

PUBLIC NOTICE OF
REGULAR BOARD MEETING
AMENDED TENTATIVE AGENDA

DuPAGE AIRPORT AUTHORITY
BOARD of COMMISSIONERS

NOTICE IS HEREBY GIVEN, that the Regular Meeting of the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, is scheduled for **Wednesday, November 12, 2014 at 3:00 p.m.** The meeting will convene in the **First Floor Conference Room of the DuPage Flight Center**, 2700 International Drive, West Chicago, Illinois. An **Amended Tentative Agenda** is attached and made a part hereof this Notice.

A handwritten signature in black ink, appearing to read "Mark A. Doles", is written over a horizontal line.

Mark Doles, Assistant Secretary
DuPage Airport Authority Board of Commissioners

POSTED: November 7, 2014

- b. Ordinance 2014-279; Adopting the Tentative Budget and Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year Beginning January 1, 2015 and Ending December 31, 2015.**
 – *Finance Committee* **TAB #5 PAGE #54**
- c. Resolution 2014-1891; Approving the Use of Outside Auditors for the Year 2015.**
 Appointing the firm of Sikich LLP for auditing the Authority’s 2014 financial statements for an all-inclusive maximum fee of \$37,000.
 – *Finance Committee* **TAB #6 PAGE #92**
- d. Resolution 2014-1892; Authorizing the Execution of a Hangar and Office Lease Agreement with Exelon Business Services Company, LLC.**
 Authorizes the execution of a 5 year hangar and office building lease with Exelon Business Services Company LLC for the Authority hangar space known as 2722 International Drive, Hangar Bay #1, which contains approximately 30,240 square feet for a total rental amount of \$966,096 over the five year period.
 – *Capital Development Committee* **TAB #7 PAGE #94**
- e. Resolution 2014-1893; Ratifying the Execution of a Site Access Agreement between the DuPage Airport Authority and CenterPoint Properties Trust.**
 Ratifies the action of the Executive Director in executing a Site Access Agreement between the Authority and CenterPoint to allow access to the property located at 2500 Enterprise Circle to perform testing and soil borings for the potential purchase and development of the property.
 – *Capital Development Committee* **TAB #8 PAGE #99**
- f. Resolution 2014-1895; Authorizing the Execution of the Fourth Amendment to the Intergovernmental Agreement with the City of West Chicago.**
 Authorizes execution of the Fourth Amendment to the IGA with the City of West Chicago, amending Section 10.5 of the West Chicago Zoning Ordinance. Allows additional variations to be sought, modifies the light industrial maximum height, clarifies the definition of height and allows additional landbanking of parking on site.
TAB #9 PAGE #111
 – *Capital Development Committee*
- g. Resolution 2014-1896; Authorizing the Execution of the First Amendment to the Amended and Restated Development Agreement to Develop and Lease between the DuPage Airport Authority and CenterPoint Properties Trust.**
 Authorizes the execution of the First Amendment to the Amended and Restated Development Agreement, which amends the exhibits to the document known as the Authority Applicable Documents and Minimum Design Standards. Sets forth the standards under which to review deviations from the Minimum Design Standards.
TAB #10 PAGE #151
 – *Capital Development Committee*

h. Resolution 2014-1897; Authorizing the Execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center.

Authorizes the execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the DuPage Business Center, which amends the exhibits to the documents known as the Authority Applicable Documents, Minimum Design Standards and Section 10.5 of the City of West Chicago Zoning Ordinance. **TAB #11** **PAGE #161**

– Capital Development Committee

i. Resolution 2014-1894; Approving the Concept Plan for 2500 Enterprise Circle.

Approves the Concept Plan dated November 5, 2014 for a 299,250 square foot light industrial building on 14.55 acres at 2500 Enterprise Circle with variations related to parking and height under the Minimum Design Standards and Section 10.5 of the West Chicago Zoning Ordinance. **TAB #12** **PAGE #170**

– Capital Development Committee

j. Resolution 2014-1898; Ratifying the Execution of a Site Access Agreement between the DuPage Airport Authority and CenterPoint Properties Trust.

Ratifies the action of the Executive Director in executing a Site Access Agreement between the Authority and CenterPoint to allow access to the property located southwest of Enterprise Circle to perform testing and soil borings for the potential purchase and development of the property.

- 10. RECESS TO EXECUTIVE SESSION FOR THE DISCUSSION OF PENDING, PROBABLE OR IMMINENT LITIGATION; EMPLOYEE MATTERS; THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE DUPAGE AIRPORT AUTHORITY; AND THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE DUPAGE AIRPORT AUTHORITY.**
- 11. RECONVENE REGULAR SESSION**
- 12. OTHER BUSINESS**
- 13. ADJOURNMENT**



DUPAGE AIRPORT AUTHORITY

BOARD OF COMMISSIONERS
REGULAR MEETING
WEDNESDAY, NOVEMBER 12, 2014; 3:00 P.M.

DuPage Flight Center Building
1st Floor Conference Room
2700 International Drive
West Chicago, Illinois 60185

TENTATIVE AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES TAB #1 PAGE #1
 - a. September 24, 2014 Regular Board Meeting
 - b. September 24, 2014 Capital Development, Leasing and Customer Fees Meeting
 - c. September 24, 2014 Finance, Budget and Audit Committee Meeting
5. DIRECTOR'S REPORT TAB #2 PAGE # 19
6. REVIEW OF FINANCIAL STATEMENTS TAB #3 PAGE #21
7. REPORT OF OFFICERS/COMMITTEES
 - a. Internal Policy and Compliance Committee
 - b. Finance, Budget & Audit Committee
 - c. Golf Committee
 - d. Capital Development, Leasing & Customer Fees Committee
 - e. DuPage Business Center
8. OLD BUSINESS
None
9. NEW BUSINESS
 - a. Ordinance 2014-278; An Ordinance of the DuPage Airport Authority Levying Taxes for the Fiscal Year Beginning January 1, 2014 and Ending December 31, 2014.
– Finance Committee TAB #4 PAGE #47

h. Resolution 2014-1897; Authorizing the Execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center.

Authorizes the execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the DuPage Business Center, which amends the exhibits to the documents known as the Authority Applicable Documents, Minimum Design Standards and Section 10.5 of the City of West Chicago Zoning Ordinance. **TAB #11** **PAGE #161**

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– Capital Development Committee

- 10. RECESS TO EXECUTIVE SESSION FOR THE DISCUSSION OF PENDING, PROBABLE OR IMMINENT LITIGATION; EMPLOYEE MATTERS; THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE DUPAGE AIRPORT AUTHORITY; AND THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE DUPAGE AIRPORT AUTHORITY.**
- 11. RECONVENE REGULAR SESSION**
- 12. OTHER BUSINESS**
- 13. ADJOURNMENT**

**DuPAGE AIRPORT AUTHORITY
REGULAR BOARD MEETING
Wednesday, September 24, 2014**

**DuPage Airport Flight Center
2700 International Drive
West Chicago, Illinois 26185**

The Regular Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois, First Floor Conference Room; Wednesday, September 24, 2014. Chairman Davis called the meeting to order at 3:06 p.m. and a quorum was present for the meeting.

Commissioners Present: Chavez, Davis, Donnelly, Gorski, Huizenga, LaMantia, Posch, Wagner.

Commissioners Absent: None

DuPage Airport Authority Staff Present: David Bird, Executive Director; Byron Miller, Director of Operations; Mark Doles, Director of Aviation Facilities and Properties; Patrick Hoard, Director of Finance; John Schlaman, General Manager Prairie Landing Golf Club; Dan Barna, Procurement Manager; Pamela Miller, Executive Assistant and Board Liaison.

Others in Attendance: Phil Luetkehans, Schirott, Luetkehans and Garner; Johnny Jackson, CH2M Hill; Dan Pape, Crawford, Murphy and Tilly; Mike Toth, J.A. Watts, Inc.

Members of the Press: None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Chairman Davis asked for additions or corrections to the minutes of the May 14, 2014 Regular Board Meeting and there were none. Commissioner Gorski made a **MOTION** to approve the minutes of the May 14, 2014 Regular Board Meeting and Commissioner LaMantia seconded this motion. The motion was passed unanimously by roll call vote (8-0).

Chairman Davis asked for additions or corrections to the minutes of the June 11, 2014 Regular Board Meeting and there were none. Commissioner Wagner made a **MOTION** to approve the minutes of the June 11, 2014 Regular Board Meeting and Commissioner Chavez seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the July 2, 2014 Special Board Meeting and there were none. Commissioner Posch made a **MOTION** to approve the minutes of the July 2, 2014 Special Board Meeting and Commissioner Donnelly seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the May 14, 2014 Capital Development Leasing and Customer Fees Committee and there were none. Commissioner LaMantia made a **MOTION** to approve the minutes of the May 14, 2014 Capital Development, Leasing and Customer Fees Committee Meeting and Commissioner Gorski seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the June 11, 2014 Capital Development, Leasing and Customer Fees Committee Meeting and there were none. Commissioner Wagner made a **MOTION** to approve the minutes of the June 11, 2014 Capital Development, Leasing and Customer Fees Committee Meeting and Commissioner Posch seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the May 14, 2014 Finance, Budget and Audit Committee Meeting and there were none. Commissioner Huizenga made a **MOTION** to approve the minutes of the May 14, 2014 Finance, Budget and Audit Committee Meeting and Commissioner Gorski seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the June 11, 2014 Finance, Budget and Audit Committee Meeting and there were none. Commissioner Huizenga made a **MOTION** to approve the minutes of the June 11, 2014 Finance, Budget and Audit Committee Meeting and Commissioner Wagner seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the May 14, 2014 Golf Committee Meeting and there were none. Commissioner Donnelly made a **MOTION** to approve the minutes of the May 14, 2014 Golf Committee Meeting and Commissioner Posch seconded this motion. The motion was passed unanimously by voice vote.

Chairman Davis asked for additions or corrections to the minutes of the June 11, 2014 Golf Committee Meeting and there were none. Commissioner Donnelly made a **MOTION** to approve the minutes of the June 11, 2014 Golf Committee Meeting and Commissioner Wagner seconded this motion. The motion was passed unanimously by voice vote.

DIRECTOR'S REPORT

Executive Director Bird reported that the Airport continues to have strong Jet A fuel sales; for the month of August gallons sold increased 14.7% and 100 LL was down 24.4%. Total gallons sold overall increased 9.2%. He continued that for the month of September to this point, fuel sales remain consistently strong. He continued that local and itinerate fuel sales are significantly increased; operations are decreased for this period. Executive Director Bird reported that recent improvements made to the Airport as recorded in the Airport Master Plan have been favorable and extremely important to the success of the Airport. Executive Director Bird reported on the progress of the runway project and stated this is possibly the largest construction project of this type taken on by a General Aviation Airport in the Country and specifically the largest project that is totally locally funded. He related that the Engineers are forecasting to finish ahead of schedule and \$100,000 under budget; the successful project is a result of the great team that was put together for this project; CH2M Hill, Crawford, Murphy and Tilly, Martam and Martam's subcontractors, as well as Airport staff. Executive Director Bird related that representatives from the Illinois Division of Aeronautics (IDA) made a recent visit to the Airport and were very impressed with the runway project. Discussion continued briefly.

Executive Director Bird continued that he will attend the annual Transportation Improvement Projects Meeting in Springfield with representatives from the Illinois Division of Aeronautics. He related that the State Division of Aeronautics will possibly participate in funding the construction of Airport perimeter roadways at approximately \$1 million.

Executive Director Bird also reported that will be a Special Finance Committee scheduled for late October for a preliminary working review of the 2015 Tentative Budget and Appropriations. The Tentative Budget will be brought back to the Finance Committee at their November meeting for a final review and then to the November 12 Board Meeting for review and passage.

Executive Director Bird asked Mike Toth, JA Watts, to present a program summary of the ongoing Capital Improvement Program. Discussion followed.

Mark Doles, Director of Aviation Facilities and Properties, reported on the additional aircraft recently brought to the airfield and the magnitude for the Airport in terms of increased fuel sales. Discussion continued briefly.

John Schlaman, General Manager of Prairie Landing Golf Club, reported on the progress of the ongoing bunker renovation project and advised that he has received minimal complaints from customers during this construction. He continued that the Route 38 overpass construction and the closure of Kautz Road has been challenging for the golf course but the signage provided has been very helpful for visitors looking for the entrance. He continued this project will be ongoing approximately for another year and half. Mr. Schlaman advised that in 2015 with the all of the clubhouse renovations completed as well as the golf course enhancements, the marketing plan will be very aggressive to introduce these improvements and pricing. He added that the number of weddings already scheduled for 2015 is an improved number from 2014.

REVIEW OF FINANCIAL STATEMENTS

Executive Director Bird then asked Patrick Hoard to provide a review of the Financial Statements and discussion followed.

REPORT OF COMMITTEES

Internal Policy and Compliance Committee:

Commissioner LaMantia advised that the Internal Policy and Compliance Committee had not met since the last Board.

Finance, Budget and Audit Committee:

Commissioner Huizenga advised the Finance Committee met earlier in the day at 1:00 p.m. and considered Agenda items 9.a. through 9.l. under the New Business portion of the agenda; recommending all items for Board approval. He continued that the financial statements were reviewed and discussed as presented by Patrick Hoard earlier in this meeting.

Golf Committee:

Commissioner Donnelly stated that the Golf Committee did not meet in September and he commented briefly on the ongoing projects at Prairie Landing.

Capital Development, Leasing and Customer Fees:

Commissioner Gorski reported the Capital Development Committee met earlier in the afternoon at 2:00 p.m. with all members present. He advised the Committee recommended for Board approval Agenda Items 8.a. under the Old Business portion of the meeting; Agenda items 9.m. through 9.q. under New Business and Agenda item 12.b. under Other Business.

DuPage Business Center:

Ed Harrington of CenterPoint Properties advised that markets in areas of the Interstate 88 Corridor and in Elgin were showing some improvement. He discussed three companies who may be submitting Request for Proposals and one prospect that will be presenting a proposed development plan. Mr. Harrington advised that a meeting with the City of West Chicago and the Airport Authority would be scheduled soon to review the proposed development plan and a Special Board Meeting may be needed to address this proposed development plan in the near future. Chairman Davis emphasized that the Board would make itself available for a Special Board Meeting as needed.

OLD BUSINESS

Resolution 2014-1872; Grant of Kautz Road Easement to City of St. Charles.

– To approve an Agreement with the City of St. Charles granting an easement for the use and maintenance as a public road of the Authority property on the western perimeter of the DuPage Airport making up the east half of Kautz Road.

A **MOTION** was made by Commissioner LaMantia to approve Resolution 2014-1872; Grant of Kautz Road Easement to City of St. Charles and was **seconded** by Commissioner Chavez. The motion was passed by roll call vote (7-0). Commissioner Gorski abstained.

NEW BUSINESS

Resolution 2014-1873; Resolution for the Disposal/Destruction of Surplus Personal Property.

– To approve disposition of surplus personal property by internet auction. Items include door frames, projection screen, salad bar, and 1992 Oshkosh plow truck.

A **MOTION** was made by Commissioner Gorski to approve Resolution 2014-1873; Resolution for the Disposal/Destruction of Surplus Personal Property and was **seconded** by Commissioner Donnelly. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1874; Award of Bid to Nachurs Alpine Solutions for the Procurement of Sodium Formate Runway Deicing Materials.

– To approve the procurement of up to 12 tons of sodium Formate solid deicing/anti-icing compound for an amount not-to-exceed \$22,169.40 for the 2014-2015 winter season.

A **MOTION** was made by Commissioner Donnelly to approve Resolution 2014-1874; Award of Bid to Nachurs Alpine solutions for the Procurement of Sodium, Formate Runway Deicing Materials and was **seconded** by Commissioner Chavez. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1875; Award of Bid to Nachurs Alpine Solutions for the Procurement of Potassium Acetate Runway Deicing Fluid.

– To approve the procurement of up to 8,800 gallons of Potassium Acetate runway deicing fluid for an amount not-to-exceed \$40,568.00 for the 2014-2015 winter season.

A **MOTION** was made by Commissioner Gorski to approve Resolution 2014-1875; Award of Bid to Nachurs Alpine Solutions for the Procurement of Potassium Acetate Runway Deicing Fluid and was **seconded** by Commissioner Wagner. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1876; Award of Contract to Discipio Enterprises, Inc. for Snow Removal Services.

– To approve a Contract for snow removal services, commencing on October 15, 2014 and continuing through April 15, 2015 for providing snow removal services upon the accumulation of 2" of snow. Hourly rates, including operator, of \$75.00 for pickup truck, \$90.00 for skid loader, \$115.00 for end loader and \$25.00 for shoveling labor.

A **MOTION** was made by Commissioner LaMantia to approve Resolution 2014-1876; Award of Contract to Discipio Enterprises, Inc. for Snow Removal Services and was **seconded** by Commissioner Gorski. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1877; Award of Bid to Faulks Brothers Construction for the Procurement of Golf Course Greens Construction Mix.

– To approve the procurement of up to 800 tons of golf course greens construction mix for an amount not-to-exceed \$33,200.00.

A **MOTION** was made by Commissioner Huizenga to approve Resolution 2014-1877; Award of Bid to Faulks Brothers Construction for the Procurement of Golf Course Greens Construction Mix and was **seconded** by Commissioner Wagner. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1878; Award of Contract to Fox Valley Fire & Safety for Fire and Security Alarm Monitoring Services.

– To approve a Contract for fire and security alarm monitoring services, commencing October 1, 2014 and continuing through September 30, 2019. Annual monitoring fees of \$12,420.00.

A **MOTION** was made by Commissioner Wagner to approve Resolution 2014-1878; Award of Contract to Fox Valley Fire & Safety for Fire and Security Alarm monitoring Services and was **seconded** by Commissioner Posch. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1879; Award of Contract to Combined Roofing Services LLC for On-Call Roofing Contractor Repair and Maintenance Services.

– To approve a Contract for On-Call Roof Repair and Maintenance Services, commencing on October 1, 2014 and continuing through September 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

A **MOTION** was made by Commissioner LaMantia to approve Resolution 2014-1879; Award of Contract to Combined Roofing Services LLC for On-Call Roofing Contractor Repair and Maintenance Services and was **seconded** by Commissioner Gorski. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1880; Award of Contract to Builders Chicago Corporation for On-Call Electric Gate Operator Repair and Maintenance Services.

– To approve a Contract for on-call electric gate repair and maintenance services, commencing on October 1, 2014 and continuing through September 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

A **MOTION** was made by Commissioner Wagner to approve Resolution 2014-1880; Award of Contract to Builders of Chicago Corporation for On-Call Electric Gate Operator Repair and Maintenance Services and was **seconded** by Commissioner Gorski. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1881; Award of Contract to Gary Spielman Plumbing for On-Call Plumbing Repair and Maintenance Services.

– To approve a Contract for On-Call Plumbing Repair and Maintenance Services, commencing on December 1, 2014 and continuing through November 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

A **MOTION** was made by Commissioner Huizenga to approve Resolution 2014-1881; Award of Contract to Gary Spielman Plumbing for On-Call Plumbing Repair and Maintenance Services and was **seconded** by Commissioner Donnelly. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1882; Award of Contract to FDG Electric Services, Inc. for On-Call Electrical Repair and Maintenance Services.

– To approve a Contract for On-Call Electric Repair and Maintenance Services, commencing on October 1, 2014 and continuing through September 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

A **MOTION** was made by Commissioner LaMantia to approve Resolution 2014-1882; Award of Contract to FDG Electric Services, Inc. for On-Call Electrical Repair and Maintenance Services and was **seconded** by Commissioner Gorski. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1883; Authorizing Execution of a Contract with Aruba Networks for Access Control System Technical Support Services.

– To approve a Contract for wireless mesh radio back support and continuing technical support subscription in the amount of \$24,007.62 for the period of July 1, 2009 – October 5, 2015 to validate equipment warranty.

A **MOTION** was made by Commissioner Huizenga to approve Resolution 2014-1883; Authorizing Execution of a Contract with Aruba Networks for Access control System Technical Support Services and was **seconded** by Commissioner Donnelly. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1884; Appointing the Firm of Next Generation Public Affairs, Inc. for Providing Lobbyist Services to the DuPage Airport Authority.

– To approve a Contract for lobbyist services, commencing October 1, 2014 and continuing through September 30, 2016, subject to an additional one (1) year extension. Fixed annual fee of \$60,000.00.

A **MOTION** was made by Commissioner Donnelly to approve Resolution 2014-1884; Appointing the Firm of Next Generation Public Affairs, Inc. for Providing Lobbyist Services to the DuPage Airport Authority and was **seconded** by Commissioner Posch. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1885; Ratifying the Execution of a Contract with Sevan Construction LLC for Emergency Repairs to North Hightail Hangar Bay 1 Trench Drain.

– To approve the actions of the executive Director to execute emergency repairs to the North Hightail Hangar Bay 1 trench floor drain. Total repair cost not-to-exceed \$31,922.00.

A **MOTION** was made by Commissioner LaMantia to approve Resolution 2014-1885; Ratifying the Execution of a Contract with Sevan construction LLC for Emergency Repairs to North Hightail Hangar Bay 1 Trench Drain and was **seconded** by Commissioner Gorski. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1886; Award of Contract to Titan Electric for High Efficiency Lighting Retrofit Project.

– To approve a Contract for removal and replacement of existing lighting system in the 2nd floor and basement level of the DuPage Flight Center. Total authorized construction cost of \$93,170.00 including a 10% owner's contingency.

A **MOTION** was made by Commissioner Gorski to approve Resolution 2014-1886; Award of Contract to Titan Electric for High Efficiency Lighting Retrofit Project and was **seconded** by Commissioner LaMantia. The motion was passed unanimously by roll call vote (7-0). Commissioner Posch abstained.

Resolution 2014-1887; Award of Contract to UBM Mechanical Services for Infrared Heating System Retrofit Project.

– To approve a Contract for removal and replacement of existing infrared heating system burner units, vacuum pumps, heat exchangers, reflectors and controls at the Mukenschnabl Hangar located at 31W717 North Avenue. Total authorized construction cost of \$22,423.50 including a 10% owner's contingency.

A **MOTION** was made by Commissioner Gorski to approve Resolution 2014-1887; Award of Contract to UBM Mechanical Services for Infrared Heating System Retrofit Project and was **seconded** by Commissioner LaMantia. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1888; Award of Contract to Anthony Roofing Tecta America for Hangar Door Astragal Replacement.

– To approve a Contract for removal and replacement of hangar door astragals (sectional door seals) on four (4) hangar doors at the TEA Hangar located at 3N060 Powis Road. Total authorized construction cost of \$34,100.00 including a 10% owner's contingency.

A **MOTION** was made by Commissioner Donnelly to approve Resolution 2014-1888; Award of Contract to Anthony Roofing Tecta America for Hangar Door Astragal Replacement and was **seconded** by Commissioner Posch. The motion was passed unanimously by roll call vote (8-0).

Resolution 2014-1889; Authorizing the Execution of an Amendment to Task Order 13 with CH2M Hill for the Prairie Landing Golf Course Bunker Refinement Project.

– To increase CH2M Hill Task Order 13 by \$19,229 to \$60,535 for additional work performed to acquire the permit issued under the DuPage County Stormwater Ordinance.

A **MOTION** was made by Commissioner Gorski to approve Resolution 2014-1889; Authorizing the Execution of an Amendment to Task Order 13 with CH2M Hill for the Prairie Landing Golf Course Bunker Refinement Project and was **seconded** by Commissioner LaMantia. The motion was passed unanimously by roll call vote (8-0).

RECESS TO EXECUTIVE SESSION

There was no Executive Session held.

OTHER BUSINESS

Resolution 2014-1890; Disclosure of Executive Session Minutes.

Commissioners agreed with the recommendations made by Attorney Luetkehans without further discussion.

A **MOTION** was made by Commissioner Gorski to approve Resolution 2014-1890; Disclosure of Executive Session Minutes and was **seconded** by Commissioner Huizenga. The motion was passed unanimously by roll call vote (8-0).

Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois.

A **MOTION** was made by Commissioner Gorski to approve Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois. The motion was **seconded** by Commissioner LaMantia and was passed unanimously by roll call vote (8-0).

There being no other business for discussion, a **MOTION** was made by Commissioner Wagner to adjourn the Regular Meeting of the DuPage Airport Authority Board of Commissioners. The **motion was seconded** by Commissioner Gorski and was passed unanimously by voice vote; the meeting was adjourned at 4:20 p.m.

Stephen L. Davis
Chairman

(ATTEST)

Gina R. LaMantia
Secretary

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, SEPTEMBER 24, 2014**

The meeting of the Capital Development, Leasing and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois in the First Floor Conference Room on Wednesday, September 24, 2014. Committee Chairman Gorski called the meeting to order at 2:04 p.m. and a quorum was present.

