Memorial Park year-round.
- **Park Maintenance:**
The Village will assume responsibility for mowing and trimming grass at the park once per week from April through November. Baseball and Football will still be responsible for maintaining the grounds beyond the Village's weekly maintenance.
- **Utilities:**
Utility accounts (electric and water) will be managed by the Village.
BHPSA and BRAAI will each contribute \$2,500 annually toward utility costs, with a 3% annual increase.

The proposed amendment has been distributed to both organizations for their review and feedback.

ATTACHMENTS (PLEASE LIST)

Memo, Amendment

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No Quality of Life

Description: This amendment to the Ruzicka Lease is proposed to assist the Bartlett Baseball & Football organizations.

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION:

Staff: Dan Dinges, Director of Public Works

Date: April 14, 2026

Memo

To: Paula Schumacher, Village Administrator

From: Dan Dinges, Director of Public Works

Subject: Third Amendment to Lease for Ruzicka Memorial Park

Date: April 14, 2026

BACKGROUND

This is the third amendment to the lease with the Bartlett Hanover Park Sports Association, Inc. (BHPSA – baseball) and Bartlett Raiders Athletic Association, (BRAAI – football) at Ruzicka Memorial Park. It proposes to clean up some of the terms between baseball and football that have been an issue between the two organizations over the years. The following is a summary of the main changes being proposed:

- Baseball (BHPSA) will have exclusive use of Ruzicka Park Field #1 the entire year.
- Village will be responsible for mowing & trimming the grass at the park once per week April – November. Baseball and Football will still be responsible for maintaining the grounds beyond the Village's weekly maintenance.
- Utility accounts (Electric & Water) will go through the Village and baseball & football will each pay \$2500/yr with a 3% annual increase.

We have sent the amendment to baseball and football for their review as well.

**THIRD AMENDMENT TO LEASE
FOR RUZICKA MEMORIAL PARK**

This Third Amendment to Lease for Ruzicka Memorial Park Agreement is made and entered into this ___ day of April , 2026, by and between the BARTLETT HANOVER PARK SPORTS ASSOCIATION, INC. (hereinafter referred to as “BHPSA”), BARTLETT RAIDERS ATHLETIC ASSOCIATION, INC. (hereinafter referred to as “BRAAI”), and the VILLAGE OF BARTLETT (hereinafter referred to as the “VILLAGE”).

RECITALS

WHEREAS, the VILLAGE is the owner of property commonly known as Ruzicka Memorial Park, Bartlett, Illinois, which is legally described on Exhibit A and is hereinafter referred to as the “Ruzicka Park Premises”; and

WHEREAS, Bartlett Hanover Park Sports Association (BHPSA) is the successor to the Bartlett Baseball Sports Association, Inc., which in turn was the successor to Bartlett Little League, Inc. and the Bartlett Youth Baseball Association; and the Bartlett Raiders Athletic Association, Inc. (BRAAI) is the successor to the Bartlett Athletic Association; and

WHEREAS, BHPSA and BRAAI are Illinois not for profit corporations duly organized under the laws of the State of Illinois; and

WHEREAS, BHPSA and BRAAI, or their respective predecessor organizations, have jointly leased the Ruzicka Park Premises from the VILLAGE in connection with the operation of youth sports programs operated by BHPSA and/or BRAAI for over forty years, pursuant to a certain Lease dated January 19, 1982 between the VILLAGE, Bartlett Youth Baseball Association (predecessor to BHPSA) and the Bartlett Athletic Association (predecessor to BRAAI); and

WHEREAS, the VILLAGE, Bartlett Little League, Inc., (successor to Bartlett Youth Baseball Association) and the Bartlett Athletic Association entered into a subsequent lease for the

Ruzicka Park Premises in connection with the operation of youth sports programs pursuant to a certain lease dated June 16, 1998 (the “Original Lease”) which was amended by Amendment to Lease for Ruzicka Park Premises dated April 21, 2009 by and among the VILLAGE, Bartlett Little League, Inc., and BRAAI (successor to Bartlett Athletic Association) (the “First Amendment”), which was then amended by the Second Amendment to Lease for Ruzicka Park Premises dated June 18, 2019 by and among the VILLAGE, Bartlett Baseball Sports Association, Inc. (successor to Bartlett Little League and predecessor to BHPSA), and BRAAI (the “Second Amendment”); and