Commissioners Present: Chavez, Gorski, LaMantia, Posch, Wagner.

Absent: None

DAA Staff Present: Executive Director David Bird; Mark Doles, Director of Aviation Facilities and Properties; Byron Miller, Director of Operations; Patrick Hoard, Director of Finance; Dan Barna, Procurement Manager; Becky Taylor, Accountant for Prairie Landing Golf Club; John Schlaman, General Manager of Prairie Landing Golf Club; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Johnny Jackson, CH2M Hill; Dan Pape, Crawford, Murphy and Tilly; Mike Toth, JA Watts, Inc.; Johnny Jackson, CH2M Hill; Donald Dressel; CBBEL.

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Resolution 2014-1885; Ratifying the Execution of a Contract with Sevan Construction LLC for Emergency Repairs to North Hightail Hangar Bay 1 Trench Drain.

– To approve the actions of the Executive Director to execute emergency repairs to the North hightail Hangar Bay 1 trench floor drain. Total repair cost not-to-exceed \$31,922.00.

Executive Director asked Dan Barna to review the proposed resolution and Mr. Barna explained that tenants had reported the hangar floor trench drain was collapsing which posed a significant safety hazard to aircraft parked within the hangar. He distributed photographs of this damage. Mr. Barna continued that three bids were received and Sevan Construction LLC was the low, responsive and responsible bidder. Mr. Barna review the total costs involved for this project and stated that due to the emergency nature of this project staff undertook the repairs immediately and the project is 95% completed and under budget. Staff is seeking ratification of the Executive Director's execution of the contract. Discussion occurred.

A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2014-1885; Ratifying the Execution of a Contract with Sevan Construction LLC for emergency Repairs to north Hightail Hangar Bay 1 Trench Drain. The motion was seconded by Commissioner Posch and was passed by roll call vote (5-0).

LEASING AND CUSTOMER FEES

NEW BUSINESS

Resolution 2014-1886; Award of Contract to Titan Electric for High Efficiency Lighting Retrofit Project.

– To approve a Contract for removal and replacement of existing lighting system in the 2nd Floor and basement level of the DuPage Flight Center. Total authorized construction cost of 93,170.00 including a 10% owner's contingency.

Mr. Barna explained that the offices on the second floor and basement level are in need of lighting fixture replacements. He added that the T12 fixtures currently used in these areas have been phased out of

production and will become obsolete. An energy assessment and feasibility study was undertaken by SEDAC "Smart Energy Design Assistance Certification" and the report recommended upgrading the current fixtures to a more efficient T8 and LED light. SEDAC and Kluber Engineering assisted in designing the project and six (6) bids were received; upon evaluation Titan Electric was low responsible and responsive bidder. Staff recommended approval. Discussion followed.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1886; Award of Contract to Titan Electric for High Efficiency lighting Retrofit Project. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0). Commissioner Posch abstained.

Resolution 2014-1887; Award of Contract to UBM Mechanical Services for Infrared Heating System Retrofit Project.

– To approve a Contract for removal and replacement of existing infrared heating system burner units, vacuum pumps, heat exchangers, reflectors and controls at the Mukenschnabl Hangar located at 31W717 North Avenue. Total authorized construction cost of \$22,423.50 including a 10% owner's contingency.

Mr. Barna discussed the project for an infrared heating system retrofit needed for the Mukenschanabl Hangar. He explained there are eight (8) units in need of replacement because replacement parts are becoming obsolete. He discussed the Airport Authority's responsibility under the lease for this retrofit project as this is considered a capital investment and the tenant is not able to maintain the system because the units are obsolete. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1887; Award of Contract to UBM Mechanical Services for Infrared Heating System Retrofit Project. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (5-0).

Resolution 2014-1888; Award of Contract to Anthony Roofing Tecta America for Hangar Door Astragal Replacement.

– To approve a Contract for removal and replacement of hangar door astragals (sectional door seals) on four (4) hangar doors at the TEA Hangar located at 3N060 Powis Road. Total authorized construction cost of \$34,100.00 including a 10% owner's contingency.

Mr. Barna reported that at the Travel Express Hangar there are two doors on the north side and two doors on the south side of the hangar with deteriorated sectional door seals or astragals which has created a water infiltration issue causing damage to the hangar doors. Discussion followed regarding the scope of this project and associated costs. Mr. Barna advised that two bids were received for this project and Anthony Roofing was determined to be the qualified local bidder from DuPage County as defined by the Procurement Code. Anthony Roofing was able to provide a substitute bid which was lower than the apparent low bid from a Cook County vendor. Discussion continued and Staff recommended approval.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2014-1888; Award of Contract to Anthony Roofing Tecta America for Hangar Door Astragal Replacement. The motion was seconded by Commissioner Wagner and was passed unanimously by roll call vote (5-0).

Resolution 2014-1889; Authorizing the Execution of an Amendment to Task Order 13 with CH2M Hill for the Prairie Landing Golf Course Bunker Refinement Project.

– To increase CH2M Hill Task Order 13 by \$19,229 to \$60,535 for additional work performed to acquire the permit issued under the DuPage County Stormwater Ordinance.

Executive Director Bird asked Byron Miller to review the proposed resolution. He explained that as approved in an earlier contract with CH2M Hill, Christopher Burke Engineering, as the subconsultant, has

been working with DuPage County and the City of West Chicago to secure the required stormwater permits for the bunker renovation project. Due to the technical issues involved with preparation of this permit application, additional time was spent and there will be additional costs involved. Mr. Miller then asked Don Dressel of Christopher Burke Engineering to review his part in this process. Mr. Dressel stated that the golf course architect was not fully aware of the rules for stormwater permitting in DuPage County nor the significant issues involved with this very important part of the project. He explained there was a need for additional review in order to provide proof there would be no impact to the wetlands and the flood plain. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1889; Authorizing the Execution of an Amendment to Task Order 13 with CH2M Hill for the Prairie Landing Golf Course Bunker Refinement Project. The motion was seconded by Commissioner Wagner and was passed unanimously by roll call vote (5-0).

LEASING AND CUSTOMER FEES

OLD BUSINESS

Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois.

Discussion for this Ordinance will take place in the Execution Session portion of this meeting and Board action will take place under the Other Business portion of the agenda.

Resolution 2014-1872; Grant of Kautz Road Easement to the City of St. Charles.

– To approve an agreement with the City of St. Charles granting an easement for the use and maintenance as a public road of the Authority property on the western perimeter of the DuPage Airport making up the east half of Kautz Road.

Attorney Phil Luetkehans explained the Airport Authority owns land making up the eastern half of Kautz Road from Pheasant Run on the north to Roosevelt Road on the south. The City of St. Charles requested an easement for the Airport Authority to establish a clear right to maintain Kautz Road. He continued to review the easement agreement and recommended approval. Attorney Luetkehans also advised that there is a conflict of interest for the firm of Schirott, Luetkehans and Garner was received and executed for the City of St. Charles to represent the firm's work with the City of St. Charles on other legal matters. Commissioner Gorski stated that he would recuse himself from voting on this matter due to his firm's work with the City of St. Charles. Attorney Luetkehans recommended approval of this resolution.

A **MOTION** was made by Commissioner Wagner to recommend Board approval for Proposed Resolution 2014-1872; Grant of Kautz Road Easement to the City of St. Charles. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (4-0). Chairman Gorski abstained.

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of pending, probable or imminent litigation; the purchase or lease of real property for the use of the DuPage Airport Authority; and the setting of a price for sale or lease of property owned by the DuPage Airport Authority. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (5-0). The Regular Committee Meeting was recessed to Executive Session at 2:27 p.m. and was reconvened at 3:00 p.m. Upon roll call, a quorum was present for the remainder of the Regular Committee Meeting.

OTHER BUSINESS

Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois.

A **MOTION** was made by Commissioner Wagner to recommend Board approval for Proposed Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (5-0).

Commissioner LaMantia made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by 3:04 p.m.

Gerald M. Gorski, Chairman
Capital Development, Leasing and Customer Fees Committee

**DuPAGE AIRPORT AUTHORITY
FINANCE, BUDGET AND AUDIT COMMITTEE
WEDNESDAY, SEPTEMBER 24, 2014**

A meeting of the Finance, Budget and Audit Committee of the DuPage Airport Authority Board of Commissioners was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois, First Floor Conference Room, on Wednesday, September 24, 2014. Chairman Huizenga called the meeting to order at 1:06 p.m.

Commissioners Present: Donnelly, Huizenga, Posch, Wagner

Commissioners Absent: None

DuPage Airport Authority Staff Present: Executive Director David Bird; Mark Doles, Director of Aviation Facilities and Properties; Byron Miller, Director of Operations; Patrick Hoard, Director of Finance; Becky Taylor, Accountant for Prairie Landing Golf Club; John Schlaman, General Manager, Prairie Landing Golf Club; Dan Barna, Procurement Manager; Pamela Miller, Executive Assistant and Board Liaison.

Others: Mike Toth; J.A. Watts, Inc.

OLD BUSINESS

None

NEW BUSINESS

REVIEW OF FINANCIAL STATEMENTS

Mr. Hoard proceeded to review the Financial Statements:

Operating Revenues:

Airport Operations increased 6% over budgeted amount.

Flight Center Fuel Operations increased 8% over the budgeted amount.

Prairie Landing Golf Club is 9% below budget for the year.

Total Operating Revenues overall are at 5% actual versus budget.

Operating Expenses:

Airport Operations increased 4% from the budgeted amount for the year.

Flight Center Fuel Operations increased 5%.

Prairie Landing Golf Club is 6% below budget year-to-date.

Total Operating Expenses are up 3% actual versus budget.

Net Profit from Operations have increased significantly from the amount budgeted; 77%.

Total Non-Operating Revenues are up 7% actual versus budget.

Total Non-Operating Expenses increased actual versus budget because of property taxes at the golf course.

Net profit from Non-Operations up 6% actual versus budget; 113%. *Net Profit Excluding Operations* increased 14% actual versus budget.

Capital Development Program: 7.6 million spent up to this point and spending will continue to increase through the end of the year.

Cash Ending Balance is at \$21.7 million; \$5.6 million decrease from the beginning of the year; \$27.3 million.

Mr. Hoard provided a preliminary review for the proposed 2015 Budget, reviewing each department. He stated that in late October the Finance Committee will have an opportunity for a working review of the 2015 Tentative Budget and Appropriations at a Special Finance Committee Meeting. The 2015 Tentative Budget and Appropriations will be brought to the November regular meeting of the Finance Committee for final review prior to presenting to the Board for consideration and approval. The committee briefly discussed the property tax abatement for the 2015 budget year.

Resolution 2014-1873; Resolution for the Disposal/Destruction of Surplus Personal Property.

– To approve disposition of surplus personal property by internet auction. Items include door frames, projection screen, salad bar, and 1992 OshKosh plow truck.

Executive Director Bird asked Dan Barna to begin discussion of the resolutions. Mr. Barna provided a picture of each item to be sold and discussion followed briefly. Staff recommended approval.

A **MOTION** was made by Commissioner Donnelly to recommend Board approval of Proposed Resolution 2014-1873; Resolution for the Disposal/Destruction of Surplus Personal Property. The **motion was seconded** by Commissioner Posch and was passed unanimously by roll call vote (4-0).

Resolution 2014-1874; Award of Bid to Nachurs Alpine Solutions for the Procurement of Sodium Formate Runway Deicing Materials.

– To approve the procurement of up to 12 tons of Sodium Formate solid deicing/anti-icing compound for an amount not-to-exceed \$22,169.40 for the 2014-2015 winter season.

Mr. Barna continued that this resolution will allow the Airport Authority to purchase runway deicing materials for the winter season. He reviewed the amounts needed for this year and costs. Staff recommended approval. Discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2014-1874; Award of Bid to Nachurs Alpine Solutions for the Procurement of Sodium Formate Runway Deicing Materials. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by roll call vote (4-0).

Resolution 2014-1875; Award of Bid to Nachurs Alpine Solutions for the Procurement of Potassium Acetate Runway Deicing Fluid.

– To approve the procurement of up to 8,800 gallons of potassium acetate runway deicing fluid for an amount not-to-exceed \$40,568.00 for the 2014-2015 winter season.

Mr. Barna explained that the Airport Authority each year also purchases deicing fluids for runway deicing applications. This resolution represents the anti-icing fluids needed for this winter season. He reviewed the amounts to be purchased and costs. Staff recommended approval.

A **MOTION** was made by Commissioner Donnelly to recommend Board approval of Proposed Resolution 2014-1875; Award of Bid to Nachurs Alpine Solutions for the Procurement of Potassium Acetate Runway Deicing Fluid. The **motion was seconded** by Commissioner Wagner and was passed unanimously by roll call vote (4-0).

Resolution 2014-1876; Award of Contract to Discipio Enterprises, Inc. for Snow Removal Services.

– To approve a Contract for snow removal services, commencing on October 15, 2014 and continuing through April 15, 2015 for providing snow removal services upon the accumulation of 2" of snow. Hourly rates including operator of \$75 for pickup truck, \$90 for skid loader, \$115 for end loader and \$25 for shoveling labor.

Mr. Barna explained that each snow season the Airport Authority utilized a snow removal contact that responds to the property upon the accumulation of 2 inches of snow or if called by staff. The Airport maintenance crews are dedicated to moving snow and ice from the airfield, runways and taxiways; this company will remove snow and ice in parking lots and sidewalks outside the fence. He continued that four (4) bids were received and the low responsive, and responsible bidder was Discipio Enterprises, Inc. Discussion followed and staff recommended approval.

A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2014-1876; Award of Contract to Discipio Enterprises, Inc. for Snow Removal Services. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by roll call vote (4-0).

Resolution 2014-1877; Award of Bid to Faulks Brothers Construction for the Procurement of Golf Course Greens Construction Mix.

– To approve the procurement of up to 800 tons of golf course greens construction mix for an amount not-to-exceed \$33,200.00.

The Prairie Landing Bunker renovation project requires purchasing several different construction materials and this is the final remaining material to be purchased; 800 tons of golf course greens construction mix. Mr. Barna advised this was bid initially with only one bid received. As required by the Procurement Code, this product was bid for a second time with still only one bid received. Faulks Brothers Construction is recommended for award and Mr. Barna reviewed the project's scope of work and the costs involved for this final purchase. Discussion followed and staff recommended approval.

A **MOTION** was made by Commissioner Donnelly to recommend Board approval of Proposed Resolution 2014-1877; Award of Bid to Faulks Brothers Construction for the Procurement of Golf Course Greens Construction Mix. The **motion was seconded** by Commissioner Posch and was passed unanimously by roll call vote (4-0).

Resolution 2014-1878; Award of Contract to Fox Valley Fire & Safety for Fire and Security Alarm Monitoring Services.

– To approve a Contract for fire and security alarm monitoring services, commencing October 1, 2014 and continuing through September 30, 2019. Annual monitoring fees of \$12,420.00.

Mr. Barna advised that the Airport Authority currently has 21 fire alarms and five (5) security alarm monitoring locations around the Airport. He continued that with these various contracts approaching their expiration this would provide an opportunity to solicit bids for a single alarm monitoring company for all of the buildings at the Airport. Three bids were received and Fox Valley Fire & Safety Alarm Monitoring Services was determined to be the low, responsive and responsible bidder.

Mr. Barna explained that the alarm monitoring industry normally requires a 7-year contract due to leasing requirements for alarm monitoring equipment and staff was able to negotiate a contract term of five years. The Airport Authority's Procurement Code allows the Executive Director to make that determination if a five-year contract is in the best interest of the Airport Authority. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2014-1878; Award of Contract to Fox Valley Fire & Safety for Fire and Security Alarm Monitoring Services. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by roll call vote (4-0).

Resolution 2014-1879; Award of Contract to Combined Roofing Services LLC for On-Call Roofing Contractor Repair and Maintenance Services.

– To approve a Contract for On-Call Roof Repair and Maintenance Services, commencing on October 1, 2014 and continuing through September 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

Mr. Barna explained that the Building Maintenance Department utilizes the services of a commercial roofing contractor for various buildings located around the Airport. He continued to review this Master Agreement and the scope of work for these services. Four bids were received and the West Chicago Company, Combined Roofing Services LLC was the low bidder. Discussion followed and Staff recommended approval.

A **MOTION** was made by Commissioner Wagner to recommend Board approval of Proposed Resolution 2014-1879; Award of Contract to Combined Roofing Services LLC for on-Call Roofing Contractor Repair and Maintenance Services. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by roll call vote (4-0).

Resolution 2014-1880; Award of Contract to Builders Chicago Corporation for On-Call Electric Gate Operator Repair and Maintenance Services.

– To approve a Contract for On-Call Electric Gate Repair and Maintenance Services, commencing on October 1, 2014 and continuing through September 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

Mr. Barna continued that the Building Maintenance Department also utilizes a Master Agreement for an on call gate operator contractor for repair and maintenance of the hydraulic vehicle gates throughout the Airport. He reviewed the Master Agreement and scope of work for these services. Discussion followed and Staff recommended approval.

A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2014-1880; Award of Contract to Builders Chicago Corporation for On-Call Electric Gate Operator Repair and Maintenance Services. The **motion was seconded** by Commissioner Wagner and was passed unanimously by roll call vote (4-0).

Resolution 2014-1881; Award of Contract to Gary Spielman Plumbing for On-Call Plumbing Repair and Maintenance Services.

– To approve a Contract for On-Call Plumbing Repair and Maintenance Services, commencing on December 1, 2014 and continuing through November 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

Mr. Barna reviewed the Master Agreement for on-call plumbing repair services and advised three bids were received for this award. Upon evaluation of the bids it was determined that Gary Spielman Plumbing is a qualified local bidder and as defined in the Procurement Code, Spielman was advised of the opportunity to provide an alternate substitute bid, since the lowest bid was a Kane County company. Upon receipt of the notice Gary Spielman submitted a substitute bid and was determined to be the low responsive, responsible bidder. Discussion continued briefly and staff recommended approval.

A **MOTION** was made by Commissioner Wagner to recommend Board approval of Proposed Resolution 2014-1881; Award of Contract to Gary Spielman Plumbing for On-Call Plumbing Repair and Maintenance Services. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by roll call vote (4-0).

Resolution 2014-1882; Award of Contract to FDG Electric for On-Call Electrical Repair and Maintenance Services.

– To approve a Contract for On-Call Electric Repair and Maintenance Services, commencing on October 1, 2014 and continuing through September 30, 2016 for an amount not-to-exceed \$25,000.00 annually or \$2,500.00 per project. Services utilized on an as-needed basis.

The Airport Authority's Maintenance Department utilizes the services of a licensed electrician throughout the Airport on an as-needed basis. Mr. Barna advised that two bids were received and FDG Electric was the low responsive, responsible bidder. This is also a Master Agreement and he reviewed the scope of work for these services. Discussion followed and Staff recommended approval.

A **MOTION** was made by Commissioner Donnelly to recommend Board approval of Proposed Resolution 2014-1882; Award of Contract to FDG Electric for On-Call Electrical Repair and Maintenance Services. The **motion was seconded** by Commissioner Wagner and was passed unanimously by roll call vote (4-0).

Resolution 2014-1883; Authorizing the Execution of a Contract with Aruba Networks for Access Control System Technical Support Services.

– To approve a contract for wireless mesh radio back support and continuing technical support subscription in the amount of \$24,007.62 for the period of July 1, 2009 – October 5, 2014 to validate equipment warranty.

Mr. Barna advised there are 31 wireless mesh radios across the Airport and problems with the system have been ongoing. He continued to explain the wireless mesh access control system and the nature of the problems. Mr. Barna explained that to correct these issues, the Airport Authority needs to purchase a back support subscription from Aruba Networks, the wireless mesh radio manufacture, which will validate the limited lifetime warranty and provide software and technical support for the wireless mesh network. When the current system was installed, the original contractor never paid for a support agreement with the original manufacturer. Executive Director Bird advised that after some research it was determined that the Airport Authority was never charged for this contract initially because the contractor did not establish the agreement. He continued that to secure retroactive warranty coverage, the Airport Authority will have make the start date of the agreement the same as the date of installation to obtain the lifetime warranty and to secure all of the needed upgrades. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner Donnelly to recommend Board approval of Proposed Resolution 2014-1883; Authorizing the Execution of a Contract with Aruba Networks for Access Control System Technical Support Services. The **motion was seconded** by Commissioner Posch and was passed unanimously by roll call vote (4-0).

Resolution 2014-1884; Appointing the Firm of Next Generation Public Affairs, Inc. for Providing Lobbyist Services to the DuPage Airport Authority.

– To approve a Contract for lobbyist services, commencing October 1, 2014 and continuing through September 30, 2016, subject to an additional one (1) year extension. Fixed annual fee of \$60,000.00.

Executive Director Bird advised that previously the Airport Authority had partnered with DuPage County for lobbyist services and utilized the BGR Group for lobbyist services. He continued that the IGA with DuPage County expired on August 31, 2014 and Chairman Davis and County Board Chairman Cronin felt it would be in the best interest of the Airport Authority to contract directly with a firm that could work with the State of Illinois to secure funding for Airport projects. The Airport Authority issued an (RFP) Request for Proposal for lobbyist Service and two firms responded with proposals. An evaluation panel was established and the panel recommended Next Generation Public Affairs for approval to provide lobbyist

services for the Airport Authority. The term will commence on October 1, 2014 through October 1, 2016 with a one year option for extension; the fixed annual fee is \$60,000. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2014-1884; Appointing the Fire of Next Generation Public Affairs, Inc. for Providing Lobbyist Services to the DuPage Airport Authority. The **motion was seconded** by Commissioner Wagner and was passed unanimously by roll call vote (4-0).

Other Business

None

A **MOTION** was made by Commissioner Wagner to adjourn the Finance, Budget and Audit Committee; the **motion was seconded** by Commissioner Posch and was passed unanimously by voice vote. The meeting adjourned at 1:58 p.m.

Peter H. Huizenga, Chairman
Finance, Budget and Audit Committee



DUPAGE AIRPORT AUTHORITY

BOARD OF COMMISSIONERS MEETING/HOLIDAY CALENDAR 2015

January

01/01/15	Thursday	-- -- --	DAA HOLIDAY – New Years Day	
01/07/15	Wednesday	11:00 a.m.	Internal Policy & Compliance Committee	Flight Center
01/14/15	Wednesday	12:00 Noon	Golf Committee	Flight Center
01/14/15	Wednesday	1:00 p.m.	Finance, Budget & Audit Committee	Flight Center
01/14/15	Wednesday	2:00 p.m.	Capital Development, Leasing and Customer Fees Committee	Flight Center
01/14/15	Wednesday	3:00 p.m.	Regular/Annual Board Meeting	Flight Center

February

NO SCHEDULED MEETINGS

March

03/04/15	Wednesday	11:00 a.m.	Internal Policy & Compliance Committee	Flight Center
03/11/15	Wednesday	12:00 Noon	Golf Committee	Flight Center
03/11/15	Wednesday	1:00 p.m.	Finance, Budget & Audit Committee	Flight Center
03/11/15	Wednesday	2:00 p.m.	Capital Development, Leasing and Customer Fees Committee	Flight Center
03/11/15	Wednesday	3:00 p.m.	Regular Board	Flight Center

April

NO SCHEDULED MEETINGS

May

05/06/15	Wednesday	11:00 a.m.	Internal Policy & Compliance Committee	Flight Center
05/13/15	Wednesday	12:00 Noon	Golf Committee	Flight Center
05/13/15	Wednesday	1:00 p.m.	Finance, Budget & Audit Committee	Flight Center
05/13/15	Wednesday	2:00 p.m.	Capital Development, Leasing and Customer Fees Committee	Flight Center
05/13/15	Wednesday	3:00 p.m.	Regular Board	Flight Center
05/25/15	Monday	----	DAA HOLIDAY – Memorial Day	

June

06/03/15	Wednesday	11:00 a.m.	Internal Policy & Compliance Committee	Flight Center
06/10/15	Wednesday	12:00 Noon	Golf Committee	Flight Center
06/10/15	Wednesday	1:00 p.m.	Finance, Budget & Audit Committee	Flight Center
06/10/15	Wednesday	2:00 p.m.	Capital Development, Leasing and Customer Fees Committee	Flight Center
06/10/15	Wednesday	3:00 p.m.	Regular Board	Flight Center

July

NO SCHEDULED MEETINGS

August**NO SCHEDULED MEETINGS****September****09/07/15****Monday**

DAA Holiday – Labor Day

09/09/15 Wednesday 11:00 a.m.
 09/16/15 Wednesday 12:00 Noon
 09/16/15 Wednesday 1:00 p.m.
 09/16/15 Wednesday 2:00 p.m.
 09/16/15 Wednesday 3:00 p.m.

Internal Policy & Compliance Committee
 Golf Committee
 Finance, Budget & Audit Committee
 Capital Development, Leasing and
 Customer Fees Committee
 Regular Board

Flight Center
 Flight Center
 Flight Center
 Flight Center
 Flight Center

October**NO SCHEDULED MEETINGS****November**

11/04/15 Wednesday 11:00 a.m.
 11/11/15 Wednesday 12:00 Noon
 11/11/15 Wednesday 1:00 p.m.
 11/11/15 Wednesday 2:00 p.m.
 11/11/15 Wednesday 3:00 p.m.
11/26/15 Thursday ---

Internal Policy & Compliance Committee
 Golf Committee
 Finance, Budget & Audit Committee
 Capital Development, Leasing and
 Customer Fees Committee
 Regular Board
DAA HOLIDAY – Thanksgiving Day

Flight Center
 Flight Center
 Flight Center
 Flight Center
 Flight Center

December**NO SCHEDULED MEETINGS****January 2016****01/01/16****Friday**

DAA HOLIDAY – New Years Day

01/06/16 Wednesday 11:00 a.m.
 01/13/16 Wednesday 12:00 Noon
 01/13/16 Wednesday 1:00 p.m.
 01/13/16 Wednesday 2:00 p.m.
 01/13/16 Wednesday 3:00 p.m.

Internal Policy & Compliance Committee
 Golf Committee
 Finance, Budget & Audit Committee
 Capital Development, Leasing and
 Customer Fees Committee
 Regular/Annual Board Meeting

Flight Center
 Flight Center
 Flight Center
 Flight Center
 Flight Center

Address for Meetings:

Regular Board Meeting;
 Finance, Budget and Audit Committee;
 Capital Development, Leasing and
 Customer Fees Committee;
 Golf Committee
 Internal Policy and Compliance Committee

DuPage Airport Authority
Flight Center Building
 2700 International Drive
 West Chicago, Illinois 60185
 (630) 584-2211



DUPAGE AIRPORT AUTHORITY

10/31/2014

**FINANCIALS
PRE-AUDIT**

DUPAGE AIRPORT AUTHORITY
COMBINING BALANCE SHEET
 Month of October 2014

	AIRPORT OPERATIONS	DuPAGE FLIGHT CENTER	PRAIRIE LANDING GOLF CLUB	TOTALS
ASSETS				
Current Assets				
Cash & Cash Equivalents	13,416,500	4,161,675	133,845	17,712,020
Receivables				
Property Taxes	5,481,378	-	-	5,481,378
Interest	19,954	-	-	19,954
Accounts Receivable	215,543	557,506	34,106	807,155
Due To/From Prairie Landing Golf Club	863,217	-	-	863,217
Due To/From DuPage Bus. Park Owner Assoc.	30,000	-	-	30,000
Prepaid Expenses	405,397	29,876	17,257	452,529
Vehicle Fuel Inventory	27,865	-	-	27,865
Inventories	-	170,631	97,833	268,464
Total Current Assets	20,459,854	4,919,688	283,041	25,662,584
Other Assets				
Total Other Assets	-	-	-	-
Capital Assets				
Cost	300,681,308	894,015	2,957,359	304,532,682
Construction in Progress	20,133,871	-	-	20,133,871
	320,815,179	894,015	2,957,359	324,666,554
Accumulated Depreciation/Amortization	(167,349,466)	(731,235)	(2,729,368)	(170,810,069)
Total Capital Assets	153,465,713	162,781	227,991	153,856,485
TOTAL ASSETS	173,925,568	5,082,469	511,032	179,519,068

DUPAGE AIRPORT AUTHORITY
COMBINING BALANCE SHEET
 Month of October 2014

	AIRPORT OPERATIONS	DuPAGE FLIGHT CENTER	PRAIRIE LANDING GOLF CLUB	TOTALS
LIABILITIES				
Current Liabilities				
Accounts Payable	336,774	271,237	7,649	615,659
Accrued Liabilities	601,589	126,055	461,531	1,189,175
Due to/from DuPage Airport Authority	-	-	863,217	863,217
Deferred Income - Operations	1,975,381	93,142	-	2,068,523
Deferred Income Property Taxes	5,481,378	-	-	5,481,378
Deferred Income Land	87,000	-	-	87,000
Total Current Liabilities	8,482,121	490,434	1,332,397	10,304,952
Long-Term Liabilities				
Security Deposits	109,404	-	118,715	228,119
Total Long-Term Liabilities	109,404	-	118,715	228,119
TOTAL LIABILITIES	8,591,525	490,434	1,451,112	10,533,072
NET ASSETS				
Net Assets				
Investment in Capital Assets, January 1	144,345,583	179,545	330,099	144,855,226
Changes in Net Capital Assets	(3,261,283)	(15,088)	(102,108)	(3,378,478)
Net Investment in Capital Assets	141,084,300	164,457	227,991	141,476,748
Restricted Future Capital Assets, January 1	19,017,974	-	-	19,017,974
Changes in Future Capital Assets	-	-	-	-
Net Restricted Future Capital Assets	19,017,974	-	-	19,017,974
Unrestricted Net Assets, January 1	4,027,275	2,280,923	(1,182,612)	5,125,586
Changes in Net Capital Assets	3,259,606	16,764	102,108	3,378,478
Net Income (Loss)	(2,055,113)	2,129,891	(87,567)	(12,790)
Intrafund Transfers - Transfer from Tech Park	-	-	-	-
Net Unrestricted Assets	5,231,768	4,427,577	(1,168,071)	8,491,274
TOTAL NET ASSETS	165,334,042	4,592,034	(940,080)	168,985,997
TOTAL LIABILITIES AND NET ASSETS	173,925,568	5,082,469	511,032	179,519,068

DUPAGE AIRPORT AUTHORITY
STATEMENT OF REVENUES AND EXPENSES
YTD October 2014

	AIRPORT OPERATIONS	DuPAGE FLIGHT CENTER	PRAIRIE LANDING GOLF CLUB	TOTALS
Revenues				
Field Operations	1,178,256	0	0	1,178,256
Building Operations	2,471,099	0	0	2,471,099
Flight Center Building	163,453	0	0	163,453
Administrative	165,360	0	0	165,360
Fuel and Oil Sales	0	10,567,641	0	10,567,641
De-ice, Lav Service, Preheats, APU, Tows	0	43,699	0	43,699
Overnight Fees - Transient	0	24,989	0	24,989
Hangar Rental	0	155,459	0	155,459
Golf Operations	0	0	1,432,071	1,432,071
Food and Beverage	0	32,818	262,242	295,061
Kitty Hawk Deli	0	0	31,389	31,389
Banquet	0	0	612,637	612,637
Miscellaneous	0	8,320	13,580	21,900
Total Revenues	3,978,169	10,832,927	2,351,920	17,163,016
Cost of Sales				
Field Operations	1,371,961	0	0	1,371,961
Building Operations	940,228	0	0	940,228
Flight Center Building	211,525	0	0	211,525
Shop Equipment	355,957	0	0	355,957
Fuel and Oil	0	7,069,749	0	7,069,749
Maintenance	0	162,478	0	162,478
Credit Card Expense	0	143,565	44,255	187,820
Golf Course Maintenance	0	0	580,550	580,550
Golf Operations	0	0	281,056	281,056
Food and Beverage	0	97,711	288,466	386,177
Kitty Hawk - Deli	0	0	31,389	31,389
Banquet	0	0	335,001	335,001
Total Cost of Sales	2,879,671	7,473,503	1,560,717	11,913,892
Gross Profit/(Loss)	1,098,498	3,359,424	791,203	5,249,125
General and Administrative				
Administration	1,956,729	1,194,678	442,406	3,593,813
Commissioners	77,681	0	0	77,681
Business Development & Marketing	113,981	29,343	0	143,324
Accounting	252,957	0	0	252,957
Total General & Administrative	2,401,347	1,224,021	442,406	4,067,774
Operating Income (Loss) Before Depreciation & Principal Reductions	(1,302,849)	2,135,403	348,797	1,181,351
Non Operating Revenues (Expenses)				
Taxes - Property	5,380,675	0	0	5,380,675
Taxes - Other	56,542	0	0	56,542
Taxes - Paid	(205,722)	0	(304,420)	(510,142)
Federal & State Grants	225,883	0	0	225,883
Investment Income	136,796	0	2	136,797
Unrealized Gain/Loss from Investments	65,101	0	0	65,101
Amortization (Expense)	0	0	0	0
Gain on Sale of Fixed Assets	4,848	11,252	4,223	20,323
Other Revenue (Expenses)	0	0	0	0
Total Non Operating Revenues (Expenses)	5,664,122	11,252	(300,196)	5,375,179
Net income (Loss) before adjustments	4,361,273	2,146,655	48,602	6,556,529
Depreciation	6,008,123	16,764	102,108	6,126,995
Major Maintenance Expense	408,263	0	34,061	442,324
Future Project Expense	0	0	0	0
Net Income	(2,055,113)	2,129,891	(87,567)	(12,790)

Board Summary
DuPage Airport Authority
YTD October 2014

	YTD Budget	YTD Actual	Percent Change Actual vs Budget
Beginning Cash Balance- Unrestricted	13,246,132	13,246,132	
Beginning Cash Balance - Restricted	14,087,564	14,087,564	
	27,333,696	27,333,696	
OPERATING REVENUES			
Airport Operations	3,745,113	3,978,169	6%
Flight Center Fuel Operations	9,633,934	10,832,927	12%
Prairie Landing Golf Club	2,629,805	2,351,920	-11%
TOTAL OPERATING REVENUES	16,008,852	17,163,016	7%
OPERATING EXPENSES			
Airport Operations	5,175,361	5,281,018	2%
Flight Center Fuel Operations	8,110,062	8,697,524	7%
Prairie Landing Golf Club	2,189,165	2,003,123	-8%
TOTAL OPERATING EXPENSES	15,474,588	15,981,666	3%
Net Profit from Operations	534,263	1,181,351	121%
NON-OPERATING REVENUES			
Miscellaneous Taxes	47,500	56,542	19%
Property Taxes/Abatements	5,410,000	5,380,675	-1%
Federal & State Grants	0	225,883	0%
Investment Income	120,833	136,797	13%
Unrealized Gain/Loss from Investments	0	65,101	0%
Gain/(Loss) on Sale of Fixed Assets	50,000	20,323	-59%
TOTAL NON-OPERATING REVENUES	5,628,333	5,885,321	5%
NON-OPERATING EXPENSES			
Property Tax (DAA)	204,000	205,722	1%
Property Tax (PLGC)	248,000	304,420	23%
CenterPoint Advance - Interest	0	0	0%
TOTAL NON-OPERATING EXPENSES	452,000	510,142	13%
Net Profit from Non-Operations	5,176,333	5,375,179	4%
Net Profit Excluding Depreciation	5,710,597	6,556,529	15%
Total YTD Revenues	21,637,185	23,048,337	7%
Total YTD Expenditures	15,926,588	16,491,808	4%
CAPITAL DEVELOPMENT PROGRAMS	22,261,502	14,762,235	-34%
MAJOR MAINTENANCE	689,830	442,324	-36%
FUTURE PROJECT EXPENSE	0	0	0%
Adjustment for Non-Cash Activities	0	(973,646)	
Cash Balance - Ending	10,092,961	17,712,020	75%

Total DuPage Airport Authority

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 10/31/2014

	Month			YTD			2014 Annual			Month			YTD			
	Budget		Variance	Budget		Variance	Budget		Variance	2014		2013	2014		2013	Variance
	Actual			Actual												
REVENUES																
Airport Operations	\$ 381,347	\$ 351,658	\$ 29,689	\$ 3,978,169	\$ 3,745,113	\$ 233,056	\$ 4,447,636	\$ 4,447,636	\$ 397,933	\$ 397,933	\$ (16,585)	\$ 3,978,169	\$ 3,784,785	\$ 193,384		
Prairie Landing Golf Club	\$ 188,005	\$ 228,058	\$ (40,053)	\$ 2,351,920	\$ 2,629,805	\$ (277,885)	\$ 2,765,827	\$ 2,765,827	\$ 194,782	\$ 194,782	\$ (6,777)	\$ 2,351,920	\$ 2,563,720	\$ (211,799)		
DuPage Flight Center	\$ 1,235,926	\$ 972,640	\$ 263,286	\$ 10,832,927	\$ 9,693,934	\$ 1,138,994	\$ 11,499,739	\$ 11,499,739	\$ 1,035,692	\$ 1,035,692	\$ 200,234	\$ 10,832,927	\$ 9,708,085	\$ 1,124,842		
Total Revenues	\$ 1,805,278	\$ 1,552,356	\$ 252,922	\$ 17,163,016	\$ 16,008,852	\$ 1,154,165	\$ 18,713,202	\$ 18,713,202	\$ 1,628,407	\$ 1,628,407	\$ 176,872	\$ 17,163,016	\$ 16,056,590	\$ 1,106,427		
COST OF SALES																
Airport Operations	\$ 238,524	\$ 278,624	\$ (40,099)	\$ 2,879,671	\$ 2,802,293	\$ 77,378	\$ 3,383,551	\$ 3,383,551	\$ 280,250	\$ 280,250	\$ (41,726)	\$ 2,879,671	\$ 2,677,711	\$ 201,960		
Prairie Landing Golf Club	\$ 155,517	\$ 171,410	\$ (15,893)	\$ 1,516,463	\$ 1,698,366	\$ (181,903)	\$ 1,928,225	\$ 1,928,225	\$ 151,739	\$ 151,739	\$ 3,778	\$ 1,516,463	\$ 1,574,273	\$ (57,811)		
DuPage Flight Center	\$ 823,814	\$ 691,807	\$ 132,007	\$ 7,473,503	\$ 6,858,522	\$ 614,981	\$ 8,188,130	\$ 8,188,130	\$ 736,916	\$ 736,916	\$ 86,898	\$ 7,473,503	\$ 6,890,917	\$ 582,586		
Total Cost of Sales	\$ 1,217,856	\$ 1,141,840	\$ 76,015	\$ 11,869,637	\$ 11,359,181	\$ 510,456	\$ 13,499,906	\$ 13,499,906	\$ 1,168,905	\$ 1,168,905	\$ 48,950	\$ 11,869,637	\$ 11,142,501	\$ 726,736		
Gross Profit/(Loss)	\$ 587,422	\$ 410,516	\$ 176,907	\$ 5,293,379	\$ 4,649,671	\$ 643,708	\$ 5,213,296	\$ 5,213,296	\$ 459,501	\$ 459,501	\$ 127,921	\$ 5,293,379	\$ 4,913,689	\$ 379,691		
GENERAL AND ADMINISTRATIVE																
Airport Operations	\$ 235,977	\$ 227,410	\$ 8,567	\$ 2,401,347	\$ 2,373,069	\$ 28,279	\$ 2,853,638	\$ 2,853,638	\$ 225,324	\$ 225,324	\$ 10,653	\$ 2,401,347	\$ 2,240,269	\$ 161,078		
Prairie Landing Golf Club	\$ 41,082	\$ 45,024	\$ (3,942)	\$ 486,660	\$ 490,799	\$ (4,139)	\$ 585,999	\$ 585,999	\$ 42,852	\$ 42,852	\$ (1,770)	\$ 486,660	\$ 525,177	\$ (38,517)		
DuPage Flight Center	\$ 116,395	\$ 119,281	\$ (2,886)	\$ 1,224,021	\$ 1,251,540	\$ (27,519)	\$ 1,517,030	\$ 1,517,030	\$ 116,395	\$ 116,274	\$ 121	\$ 1,224,021	\$ 1,231,910	\$ (7,889)		
Total G&A Costs	\$ 393,453	\$ 391,714	\$ 1,739	\$ 4,112,029	\$ 4,115,408	\$ (3,379)	\$ 4,956,667	\$ 4,956,667	\$ 384,449	\$ 384,449	\$ 9,004	\$ 4,112,029	\$ 3,997,356	\$ 114,673		
Operating Income/(Loss)	\$ 193,969	\$ 18,801	\$ 175,168	\$ 1,181,351	\$ 534,263	\$ 647,087	\$ 256,629	\$ 256,629	\$ 75,052	\$ 75,052	\$ 118,917	\$ 1,181,351	\$ 916,333	\$ 265,018		
NON-OPERATING REVENUES/(EXPENSES)																
Property and Other Tax Revenue	\$ 157,011	\$ 58,500	\$ 98,511	\$ 5,437,216	\$ 5,457,500	\$ (20,284)	\$ 5,575,000	\$ 5,575,000	\$ 76,162	\$ 76,162	\$ 80,850	\$ 5,437,216	\$ 5,400,316	\$ 36,901		
Property Tax Expenses	\$ -	\$ -	\$ -	\$ (510,142)	\$ (452,000)	\$ (58,142)	\$ (452,000)	\$ (452,000)	\$ -	\$ -	\$ -	\$ (510,142)	\$ (444,061)	\$ (66,081)		
Federal & State Grants	\$ -	\$ -	\$ -	\$ 225,883	\$ -	\$ 225,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,883	\$ -	\$ 225,883		
Investment Income	\$ 10,845	\$ 12,083	\$ (1,239)	\$ 136,796	\$ 120,833	\$ 15,962	\$ 145,000	\$ 145,000	\$ 6,645	\$ 6,645	\$ 4,200	\$ 136,796	\$ 94,136	\$ 42,659		
Unrealized Gain/Loss from Investments	\$ 18,914	\$ -	\$ 18,914	\$ 65,101	\$ -	\$ 65,101	\$ -	\$ -	\$ 91,449	\$ 91,449	\$ (72,535)	\$ 65,101	\$ (202,030)	\$ 267,131		
Amortization (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Gain on Sale of Fixed Assets	\$ -	\$ 5,000	\$ (5,000)	\$ 20,323	\$ 50,000	\$ (29,677)	\$ 60,000	\$ 60,000	\$ 15,204	\$ 15,204	\$ (15,204)	\$ 20,323	\$ 98,803	\$ (78,481)		
Total Non-Operating Revenues/(Expenses)	\$ 186,770	\$ 75,583	\$ 111,187	\$ 5,375,177	\$ 5,176,333	\$ 198,844	\$ 5,328,000	\$ 5,328,000	\$ 189,460	\$ 189,460	\$ (2,690)	\$ 5,375,177	\$ 4,947,164	\$ 428,013		
Net Income/(Loss) before Depreciation	\$ 380,739	\$ 94,385	\$ 286,354	\$ 6,556,528	\$ 5,710,597	\$ 845,931	\$ 5,584,629	\$ 5,584,629	\$ 264,511	\$ 264,511	\$ 116,228	\$ 6,556,528	\$ 5,863,497	\$ 693,031		
Depreciation	\$ 614,300	\$ 623,383	\$ (9,083)	\$ 6,126,995	\$ 6,233,833	\$ (106,838)	\$ 7,480,599	\$ 7,480,599	\$ 680,807	\$ 680,807	\$ (66,507)	\$ 6,126,995	\$ 6,862,730	\$ (735,736)		
Net Income/(Loss) after Depreciation	\$ (233,561)	\$ (528,998)	\$ 295,437	\$ 429,533	\$ (523,236)	\$ 952,769	\$ (1,895,970)	\$ (1,895,970)	\$ (416,295)	\$ (416,295)	\$ 182,734	\$ 429,533	\$ (959,234)	\$ 1,428,767		
Major Maintenance	\$ 26,369	\$ -	\$ 26,369	\$ 442,324	\$ 689,830	\$ (247,506)	\$ 889,830	\$ 889,830	\$ 915	\$ 915	\$ 25,454	\$ 442,324	\$ 252,188	\$ 190,136		
Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,134	\$ (29,134)		
Net Income/(Loss)	\$ (259,930)	\$ (528,998)	\$ 269,068	\$ (12,791)	\$ (1,213,066)	\$ 1,200,274	\$ (2,785,800)	\$ (2,785,800)	\$ (417,210)	\$ (417,210)	\$ 157,280	\$ (12,791)	\$ (1,280,555)	\$ 1,267,764		

Airport and Administration
STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 10/31/2014

	Month			YTD			2014 Annual			YTD		
	Budget		Variance	Budget		Variance	Budget		Variance	Budget		Variance
	Actual			Actual			Actual			Actual		
REVENUES												
Administrative	\$ 18,874	\$ 11,376	\$ 7,498	\$ 165,360	\$ 110,488	\$ 54,872	\$ 132,443	\$ 45,410	\$ (26,536)	\$ 165,360	\$ 143,502	\$ 21,859
Field Operations	\$ 100,355	\$ 97,269	\$ 3,086	\$ 1,178,256	\$ 1,176,093	\$ 2,164	\$ 1,370,634	\$ 97,597	\$ 2,757	\$ 1,178,256	\$ 1,076,609	\$ 101,648
Building Operations	\$ 247,646	\$ 223,237	\$ 24,409	\$ 2,471,099	\$ 2,261,298	\$ 209,801	\$ 2,707,771	\$ 235,403	\$ 12,243	\$ 2,471,099	\$ 2,380,545	\$ 90,554
Flight Center	\$ 14,473	\$ 19,776	\$ (5,303)	\$ 163,453	\$ 197,234	\$ (33,781)	\$ 236,788	\$ 19,523	\$ (5,050)	\$ 163,453	\$ 184,130	\$ (20,676)
Total Revenues	\$ 381,347	\$ 351,658	\$ 29,689	\$ 3,978,169	\$ 3,745,113	\$ 233,056	\$ 4,447,636	\$ 397,933	\$ (16,585)	\$ 3,978,169	\$ 3,784,785	\$ 193,384
COST OF SALES												
Field Operations	\$ 142,925	\$ 123,898	\$ 19,027	\$ 1,371,961	\$ 1,356,131	\$ 15,830	\$ 1,634,434	\$ 152,491	\$ (9,566)	\$ 1,371,961	\$ 1,333,000	\$ 38,961
Building Operations	\$ 60,210	\$ 87,837	\$ (27,627)	\$ 940,228	\$ 863,580	\$ 76,647	\$ 1,046,339	\$ 80,778	\$ (20,568)	\$ 940,228	\$ 816,642	\$ 123,586
Flight Center	\$ 12,574	\$ 31,970	\$ (19,397)	\$ 211,525	\$ 220,277	\$ (8,501)	\$ 264,317	\$ 16,111	\$ (3,538)	\$ 211,525	\$ 198,208	\$ 13,317
Shop Equip. Operations	\$ 22,815	\$ 34,918	\$ (12,103)	\$ 355,957	\$ 362,555	\$ (6,598)	\$ 438,461	\$ 30,870	\$ (8,054)	\$ 355,957	\$ 329,860	\$ 26,097
Total Cost of Sales	\$ 238,524	\$ 278,624	\$ (40,099)	\$ 2,879,671	\$ 2,802,293	\$ 77,378	\$ 3,383,551	\$ 280,250	\$ (41,726)	\$ 2,879,671	\$ 2,677,711	\$ 201,960
Gross Profit/(Loss)	\$ 142,823	\$ 73,035	\$ 69,788	\$ 1,098,498	\$ 942,820	\$ 155,678	\$ 1,064,085	\$ 117,682	\$ 25,140	\$ 1,098,498	\$ 1,107,074	\$ (8,576)
GENERAL AND ADMINISTRATIVE												
Administrative	\$ 197,507	\$ 178,328	\$ 19,178	\$ 1,955,729	\$ 1,842,074	\$ 114,655	\$ 2,221,083	\$ 184,356	\$ 13,151	\$ 1,955,729	\$ 1,766,166	\$ 190,563
Commissioners	\$ 7,716	\$ 8,928	\$ (1,212)	\$ 77,681	\$ 89,279	\$ (11,599)	\$ 107,135	\$ 8,686	\$ (970)	\$ 77,681	\$ 76,629	\$ 1,051
Business Dev./Marketing	\$ 10,439	\$ 18,152	\$ (7,713)	\$ 115,981	\$ 165,692	\$ (51,711)	\$ 198,649	\$ 13,038	\$ (2,589)	\$ 115,981	\$ 100,617	\$ 13,364
Accounting	\$ 20,315	\$ 22,002	\$ (1,687)	\$ 252,957	\$ 276,024	\$ (23,067)	\$ 326,771	\$ 19,244	\$ 1,071	\$ 252,957	\$ 296,857	\$ (43,900)
Total G&A Costs	\$ 235,977	\$ 227,410	\$ 8,567	\$ 2,401,347	\$ 2,373,069	\$ 28,279	\$ 2,853,638	\$ 235,324	\$ 10,653	\$ 2,401,347	\$ 2,240,269	\$ 161,078
Operating Income/(Loss)	\$ (93,154)	\$ (154,375)	\$ 61,221	\$ (1,302,849)	\$ (1,430,248)	\$ 127,399	\$ (1,789,553)	\$ (107,641)	\$ 14,487	\$ (1,302,849)	\$ (1,133,194)	\$ (169,655)
NON-OPERATING REVENUES/(EXPENSES)												
Property and Other Tax Revenue	\$ 157,011	\$ 58,500	\$ 98,511	\$ 5,437,216	\$ 5,457,500	\$ (20,284)	\$ 5,575,000	\$ 76,162	\$ 80,850	\$ 5,437,216	\$ 5,400,316	\$ 36,901
Property Tax Expenses	\$ -	\$ -	\$ -	\$ (205,722)	\$ (204,000)	\$ (1,722)	\$ (204,000)	\$ -	\$ -	\$ (205,722)	\$ (196,756)	\$ (8,965)
Federal & State Grants	\$ -	\$ -	\$ -	\$ 225,883	\$ -	\$ 225,883	\$ -	\$ -	\$ -	\$ 225,883	\$ -	\$ 225,883
Investment Income	\$ 10,845	\$ 12,083	\$ (1,239)	\$ 136,796	\$ 120,833	\$ 15,962	\$ 145,000	\$ 6,645	\$ 4,200	\$ 136,796	\$ 94,136	\$ 42,659
Unrealized Gain/Loss from Investments	\$ 18,914	\$ -	\$ 18,914	\$ 65,101	\$ -	\$ 65,101	\$ -	\$ 91,449	\$ (72,535)	\$ 65,101	\$ (202,030)	\$ 267,131
Amortization (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ -	\$ 5,000	\$ (5,000)	\$ 4,848	\$ 50,000	\$ (45,152)	\$ 60,000	\$ 15,204	\$ (15,204)	\$ 4,848	\$ 98,803	\$ (93,956)
Total Non-Operating Revenues/(Expenses)	\$ 186,770	\$ 75,583	\$ 111,187	\$ 5,664,122	\$ 5,424,333	\$ 239,789	\$ 5,576,000	\$ 189,460	\$ (2,650)	\$ 5,664,122	\$ 5,194,469	\$ 469,654
Net Income/(Loss) before Depreciation	\$ 93,616	\$ (78,792)	\$ 172,408	\$ 4,361,273	\$ 3,994,085	\$ 367,188	\$ 3,786,447	\$ 81,818	\$ 11,797	\$ 4,361,273	\$ 4,061,274	\$ 299,999
Depreciation	\$ 602,413	\$ 611,507	\$ (9,094)	\$ 6,008,123	\$ 6,115,067	\$ (106,943)	\$ 7,338,080	\$ 667,269	\$ (64,856)	\$ 6,008,123	\$ 6,717,084	\$ (708,961)
Net Income/(Loss) after Depreciation	\$ (508,797)	\$ (690,299)	\$ 181,501	\$ (1,646,850)	\$ (2,120,982)	\$ 474,131	\$ (3,551,633)	\$ (585,451)	\$ 76,653	\$ (1,646,850)	\$ (2,655,810)	\$ 1,008,959
Major Maintenance	\$ 26,369	\$ -	\$ 26,369	\$ 408,263	\$ 695,830	\$ (227,567)	\$ 895,830	\$ 915	\$ 25,454	\$ 408,263	\$ 143,103	\$ 265,159
Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 29,134	\$ (29,134)
Net Income/(Loss)	\$ (535,166)	\$ (690,299)	\$ 155,132	\$ (1,646,850)	\$ (2,120,982)	\$ 474,131	\$ (3,551,633)	\$ (585,451)	\$ 76,653	\$ (1,646,850)	\$ (2,655,810)	\$ 1,008,959
	\$ (535,166)	\$ (690,299)	\$ 155,132	\$ (1,646,850)	\$ (2,120,982)	\$ 474,131	\$ (3,551,633)	\$ (585,451)	\$ 76,653	\$ (1,646,850)	\$ (2,655,810)	\$ 1,008,959