WHEREAS, the Original Lease of the Ruzicka Park Premises did not set forth the individual rights and obligations of BHPSA and BRAAI relative to their respective uses of the Ruzicka Park Premises, and although the First Amendment and Second Amendment did to some degree modify the respective rights and obligations among and between BHPSA and BRAAI, the parties now desire to amend the lease further to clarify their respective rights and obligations as set forth in this Third Amendment to Lease for Ruzicka Park Premises (“this Third Amendment to Lease”);

NOW, THEREFORE, in consideration of the matters set forth in the foregoing Recitals, and other good and valuable consideration, the receipt and sufficiency of which is hereby irrevocably acknowledged by the parties, it is agreed as follows:

Section One: Incorporation:

The foregoing Recitals shall be deemed covenants, terms, conditions and provisions of this Agreement, and all covenants, terms, conditions, and provisions hereinafter contained shall be interpreted and construed in accordance with the Recitals, and the parties hereto hereby approve, adopt, ratify and restate the Original Ruzicka Lease, modified by the First Amendment thereto

dated June 16, 1998 entered by the predecessors in interest to BHPSA and BRAAI, modified by the Amendment thereto dated April 21, 2009 entered by the predecessor in interest to BHPSA, and by BRAAI, modified by the Second Amendment thereto dated June 18, 2019 entered by the predecessor in interest to BHPSA, and by BRAAI, and hereby agree and accept the further modifications and amendments thereto set forth in this Third Amendment to Lease for Ruzicka Park Premises (collectively, the “Ruzicka Lease”).

Section Two: Definitions:

The following words and terms shall have meanings ascribed to them as follows:

“Baseball Season” shall mean the use of the Ruzicka Park Premises from March 1 through and including July 31 of each calendar year.

“Operating Expense” shall mean the cost to perform the maintenance, repair, and replacement of plumbing facilities, heating, air conditioning and ventilation facilities, electrical facilities, sanitary and potable water facilities, major appliances, and scoreboard.

“Equipment Room” shall mean the room in the northwest corner of the concession building.

“Football Season” shall mean the use of Ruzicka Park Premises from August 1 through and including November 30th of each calendar year.

“Joint Season” shall mean the use of Ruzicka Park Premises from December 1 through and including the last day of February of each calendar year.

“Routine Maintenance” shall mean maintenance of grass and field, removal of garbage and litter, clean and sanitary concession building and bathroom facilities.

“Ruzicka Memorial Park” and “Ruzicka Park Premises” shall be synonymous and mean the entire premises encompassed legally described on Exhibit A, and all structures and appurtenant

located on the premises including but not limited to the concession building, baseball tower, fences, backstops, and bleachers thereon.

“Utility Expenses” shall mean all electric, water, sewer, natural gas, garbage removal, telephone charges, bills or expenses.”

Section Three: Lease Extension(s):

The term of the Ruzicka Lease for Ruzicka Memorial Park, legally described on Exhibit A appended hereto and made a part hereof, is hereby continued through the current term under the Second Amendment expiring May 31, 2029 (the “Lease Term”). The Lease Term of the Ruzicka Lease for Ruzicka Memorial Park may, upon the mutual written agreement of the VILLAGE, BHPSA, and BRAAI, be extended for an additional period of ten (10) years commencing on June 1, 2029 and expiring May 31, 2039 (the “Renewal Term”) upon the same terms and conditions as set forth herein. For the Renewal Term to be extended, both BHPSA and BRAAI shall serve a written request upon the VILLAGE to extend the Ruzicka Lease for the Renewal Term at least thirty (30) days prior to May 31, 2029, and the VILLAGE shall serve written notice upon BHPSA and BRAAI of its decision to either approve or deny the requested extension by May 31, 2029.

Section Four: BHPSA Use and Maintenance of Premises:

(a) BHPSA shall have exclusive use of the Ruzicka Park Premises during the Baseball Season. BHPSA shall have use of the Ruzicka Park Premises, including continuation of concession operations, beyond August 1 of each year, but no later than August 5 of each year to the extent necessary to complete any all-star tournaments.

(b) BHPSA owns the Baseball Tower and shall have access and use of the Baseball Tower during the entire year.

(c) BHPSA shall have exclusive use of the Ruzicka Park Field #1 (“Field #1”) field for youth baseball activities for the remaining Lease Term. BHPSA, at its sole expense, shall be responsible for any routine maintenance and maintenance associated with any baseball activities that take place on Field #1 for the remainder of the Lease Term.

(d) BHPSA, at its sole expense, shall be responsible for the routine maintenance of the Ruzicka Park Premises during Baseball Season.