DuPage Flight Center
STATEMENT OF REVENUES AND EXPENSES
For the Month Ending 10/31/2014

	Month			YTD			Month			YTD			
	Budget		Variance	Budget		Variance	2014		2013	2014		2013	Variance
	Actual			Actual			\$	\$	\$	\$	\$	\$	
REVENUES													
Hangar Rentals	\$ 16,226	\$ 12,333	\$ 3,893	\$ 155,459	\$ 123,333	\$ 32,126	\$ 16,226	\$ 7,005	\$ 9,221	\$ 155,459	\$ 110,129	\$ 45,330	
Ramp Tie Downs & Overnight fees	\$ 3,609	\$ 2,250	\$ 1,359	\$ 24,989	\$ 22,500	\$ 2,489	\$ 3,609	\$ 1,854	\$ 1,755	\$ 24,989	\$ 23,252	\$ 1,737	
Fuel and Oil Sales	\$ 1,206,634	\$ 950,063	\$ 256,571	\$ 10,567,641	\$ 9,408,163	\$ 1,159,478	\$ 1,206,634	\$ 1,021,406	\$ 185,228	\$ 10,567,641	\$ 9,491,927	\$ 1,075,714	
Line Service Other	\$ 2,038	\$ 4,702	\$ (2,664)	\$ 43,699	\$ 47,021	\$ (3,322)	\$ 2,038	\$ 1,264	\$ 774	\$ 43,699	\$ 48,381	\$ (4,682)	
Aircraft Catering	\$ 6,217	\$ 2,500	\$ 3,717	\$ 32,818	\$ 25,000	\$ 7,818	\$ 6,217	\$ 3,159	\$ 3,058	\$ 32,818	\$ 23,768	\$ 9,051	
Non Airfield Rent/Lease/Maintenance Revenue	\$ 1,202	\$ 792	\$ 411	\$ 8,320	\$ 7,917	\$ 404	\$ 1,202	\$ 1,004	\$ 198	\$ 8,320	\$ 10,609	\$ (2,309)	
Total Revenue	\$ 1,235,926	\$ 972,640	\$ 263,286	\$ 10,832,927	\$ 9,633,934	\$ 1,198,994	\$ 1,235,926	\$ 1,035,692	\$ 200,234	\$ 10,832,927	\$ 9,700,085	\$ 1,124,842	
COST OF SALES													
Fuel and Oil Cost of Sales	\$ 779,838	\$ 653,686	\$ 126,152	\$ 7,051,855	\$ 6,467,514	\$ 584,341	\$ 779,838	\$ 695,017	\$ 84,821	\$ 7,051,855	\$ 6,539,633	\$ 512,222	
De Ice Cost of Goods	\$ -	\$ 800	\$ (800)	\$ 17,894	\$ 17,800	\$ 94	\$ -	\$ -	\$ -	\$ 17,894	\$ 16,187	\$ 1,707	
Credit Card Expense	\$ 16,766	\$ 13,917	\$ 2,849	\$ 143,565	\$ 139,167	\$ 4,399	\$ 16,766	\$ 14,693	\$ 2,073	\$ 143,565	\$ 125,861	\$ 17,704	
Food - COGS	\$ 10,397	\$ 7,500	\$ 2,897	\$ 97,711	\$ 75,000	\$ 22,711	\$ 10,397	\$ 6,043	\$ 4,354	\$ 97,711	\$ 55,187	\$ 42,524	
Maintenance	\$ 16,813	\$ 15,904	\$ 909	\$ 162,478	\$ 159,042	\$ 3,437	\$ 16,813	\$ 21,164	\$ (4,350)	\$ 162,478	\$ 154,050	\$ 8,429	
Total Cost of Sales	\$ 823,814	\$ 691,807	\$ 132,007	\$ 7,473,503	\$ 6,858,522	\$ 614,981	\$ 823,814	\$ 736,916	\$ 86,898	\$ 7,473,503	\$ 6,890,917	\$ 582,586	
Gross Profit/(Loss)	\$ 412,112	\$ 280,833	\$ 131,279	\$ 3,359,424	\$ 2,775,412	\$ 584,012	\$ 412,112	\$ 298,776	\$ 113,336	\$ 3,359,424	\$ 2,817,168	\$ 542,256	
GENERAL AND ADMINISTRATIVE													
Operating Income/(Loss)	\$ 116,395	\$ 119,281	\$ (2,886)	\$ 1,224,021	\$ 1,251,540	\$ (27,519)	\$ 116,395	\$ 116,274	\$ 121	\$ 1,224,021	\$ 1,231,910	\$ (7,889)	
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gain on Sale of Fixed Assets	\$ -	\$ -	\$ -	\$ 11,252	\$ -	\$ 11,252	\$ -	\$ -	\$ -	\$ 11,252	\$ -	\$ 11,252	
Net Income/(Loss) before Depreciation	\$ 295,717	\$ 161,553	\$ 134,165	\$ 2,146,655	\$ 1,523,872	\$ 622,783	\$ 295,717	\$ 182,502	\$ 113,215	\$ 2,146,655	\$ 1,585,258	\$ 550,145	
Depreciation	\$ 1,676	\$ 1,666	\$ 10	\$ 16,764	\$ 16,662	\$ 102	\$ 1,676	\$ 2,325	\$ (648)	\$ 16,764	\$ 33,517	\$ (16,753)	
Major Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ (40,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Income/(Loss)	\$ 294,041	\$ 159,887	\$ 134,154	\$ 2,129,891	\$ 1,467,210	\$ 662,681	\$ 294,041	\$ 180,177	\$ 113,864	\$ 2,129,891	\$ 1,551,742	\$ 578,149	

Prairie Landing Golf Club
STATEMENT OF REVENUES AND EXPENSES
For the Month Ending 10/31/2014

	2014 Annual Budget						2014 Actual						YTD							
	Month		Year		Variance		Month		Year		Variance		Month		Year		Variance			
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget		
REVENUES																				
P100 - Golf Administration	\$ 1,268	\$ 300	\$ 1,350	\$ 3,300	\$ 968	\$ 10,280	\$ 1,268	\$ 300	\$ 1,350	\$ 3,300	\$ 968	\$ 10,280	\$ 1,268	\$ 255	\$ 1,013	\$ 4,980	\$ 8,599	\$ 1,432,071	\$ 1,569,365	\$ (137,294)
P300 - Golf Operations	\$ 79,654	\$ 129,750	\$ 1,432,071	\$ 1,626,400	\$ (194,329)	\$ 6,092	\$ 79,654	\$ 129,750	\$ 1,432,071	\$ 1,626,400	\$ (194,329)	\$ 6,092	\$ 79,654	\$ 115,941	\$ (36,287)	\$ 262,742	\$ 2,860	\$ 1,432,071	\$ 1,569,365	\$ (137,294)
P400 - Food and Beverage	\$ 18,461	\$ 19,900	\$ 262,242	\$ 256,150	\$ 6,092	\$ 91,014	\$ 18,461	\$ 19,900	\$ 262,242	\$ 256,150	\$ 6,092	\$ 91,014	\$ 18,461	\$ 24,319	\$ (5,858)	\$ 449,441	\$ (114,755)	\$ 334,686	\$ 449,441	\$ (114,755)
P500 - Weddings	\$ 65,830	\$ 64,500	\$ 334,686	\$ 425,700	\$ (91,014)	\$ 16,254	\$ 65,830	\$ 64,500	\$ 334,686	\$ 425,700	\$ (91,014)	\$ 16,254	\$ 65,830	\$ 45,888	\$ 19,941	\$ 109,215	\$ 4,173	\$ 334,686	\$ 449,441	\$ (114,755)
P600 - Private Events	\$ 16,776	\$ 9,758	\$ 113,388	\$ 97,134	\$ 16,254	\$ 177,921	\$ 16,776	\$ 9,758	\$ 113,388	\$ 97,134	\$ 16,254	\$ 177,921	\$ 16,776	\$ 6,593	\$ 10,183	\$ 153,852	\$ 10,711	\$ 113,388	\$ 109,215	\$ 4,173
P700 - Golf Outings	\$ 2,408	\$ -	\$ 164,564	\$ 177,921	\$ (13,357)	\$ 31,389	\$ 2,408	\$ -	\$ 164,564	\$ 177,921	\$ (13,357)	\$ 31,389	\$ 2,408	\$ 1,786	\$ 622	\$ 11,764	\$ 19,656	\$ 164,564	\$ 153,852	\$ 10,711
P900 - Kitty Hawk Cafe	\$ 3,608	\$ 3,850	\$ 31,389	\$ 43,200	\$ (11,811)	\$ 2,655,827	\$ 3,608	\$ 3,850	\$ 31,389	\$ 43,200	\$ (11,811)	\$ 2,655,827	\$ 3,608	\$ -	\$ 3,608	\$ 2,563,720	\$ (211,799)	\$ 31,389	\$ 11,764	\$ 19,656
Total Revenue	\$ 188,005	\$ 228,058	\$ 2,351,920	\$ 2,629,805	\$ (277,885)	\$ 768,569	\$ 188,005	\$ 228,058	\$ 2,351,920	\$ 2,629,805	\$ (277,885)	\$ 768,569	\$ 188,005	\$ 194,782	\$ (6,777)	\$ 580,550	\$ (28,501)	\$ 2,351,920	\$ 2,563,720	\$ (211,799)
COST OF SALES																				
P200 - Golf Maintenance	\$ 67,612	\$ 66,756	\$ 580,550	\$ 664,644	\$ (84,093)	\$ 312,144	\$ 67,612	\$ 66,756	\$ 580,550	\$ 664,644	\$ (84,093)	\$ 312,144	\$ 67,612	\$ 54,967	\$ 12,645	\$ 281,056	\$ (38,517)	\$ 580,550	\$ 609,051	\$ (28,501)
P300 - Golf Operations	\$ 22,372	\$ 28,292	\$ 281,056	\$ 286,729	\$ (5,673)	\$ 352,435	\$ 22,372	\$ 28,292	\$ 281,056	\$ 286,729	\$ (5,673)	\$ 352,435	\$ 22,372	\$ 25,832	\$ (3,459)	\$ 288,466	\$ (8,802)	\$ 281,056	\$ 309,389	\$ (28,332)
P400 - Food and Beverage	\$ 31,608	\$ 31,367	\$ 288,466	\$ 316,365	\$ (27,899)	\$ 361,449	\$ 31,608	\$ 31,367	\$ 288,466	\$ 316,365	\$ (27,899)	\$ 361,449	\$ 31,608	\$ 42,524	\$ (10,915)	\$ 265,137	\$ (1,282)	\$ 288,466	\$ 347,268	\$ (58,802)
P500 - Weddings	\$ 35,672	\$ 38,706	\$ 265,137	\$ 318,667	\$ (53,530)	\$ 38,253	\$ 35,672	\$ 38,706	\$ 265,137	\$ 318,667	\$ (53,530)	\$ 38,253	\$ 35,672	\$ 25,806	\$ 9,866	\$ 27,836	\$ 11,872	\$ 265,137	\$ 266,418	\$ (1,282)
P600 - Private Events	\$ 604	\$ 2,440	\$ 27,836	\$ 24,285	\$ 3,551	\$ 44,480	\$ 604	\$ 2,440	\$ 27,836	\$ 24,285	\$ 3,551	\$ 44,480	\$ 604	\$ 1,196	\$ (592)	\$ 42,028	\$ 12,999	\$ 27,836	\$ 15,964	\$ 11,872
P700 - Golf Outings	\$ (5,973)	\$ -	\$ 42,028	\$ 44,480	\$ (2,452)	\$ 50,855	\$ (5,973)	\$ -	\$ 42,028	\$ 44,480	\$ (2,452)	\$ 50,855	\$ (5,973)	\$ 280	\$ (6,253)	\$ 31,389	\$ 18,206	\$ 42,028	\$ 12,999	\$ 29,029
P900 - Kitty Hawk Cafe	\$ 3,621	\$ 3,850	\$ 31,389	\$ 43,196	\$ (11,807)	\$ 837,602	\$ 3,621	\$ 3,850	\$ 31,389	\$ 43,196	\$ (11,807)	\$ 837,602	\$ 3,621	\$ 1,135	\$ 2,486	\$ 486,660	\$ (38,517)	\$ 31,389	\$ 13,183	\$ 18,206
Total Cost of Sales	\$ 155,517	\$ 171,410	\$ 1,516,463	\$ 1,698,366	\$ (181,903)	\$ 585,999	\$ 155,517	\$ 171,410	\$ 1,516,463	\$ 1,698,366	\$ (181,903)	\$ 585,999	\$ 155,517	\$ 151,739	\$ 3,778	\$ 835,458	\$ (153,989)	\$ 1,516,463	\$ 1,574,273	\$ (57,811)
Gross Profit/(Loss)	\$ 32,488	\$ 56,648	\$ 835,458	\$ 931,439	\$ (95,982)	\$ 585,999	\$ 32,488	\$ 56,648	\$ 835,458	\$ 931,439	\$ (95,982)	\$ 585,999	\$ 32,488	\$ 43,043	\$ (10,555)	\$ 486,660	\$ (38,517)	\$ 835,458	\$ 989,446	\$ (153,989)
GENERAL AND ADMINISTRATIVE																				
Operating Income/(Loss)	\$ 41,082	\$ 45,024	\$ 486,660	\$ 490,799	\$ (4,139)	\$ 251,603	\$ 41,082	\$ 45,024	\$ 486,660	\$ 490,799	\$ (4,139)	\$ 251,603	\$ 41,082	\$ 42,852	\$ (1,770)	\$ 348,797	\$ (115,471)	\$ 486,660	\$ 525,177	\$ (38,517)
NON-OPERATING REVENUES/(EXPENSES)																				
Property Tax Expenses	\$ -	\$ -	\$ (304,420)	\$ (248,000)	\$ (56,420)	\$ -	\$ -	\$ -	\$ (304,420)	\$ (248,000)	\$ (56,420)	\$ -	\$ -	\$ -	\$ -	\$ (304,420)	\$ (57,116)	\$ -	\$ -	\$ (57,116)
Gain on Sale of Fixed Assets	\$ -	\$ -	\$ 4,223	\$ -	\$ 4,223	\$ -	\$ -	\$ -	\$ 4,223	\$ -	\$ 4,223	\$ -	\$ -	\$ -	\$ -	\$ 4,223	\$ -	\$ -	\$ -	\$ 4,223
Net Income/(Loss) before Depreciation	\$ (8,594)	\$ 11,624	\$ 48,600	\$ 192,640	\$ (144,040)	\$ 3,603	\$ (8,594)	\$ 11,624	\$ 48,600	\$ 192,640	\$ (144,040)	\$ 3,603	\$ (8,594)	\$ 191	\$ (8,785)	\$ 48,600	\$ (168,364)	\$ 48,600	\$ 216,964	\$ (168,364)
Depreciation	\$ 10,211	\$ 10,210	\$ 102,108	\$ 102,104	\$ 3	\$ -	\$ 10,211	\$ 10,210	\$ 102,108	\$ 102,104	\$ 3	\$ -	\$ 10,211	\$ 11,213	\$ (1,002)	\$ 102,108	\$ (10,022)	\$ 102,108	\$ 112,129	\$ (10,022)
Major Maintenance	\$ -	\$ -	\$ 34,061	\$ 14,000	\$ 20,061	\$ -	\$ -	\$ -	\$ 34,061	\$ 14,000	\$ 20,061	\$ -	\$ -	\$ -	\$ -	\$ 34,061	\$ (75,023)	\$ 34,061	\$ 109,084	\$ (75,023)
Net Income/(Loss)	\$ (18,805)	\$ 1,414	\$ (87,569)	\$ 76,536	\$ (164,105)	\$ (132,922)	\$ (18,805)	\$ 1,414	\$ (87,569)	\$ 76,536	\$ (164,105)	\$ (132,922)	\$ (18,805)	\$ (1,022)	\$ (7,783)	\$ (87,569)	\$ (83,319)	\$ (87,569)	\$ (4,250)	\$ (83,319)

Dupage Airport Authority

A100 - Airport Administration
 Profit and Loss Statement
 For the Month Ending 10/31/2014

A100

Revenue	Month		YTD		2014 Annual Budget		Month		YTD		Variance
	Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	2014	2013	
3195 A100 SASO Commissions	3,318	3,043	275	27,159	27,155	4	3,318	3,318	27,159	27,738	(579)
3250 A100 Customs Fee	8,100	6,667	1,433	86,700	66,667	20,033	8,100	7,950	86,700	61,425	25,275
3299 A100 Non Airfield Rent/Lease/Maintenance				4,878		4,878			4,878		1,084
3910 A100 Replacement Taxes	9,745	3,500	6,245	56,542	47,500	9,042	9,745	8,074	56,542	54,497	2,045
3930 A100 Prior Years Property Taxes	111		111	3,838	20,000	(16,162)	111	147	3,838	3,082	756
3940 A100 Property Taxes	147,155	55,000	92,155	5,376,837	5,390,000	(13,163)	147,155	67,940	5,376,837	5,342,737	34,100
3960 A100 Federal/State Grants				225,883		225,883			225,883		225,883
3970 A100 Investment Income	10,845	12,083	(1,239)	136,796	120,833	15,962	10,845	6,645	136,796	94,136	42,659
3972 A100 Unrealized Gain/Loss from Investme	18,914		18,914	65,101		65,101	18,914	91,449	65,101	(202,030)	267,131
3980 A100 Finance Charge Income											224
3981 A100 Gain on Sale of Fixed Assets		5,000	(5,000)	4,848	50,000	(45,152)		15,204	4,848	98,803	(93,956)
3990 A100 Misc. Income	7,456	1,667	5,789	46,624	16,667	29,957	7,456	33,600	46,624	50,321	(3,697)
Total Income	205,644	86,960	118,684	6,035,204	5,738,822	296,382	205,644	234,870	6,035,204	5,634,727	500,477
Expenses											
4300 A100 Credit Card Expense	1		1	1			1		1	102	(101)
5410 A100 Equip Leases/Maint. Contracts	1,140	545	595	5,070	7,905	(2,835)	1,140	1,116	5,070	5,052	18
5430 A100 Supplies	1,364	792	573	12,165	7,917	4,249	1,364	378	12,165	6,970	5,195
5440 A100 DOT/Drug Testing/Background	63	108	(45)	664	1,083	(420)	63	120	664	1,414	(751)
5999 A100 Miscellaneous Expense	220	42	178	419	417	2	220	(36)	419	5,338	(4,919)
6100 A100 Salaries	62,620	62,643	(23)	655,105	663,201	(8,096)	62,620	60,450	655,105	631,746	23,359
6110 A100 Payroll Taxes	3,802	3,969	(167)	46,378	49,087	(2,709)	3,802	3,631	46,378	46,111	266
6115 A100 Unemployment taxes				9,114	9,880	(766)			9,114	9,735	(621)
6120 A100 Group Insurance	9,678	13,300	(3,622)	103,765	129,770	(26,005)	9,678	11,341	103,765	108,182	(4,417)
6160 A100 IMRF	5,993	5,995	(2)	71,597	63,468	8,129	5,993	5,761	71,597	64,998	6,599
6200 A100 Property Tax				105,823	103,000	2,823			105,823	99,459	6,364
6300 A100 Marketing/Advertising	808		808	833		833	808		833	3,013	(2,180)
6320 A100 Community/Customer Relations	250	250		1,605	2,500	(895)			1,605	3,303	(1,698)
6330 A100 Travel	3,109	750	2,359	4,662	7,500	(2,838)	3,109	3,345	4,662	5,746	(1,083)
6335 A100 Education	287	287		2,869	2,869		2,869	3,200		3,599	(3,599)
6340 A100 Dues Subscriptions Permits	119	917	(798)	11,173	9,167	2,007	119	119	11,173	6,956	4,217
6350 A100 Office Expense	880	358	522	2,316	3,583	(1,267)	880	(87)	2,316	4,255	(1,939)
6356 A100 Computer and Software	1,514	3,138	(1,623)	20,819	31,375	(10,556)	1,514	5,150	20,819	28,390	(7,571)
6390 A100 Communications	1,240	1,958	(719)	26,109	19,583	6,525	1,240	2,134	26,109	18,855	7,254
6420 A100 Bad Debt Expense	(1,135)		(1,135)	5,413		5,413	(1,135)		5,413	47,657	(42,245)
6430 A100 Bank Charges	19	42	(23)	3,143	417	2,726	19	(438)	3,143	1,984	1,158
6525 A100 Consulting Services	500	8,333	(7,833)	79,032	83,333	(4,302)	500	30,699	79,032	68,703	10,328
6529 A100 Outside Services	4,184	417	3,767	60,280	4,167	56,113	4,184	1,205	60,280	7,256	53,024
6531 A100 DuPage Business Park Association Ex	6,250	6,250		68,420	62,500	5,920	6,250	14,334	68,420	14,061	54,359
6532 A100 U.S. Customs	13,750	20,766	(6,250)	158,633	137,500	21,133	13,750	1,692	158,633	116,490	42,144
6533 A100 Air Traffic Control Tower	30,917	30,917		334,994	309,167	25,827	33,417	33,417	334,994	285,544	49,450
6535 A100 Legal	28,219	16,667	11,553	225,430	166,667	58,764	28,219	29,763	225,430	229,073	(3,643)
6770 A100 Insurance	4,983	6,902	(1,919)	49,589	69,018	(19,430)	4,983	6,540	49,589	61,609	(12,021)
6999 A100 Refund of Prior year Expenditures				2,062,552	1,945,074	117,478	197,507	184,356	2,062,552	1,865,624	199,928
Total Expenses	197,507	178,328	19,178	2,062,552	1,945,074	117,478	197,507	184,356	2,062,552	1,865,624	199,928
Profit/(Loss) excluding Depreciation	8,137	(91,369)	99,506	3,972,652	3,793,748	178,904	8,137	50,514	3,972,652	3,669,103	303,550
Depreciation	602,413	611,507	(9,094)	6,008,123	6,115,067	(106,943)	602,413	667,269	6,008,123	6,717,084	(708,961)
Profit/(Loss) after Depreciation	(594,276)	(702,875)	108,599	(2,035,471)	(2,321,319)	285,848	(594,276)	(616,755)	(2,035,471)	(3,047,982)	1,012,511