(e) On August 1 of each year, BHPSA shall turn over the Ruzicka Park Premises to BRAAI subject to the terms and conditions as set forth in this Agreement. Prior to or on August 1 of each year, designated representatives of BHPSA and BRAAI shall walk through and inspect the condition of the Ruzicka Park Premises pursuant to the Routine Maintenance Checklist. Any outstanding Routine Maintenance items shall be promptly addressed by BHPSA to the reasonable satisfaction of BRAAI and the VILLAGE. BHPSA shall provide a copy of the completed Routine Maintenance Checklist to the VILLAGE Public Works Director on or before August 1 of each year.

Section Five: BRAAI Use and Maintenance of Premises:

(a) BRAAI shall have exclusive use of the Ruzicka Park Premises during Football season, except it may not use the outfield, infield or dugouts of Field #1. BRAAI shall not use the outfield, infield, or dugouts of Field # 1 for any cheerleading activities, pregame staging activities, practices or games.

(b) BRAAI, at its sole expense, shall be responsible for the routine maintenance of Ruzicka Park Premises resulting from its use of said premises during the Football Season.

(c) On December 1 of each year BRAAI shall relinquish exclusive use of the Ruzicka Park Premises for the Joint Season. Prior to or on December 1 of each year, designated

representatives of BHPSA and BRAAI shall walk through and inspect the condition of the Ruzicka Park Premises pursuant to the Routine Maintenance Checklist. Any outstanding routine maintenance items shall be promptly addressed by BRAAI to the reasonable satisfaction of BHPSA and the VILLAGE. BRAAI shall provide a copy of the completed Routine Maintenance Checklist to the VILLAGE Public Works Director on or before December 1 of each year.

(d) BHPSA acknowledges BRAAI will use Ruzicka Park Premises facilities for football and cheerleading camp activities that take place during Baseball Season. BHPSA and BRAAI agree to work in good faith with one another for scheduling said camps that take place on the Ruzicka Park Premises prior to August 1 so long as said camps do not substantially interfere with BHPSA's use of the Ruzicka Park Premises as set forth herein. BRAAI is responsible for any maintenance associated with any camp activities that take place prior August 1.

Section Six: Shared Use and Maintenance of Premises:

(a) BHPSA and BRAAI shall have joint use of the Ruzicka Park Premises during the Joint Season, subject to the terms and conditions set forth in this Agreement

(b) BHPSA and BRAAI shall be jointly and equally responsible for any operating expenses, as agreed between the parties and the VILLAGE, which may be reasonably needed for the operation of their respective programs during the Baseball Season and/or Football Season and/or Joint Season.

(c) BHPSA and BRAAI shall be jointly and equally responsible for any Operating Expenses, as agreed between the parties and the VILLAGE, which may be reasonably needed for the operation of their respective programs during the Baseball Season and/or Football Season and/or Joint Season.

(d) Any proposals for capital improvements, including but not limited to building, structural or field alterations or additions, shall be submitted to the VILLAGE. The organization submitting the proposal shall serve the other organization with copies of the proposal at least thirty (30) days prior to submittal to the VILLAGE. In the spirit of cooperation and communication between the organizations, representatives of each organization shall meet and discuss the proposal in order to resolve any issues relative to the proposal prior to the proposal being submitted to the VILLAGE.

Section Seven: Village Maintenance Obligations: The Village, at its sole expense, will be responsible for mowing the grass at the Ruzicka Park Premises once a week from April to November of each year. The Village's obligation to conduct the mowing services under this Section Seven will not relieve BHPS or BRAAI of their respective routine maintenance obligations under this Agreement, including any additional mowing or grass cutting as needed.

Section Eight: Keys:

BRAAI shall turn over the master core key to the concession building and bathroom facilities to BHPSA on or before March 1 of each year. On or before August 1 of each year BHPSA shall turn over the master core key to BRAAI with the turnover of the facilities as set forth in Section Three above, except BHPSA shall be given and shall retain duplicate keys to concession building to operate concessions through completion of any all-star tournaments as set forth herein or during Fall Baseball. In addition, BHPSA shall be given and shall retain duplicate keys to the bathroom facilities and northern entrance of concession building (for access to field light panel) to use during Fall Baseball.

Section Nine: Insurance:

BHPSA and BRAAI, sometimes referred to in this section collectively as “Lessees” or individually as “Lessee” shall each procure, maintain and keep in force for the duration of the Lease Term and, if further extended, the Renewal Term, and any hold over and/or month to month tenancy created after the expiration of the applicable Renewal Term, insurance against claims for injuries to persons and damages to property which may arise from or in connection with the operation and use of the Ruzicka Park Premises by each of them, and the use thereof by their respective officers, directors, members, contractors, participants, volunteers, guests and invitees. The cost of such insurance shall be borne by each of BHPSA and BRAAI.