Dupage Airport Authority

AZ00 - Field Maintenance
 Profit and Loss Statement
 For the Month Ending 10/31/2014

A200

	Month			YTD			2014 Annual Budget			Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	Variance	2014	2013	Variance
Revenue															
3190 A200	*	4	(4)	60	42	18	50	50	-	-	10	(10)	60	50	10
3191 A200	15,518	12,500	3,018	127,128	125,000	2,128	150,000	150,000	15,518	13,210	2,308	127,128	120,999	6,129	6,129
3299 A200	84,837	84,765	72	1,051,068	1,051,051	17	1,220,584	1,220,584	84,837	84,377	459	1,051,068	956,160	94,908	94,908
Total Income	100,355	97,269	3,086	1,178,256	1,176,093	2,164	1,370,634	1,370,634	100,355	97,597	2,757	1,178,256	1,076,609	101,648	101,648
Expenses															
5205 A200	1,933	6,113	(4,180)	83,648	134,630	(50,982)	146,856	146,856	1,933	7,657	(5,724)	83,648	156,609	(72,960)	(72,960)
5410 A200	*	250	(250)	-	2,500	(2,500)	3,000	3,000	-	-	-	-	1,657	(1,657)	(1,657)
5415 A200	204	592	(388)	2,920	5,425	(2,505)	6,011	6,011	204	1,452	(1,248)	2,920	2,672	248	248
5430 A200	1,632	667	965	11,402	6,667	4,736	8,000	8,000	1,632	626	1,006	11,402	5,805	5,598	5,598
5433 A200	*	3,350	(3,350)	18,350	13,400	4,950	20,100	20,100	1,632	4,453	(4,453)	18,350	23,003	(4,653)	(4,653)
5720 A200	5,839	5,000	839	46,598	50,000	(3,402)	60,000	60,000	5,839	4,267	1,572	46,598	53,167	(6,569)	(6,569)
6100 A200	49,485	48,648	837	562,496	515,651	46,845	629,975	629,975	49,485	47,764	1,722	562,496	503,502	58,994	58,994
6110 A200	3,554	3,722	(168)	40,535	39,449	1,086	48,193	48,193	3,554	3,414	140	40,535	35,775	4,760	4,760
6115 A200	*	*	*	11,081	12,995	(1,914)	12,995	12,995	*	336	(336)	11,081	12,418	(1,337)	(1,337)
6120 A200	9,105	11,400	(2,295)	96,217	110,200	(13,983)	133,000	133,000	9,105	11,684	(2,579)	96,217	114,534	(18,317)	(18,317)
6130 A200	445	525	(80)	2,777	5,250	(2,473)	6,300	6,300	445	356	89	2,777	4,709	(1,931)	(1,931)
6160 A200	4,736	4,656	80	53,057	49,349	3,708	60,289	60,289	4,736	4,552	184	53,057	48,136	4,921	4,921
6330 A200	*	*	*	61	50	11	50	50	*	*	*	61	30	31	31
6335 A200	*	*	*	309	730	(421)	730	730	*	194	(194)	309	508	(199)	(199)
6340 A200	*	*	*	275	285	(10)	435	435	*	*	*	275	292	(17)	(17)
6390 A200	70	60	10	1,180	1,400	(220)	1,520	1,520	70	70	-	1,180	1,180	-	-
6525 A200	150	271	(121)	1,500	2,708	(1,208)	3,250	3,250	150	150	-	1,500	1,500	-	-
6527 A200	*	*	*	77,072	19,000	58,072	30,000	30,000	*	*	*	77,072	17,395	59,677	59,677
6548 A200	60,668	33,333	27,335	311,385	333,333	(21,949)	400,000	400,000	60,668	60,668	-	311,385	304,375	7,010	7,010
6770 A200	5,104	5,311	(207)	51,097	53,108	(2,011)	63,730	63,730	5,104	4,849	254	51,097	45,736	5,362	5,362
Total Expenses	142,925	123,898	19,027	1,371,961	1,356,131	15,830	1,634,434	1,634,434	142,925	152,491	(9,566)	1,371,961	1,333,000	38,961	38,961
Profit/(Loss) excluding Depreciation	(42,570)	(26,628)	(15,942)	(193,705)	(180,038)	(13,667)	(263,800)	(263,800)	(42,570)	(54,894)	12,324	(193,705)	(256,391)	62,687	62,687
Profit/(Loss) after Depreciation	(42,570)	(26,628)	(15,942)	(193,705)	(180,038)	(13,667)	(263,800)	(263,800)	(42,570)	(54,894)	12,324	(193,705)	(256,391)	62,687	62,687

Dupage Airport Authority
A300 - Building Maintenance
Profit and Loss Statement
For the Month Ending 10/31/2014

A300

	Month		YTD		2014 Annual Budget		Month		YTD	
	Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	2014	Variance
Revenue										
3180 A300 Hanger Rentals	261,728	147,310	114,418	1,503,845	71,907	1,798,468	261,728	130,180	1,575,752	1,130,145
3190 A300 Collection Fees Service Fees Towing	20	17	3	90	167	200	20	20	90	130
3299 A300 Non Airfield Rent/Lease/Maintenanc	(14,102)	75,910	(90,012)	892,592	757,286	135,306	(14,102)	105,045	892,592	1,250,113
3990 A300 Misc. Income				2,665	-	2,665		158	2,665	2,507
Total Income	247,646	223,237	24,409	2,471,099	2,261,298	209,801	247,646	235,453	2,471,099	2,360,545
Expenses										
5205 A300 Maintenance Expense	(8,964)	11,730	(20,694)	118,395	117,300	1,095	(8,964)	15,675	118,395	88,474
5206 A300 Reimburse for Maintenance	773	-	773	(6,853)	-	(6,853)	773	1,015	(6,853)	(7,199)
5410 A300 Equip Leases/Maint. Contracts	334	340	(6)	3,402	3,402	(72)	334	-	3,330	3,252
5415 A300 Garbage/Waste Removal	445	606	(161)	6,699	6,058	641	445	445	6,699	5,906
5416 A300 Janitorial Services	699	1,490	(791)	14,900	14,900	(6,942)	699	1,093	7,958	10,933
5430 A300 Supplies	1,142	917	226	11,900	9,167	2,733	1,142	1,425	11,900	11,131
5710 A300 Utilities Natural Gas	4,481	4,000	481	84,000	49,598	34,402	4,481	3,341	133,598	82,090
5720 A300 Utilities Electric	9,517	7,000	2,517	102,349	90,000	12,349	9,517	7,840	102,349	102,052
5730 A300 Utilities Water/Sewer	-	1,167	(1,167)	11,667	14,000	(2,333)	-	-	4,148	7,353
6100 A300 Salaries	26,895	25,800	1,095	298,679	273,494	25,185	26,895	25,725	298,679	273,851
6110 A300 Payroll Taxes	1,946	1,874	(72)	20,296	20,925	(629)	1,946	1,785	20,296	18,985
6115 A300 Unemployment taxes	5,424	7,020	(1,596)	6,175	6,175	(635)	5,424	8,037	5,540	5,832
6120 A300 Group Insurance	93	200	(107)	82,320	82,360	(975)	93	251	58,345	73,657
6130 A300 Uniforms	2,574	2,469	105	2,000	2,400	(400)	2,574	2,452	1,113	1,167
6160 A300 IMRF	-	-	-	28,309	26,173	2,136	-	-	28,309	26,178
6335 A300 Education	-	-	-	38	-	38	-	-	38	40
6390 A300 Communications	2,171	1,875	296	17,509	18,750	(1,241)	2,171	1,970	17,509	18,936
6527 A300 Outside Services	1,925	11,250	(9,325)	21,522	11,250	10,272	1,925	200	21,522	200
6770 A300 Insurance	10,756	10,000	756	100,000	7,354	92,646	10,756	9,523	107,354	93,804
Total Expenses	60,210	87,837	(27,627)	940,228	863,580	76,647	60,210	80,778	940,228	816,642
Profit/(Loss) excluding Depreciation	187,436	135,399	52,036	1,530,871	1,397,717	133,154	187,436	154,624	1,530,871	1,563,903
Profit/(Loss) after Depreciation	187,436	135,399	52,036	1,530,871	1,397,717	133,154	187,436	154,624	1,530,871	1,563,903

Dupage Airport Authority

A400 - Flight Center Building
 Profit and Loss Statement
 For the Month Ending 10/31/2014

A400

	Revenue	Month		YTD		2014 Annual Budget	Month		YTD				
		Actual	Budget	Variance	Actual		Budget	Variance	2014	2013	Variance		
3299 A400	Non Airfield Rent/Lease/Maintenanc	14,473	19,776	(5,303)	163,453	197,234	(33,781)	14,473	19,509	(5,036)	163,453	184,098	(20,645)
3990 A400	Misc. Income	-	-	-	-	-	-	-	14	(14)	-	32	(32)
Total Income		14,473	19,776	(5,303)	163,453	197,234	(33,781)	14,473	19,523	(5,050)	163,453	184,130	(20,676)
Expenses													
5205 A400	Maintenance Expense	(2,487)	3,400	(5,887)	48,742	34,000	14,742	(2,487)	1,688	(4,175)	48,742	24,222	24,521
5410 A400	Equip Leases/Maint. Contracts	1,670	1,499	171	16,650	14,988	1,661	1,670	-	1,670	16,650	15,721	929
5415 A400	Garbage/Waste Removal	100	183	(83)	1,000	1,833	(833)	100	100	-	1,000	1,538	(538)
5416 A400	Janitorial Services	2,451	2,296	155	20,209	22,960	(2,751)	2,451	2,187	264	20,209	21,867	(1,658)
5430 A400	Supplies	362	1,042	(680)	9,667	10,420	(753)	362	159	204	9,667	10,000	(333)
5710 A400	Utilities Natural Gas	1,680	2,500	(820)	26,672	20,500	6,172	1,680	1,318	362	26,672	19,491	7,180
5720 A400	Utilities Electric	8,676	10,000	(1,324)	83,945	91,000	(7,055)	8,676	10,424	(1,748)	83,945	101,419	(17,473)
5730 A400	Utilities Water/Sewer	-	1,250	(1,250)	2,721	12,500	(9,779)	-	-	-	2,721	1,544	1,177
6200 A400	Property Tax	-	-	-	99,899	101,000	(1,101)	-	-	-	99,899	97,298	2,601
6390 A400	Communications	121	225	(104)	1,920	2,250	(330)	121	236	(115)	1,920	2,207	(287)
6527 A400	Outside Services	-	9,575	(9,575)	-	9,575	(9,575)	-	-	-	-	200	(200)
Total Expenses		12,574	31,970	(19,397)	311,424	321,027	(9,603)	12,574	16,111	(3,538)	311,424	295,506	15,918
Profit/(Loss) excluding Depreciation		1,899	(12,194)	14,093	(147,971)	(123,793)	(24,178)	1,899	3,411	(1,513)	(147,971)	(111,376)	(36,594)
Profit/(Loss) after Depreciation		1,899	(12,194)	14,093	(147,971)	(123,793)	(24,178)	1,899	3,411	(1,513)	(147,971)	(111,376)	(36,594)

Dupage Airport Authority

A500 - Shop & Equipment
 Profit and Loss Statement
 For the Month Ending 10/31/2014

A500

	Month		YTD		2014 Annual Budget		Month		YTD	
	Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	2014	2013
Revenue										
Total Income										
Expenses										
5205 A500 Maintenance Expense	2,895	4,583	(1,688)	34,099	45,833	(11,734)	2,895	8,905	34,099	38,452
5410 A500 Equip Leases/Maint. Contracts	-	250	(250)	928	2,500	(1,572)	-	-	928	884
5420 A500 Fuel/Oil Vehicles Equipment	(1,575)	6,250	(7,825)	68,519	62,500	6,019	(1,575)	(1,364)	68,519	50,466
5430 A500 Supplies	-	458	(458)	2,746	4,583	(1,837)	-	313	2,746	3,149
5435 A500 Small Equipment	-	475	(475)	4,180	4,750	(570)	-	480	4,180	480
5710 A500 Utilities Natural Gas	608	500	108	14,140	7,800	6,340	608	624	14,140	9,797
5720 A500 Utilities Electric	1,197	1,333	(137)	13,319	13,333	(14)	1,197	1,281	13,319	13,856
5730 A500 Utilities Water/Sewer	-	108	(108)	-	1,083	(1,083)	-	-	-	518
6100 A500 Salaries	12,065	11,861	204	134,298	126,319	7,979	12,065	11,866	134,298	124,964
6110 A500 Payroll Taxes	861	907	(46)	9,591	9,660	(69)	861	832	9,591	8,729
6115 A500 Unemployment taxes	-	-	-	2,216	2,470	(254)	-	-	2,216	2,337
6120 A500 Group Insurance	2,455	3,686	(1,231)	26,368	35,924	(9,556)	2,455	3,880	26,368	34,212
6130 A500 Uniforms	102	117	(15)	1,593	1,167	426	102	55	1,593	573
6160 A500 IMRF	1,155	1,155	20	12,856	12,088	768	1,155	1,131	12,856	11,947
6335 A500 Education	-	-	-	548	-	548	-	-	548	16
6350 A500 Office Expense	-	8	(8)	-	83	(83)	-	-	-	700
6390 A500 Communications	70	333	(263)	700	3,333	(2,633)	70	70	700	700
6770 A500 Insurance	2,984	2,913	71	29,857	29,128	730	2,984	2,797	29,857	28,780
Total Expenses	22,815	34,918	(12,103)	355,957	362,555	(6,598)	22,815	30,870	355,957	329,860
Profit/(Loss) excluding Depreciation	(22,815)	(34,918)	12,103	(355,957)	(362,555)	6,598	(22,815)	(30,870)	(355,957)	(329,860)
Profit/(Loss) after Depreciation	(22,815)	(34,918)	12,103	(355,957)	(362,555)	6,598	(22,815)	(30,870)	(355,957)	(329,860)

Dupage Airport Authority

A600 - Commissioners
 Profit and Loss Statement
 For the Month Ending 10/31/2014

A600

	Month			YTD			2014 Annual Budget			Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	Variance	2014	2013	Variance	2014	2013	Variance
Revenue															
Total Income															
Expenses															
5430 A600 Supplies	130	42	88	749	417	333	130	130	130	6,667	7,500	833	66,666	64,166	2,500
6100 A600 Salaries	6,667	7,500	(833)	5,100	5,738	(638)	90,000	90,000	(833)	510	574	(64)	5,100	4,909	191
6110 A600 Payroll Taxes	56	146	(90)	1,634	1,458	176	6,885	6,885	(64)	56	-	56	1,634	1,299	335
6350 A600 Office Expense	353	667	(314)	3,531	6,667	(3,136)	8,000	8,000	(259)	353	612	(259)	3,531	6,121	(2,590)
6770 A600 Insurance															
Total Expenses	7,716	8,928	(1,212)	77,681	89,279	(11,599)	107,135	107,135	(970)	7,716	8,686	(970)	77,681	76,629	1,051
Profit/(Loss) excluding Depreciation	(7,716)	(8,928)	1,212	(77,681)	(89,279)	11,599	(107,135)	(107,135)	970	(7,716)	(8,686)	970	(77,681)	(76,629)	(1,051)
Profit/(Loss) after Depreciation	(7,716)	(8,928)	1,212	(77,681)	(89,279)	11,599	(107,135)	(107,135)	970	(7,716)	(8,686)	970	(77,681)	(76,629)	(1,051)

Dupage Airport Authority
A700 - Business Development/Marketing
Profit and Loss Statement
For the Month Ending 10/31/2014

A700

	Month		2014 Annual Budget	YTD		Month		YTD	
	Actual	Budget		Variance	Actual	Budget	Variance	2014	2013
Revenue									
Total Income									
Expenses									
5430 A700 Supplies	-	250	(250)	(28)	2,500	(2,528)	3,000	43	(28)
6100 A700 Salaries	3,808	3,802	6	40,650	40,187	463	49,118	3,676	40,650
6110 A700 Payroll Taxes	291	291	0	3,110	3,074	36	3,758	281	3,110
6115 A700 Unemployment taxes	-	-	-	1,108	1,235	(127)	1,235	-	1,108
6120 A700 Group Insurance	-	-	-	-	-	-	-	-	-
6160 A700 IMRF	364	364	0	3,891	3,848	43	4,701	350	3,891
6300 A700 Marketing/Advertising	3,500	8,318	(4,818)	49,192	83,177	(33,985)	99,812	8,541	49,192
6320 A700 Community/Customer Relations	350	1,375	(1,025)	9,397	13,750	(4,353)	16,500	8	9,397
6330 A700 Travel	1,792	2,500	(708)	3,076	5,400	(2,324)	5,500	13	3,076
6335 A700 Education	-	3	(3)	-	25	(25)	30	-	-
6340 A700 Dues Subscriptions Permits	39	252	(213)	2,527	2,521	6	3,025	34	2,527
6350 A700 Office Expense	212	483	(271)	229	4,825	(4,596)	5,790	212	229
6356 A700 Computer and Software	-	417	(417)	-	4,167	(4,167)	5,000	-	-
6390 A700 Communications	35	35	-	350	350	-	420	35	350
6770 A700 Insurance	48	63	(15)	480	633	(154)	760	48	480
Total Expenses	10,439	18,152	(7,713)	113,981	165,692	(51,711)	198,649	13,038	113,981
Profit/(Loss) excluding Depreciation	(10,439)	(18,152)	7,713	(113,981)	(165,692)	51,711	(198,649)	(13,038)	(113,981)
Profit/(Loss) after Depreciation	(10,439)	(18,152)	7,713	(113,981)	(165,692)	51,711	(198,649)	(13,038)	(113,981)

Dupage Airport Authority

A800 - Accounting
 Profit and Loss Statement
 For the Month Ending 10/31/2014

A800

	Month		2014 Annual Budget	YTD		Month		YTD				
	Actual	Budget		Variance	Actual	Budget	Variance	2014	2013	Variance		
Revenue												
Total Income												
Expenses												
5430 A800 Supplies	143	67	76	859	667	192	143	17	126	859	520	339
6100 A800 Salaries	15,259	15,240	19	158,741	160,994	(2,253)	15,259	14,632	627	158,741	165,149	(6,408)
6110 A800 Payroll Taxes	1,119	1,166	(47)	11,609	12,317	(708)	1,119	1,029	90	11,609	11,729	(120)
6115 A800 Unemployment taxes	*	*	*	3,324	3,929	(605)	*	(2,309)	2,309	3,324	3,510	(186)
6120 A800 Group Insurance	2,145	3,270	(1,125)	22,731	32,696	(9,965)	2,145	3,527	(1,382)	22,731	31,860	(9,129)
6160 A800 IMRF	1,460	1,458	2	15,195	15,405	(210)	1,460	1,394	66	15,195	21,177	(5,982)
6330 A800 Travel	*	10	(10)	*	100	(100)	*	*	*	*	*	*
6335 A800 Education	*	*	*	*	*	*	*	*	*	*	32	(32)
6350 A800 Office Expense	*	50	(50)	*	500	(500)	*	272	(272)	*	419	(419)
6527 A800 Outside Services	*	500	(500)	38,601	47,000	(8,399)	*	465	(465)	38,601	60,315	(21,713)
6770 A800 Insurance	190	242	(52)	1,896	2,417	(520)	190	218	(27)	1,896	2,145	(248)
Total Expenses	20,315	22,002	(1,687)	252,957	276,024	(23,067)	20,315	19,244	1,071	252,957	296,857	(43,900)
Profit/(Loss) excluding Depreciation	(20,315)	(22,002)	1,687	(252,957)	(276,024)	23,067	(20,315)	(19,244)	(1,071)	(252,957)	(296,857)	43,900
Profit/(Loss) after Depreciation	(20,315)	(22,002)	1,687	(252,957)	(276,024)	23,067	(20,315)	(19,244)	(1,071)	(252,957)	(296,857)	43,900

Dupage Airport Authority
F100 - Flight Center Operations
Profit and Loss Statement
For the Month Ending 10/31/2014

	F100	Month		YTD		2014 Annual		Month		YTD			
		Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	Variance	2013	Variance	
Revenue													
3180 F100		16,226	12,353	3,893	123,333	32,126	148,000	16,226	7,005	9,221	155,459	110,129	45,330
3191 F100		3,609	2,250	1,359	22,500	2,489	27,000	3,609	1,854	1,755	17,894	23,252	1,737
3200 F100		1,206,634	950,063	256,571	9,408,163	1,159,478	11,228,814	1,206,634	1,021,406	185,228	10,567,641	9,491,927	1,075,714
3210 F100		2,038	4,702	(2,664)	47,021	(3,322)	56,425	2,038	1,264	774	45,699	48,381	(4,682)
3215 F100		6,217	2,500	3,717	25,000	7,818	30,000	6,217	3,159	3,058	32,818	23,768	9,051
3299 F100		1,202	792	411	7,917	404	9,500	1,202	1,004	198	8,320	10,629	(2,309)
3970 F100		-	-	-	-	-	-	-	-	-	-	-	1
3981 F100		-	-	-	-	-	-	-	-	-	-	-	(1)
Total Income		1,235,926	972,640	263,286	9,633,934	1,210,246	11,499,739	1,235,926	1,035,692	200,234	10,844,179	9,708,086	1,136,093
Expenses													
4200 F100		779,838	653,686	126,152	6,467,514	584,341	7,715,280	779,838	695,017	84,821	7,051,855	6,539,633	512,222
4220 F100		-	800	(800)	17,800	94	25,000	-	-	-	17,894	16,187	1,707
4300 F100		16,766	13,917	2,849	139,167	4,399	167,000	16,766	14,693	2,073	143,565	125,861	17,704
4305 F100		4,000	4,000	-	40,000	-	48,000	4,000	4,000	-	40,000	40,000	-
4315 F100		10,397	7,500	2,897	75,000	22,711	90,000	10,397	6,043	4,354	97,711	55,187	42,524
5205 F100		2,641	2,275	366	22,750	(4,121)	27,300	2,641	5,919	(3,279)	18,629	14,020	4,610
5420 F100		2,777	2,650	127	27,607	1,107	31,800	2,777	2,426	352	27,607	25,268	2,339
5430 F100		715	417	299	4,167	4,578	5,000	715	1,502	(787)	8,745	11,375	(2,630)
5436 F100		10,711	10,208	503	102,083	(299)	122,500	10,711	10,896	(185)	104,785	100,503	4,282
5440 F100		-	21	(21)	208	(115)	250	-	-	-	93	50	44
5720 F100		214	233	(20)	2,333	(71)	2,800	214	165	49	2,263	2,195	67
5999 F100		-	-	-	-	51	-	-	-	-	51	(2,238)	2,289
6100 F100		70,625	65,623	5,002	690,774	50,067	844,991	70,625	68,666	1,959	740,841	700,807	40,034
6110 F100		5,186	5,020	166	52,843	1,258	64,642	5,186	4,878	308	54,101	49,957	4,144
6115 F100		530	530	-	24,700	(1,273)	24,700	530	343	187	23,427	22,723	704
6120 F100		10,729	18,430	(7,701)	177,840	(48,465)	214,700	10,729	17,798	(7,069)	129,375	186,049	(56,674)
6130 F100		555	1,067	(512)	10,667	(6,483)	12,800	555	494	61	4,184	6,492	(2,308)
6160 F100		6,701	6,280	421	66,107	(5,261)	80,866	6,701	6,461	240	60,846	66,412	(5,567)
6300 F100		2,504	3,000	(496)	30,000	(657)	36,000	2,504	1,250	1,254	29,343	30,117	(774)
6330 F100		1,923	558	1,365	5,583	(2,448)	6,700	1,923	25	1,898	3,135	2,839	296
6335 F100		100	125	(25)	1,250	(825)	1,500	100	100	-	425	160	265
6340 F100		-	83	(83)	833	(833)	1,000	-	-	-	-	3,385	(3,385)
6350 F100		2,804	2,917	(113)	29,167	(523)	35,000	2,804	1,503	1,300	28,644	20,505	8,139
6356 F100		1,050	1,667	(617)	16,667	(7,703)	20,000	1,050	1,129	(79)	8,964	8,937	127
6390 F100		286	368	(82)	3,678	(106)	4,413	286	409	(123)	3,572	3,750	(179)
6525 F100		(245)	292	(292)	2,917	682	3,500	(245)	(245)	(500)	3,599	3,413	186
6527 F100		9,403	100	9,303	1,000	2,357	1,200	9,403	9,343	60	93,516	88,702	4,814
6770 F100		-	-	-	98,515	(4,999)	118,218	-	-	-	-	-	-
Total Expenses		940,209	811,087	129,122	8,110,062	587,462	9,705,160	940,209	833,190	87,019	8,697,524	8,122,827	574,698
Profit/(Loss) excluding Depreciation		295,717	161,553	134,165	1,523,872	622,783	1,794,579	295,717	182,502	113,215	2,146,655	1,585,259	561,396
Depreciation		1,676	1,666	10	16,662	102	19,994	1,676	2,325	(648)	16,764	33,517	(16,753)
Profit/(Loss) after Depreciation		294,041	159,887	134,154	1,507,210	622,681	1,774,585	294,041	180,177	113,864	2,129,891	1,551,742	578,149