(a) **MINIMUM SCOPE AND LIMIT OF INSURANCE**

Coverage shall be at least as broad as:

- (1) **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be not less than \$3,000,000.
- (2) **Property Insurance** against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.

(b) If the Lessees, or either of them, maintains broader coverage and/or higher limits than the minimums shown above, the VILLAGE requires and shall be entitled to the broader coverage and/or the higher limits maintained. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the VILLAGE.

(c) **Other Insurance Provisions:** The insurance policies are to contain, or be endorsed to contain, the following provisions;

(1) ***Additional Insured Status***

The VILLAGE, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Lessee including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Lessee's insurance (at least as broad as ISO Form

CG 20 10. In addition, BHPSA shall be named as an additional insured under BBAAI's insurance policy, and BBAAI shall be named an additional insured under BHPSA's insurance policy.

(2) ***Primary Coverage***

For any claims related to this lease, the insurance coverage maintained by each Lessee shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects the VILLAGE, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the VILLAGE, its officers, officials, employees, or volunteers shall be excess of the insurance maintained by each Lessee and shall not contribute with any insurance maintained by a Lessee.

(3) ***Notice of Cancellation***

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the VILLAGE.

(4) ***Waiver of Subrogation***

Each Lessee hereby grants to VILLAGE a waiver of any right to subrogation which any insurer of a Lessee hereunder may acquire against the Village by virtue of the payment of any loss under such insurance. Each Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the VILLAGE has received a waiver of subrogation endorsement from the respective insurer.

(5) ***Acceptability of Insurers***

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the VILLAGE.

(6) ***Verification of Coverage***

Each Lessee shall furnish the VILLAGE and the other Lessee with original certificates and amendatory endorsements or copies of the applicable policy language providing the insurance coverage required above. All certificates and endorsements are to be received and approved by the VILLAGE.

Section Ten: Utilities:

(a) All utility accounts for the Ruzicka Park Premises shall be in the VILLAGE's name and the VILLAGE shall pay all utility bills throughout the year. BRAAI and BHPSA agree to each pay the VILLAGE the sum of \$2,500.00 for the 2026 Lease Year for utility service at the Ruzicka Park Premises. The annual utility payment from BRAAI and BHPSA to the Village will increase

by 3% each remaining year of this Lease. The Village will issue a request for the annual utility service payment to BHPSA and BRAAI at the commencement of each remaining Lease Year (June 1st). BHPSA and BRAAI agree to pay the annual utility service payment to the Village within thirty (30) days, or no later than July 1st of each remaining Lease Year.

Section Ten: Permits:

BHPSA and BRAAI shall jointly apply and equally split the cost of any and all permits required to operate concessions, including, but not limited to board of health permits.

Section Eleven: Indemnification:

(a) BHPSA shall defend, indemnify, and hold harmless BRAAI and the VILLAGE, and each of their respective directors, members, officers, officials, employees and volunteers from and against any loss, liability, damage, claim, cost or expense including attorney's fees and court costs, arising under any local, state, or federal law which may arise from or in any manner resulting from any accident or occurrence causing injury to any person or property on or about the Ruzicka Park Premises relating to BHPSA's use, operation, occupancy or maintenance of said premises, except where caused by the active negligence, sole negligence, or willful misconduct of the indemnified party.

(a) BRAAI shall defend, indemnify, and hold harmless BHPSA and the VILLAGE, and each of their respective directors, members, officers, officials, employees and volunteers from and against any loss, liability, damage, claim, cost or expense including attorney's fees and court costs, arising under any local, state, or federal law which may arise from or in any manner resulting from any accident or occurrence causing injury to any person or property on or about the Ruzicka Park Premises relating to BRAAI use, operation, occupancy or maintenance of said premises,

except where caused by the active negligence, sole negligence, or willful misconduct of the indemnified party.

Section Twelve: Entire Agreement:

The Ruzicka Lease, including this Third Amendment to Lease which modifies the Second Amendment, which in turn modified the First Amendment, which in turn modified the Original Lease, contains the entire understanding of the parties with respect to Ruzicka Park Premises and as those matters are covered by the Ruzicka Lease agreement, and no other agreement, statement, or promise, whether written or oral, made by any party to this Third Amendment to Lease, or any of their predecessor organizations, or to or by any official, officer, director, employee or agent of any party to the Ruzicka Lease agreement, which is not contained in the Ruzicka Lease Agreement shall be binding or valid.