Dupage Airport Authority

P100 - Golf Administration
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P100

	Month			YTD	2014 Annual Budget	Month			YTD				
	Actual	Budget	Variance			2014	2013	Variance		2014	2013	Variance	
Revenue													
3970 P100 Investment Income	0	4,500	4,500	2	50,000	6,315	5,293	0	2	41,837	2,418	1	
3981 P100 Gain on Sale of Fixed Assets	4,223	55	6,552	2,328	5,400	80	80	0	4,223	4,997	1,555	1	
3990 P100 Misc. Income	13,580	2,917	21,319	10,403	35,000	718	2,844	(2,126)	13,580	38,161	(16,842)	4,223	
Total Income	17,805	300	14,505	3,300	3,500	17,805	255	1,013	17,805	4,980	8,599	4,980	
Expenses													
4300 P100 Credit Card Expense	80	4,500	4,425	(75)	50,000	6,315	5,293	1,022	44,255	41,837	2,418	1	
4400 P100 Assn Oucing Customer Comps.	55	55	5,295	1,257	5,400	80	80	0	6,552	4,997	1,555	1	
5205 P100 Maintenance Expense	718	2,917	29,167	(7,848)	35,000	718	2,844	(2,126)	21,319	38,161	(16,842)	4,223	
5415 P100 Garbage/Waste Removal	172	175	1,449	(3)	2,100	1,750	172	394	1,449	1,872	(424)	1,449	
5416 P100 Janitorial Services	692	600	4,837	(863)	6,500	692	297	394	4,837	5,036	(199)	4,837	
5430 P100 Supplies	488	541	5,418	(1,651)	6,500	488	327	161	3,767	4,697	(871)	3,767	
5437 P100 Rental Towel Linen etc	63	134	1,577	245	1,600	63	176	(113)	1,577	1,289	287	1,577	
5440 P100 DOT/Drug Testing/Background	374	650	5,352	4,179	9,150	374	433	374	5,352	1,106	4,247	5,352	
5710 P100 Utilities Natural Gas	592	3,000	6,450	686	37,150	592	3,946	159	10,629	7,073	3,556	10,629	
5720 P100 Utilities Electric	3,296	1,300	30,650	(5,800)	6,000	3,296	3,946	(650)	31,336	25,366	5,970	31,336	
5730 P100 Utilities Water/Sewer	(37)	(37)	5,800	(269)	6,000	(37)	(214)	177	1,902	1,902	(1,902)	1,902	
5999 P100 Miscellaneous Expense	16,446	15,846	165,780	(629)	202,019	16,446	14,941	1,505	165,151	156,326	8,825	165,151	
6100 P100 Salaries	1,239	1,212	12,682	(252)	15,455	1,239	1,123	116	12,430	11,528	903	12,430	
6110 P100 Payroll Taxes	93	134	3,750	(675)	3,967	93	3,464	(3,371)	3,075	3,856	(781)	3,075	
6115 P100 Unemployment taxes	1,164	1,477	14,480	(1,416)	17,434	1,164	1,462	(298)	13,064	17,595	(4,531)	13,064	
6120 P100 Group Insurance	1,640	1,465	15,557	(925)	18,999	1,640	1,335	304	14,632	14,178	454	14,632	
6160 P100 IMRF	94	1,500	248,000	56,420	248,000	304,420	248,000	(175)	304,420	247,305	57,116	304,420	
6200 P100 Property Tax	24,223	44,000	44,000	(19,777)	47,000	24,223	269	(175)	24,223	38,087	(13,864)	24,223	
6300 P100 Marketing/Advertising	25	25	250	(250)	300	25	25	0	25	216	(191)	25	
6320 P100 Community/Customer Relations	1,900	1,900	1,900	0	1,900	1,900	0	0	1,900	1,900	0	1,900	
6330 P100 Travel	12	12	126	(126)	150	12	12	0	12	12	0	12	
6335 P100 Education	25	200	3,700	1,279	9,700	25	25	25	4,979	4,959	19	4,979	
6340 P100 Dues Subscriptions Permits	303	200	2,000	1,117	2,400	303	410	(107)	3,117	2,861	256	3,117	
6350 P100 Office Expense	201	1,667	16,667	(3,017)	20,000	201	201	201	13,650	3,896	9,754	13,650	
6355 P100 Computer and Software	666	1,300	13,000	(1,465)	15,600	666	1,705	(1,039)	14,161	14,621	(460)	14,161	
6390 P100 Communications	(857)	1,381	13,813	2,220	16,575	(857)	524	(1,381)	16,033	11,340	4,693	16,033	
6527 P100 Outside Services	2,079	833	8,333	5,674	10,000	2,079	520	1,559	14,007	68,487	(54,480)	14,007	
6535 P100 Legal	5,236	3,900	39,100	16,337	47,000	5,236	3,824	1,411	55,437	37,297	18,140	55,437	
6770 P100 Insurance	41,082	45,024	738,799	52,281	833,999	41,082	42,852	(1,770)	791,081	772,482	18,599	791,081	
Total Expenses	(773,276)	(448,724)	(735,499)	(37,777)	(830,499)	(773,276)	(42,597)	2,783	(773,276)	(767,501)	(5,775)	(773,276)	
Profit/(Loss) excluding Depreciation	10,211	10,210	102,104	3	122,525	10,211	11,213	(1,002)	102,108	112,129	(10,022)	102,108	
Depreciation	(875,384)	(54,934)	(837,603)	(37,780)	(953,024)	(875,384)	(53,810)	3,786	(875,384)	(879,630)	4,247	(875,384)	
Profit/(Loss) after Depreciation	(865,173)	(65,124)	(735,499)	(37,783)	(830,499)	(865,173)	(42,597)	2,783	(865,173)	(875,461)	(5,775)	(865,173)	

Dupage Airport Authority

P200 - Golf Maintenance
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P200

	Month		2014 Annual Budget	YTD		Month		YTD				
	Actual	Budget		Variance	Actual	Budget	Variance	2014	2013	Variance		
Revenue												
Total Income												
Expenses												
5205 P200 Maintenance Expense	3,713	3,000	713	31,744	34,250	(2,506)	3,713	1,120	2,593	31,744	26,942	4,802
5415 P200 Garbage/Waste Removal	156	200	(44)	1,832	2,000	(168)	156	156	*	1,832	1,455	378
5416 P200 Janitorial Services		42	(42)		417	(417)					672	(672)
5420 P200 Fuel/Oil Vehicles Equipment		3,000	(3,000)	20,035	24,400	(4,365)		1,710	(1,710)	20,035	16,465	3,571
5430 P200 Supplies	70	417	(347)	4,157	4,167	(9)	70	439	(369)	4,157	4,679	(521)
5432 P200 Landscape Supplies	144	*	144	4,366	5,000	(634)	144	2,011	(1,867)	4,366	11,121	(6,756)
5434 P200 Fertilizer/Pesticides	8,730	2,230	6,500	40,511	82,500	(41,989)	8,730	1,035	7,695	40,511	61,691	(21,180)
5436 P200 Rental Equipment		1,100	(1,100)	384	1,100	(716)				384	*	384
5710 P200 Utilities Natural Gas	80	200	(120)	2,498	2,325	173	80	44	36	2,498	1,845	653
5720 P200 Utilities Electric	1,198	1,000	198	9,384	12,400	(3,016)	1,198	1,857	(659)	9,384	12,469	(3,084)
5730 P200 Utilities Water/Sewer	171	550	(379)	887	2,200	(1,313)	171	149	21	887	610	277
6100 P200 Salaries	42,935	39,180	3,755	367,994	378,680	(10,686)	42,935	38,815	4,120	367,994	362,346	5,648
6110 P200 Payroll Taxes	3,266	2,957	269	27,924	28,969	(1,045)	3,266	2,938	328	27,924	27,292	632
6115 P200 Unemployment taxes	1,116	2,092	(976)	17,280	20,791	(3,511)	1,116	719	398	17,280	17,763	(483)
6120 P200 Group Insurance	972	1,648	(676)	12,013	16,132	(4,119)	972	8	964	12,013	21,971	(9,958)
6130 P200 Uniforms		*	*	1,029	2,800	(1,771)				1,029	1,318	(290)
6160 P200 IMRF	3,611	3,496	115	30,079	31,797	(1,718)	3,611	3,033	578	30,079	27,957	2,122
6335 P200 Education					480	(480)					56	(56)
6340 P200 Dues Subscriptions Permits				955	1,400	(445)				955	745	210
6390 P200 Communications	272	375	(103)	4,085	3,750	335	272	447	(175)	4,085	4,090	(5)
6525 P200 Consulting Services	1,177	208	969	2,431	2,083	348	1,177	*	1,177	2,431	*	2,431
6527 P200 Outside Services		250	(250)	962	2,500	(1,539)				962	2,382	(1,421)
6770 P200 Insurance		501	(501)		4,503	(4,503)		485	(485)		5,182	(5,182)
Total Expenses	67,612	66,756	856	580,550	664,644	(84,093)	67,612	54,967	12,645	580,550	609,051	(28,501)

Profit/(Loss) excluding Depreciation	(67,612)	(66,756)	(856)	(580,550)	(664,644)	84,093	(67,612)	(54,967)	(12,645)	(580,550)	(609,051)	28,501
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Profit/(Loss) after Depreciation	(67,612)	(66,756)	(856)	(580,550)	(664,644)	84,093	(67,612)	(54,967)	(12,645)	(580,550)	(609,051)	28,501
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Dupage Airport Authority

P300 - Golf Operations
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P300

	Month			YTD			2014 Annual			Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance	2014	Budget	Variance	2014	2013	Variance	2014	2013	Variance
Revenue															
3300 P300 Greens Fees	51,958	88,000	(36,042)	836,573	925,000	(88,427)	950,000	950,000		51,958	75,470	(23,512)	836,573	898,169	(61,597)
3310 P300 Golf Cart Rentals	20,587	22,000	(1,413)	250,965	252,000	(1,035)	260,000	260,000		20,587	19,143	1,443	250,965	240,979	9,986
3320 P300 Associate Memberships	-	-	-	158,397	153,000	5,397	153,000	153,000		-	3,403	(3,403)	158,397	145,046	13,351
3330 P300 Club Rentals	611	500	111	6,343	6,900	(557)	7,000	7,000		611	560	51	6,343	6,497	(154)
3340 P300 Golf Academy	192	-	192	4,872	4,000	872	4,000	4,000		192	-	192	4,872	5,384	(512)
3350 P300 Practice Center	493	3,250	(2,757)	105,842	140,000	(34,158)	140,000	140,000		493	4,549	(4,056)	105,842	131,222	(25,381)
3380 P300 Golf Merchandise Sales	12,200	16,000	(3,800)	147,098	145,500	1,598	155,000	155,000		12,200	12,815	(615)	147,098	142,068	5,030
3390 P300 Awards Expense	(780)	-	(780)	(10,910)	-	(10,910)	-	-		(780)	-	(780)	(10,910)	-	(10,910)
3395 P300 Discount Expense	(5,607)	-	(5,607)	(67,109)	-	(67,109)	-	-		(5,607)	-	(5,607)	(67,109)	-	(67,109)
Total Income	79,654	129,750	(50,096)	1,432,071	1,626,400	(194,329)	1,669,000	1,669,000		79,654	115,941	(36,287)	1,432,071	1,569,365	(137,294)
Expenses															
4330 P300 Merchandise COGS	6,969	10,880	(3,912)	89,569	98,940	(9,371)	105,400	105,400		6,969	9,495	(2,526)	89,569	97,391	(7,822)
5205 P300 Maintenance Expense	491	1,000	(509)	9,944	11,250	(1,306)	12,500	12,500		491	1,249	(758)	9,944	9,201	743
5430 P300 Supplies	1,148	200	948	20,356	15,500	4,856	16,000	16,000		1,148	506	642	20,356	10,193	10,163
5999 P300 Miscellaneous Expense	(9)	-	(9)	(9)	-	(9)	-	-		(9)	-	(9)	(9)	-	(9)
6100 P300 Salaries	11,569	13,009	(1,440)	123,392	122,924	468	136,065	136,065		11,569	16,886	(5,317)	123,392	138,104	(14,712)
6110 P300 Payroll Taxes	899	995	(96)	10,321	9,403	918	10,409	10,409		899	1,311	(412)	10,321	10,792	(470)
6115 P300 Unemployment taxes	588	481	107	9,140	8,845	295	9,058	9,058		588	849	(261)	9,140	9,091	49
6120 P300 Group Insurance	471	785	(314)	4,853	5,410	(557)	6,980	6,980		471	(5,655)	6,126	4,853	19,476	(14,623)
6130 P300 Uniforms	-	-	-	2,359	1,500	859	1,500	1,500		-	-	-	2,359	1,023	1,336
6160 P300 IMRF	247	760	(513)	5,651	6,586	(935)	7,629	7,629		247	977	(730)	5,651	7,807	(2,156)
6527 P300 Outside Services	-	-	-	5,480	4,800	680	4,800	4,800		-	-	-	5,480	4,620	860
6770 P300 Insurance	-	182	(182)	-	1,571	(1,571)	1,803	1,803		-	215	(215)	-	1,691	(1,691)
Total Expenses	22,372	28,292	(5,920)	281,056	286,779	(5,723)	312,144	312,144		22,372	25,832	(3,459)	281,056	309,389	(28,332)
Profit/(Loss) excluding Depreciation	57,282	101,458	(44,176)	1,151,015	1,339,671	(188,656)	1,356,856	1,356,856		57,282	90,109	(32,827)	1,151,015	1,259,977	(108,962)
Profit/(Loss) after Depreciation	57,282	101,458	(44,176)	1,151,015	1,339,671	(188,656)	1,356,856	1,356,856		57,282	90,109	(32,827)	1,151,015	1,259,977	(108,962)

Dupage Airport Authority

P400 - Food and Beverage
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P400

		Month		YTD		2014 Annual Budget		Month		YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	2014	2013
Revenue											
3600 P400	Food Sales	5,025	6,650	(1,625)	70,818	84,050	36,000	5,025	8,127	70,818	85,154
3610 P400	Beverage Sales	13,437	13,250	187	191,424	172,100	174,000	13,437	16,192	191,424	181,948
	Total Income	18,461	19,900	(1,439)	262,242	256,150	260,000	18,461	24,319	262,242	265,102
Expenses											
4315 P400	Food COGS	6,567	3,325	3,242	18,283	39,587	40,562	6,567	13,247	18,283	92,024
4320 P400	Beverage COGS	3,839	3,313	527	61,468	43,025	43,500	3,839	6,096	61,468	54,594
5205 P400	Maintenance Expense	302	1,250	(948)	4,085	9,500	10,000	302	183	4,085	3,741
5430 P400	Supplies	1,073	1,875	(802)	15,245	14,250	15,000	1,073	879	15,245	14,898
5435 P400	Small Equipment	326	750	(424)	737	5,700	6,000	326	437	737	5,413
6100 P400	Salaries	14,467	15,675	(1,208)	132,757	144,163	168,300	14,467	15,317	132,757	122,913
6110 P400	Payroll Taxes	1,391	1,461	(70)	13,298	13,817	15,740	1,391	1,515	13,298	12,130
6115 P400	Unemployment taxes	565	406	159	9,482	11,289	11,594	565	910	9,482	10,474
6120 P400	Group Insurance	1,131	785	346	10,887	7,680	9,250	1,131	787	10,887	9,571
6130 P400	Uniforms	-	-	-	1,639	2,000	2,000	-	-	1,639	597
6160 P400	IMRF	1,947	2,295	(348)	20,584	21,665	26,397	1,947	2,205	20,584	20,325
6335 P400	Education	-	-	-	-	-	-	-	700	-	700
6770 P400	Insurance	-	232	(232)	-	3,689	4,092	-	248	-	1,889
	Total Expenses	31,608	31,367	242	288,466	316,365	352,435	31,608	42,524	288,466	347,268
	Profit/(Loss) excluding Depreciation	(13,147)	(11,467)	(1,680)	(26,224)	(60,215)	(92,435)	(13,147)	(18,205)	(26,224)	(82,166)
	Profit/(Loss) after Depreciation	(13,147)	(11,467)	(1,680)	(26,224)	(60,215)	(92,435)	(13,147)	(18,205)	(26,224)	(82,166)

Dupage Airport Authority

P500 - Weddings
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P500

	Month		2014 Annual Budget	YTD		Month		YTD	
	Actual	Budget		Variance	Actual	Budget	Variance	2014	2013
Revenue									
3600 P500 Food Sales	58,817	53,750	5,067	293,776	354,750	(60,974)	58,817	39,867	293,776
3610 P500 Beverage Sales	-	-	-	-	-	-	-	-	-
3620 P500 Banquet Rental Income	7,013	10,750	(3,737)	40,910	70,950	(30,041)	7,013	6,021	40,910
Total Income	65,830	64,500	1,330	334,686	425,700	(91,014)	65,830	45,888	334,686
Expenses									
4315 P500 Food COGS	16,164	13,653	2,511	75,844	87,671	(11,827)	16,164	3,083	75,844
4320 P500 Beverage COGS	2,803	-	2,803	12,991	-	12,991	2,803	1,833	12,991
5430 P500 Supplies	832	1,800	(968)	6,738	13,400	(6,662)	832	966	6,738
5436 P500 Rental Equipment	984	2,500	(1,516)	15,557	19,000	(3,443)	984	888	15,557
5437 P500 Rental Towel Linen etc	1,151	2,875	(1,724)	12,330	21,850	(9,520)	1,151	1,146	12,330
6100 P500 Salaries	11,508	15,047	(3,539)	120,979	144,473	(23,494)	11,508	15,340	120,979
6110 P500 Payroll Taxes	1,324	1,603	(279)	11,781	15,707	(3,926)	1,324	1,706	11,781
6115 P500 Unemployment taxes	906	903	3	8,916	12,628	(3,712)	906	562	8,916
6130 P500 Uniforms	-	-	-	-	500	(500)	-	-	-
6770 P500 Insurance	-	325	(325)	-	3,438	(3,438)	-	280	-
Total Expenses	35,672	38,706	(3,034)	265,137	318,667	(53,530)	35,672	25,806	265,137
Profit/(Loss) excluding Depreciation	30,157	25,794	4,363	69,549	107,033	(37,484)	30,157	20,082	69,549
Profit/(Loss) after Depreciation	30,157	25,794	4,363	69,549	107,033	(37,484)	30,157	20,082	69,549

Dupage Airport Authority

P600 - Private Events
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P600

	Month		2014 Annual Budget	YTD		Month		YTD	
	Actual	Budget		Actual	Budget	2014	2013	2014	2013
Revenue									
3600 P600 Food Sales	16,611	8,132	104,373	80,946	23,427	127,506	16,611	5,944	81,369
3620 P600 Banquet Rental Income	165	1,626	9,015	16,188	(7,173)	25,500	165	650	27,845
Total Income	16,776	9,758	113,388	97,134	16,254	153,006	16,776	6,593	109,215
Expenses									
4315 P600 Food COGS	604	2,440	26,933	24,285	2,648	38,253	604	1,196	15,739
4320 P600 Beverage COGS	-	-	903	-	903	-	-	-	225
Total Expenses	604	2,440	27,836	24,285	3,551	38,253	604	1,196	15,964
Profit/(Loss) excluding Depreciation	16,172	7,318	85,552	72,849	12,703	114,753	16,172	5,397	93,251
Profit/(Loss) after Depreciation	16,172	7,318	85,552	72,849	12,703	114,753	16,172	5,397	93,251
									Variance
									23,003
									(18,830)
									4,173
									11,194
									678
									11,872
									(7,699)
									(7,699)

Dupage Airport Authority

P700 - Golf Outings
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P700

	Month			YTD			2014 Annual Budget			Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance	2014	2013	Variance	2014	2013	Variance	2014	2013	Variance
Revenue															
3600 P700 Food Sales	2,408	-	2,408	162,351	148,268	14,083	2,408	1,629	779	162,351	135,070	27,281	2,213	18,783	(16,570)
3620 P700 Banquet Rental Income	-	-	-	2,213	29,653	(27,440)	-	157	(157)	2,213	18,783	(16,570)	-	157	(157)
Total income	2,408	-	2,408	164,564	177,921	(13,357)	2,408	1,786	622	164,564	153,852	10,711	2,408	1,786	622
Expenses															
4315 P700 Food COGS	(5,973)	-	(5,973)	42,010	44,480	(2,470)	(5,973)	280	(6,253)	42,010	12,916	29,094	18	83	(65)
4320 P700 Beverage COGS	-	-	-	18	-	18	-	-	-	18	-	18	-	-	-
Total Expenses	(5,973)	-	(5,973)	42,028	44,480	(2,452)	(5,973)	280	(6,253)	42,028	12,999	29,029	(5,973)	280	(6,253)
Profit/(Loss) excluding Depreciation	8,380	-	8,380	122,536	133,441	(10,906)	8,380	1,505	6,875	122,536	140,853	(18,317)	8,380	1,505	6,875
Profit/(Loss) after Depreciation	8,380	-	8,380	122,536	133,441	(10,906)	8,380	1,505	6,875	122,536	140,853	(18,317)	8,380	1,505	6,875

Dupage Airport Authority

P900 - Kitty Hawk Cafe
 Profit and Loss Statement
 For the Month Ending 10/31/2014

P900

	Month		2014 Annual Budget	YTD		Month		2014	YTD	
	Actual	Budget		Variance	Actual	Budget	Variance		2014	2013
Revenue										
3215 P900 Aircraft Catering	77	100	(23)	731	1,125	(394)	77	731	406	326
3600 P900 Food Sales	3,377	3,000	377	26,134	15,000	9,306	1,421	24,306	4,731	19,575
3610 P900 Beverage Sales	231	550	(319)	1,992	3,000	(1,008)	231	4,047	409	3,637
Total Income	3,608	3,850	(242)	31,389	43,200	(11,811)	3,608	31,389	11,764	19,626
Expenses										
4300 P900 Credit Card Expense	77	100	(23)	731	1,125	(394)	77	731	406	326
4315 P900 Food COGS	1,421	1,500	(79)	24,306	15,000	9,306	1,421	24,306	4,731	19,575
4320 P900 Beverage COGS	123	193	(70)	4,047	1,925	2,122	123	4,047	409	3,637
5205 P900 Maintenance Expense	30	200	(170)	290	2,000	(1,710)	30	290	645	(355)
5415 P900 Garbage/Waste Removal	80	80	-	800	800	-	80	800	756	44
5430 P900 Supplies	650	300	350	8,938	3,100	5,838	650	8,938	2,718	6,220
5435 P900 Small Equipment	95	-	95	1,440	-	1,440	95	1,440	566	874
5720 P900 Utilities Electric	292	350	(58)	3,073	3,500	(427)	292	3,073	2,407	666
5999 P900 Miscellaneous Expense	(0)	-	(0)	(1)	-	(1)	(0)	(1)	(5)	3
6100 P900 Salaries	3,067	3,026	41	32,822	32,225	597	3,067	32,822	16,709	16,113
6110 P900 Payroll Taxes	249	231	18	2,586	2,451	125	249	2,586	1,283	1,303
6115 P900 Unemployment taxes	-	82	(82)	1,724	2,108	(384)	-	1,724	1,584	140
6120 P900 Group Insurance	1,019	-	1,019	11,595	-	11,595	1,019	11,595	6,226	5,369
6130 P900 Uniforms	204	-	204	204	500	(296)	204	204	204	204
6160 P900 IMRF	457	290	167	4,631	3,087	1,544	457	4,631	3,768	863
6340 P900 Dues Subscriptions Permits	-	-	-	438	575	(138)	-	438	525	(88)
6770 P900 Insurance	-	28	(28)	-	1,908	(1,908)	-	-	1,795	(1,795)
6800 P900 Kitty Hawk Loss Reimbursement	(4,141)	(2,550)	(1,611)	(66,233)	(27,118)	(39,115)	(4,141)	(66,233)	(31,339)	(34,893)
Total Expenses	3,621	3,850	(229)	31,389	43,196	(11,807)	3,621	31,389	13,183	18,206

Profit/(Loss) excluding Depreciation

Profit/(Loss) after Depreciation

	(13)	1	(13)	-	4	(4)	(13)	(1,135)	1,122	1,420
	(13)	1	(13)	-	4	(4)	(13)	(1,135)	1,122	1,420



TO: DuPage Airport Authority
Board of Commissioners

FROM: Patrick Hoard *PH*
Director of Finance

THROUGH: David Bird *DB*
Executive Director

RE: Proposed Ordinance 2014-278; An Ordinance of the DuPage Airport Authority Levying Taxes for the Fiscal Year Beginning January 1, 2014 and Ending December 31, 2014.