Section Thirteen: Waiver or Breach:

The failure by any party to insist upon strict performance of any covenants, terms or conditions shall not waive the exercise of any right or remedy under the Ruzicka Lease Agreement to otherwise enforce this Agreement.

Section Fourteen: Modification:

The Ruzicka Lease Agreement is not subject to modification except in writing executed by duly authorized representatives of all of the parties to this Third Amendment to Lease for Ruzicka Memorial Park.

Section Fifteen: Severability:

In the event that any provision or provisions of this Third Amendment to Lease, or the Original Lease, First Amendment or Second Amendment, are held to be unenforceable or invalid

by any court of competent jurisdiction, the validity and enforceability of the remaining provisions or portions hereof shall not be affected.

Section Sixteen: Governing Law and Venue:

This Agreement shall be governed, interpreted, and construed according to the laws of the State of Illinois. The sole venue shall be DuPage County.

Section Seventeen: Notices:

All notices required hereunder shall be in writing and shall be served personally or by registered or certified mail, return receipt requested, upon the parties as follows:

Bartlett Hanover Park Sports Association, Inc. Attn: President P.O. Box 8034 Bartlett, Illinois, 60103	Bartlett Raiders Athletic Association, Inc Attn: President P.O. Box 8172 Bartlett, Illinois, 60103
---	---

Village of Bartlett
Attn: Village Administrator
228 South Main Street
Bartlett, Illinois, 60103

Section Eighteen: Extinguishment of Former Lease:

The Parties hereby acknowledge and agree that this Third Amendment succeeds any and all prior leases, by and between the VILLAGE, BHPSA, and BRAAI for the Ruzicka Park Premises. This Third Amendment is intended to represent the only lease between the VILLAGE, BHPSA, and BRAAI for the Ruzicka Park Premises and all previous leases between the parties for the Ruzicka Park Premises are hereby extinguished and superseded by this Third Amendment.

[SIGNATURE PAGE TO FOLLOW]

Dated: _____, 2026

Bartlett Hanover Park Sports Association, Inc.

By: _____

Dated: _____, 2026

Bartlett Raiders Athletic Association, Inc.

By: _____

Dated: _____, 2026

Village of Bartlett

By: _____
Village President

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, BOTH IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2, ALSO BEING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 1; THENCE SOUTH 88 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 340.00 FEET TO THE SOUTHEAST CORNER OF BARTLETT SUBDIVISION UNIT 1-D GREEN SPACE PER DOCUMENT NO. R82-056663; THENCE NORTH 01 DEGREE 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID DOCUMENT AND ALONG THE EAST LINE OF BARTLETT SUBDIVISION 1-D PER DOCUMENT R76-071777, A DISTANCE OF 516.05 FEET TO THE NORTHEAST CORNER OF LOT 276 OF SAID UNIT 1-D; THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF CORAL AVENUE PER BARTLETT SUBDIVISION UNIT 1-E, DOCUMENT NO. R77-025424, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 745.00 FEET AND A CHORD BEARING OF NORTH 64 DEGREES 44 MINUTES 06 SECONDS EAST, AN ARC DISTANCE OF 100.38 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID CORAL AVENUE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1410.00 FEET AND A CHORD BEARING OF NORTH 65 DEGREES 32 MINUTES 08 SECONDS EAST, AN ARC DISTANCE OF 229.40 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF CORAL AVENUE, A DISTANCE OF 149.80 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63 DEGREES 53 MINUTES 50 SECONDS EAST, AN ARC DISTANCE OF 40.06 FEET, BEING ON THE WESTERLY LINE OF NEWPORT BOULEVARD; THENCE SOUTHERLY, ALONG THE SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1600.00 FEET AND A CHORD BEARING OF SOUTH 09 DEGREES 01 MINUTE 30 SECONDS EAST, AN ARC DISTANCE OF 500.27 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 11 SECONDS EAST, ALONG SAID WESTERLY LINE OF NEWPORT BOULEVARD, A DISTANCE OF 189.07 FEET TO THE SOUTH LINE OF AFORESAID NORTHWEST QUARTER OF SECTION 1; THENCE SOUTH 89 DEGREES 55 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN THE VILLAGE OF BARTLETT, DUPAGE COUNTY, ILLINOIS AND CONTAINING 7.569 ACRES, MORE OR LESS.