DATE: November 4, 2014

SUMMARY:

Board passage of this Ordinance is a statutory requirement in order for the Airport Authority to levy taxes in 2014, payable to the Airport Authority in 2015. The Airport Authority will Levy the same amount as it has the previous two years, \$5,976,024.

PREVIOUS COMMITTEE/BOARD ACTION:

June 11, 2014 - Proposed Ordinance 2014-278 will be reviewed by the Finance, Budget and Audit Committee.

REVENUE OR FUNDING IMPLICATIONS:

The levy is necessary in order to fund capital improvement projects and major maintenance projects.

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal review of this item is not necessary.

ATTACHMENTS:

Proposed Ordinance 2014-278; An Ordinance of the DuPage Airport Authority Levying Taxes for the Fiscal Year Beginning January 1, 2014 and Ending December 31, 2014.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and staff that the Board approve Proposed Ordinance 2014-278; An Ordinance of the DuPage Airport Authority Levying Taxes for the Fiscal Year Beginning January 1, 2014 and Ending December 31, 2014, for the purposes of future capital expenditures and to add additional funds to the Five-Year Capital Reserve Program.

ORDINANCE 2014-278

**AN ORDINANCE OF THE DUPAGE AIRPORT AUTHORITY
LEVYING TAXES FOR THE FISCAL YEAR BEGINNING
JANUARY 1, 2014 AND ENDING DECEMBER 31, 2014**

WHEREAS, The Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, have determined the sums necessary to pay the costs of operating the DuPage Airport and all expenses and liabilities of the Authority for the fiscal year beginning January 1, 2014 and ending December 31, 2014, and have adopted an appropriation ordinance of the Authority for that period, appropriating the sum of \$45,622,375 as required by law; and

WHEREAS, said appropriation ordinance provides for estimated expenditures and revenues as follows:

SECTION 1: For the fiscal year beginning January 1, 2014 and ending December 31, 2014 the following sums of money are hereby levied for the corporate purposes of the DuPage Airport Authority:

Cash Balance - Beginning-Operating	\$ 9,105,056
Cash Balance - Beginning - Restricted	\$ 2,726,721
Cash Balance - Beginning - Designated	\$ 16,292,402
	<u>\$ 28,124,179</u>
<u>OPERATING REVENUES</u>	
Airport Operations	\$ 4,447,636
Flight Center Fuel Operations	\$ 11,499,739
Prairie Landing Golf Course	\$ 2,765,827
SUB-TOTAL OPERATING REVENUES	<u>\$ 18,713,202</u>
<u>OPERATING EXPENSES</u>	
Airport Operations	\$ 6,237,189
Flight Center Fuel Operations	\$ 9,705,160
Prairie Landing Golf Course	\$ 2,514,224
SUB-TOTAL OPERATING EXPENSES	<u>\$ 18,456,573</u>
<u>NON OPERATING - DEBT SERVICE/CAPITAL/TAXES</u>	
REVENUES	
Miscellaneous Taxes	\$ 55,000
Property Taxes	\$ 5,520,000
Interest Income	\$ 145,000
Gain of Sale from Fixed Assets	\$ 60,000
SUB-TOTAL NON-OPERATING REVENUES	<u>\$ 5,780,000</u>
EXPENSES	
Property Tax (DAA)	\$ 204,000
Property Tax (PLGC)	\$ 248,000
SUB-TOTAL NON-OPERATING EXPENSES	<u>\$ 452,000</u>
<u>CAPITAL DEVELOPMENT PROGRAM</u>	
AVIATION PROGRAMS/EQUIPMENT	\$ 23,514,502
GOLF COURSE PROGRAMS/EQUIPMENT	\$ 2,237,000
Major Maintenance of Capital Assets	\$ 962,300
SUB-TOTAL CAPITAL DEVELOPMENT EXPENSE!	<u>\$ 26,713,802</u>
Total FY2014 Revenues	\$ 24,493,202
Total FY2014 Expenditures	\$ 45,622,375
	<u>\$ (21,129,173)</u>
Cash Balance - Ending (all operating)	<u>\$ 6,995,006</u>

SECTION 2: That the following levy, containing an estimate of the receipts and expenditures for FISCAL YEAR 2014, be and are hereby adopted as the levy of the DuPage Airport Authority for said fiscal year:

AUTHORITY ADMINISTRATION / OPERATIONS

REVENUES		
HANGAR RENTALS	\$	1,798,468
COLLECTION, SERVICE, TOWING FEES	\$	250
COMMISSIONS	\$	32,443
CUSTOMS FEES	\$	80,000
RAMP, TIE DOWN, OVERNIGHT FEES	\$	150,000
NON AIRFIELD, RENT/LEASE REVENUE	\$	2,366,475
MISCELLANEOUS	\$	20,000
TOTAL REVENUES	\$	4,447,636
CASH ON HAND - BEGINNING	\$	26,034,901
TOTAL FUNDS AVAILABLE	\$	30,482,537
EXPENDITURES		
SALARIES		
STAFF & COMMISSIONERS	\$	2,264,617
SALARIES TOTAL	\$	2,264,617
BENEFITS		
FICA	\$	166,602
UNEMPLOYMENT INSURANCE	\$	36,684
GROUP INSURANCE	\$	454,261
UNIFORMS	\$	10,100
IMRF	\$	208,109
BENEFITS TOTAL	\$	875,756
GENERAL & ADMINISTRATIVE		
EDUCATION / TRAINING / TRAVEL	\$	18,873
DUES & SUBSCRIPTIONS	\$	14,460
COMPUTER AND SOFTWARE	\$	42,650
COMMUNICATIONS	\$	54,640
GENERAL OFFICE	\$	12,540
MISCELLANEOUS	\$	2,300
GEN. & ADMIN. TOTAL	\$	145,463
OUTSIDE SERVICES		
CONSULTING SERVICES	\$	103,250
ACCOUNTING / AUDIT	\$	48,500
CUSTOMS/CONTROL TOWER	\$	536,000
MISC OUTSIDE SERVICES	\$	176,257
LEGAL	\$	200,000
SNOW REMOVAL/ICE CONTROL	\$	20,100
ARFF	\$	400,000
OUTSIDE TOTAL	\$	1,484,107
MAINTENANCE		
EQUIPMENT LEASE / MAINT. CONTRACTS	\$	37,068
SUPPLIES/HANDTOOLS & SMALL EQUIPMENT	\$	56,504
FUEL/OIL VEHICLES & EQUIPMENT	\$	75,000
FIELD MAINTENANCE	\$	146,856
BUILDING MAINTENANCE	\$	181,560
MACHINE & EQUIPMENT	\$	55,000
MAINTENANCE TOTAL	\$	551,988
INSURANCE	\$	313,165
	\$	313,165
MARKETING / PUBLIC RELATIONS	\$	119,312
	\$	119,312
UTILITIES		
GARBAGE REMOVAL / JANITORIAL	\$	15,481
GAS HEAT	\$	136,000
ELECTRIC	\$	301,000
WATER/SEWER	\$	30,300
TOTAL UTILITIES	\$	482,781
TOTAL EXPENDITURES AUTHORITY ADMINISTRATION & OPERATIONS	\$	6,237,189
CASH ON HAND ENDING	\$	24,245,348

DUPAGE FLIGHT CENTER FUEL OPERATIONS

REVENUES

FUEL & OIL SALES	\$	11,228,814
SERVICES & CATERING	\$	261,425
MISC. INCOME	\$	9,500
TOTAL REVENUES	\$	11,499,739

CASH ON HAND - BEGINNING **\$ 2,005,378**

TOTAL FUNDS AVAILABLE **\$ 13,505,117**

EXPENDITURES

SALARIES		
STAFF	\$	844,991
SALARIES TOTAL	\$	844,991

BENEFITS		
FICA	\$	64,642
UNEMPLOYMENT INSURANCE	\$	24,700
GROUP INSURANCE	\$	214,700
UNIFORMS	\$	12,800
IMRF	\$	80,866
BENEFITS TOTAL	\$	397,708

COST OF SALES		
COST OF SALES - FUEL/OIL	\$	7,715,280
COST OF SALES - DEICE	\$	25,000
COST OF SALES - CATERING	\$	90,000
COST OF SALES TOTAL	\$	7,830,280

GENERAL & ADMINISTRATIVE		
BUILDING RENT	\$	48,000
EDUCATION / TRAINING / TRAVEL	\$	8,200
DUES & SUBSCRIPTIONS	\$	1,000
PRINTING AND POSTAGE	\$	35,250
SOFTWARE	\$	20,000
COMMUNICATIONS	\$	4,413
CREDIT CARD EXPENSE	\$	167,000
MARKETING	\$	36,000
GEN. & ADMIN. TOTAL	\$	319,863

OUTSIDE SERVICES		
CONSULTING SERVICES	\$	4,700
OUTSIDE TOTAL	\$	4,700

MAINTENANCE / OPERATIONS		
EQUIPMENT LEASE / MAINT. CONTRACTS	\$	122,500
SUPPLIES	\$	5,000
FUEL / OIL VEHICLES	\$	31,800
MAINTENANCE EXPENSE	\$	27,300
MAINTENANCE TOTAL	\$	186,600

INSURANCE	\$	118,218
INSURANCE TOTAL	\$	118,218

UTILITIES		
ELECTRIC	\$	2,800
UTILITIES TOTAL	\$	2,800

TOTAL EXPENDITURES FLIGHT CENTER FUEL OPERATION **\$ 9,705,160**

CASH ON HAND ENDING **\$ 3,799,957**

PRAIRIE LANDING GOLF COURSE

REVENUES

GOLF OPERATIONS

GREENS FEES	\$	1,210,000
ASSOCIATION MEMBERSHIPS	\$	153,000
RENTALS	\$	7,000
PRACTICE CENTER	\$	144,000
PRO SHOP SALES	\$	155,000
TOTAL GOLF OPERATIONS	\$	1,669,000

FOOD & BEVERAGE

CLUBHOUSE	\$	260,000
KITTY HAWK - DELI	\$	50,900
BANQUET	\$	782,427
TOTAL FOOD & BEVERAGE	\$	1,093,327

MISCELLANEOUS INCOME	\$	3,500
TOTAL MISCELLANEOUS INCOME	\$	3,500

TOTAL REVENUES	\$	2,765,827
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CASH ON HAND - BEGINNING	\$	83,900
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TOTAL FUNDS AVAILABLE	\$	2,849,727
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EXPENDITURES

SALARIES

STAFF	\$	1,170,750
SALARIES TOTAL	\$	1,170,750

BENEFITS

FICA	\$	97,628
STATE UNEMPLOYMENT (SUTA)	\$	61,861
IMRF	\$	95,406
GROUP INSURANCE	\$	53,092
UNIFORMS	\$	7,300
BENEFITS TOTAL	\$	315,287

COST OF SALES

COST OF SALES - GOLF	\$	110,800
COST OF SALES - GRILL, EVENT, BANQUETS	\$	259,927
COST OF SALES - KITTY HAWK	\$	20,310
CREDIT CARD FEES	\$	51,325
COST OF SALES TOTAL	\$	442,362

GENERAL & ADMINISTRATIVE

EDUCATION / TRAINING / TRAVEL	\$	630
DUES & SUBSCRIPTIONS	\$	11,675
COMPUTER/SOFTWARE	\$	20,000
COMMUNICATIONS	\$	20,100
TRANSFER COSTS TO FLIGHT CENTER	\$	(33,448)
MARKETING	\$	47,300
GEN & ADMIN TOTAL	\$	66,257

OUTSIDE SERVICES

CONSULTING SERVICES/LEGAL	\$	36,875
OUTSIDE TOTAL	\$	36,875

MAINTENANCE / OPERATIONS

COURSE MAINTENANCE	\$	123,500
SUPPLIES	\$	92,200
RENTAL EQUIPMENT	\$	29,600
FUEL / OIL VEHICLES	\$	25,000
BUILDING MAINTENANCE EXPENSE	\$	59,900
MAINTENANCE TOTAL	\$	330,200

INSURANCE	\$	64,008
	\$	64,008

UTILITIES

GARBAGE REMOVAL / JANITORIAL	\$	12,460
GAS HEAT	\$	12,175
ELECTRIC	\$	55,350
WATER/SEWER	\$	8,500
TOTAL UTILITIES	\$	88,485

TOTAL EXPENSES - PRAIRIE LANDING	\$	2,514,224
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CASH ON HAND ENDING	\$	335,503
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NON OPERATING - DEBT SERVICE/CAPITAL/TAXES

MISCELLANEOUS TAXES	\$	55,000
PROPERTY TAXES	\$	5,520,000
INTEREST INCOME	\$	145,000
GAIN OF SALE FROM FIXED ASSETS	\$	60,000
TOTAL NON-OPERATING REVENUES	\$	5,780,000

CAPITAL DEVELOPMENT PROGRAM

AVIATION PROGRAMS/EQUIPMENT	\$	23,514,502
GOLF COURSE PROGRAMS/EQUIPMENT	\$	2,237,000
Major Maintenance of Capital Assets	\$	962,300
TOTAL CAPITAL DEVELOPMENT	\$	26,713,802

PROPERTY TAX

PROPERTY TAX (DAA)	\$	204,000
PROPERTY TAX (PLGC)	\$	248,000
TOTAL PROPERTY TAX PAID	\$	452,000

Total FY2014 Revenues	\$	24,493,202
Total FY2014 Expenditures	\$	45,622,375
	\$	(21,129,173)

CASH ON HAND ENDING(all operating) \$ 6,995,006

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, as follows:

SECTION 1: There is hereby levied upon all taxable property within the DuPage Airport Authority, as the same may be assessed and equalized for the current fiscal year and to be collected by the levy of a general tax, the sum of \$5,976,024. Said tax shall be exclusive of and in addition to all taxes levied by the DuPage Airport Authority for bond and interest requirements, by ordinance, if any, certified copies of which have heretofore been filed in the Office of the County Clerk of DuPage County, Illinois.

SECTION 2: This Ordinance shall be in full force and effect immediately upon its adoption and approval.

Passed and approved by the Board of Commissioners of the DuPage Airport Authority on November 11, 2014.

Tentative Budget and Appropriations Ordinance adopted:	November 20, 2013
Submitted to County Board Chairman	December 3, 2013
Filed for Public Inspection:	December 5, 2013
Notice of Public Hearing Published:	December 5, 2013
Public Hearing Held:	January 13, 2014
Budget and Appropriations Ordinance Adopted:	January 15, 2014

Record of Roll Call Vote:

Juan Chavez	_____
Stephen L. Davis	_____
Charles E. Donnelly	_____
Gerald M. Gorski	_____
Peter H. Huizenga	_____
Gina R. Lamantia	_____
Gregory J. Posch	_____
Daniel J. Wagner	_____

(seal)
ATTEST:

Chairman

Secretary



DUPAGE AIRPORT AUTHORITY

TO: DuPage Airport Authority
Board of Commissioners

FROM: Patrick Hoard *PH*
Director of Finance

THROUGH: David Bird *DB*
Executive Director

RE: Proposed Ordinance 2014-279; Tentative Budget and Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year Beginning January 1, 2015 and Ending December 31, 2015.

DATE: November 4, 2014

SUMMARY:

Pursuant to Illinois Statute, the Airport Authority is required to pass within the first quarter of their fiscal year, A Tentative Budget and Appropriations Ordinance and to forward to DuPage County Board Chairman. As authorized by Illinois Statute, the County Board Chairman has thirty (30) days to review and has the right of line item veto.

PREVIOUS COMMITTEE/BOARD ACTION:

October 28, 2014 – Finance, Budget and Audit Committee did a preliminary review of the Tentative 2015 Budget and Appropriations.

November 12, 2014 - Finance, Budget and Audit Committee will have the final review and have an opportunity to recommend Board approval of Proposed Ordinance 2014-279; Tentative Budget and Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year beginning January 1, 2015 and Ending December 31, 2015.

REVENUE OR FUNDING IMPLICATIONS:

Illinois Statute requires action by the Board to enact the Authority's annual budget.

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal review of this item is not necessary.

ATTACHMENTS:

Proposed Ordinance 2014-279; Tentative Budget and Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year Beginning January 1, 2015 and Ending December 31, 2015.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director that the Board approve Proposed Ordinance 2014-279; Tentative Budget and Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year Beginning January 1, 2015 and Ending December 31, 2015.

ORDINANCE 2014-279

**TENTATIVE BUDGET & APPROPRIATIONS ORDINANCE
for the DUPAGE AIRPORT AUTHORITY
for the FISCAL YEAR BEGINNING JANUARY 1, 2015
and ENDING DECEMBER 31, 2015**

WHEREAS, The Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, has adopted a fiscal year beginning January 1, 2015 and ending December 31, 2015, and has estimated the sums of money necessary to pay the costs of operating the DuPage Airport Authority and all other expenses and liabilities of the Authority for Fiscal Year 2015

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, as follows:

SECTION 1: For the fiscal year beginning January 1, 2015 and ending December 31, 2015 the following sums of money below are hereby budgeted and appropriated for the corporate purposes of the Corporate Fund of the DuPage Airport Authority:

Estimated Beginning Cash Balance	\$ 14,149,685
<u>OPERATING REVENUES</u>	
Airport Operations	\$ 4,642,907
Flight Center Fuel Operations	\$ 12,140,373
Prairie Landing Golf Course	\$ 2,634,570
TOTAL OPERATING REVENUES	\$ 19,417,850
<u>OPERATING EXPENSES</u>	
Airport Operations	\$ 6,558,794
Flight Center Fuel Operations	\$ 10,071,055
Prairie Landing Golf Course	\$ 2,531,623
TOTAL OPERATING EXPENSES	\$ 19,161,472
<u>NON OPERATING - DEBT SERVICE/CAPITAL/TAXES</u>	
REVENUES	
Miscellaneous Taxes	\$ 55,000
Property Taxes/Abatement	\$ 5,981,000
Federal & State Grants	\$ -
Interest Income	\$ 43,000
Unrealized Gain/Loss from Investments	\$ -
Gain of Sale from Fixed Assets	\$ 30,000
TOTAL NON-OPERATING REVENUES	\$ 6,109,000
EXPENSES	
Property Tax (DAA)	\$ 214,000
Property Tax (PLGC)	\$ 308,000
TOTAL NON-OPERATING EXPENSES	\$ 522,000
<u>CAPITAL DEVELOPMENT PROGRAM</u>	
AVIATION PROGRAMS / EQUIPMENT	\$ 17,219,048
GOLF COURSE PROGRAMS / EQUIPMENT	\$ 524,450
MAJOR MAINTENANCE OF CAPITAL ASSETS	\$ 311,250
TOTAL CAPITAL DEVELOPMENT PROGRAM	\$ 18,054,748
Total FY2015 Revenues	\$ 25,526,850
Total FY2015 Expenditures	\$ 37,738,220
Cash Balance - Ending	\$ 1,938,315

SECTION 2: That the following budget and appropriations, containing an estimate of the receipts and expenditures for FISCAL YEAR 2015, be and are hereby adopted as the budget and appropriations of the Corporate Fund of the DuPage Airport Authority for said fiscal year:

AIRPORT ADMINISTRATION / OPERATIONS

REVENUES	
HANGAR RENTALS	\$ 2,217,756
COLLECTION, SERVICE, TOWING FEES	\$ 300
COMMISSIONS	\$ 32,584
CUSTOMS FEES	\$ 80,000
RAMP, TIE DOWN, OVERNIGHT FEES	\$ 143,700
NON AIRFIELD, RENT/LEASE REVENUE	\$ 2,138,567
MISCELLANEOUS	\$ 30,000
TOTAL REVENUES	\$ 4,642,907
CASH ON HAND - BEGINNING	\$ 9,650,115
TOTAL FUNDS AVAILABLE	\$ 14,293,022
EXPENDITURES	
SALARIES	
STAFF & COMMISSIONERS	\$ 2,321,951
SALARIES TOTAL	\$ 2,321,951
BENEFITS	
FICA	\$ 171,205
UNEMPLOYMENT INSURANCE	\$ 35,815
GROUP INSURANCE	\$ 459,846
UNIFORMS	\$ 9,500
IMRF	\$ 201,322
BENEFITS TOTAL	\$ 877,688
GENERAL & ADMINISTRATIVE	
EDUCATION / TRAINING / TRAVEL	\$ 19,410
DUES & SUBSCRIPTIONS	\$ 19,775
COMPUTER AND SOFTWARE	\$ 41,000
COMMUNICATIONS	\$ 56,310
GENERAL OFFICE	\$ 10,700
MISCELLANEOUS	\$ 2,800
GEN. & ADMIN. TOTAL	\$ 149,995
OUTSIDE SERVICES	
CONSULTING SERVICES	\$ 135,740
ACCOUNTING / AUDIT	\$ 48,500
CUSTOMS/CONTROL TOWER	\$ 570,000
MISC OUTSIDE SERVICES	\$ 202,172
LEGAL	\$ 200,000
SNOW REMOVAL/ICE CONTROL	\$ 20,000
ARFF	\$ 433,898
OUTSIDE TOTAL	\$ 1,610,310
MAINTENANCE	
EQUIPMENT LEASE / MAINT CONTRACTS	\$ 41,264
SUPPLIES/HANDTOOLS & SMALL EQUIPMENT	\$ 58,900
FUEL/OIL VEHICLES & EQUIPMENT	\$ 75,000
FIELD MAINTENANCE	\$ 180,194
BUILDING MAINTENANCE	\$ 189,800
MACHINE & EQUIPMENT	\$ 61,500
MAINTENANCE TOTAL	\$ 606,658
INSURANCE	\$ 317,680
INSURANCE TOTAL	\$ 317,680
MARKETING / PUBLIC RELATIONS	\$ 130,212
MARKETING / PUBLIC RELATIONS TOTAL	\$ 130,212
UTILITIES	
GARBAGE REMOVAL / JANITORIAL	\$ 16,600
GAS HEAT	\$ 210,400
ELECTRIC	\$ 286,000
WATER/SEWER	\$ 31,300
TOTAL UTILITIES	\$ 544,300
TOTAL EXPENDITURES:	
AUTHORITY ADMINISTRATION & OPERATIONS	\$ 6,558,794
CASH ON HAND ENDING	\$ 7,734,228

DUPAGE FLIGHT CENTER FUEL OPERATIONS

REVENUES	
FUEL & OIL SALES	\$ 11,872,132
SERVICES & CATERING	\$ 258,741
MISCELLANEOUS INCOME	\$ 9,500
TOTAL REVENUES	\$ 12,140,373
CASH ON HAND - BEGINNING	\$ 4,450,675
TOTAL FUNDS AVAILABLE	\$ 16,591,048
EXPENDITURES	
SALARIES	
STAFF	\$ 941,468
SALARIES TOTAL	\$ 941,468
BENEFITS	
FICA	\$ 72,022
UNEMPLOYMENT INSURANCE	\$ 24,535
GROUP INSURANCE	\$ 216,000
UNIFORMS	\$ 10,000
IMRF	\$ 84,920
BENEFITS TOTAL	\$ 407,477
COST OF SALES	
COST OF SALES - FUEL/OIL	\$ 7,955,688
COST OF SALES - DE-ICE	\$ 25,000
COST OF SALES - CATERING	\$ 100,000
COST OF SALES TOTAL	\$ 8,080,688
GENERAL & ADMINISTRATIVE	
BUILDING RENT	\$ 48,000
EDUCATION / TRAINING / TRAVEL	\$ 8,200
DUES & SUBSCRIPTIONS	\$ 1,000
MISC OFFICE EXPENSE	\$ 35,500
SOFTWARE	\$ 20,000
COMMUNICATIONS	\$ 3,500
CREDIT CARD EXPENSE	\$ 166,000
MARKETING	\$ 36,000
GEN. & ADMIN. TOTAL	\$ 318,200
OUTSIDE SERVICES	
CONSULTING SERVICES/LEGAL	\$ 6,500
OUTSIDE SERVICES TOTAL	\$ 6,500
MAINTENANCE / OPERATIONS	
EQUIPMENT LEASE / MAINT. CONTRACTS	\$ 125,104
SUPPLIES	\$ 12,132
FUEL / OIL VEHICLES	\$ 34,786
MAINTENANCE EXPENSE	\$ 23,750
MAINTENANCE TOTAL	\$ 195,772
INSURANCE	\$ 118,200
INSURANCE TOTAL	\$ 118,200
UTILITIES	
ELECTRIC	\$ 2,750
UTILITIES TOTAL	\$ 2,750
TOTAL EXPENDITURES:	
FLIGHT CENTER FUEL OPERATIONS	\$ 10,071,055
CASH ON HAND ENDING	\$ 6,519,993

PRAIRIE LANDING GOLF COURSE

REVENUES

GOLF OPERATIONS

GREENS FEES/CART RENTAL	\$ 1,184,300
ASSOCIATION MEMBERSHIPS	\$ 153,000
RENTALS	\$ 7,000
PRACTICE CENTER	\$ 125,500
PRO SHOP SALES	\$ 110,200
TOTAL GOLF OPERATIONS	\$ 1,580,000

FOOD & BEVERAGE

CLUBHOUSE	\$ 266,000
KITTY HAWK - DELI	\$ 32,400
BANQUET	\$ 748,670
TOTAL FOOD & BEVERAGE	\$ 1,047,070

MISCELLANEOUS INCOME

	\$ 7,500
TOTAL MISCELLANEOUS INCOME	\$ 7,500

TOTAL REVENUES **\$ 2,634,570**

CASH ON HAND - BEGINNING

\$ 48,895

TOTAL FUNDS AVAILABLE

\$ 2,683,465

EXPENDITURES

SALARIES

STAFF	\$ 1,203,272
SALARIES TOTAL	\$ 1,203,272

BENEFITS

FICA	\$ 100,122
UNEMPLOYMENT INSURANCE	\$ 59,804
GROUP INSURANCE	\$ 78,750
UNIFORMS	\$ 7,300
IMRF	\$ 92,556
BENEFITS TOTAL	\$ 338,532

COST OF SALES

COST OF SALES - GOLF	\$ 113,100
COST OF SALES - GRILL,EVENT, BANQUETS	\$ 268,105
COST OF SALES - KITTY HAWK	\$ 26,100
CREDIT CARD FEES	\$ 51,000
COST OF SALES TOTAL	\$ 458,305

GENERAL & ADMINISTRATIVE

EDUCATION / TRAINING / TRAVEL	\$ 2,700
DUES & SUBSCRIPTIONS	\$ 11,900
COMPUTER AND SOFTWARE	\$ 5,000
COMMUNICATIONS	\$ 14,500
TRANSFER COSTS TO FLIGHT CENTER	\$ (78,296)
MARKETING	\$ 60,000
GEN. & ADMIN. TOTAL	\$ 15,804

OUTSIDE SERVICES

CONSULTING SERVICES / LEGAL	\$ 45,700
OUTSIDE SERVICES TOTAL	\$ 45,700

MAINTENANCE / OPERATIONS

COURSE MAINTENANCE	\$ 115,000
SUPPLIES	\$ 90,300
RENTAL EQUIPMENT	\$ 31,200
FUEL / OIL VEHICLES	\$ 24,000
BUILDING MAINTENANCE EXPENSE	\$ 55,000
MAINTENANCE TOTAL	\$ 315,500

INSURANCE

	\$ 68,300
INSURANCE TOTAL	\$ 68,300

UTILITIES

GARBAGE REMOVAL / JANITORIAL	\$ 11,710
GAS HEAT	\$ 15,500
ELECTRIC	\$ 50,500
WATER/SEWER	\$ 8,500
UTILITIES TOTAL	\$ 86,210

TOTAL EXPENDITURES:

PRAIRIE LANDING GOLF COURSE **\$ 2,531,623**

CASH ON HAND ENDING

\$ 151,842

NON OPERATING - REVENUE / DEBT SERVICE / CAPITAL / TAXES

MISCELLANEOUS TAXES	\$	55,000
PROPERTY TAXES	\$	5,981,000
FEDERAL & STATE GRANTS	\$	-
INTEREST INCOME	\$	43,000
UNREALIZED GAIN/LOSS FROM INVESTMENTS	\$	-
GAIN OF SALE FROM FIXED ASSETS	\$	30,000
TOTAL NON-OPERATING REVENUES	\$	6,109,000

CAPITAL DEVELOPMENT PROGRAM

AVIATION PROGRAMS / EQUIPMENT	\$	17,219,048
GOLF COURSE PROGRAMS / EQUIPMENT	\$	524,450
MAJOR MAINTENANCE OF CAPITAL ASSETS	\$	311,250
TOTAL CAPITAL DEVELOPMENT	\$	18,054,748

PROPERTY TAX

PROPERTY TAX (DAA)	\$	214,000
PROPERTY TAX (PLGC)	\$	308,000
TOTAL DEBT SERVICE	\$	522,000

TOTAL REVENUES	\$	25,526,850
TOTAL EXPENDITURES	\$	37,738,220
CASH ON HAND ENDING	\$	1,938,315

Said appropriation items shall constitute the Budget for the Corporate Fund of the Authority for FISCAL YEAR 2015.

In support of said Budget and as part thereof, the following statement is made under Section 3 of "AN ACT providing for and regulating methods of adopting Budgets and making appropriations by certain tax levying bodies of this State" approved July 12, 1937, as amended, (Ill. Rev. Stats. Ch. 85, par. 8035) and Section 195-1/2 of the "Revenue Act of 1939, as amended (Ill. Rev. Stats. Ch. 120, par. 676A).

The amounts specified are the maximum estimated for probable expenditures or commitments prior to December 31, 2015, and there is included in the appropriated amounts, funds derived from other sources than local taxation, and which may be spent for the benefit of the authority without actually being received and expended by it.

All unexpended balance of any item or items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any item or items in the same general appropriation made by this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect immediately upon its adoption and approval.

Passed and approved by the Board of Commissioners of the DuPage Airport Authority on November 12, 2014.

Record of Roll Call Vote:

Juan E. Chavez	_____
Stephen L. Davis	_____
Charles E. Donnelly	_____
Dayle M. Gillett	_____
Gerald M. Gorski	_____
Peter H. Huizenga	_____
Gina R. Lamantia	_____
Gregory J. Posch	_____

Chairman

(seal)
ATTEST:

Secretary

**Budget & Appropriations
DuPage Airport Authority
2015 Budget vs 2014 Budget**

	BUDGET			FORECAST	
	2015	2014	Change	2014	vs. 2015 Plan
Estimated Beginning Cash Balance	\$ 14,149,685	\$ 27,333,696		\$ 27,333,696	
<u>OPERATING REVENUES</u>					
Airport Operations	\$ 4,642,907	\$ 4,447,636	4.4%	\$ 4,723,978	-1.7%
Flight Center Fuel Operations	\$ 12,140,373	\$ 11,499,739	5.6%	\$ 12,796,001	-5.1%
Prairie Landing Golf Course	\$ 2,634,570	\$ 2,765,827	-4.7%	\$ 2,462,789	7.0%
TOTAL OPERATING REVENUES	\$ 19,417,850	\$ 18,713,202	3.8%	\$ 19,982,768	-2.8%
<u>OPERATING EXPENSES</u>					
Airport Operations	\$ 6,558,794	\$ 6,237,189	5.2%	\$ 6,370,329	3.0%
Flight Center Fuel Operations	\$ 10,071,055	\$ 9,705,160	3.8%	\$ 10,344,032	-2.6%
Prairie Landing Golf Course	\$ 2,531,623	\$ 2,514,224	0.7%	\$ 2,343,204	8.0%
TOTAL OPERATING EXPENSES	\$ 19,161,472	\$ 18,456,573	3.8%	\$ 19,057,565	0.5%
NET OPERATING INCOME	\$ 256,378	\$ 256,629	-0.1%	\$ 925,203	-72.3%
<u>NON OPERATING - DEBT SERVICE/CAPITAL/TAXES</u>					
REVENUES					
Miscellaneous Taxes	\$ 55,000	\$ 55,000	0.0%	\$ 60,000	-8.3%
Property Taxes/Abatement	\$ 5,981,000	\$ 5,520,000	8.4%	\$ 5,505,000	8.6%
Federal & State Grants	\$ -	\$ -	0.0%	\$ 74,026	-100.0%
Interest Income	\$ 43,000	\$ 145,000	-70.3%	\$ 150,002	-71.3%
Unrealized Gain/Loss from Investments	\$ -	\$ -	0.0%	\$ -	0.0%
Gain of Sale from Fixed Assets	\$ 30,000	\$ 60,000	-50.0%	\$ 20,323	47.6%
TOTAL NON-OPERATING REVENUES	\$ 6,109,000	\$ 5,780,000	5.7%	\$ 5,809,351	5.2%
EXPENSES					
Property Tax (DAA)	\$ 214,000	\$ 204,000	4.9%	\$ 205,720	4.0%
Property Tax (PLGC)	\$ 308,000	\$ 248,000	24.2%	\$ 304,420	1.2%
TOTAL NON-OPERATING EXPENSES	\$ 522,000	\$ 452,000	15.5%	\$ 510,140	2.3%
NET NON-OPERATING INCOME	\$ 5,587,000	\$ 5,328,000	4.9%	\$ 5,299,211	5.4%
NET PROFIT	\$ 5,843,378	\$ 5,584,629	4.6%	\$ 6,224,413	-6.1%
<u>CAPITAL DEVELOPMENT PROGRAM</u>					
AVIATION PROGRAMS / EQUIPMENT	\$ 17,219,048	\$ 23,538,972	-26.8%	\$ 16,624,409	3.6%
GOLF COURSE PROGRAMS / EQUIPMENT	\$ 524,450	\$ 2,285,000	-77.0%	\$ 2,010,534	-73.9%
MAJOR MAINTENANCE OF CAPITAL ASSETS	\$ 311,250	\$ 889,830	-65.0%	\$ 773,482	-59.8%
TOTAL CAPITAL DEVELOPMENT PROGRAM	\$ 18,054,748	\$ 26,713,802	-32.4%	\$ 19,408,425	-7.0%
Total Revenues	\$ 25,526,850	\$ 24,493,202	4.2%	\$ 25,792,119	-1.0%
Total Expenditures	\$ 37,738,220	\$ 45,622,375	-17.3%	\$ 38,976,130	-3.2%
Net Cash Inflow / (Outflow)	\$ (12,211,370)	\$ (21,129,173)	42.2%	\$ (13,184,011)	7.4%
Cash Balance - Ending	\$ 1,938,315	\$ 6,204,523	-68.8%	\$ 14,149,685	-86.3%



DUPAGE AIRPORT AUTHORITY

2015

TENTATIVE BUDGET & APPROPRIATIONS

**DUPAGE AIRPORT AUTHORITY
PAYROLL HEADCOUNT WORKSHEET
FISCAL YEAR 2015 BUDGET**

DEPARTMENT	2014					2015				
	CURRENT		NEW/OPEN POSITIONS		TOTALS	CURRENT		NEW/OPEN POSITIONS		TOTALS
	FULL	PART TIME	FULL	PART TIME		FULL	PART TIME	FULL	PART TIME	
DAA COMMISSIONERS	9	0	0	0	9	9	0	0	0	9
DAA ADMINISTRATION										
ADMINISTRATION	8	0	0	0	8	8	0	0	0	8
P/R MARKETING	1	0	0	0	1	1	0	0	0	1
ACCOUNTING	3	0	0	0	3	3	0	0	0	3
TOTAL ADMINISTRATION	12	0	0	0	12	12	0	0	0	12
DAA OPERATIONS										
FIELD	10	0	0	0	10	10	0	0	0	10
BUILDINGS	5	0	0	0	5	5	0	0	0	5
EQUIPMENT	2	0	0	0	2	2	0	0	0	2
TOTAL OPERATIONS	17	0	0	0	17	17	0	0	0	17
TOTAL ADMIN & OPERATIONS	29	0	0	0	29	29	0	0	0	29
FLIGHT CENTER-FUEL OPS										
LINE SERVICE	14	0	0	0	14	14	0	0	0	14
COUNTER	4	1	0	0	5	4	1	0	0	5
ACCOUNTING	1	0	0	0	1	1	0	0	0	1
TOTAL-FUEL OPS	19	1	0	0	20	19	1	0	0	20
PRAIRIE LANDING GOLF*										
FOOD, BEVERAGE, BANQUETS	7	15	0	0	22	7	15	0	0	22
ADMINISTRATION/ACCOUNTING	2	0	0	0	2	2	0	0	0	2
GOLF OPERATIONS	1	0	0	0	1	1	0	0	0	1
MAINTENANCE	4	0	0	0	4	4	0	0	0	4
*Does not include about 60 seasonal employees who work about the same number of hours each year.										
TOTAL PRAIRIE LANDING GOLF	14	15	0	0	29	14	15	0	0	29
FINAL ENDING TOTAL	62	16	0	0	78	62	16	0	0	78



DUPAGE AIRPORT AUTHORITY

Department A100 - Airport Administration
Statement of Revenues and Expenses

	ACTUAL 2013	ANNUAL PLAN		Percent Change	FORECAST	
		2014	2015		2014	vs. 2015 Plan
3195 SASO Commissions	\$ 29,524	\$ 32,443	\$ 32,584	0%	\$ 32,445	0%
3250 Customs Fee	\$ 77,250	\$ 80,000	\$ 80,000	0%	\$ 104,040	-23%
3299 Non Airfield Rent/Lease/Maintenance Revenue	\$ 4,878	\$ -	\$ -	0%	\$ 4,878	-100%
3910 Replacement Taxes	\$ 57,442	\$ 55,000	\$ 55,000	0%	\$ 60,000	-8%
3930 Prior Years Property Taxes	\$ 3,512	\$ 20,000	\$ 5,000	-75%	\$ 5,000	0%
3940 Property Taxes	\$ 5,493,592	\$ 5,500,000	\$ 5,976,000	9%	\$ 5,500,000	9%
3960 Federal/State Grants	\$ 238,347	\$ -	\$ -	0%	\$ 74,026	-100%
3970 Investment Income	\$ 94,467	\$ 145,000	\$ 43,000	-70%	\$ 150,000	-71%
3972 Unrealized Gain/Loss from Investments	\$ (249,669)	\$ -	\$ -	0%	\$ -	0%
3980 Finance Charge Income	\$ 224	\$ -	\$ -	0%	\$ -	0%
3981 Gain on Sale of Fixed Assets	\$ 108,787	\$ 60,000	\$ 30,000	-50%	\$ 4,848	519%
3990 Misc. Income	\$ 29,440	\$ 20,000	\$ 30,000	50%	\$ 46,624	-36%
Total Revenue	\$ 5,887,796	\$ 5,912,443	\$ 6,251,584	6%	\$ 5,981,861	5%
4300 Credit Card Expense	\$ 102	\$ -	\$ -	0%	\$ -	0%
5410 Equip Leases/Maint. Contracts	\$ 6,951	\$ 9,000	\$ 15,010	67%	\$ 6,000	150%
5430 Supplies	\$ 13,923	\$ 9,500	\$ 16,050	69%	\$ 10,000	61%
5440 DOT/Drug Testing/Background	\$ 1,469	\$ 1,300	\$ 1,300	0%	\$ 1,000	30%
5999 Miscellaneous Expense	\$ 5,338	\$ 500	\$ 500	0%	\$ 500	0%
6100 Salaries	\$ 779,428	\$ 810,409	\$ 797,394	-2%	\$ 815,574	-2%
6110 Payroll Taxes	\$ 54,545	\$ 55,353	\$ 54,577	-1%	\$ 56,000	-3%
6115 Unemployment taxes	\$ 9,861	\$ 9,880	\$ 9,880	0%	\$ 9,900	0%
6120 Group Insurance	\$ 134,593	\$ 156,370	\$ 159,000	2%	\$ 130,000	22%
6160 IMRF	\$ 86,577	\$ 77,556	\$ 71,925	-7%	\$ 77,800	-8%
6200 Property Tax	\$ 102,000	\$ 103,000	\$ 110,000	7%	\$ 105,822	4%
6300 Marketing/Advertising	\$ 3,013	\$ -	\$ -	0%	\$ 100	-100%
6320 Community/Customer Relations	\$ 3,303	\$ 3,000	\$ 3,000	0%	\$ 3,000	0%
6330 Travel	\$ 5,954	\$ 9,000	\$ 7,000	-22%	\$ 9,000	-22%
6335 Education	\$ 4,351	\$ 3,443	\$ 4,000	16%	\$ 3,443	16%
6340 Dues Subscriptions Permits	\$ 9,953	\$ 11,000	\$ 16,048	46%	\$ 13,000	23%
6350 Office Expense	\$ 5,525	\$ 4,300	\$ 4,300	0%	\$ 4,300	0%
6356 Computer and Software	\$ 70,670	\$ 37,650	\$ 41,000	9%	\$ 37,650	9%
6390 Communications	\$ 23,445	\$ 23,500	\$ 48,030	104%	\$ 25,500	88%
6420 Bad Debt Expense	\$ (33,610)	\$ -	\$ -	0%	\$ -	0%
6430 Bank Charges	\$ 2,552	\$ 500	\$ 1,000	100%	\$ 2,000	-50%
6525 Consulting Services	\$ 69,648	\$ 100,000	\$ 132,500	33%	\$ 100,000	33%
6527 Outside Services	\$ 176,096	\$ 5,000	\$ 10,000	100%	\$ 8,000	25%
6529 DuPage Business Park Association Expense	\$ 14,061	\$ 75,000	\$ 75,000	0%	\$ 75,000	0%
6531 U.S. Customs	\$ 127,051	\$ 165,000	\$ 150,000	-9%	\$ 165,000	-9%
6532 Air Traffic Control Tower	\$ 352,569	\$ 371,000	\$ 420,000	13%	\$ 402,000	4%
6535 Legal	\$ 282,512	\$ 200,000	\$ 200,000	0%	\$ 220,000	-9%
6770 Insurance	\$ 72,826	\$ 82,822	\$ 62,000	-25%	\$ 65,000	-5%
6999 Refund of Prior year Expenditures	\$ (19,979)	\$ -	\$ -	0%	\$ -	0%
Total Expense	\$ 2,364,728	\$ 2,324,083	\$ 2,409,514	4%	\$ 2,345,569	3%
Net Income not including Depreciation or Major Maintenance	\$ 3,523,068	\$ 3,588,360	\$ 3,842,070	7%	\$ 3,636,272	6%

Department A200 - Field Maintenance
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	Percent Change	2014	vs. 2015 Plan
3190	\$ 60	\$ 50	\$ 100	100%	\$ 60	67%
3191	\$ 143,844	\$ 150,000	\$ 143,700	-4%	\$ 152,854	-6%
3299	\$ 1,124,914	\$ 1,220,584	\$ 1,224,373	0%	\$ 1,220,742	0%
Total Revenue	\$ 1,268,818	\$ 1,370,634	\$ 1,368,173	0%	\$ 1,373,655	0%
5205	\$ 174,637	\$ 146,856	\$ 180,194	23%	\$ 143,250	26%
5410	\$ 4,077	\$ 3,000	\$ 2,010	-33%	\$ 3,000	-33%
5415	\$ 3,297	\$ 6,011	\$ 6,000	0%	\$ 6,001	0%
5430	\$ 7,788	\$ 8,000	\$ 8,400	5%	\$ 10,000	-16%
5433	\$ 26,566	\$ 20,100	\$ 20,000	0%	\$ 20,100	0%
5720	\$ 56,338	\$ 60,000	\$ 55,000	-8%	\$ 57,000	-4%
6100	\$ 638,266	\$ 629,975	\$ 664,831	6%	\$ 663,000	0%
6110	\$ 45,622	\$ 48,193	\$ 50,860	6%	\$ 51,000	0%
6115	\$ 12,817	\$ 12,995	\$ 12,350	-5%	\$ 11,500	7%
6120	\$ 138,612	\$ 133,000	\$ 141,400	6%	\$ 112,000	26%
6130	\$ 5,419	\$ 6,300	\$ 6,300	0%	\$ 6,300	0%
6160	\$ 61,175	\$ 60,289	\$ 59,968	-1%	\$ 65,327	-8%
6330	\$ 30	\$ 50	\$ 50	0%	\$ 50	0%
6335	\$ 1,026	\$ 730	\$ 760	4%	\$ 730	4%
6340	\$ 376	\$ 435	\$ 400	-8%	\$ 435	-8%
6390	\$ 1,320	\$ 1,520	\$ 1,760	16%	\$ 1,520	16%
6525	\$ 1,800	\$ 3,250	\$ 3,240	0%	\$ 3,250	0%
6527	\$ 31,898	\$ 30,000	\$ 30,000	0%	\$ 44,091	-32%
6548	\$ 365,388	\$ 400,000	\$ 433,898	8%	\$ 395,000	10%
6770	\$ 55,435	\$ 63,730	\$ 64,000	0%	\$ 61,342	4%
Total Expense	\$ 1,631,886	\$ 1,634,434	\$ 1,741,421	7%	\$ 1,654,896	5%
Net Income not including Depreciation or Major Maintenance	\$ (363,067)	\$ (263,800)	\$ (373,248)	-41%	\$ (281,241)	-33%

Department A300 - Building Maintenance
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	Percent Change	2014	vs. 2015 Plan
3180	\$ 1,402,528	\$ 1,798,468	\$ 2,217,756	23%	\$ 2,049,070	8%
3190	\$ 552	\$ 200	\$ 200	0%	\$ 90	122%
3299	\$ 1,389,139	\$ 909,103	\$ 740,307	-19%	\$ 918,112	-19%
3990	\$ 158	\$ -	\$ -	0%	\$ 2,665	-100%
Total Revenue	\$ 2,792,376	\$ 2,707,771	\$ 2,958,263	9%	\$ 2,969,937	0%
5205	\$ 104,290	\$ 140,760	\$ 146,000	4%	\$ 145,000	1%
5206	\$ 33	\$ -	\$ -	0%	\$ (28,626)	100%
5410	\$ 3,900	\$ 4,082	\$ 4,204	3%	\$ 4,200	0%
5415	\$ 6,796	\$ 7,270	\$ 8,400	16%	\$ 9,000	-7%
5416	\$ 13,120	\$ 17,880	\$ 16,968	-5%	\$ 15,000	13%
5430	\$ 12,404	\$ 11,000	\$ 11,550	5%	\$ 13,000	-11%
5710	\$ 103,884	\$ 100,000	\$ 154,500	55%	\$ 175,000	-12%
5720	\$ 112,953	\$ 115,000	\$ 115,000	0%	\$ 110,000	5%
5730	\$ 7,353	\$ 14,000	\$ 15,000	7%	\$ 14,000	7%
6100	\$ 349,568	\$ 334,125	\$ 350,225	5%	\$ 359,500	-3%
6110	\$ 24,439	\$ 25,561	\$ 26,792	5%	\$ 26,963	-1%
6115	\$ 5,832	\$ 6,175	\$ 6,175	0%	\$ 5,540	11%
6120	\$ 89,042	\$ 82,360	\$ 89,250	8%	\$ 72,000	24%
6130	\$ 1,464	\$ 2,400	\$ 1,800	-25%	\$ 1,800	0%
6160	\$ 33,069	\$ 31,976	\$ 31,590	-1%	\$ 34,404	-8%
6335	\$ 167	\$ -	\$ -	0%	\$ -	0%
6390	\$ 22,390	\$ 22,500	\$ 2,100	-91%	\$ 22,500	-91%
6527	\$ 13,726	\$ 11,250	\$ 17,160	53%	\$ 30,000	-43%
6770	\$ 112,410	\$ 120,000	\$ 145,800	22%	\$ 129,000	13%
Total Expense	\$ 1,016,840	\$ 1,046,339	\$ 1,142,514	9%	\$ 1,138,281	0%
Net Income not including Depreciation or Major Maintenance	\$ 1,775,537	\$ 1,661,432	\$ 1,815,749	9%	\$ 1,831,656	-1%

Department A400 - Flight Center Building
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	Percent Change	2014	vs. 2015 Plan
3299	\$ 223,116	\$ 236,788	\$ 173,887	-27%	\$ 192,398	-10%
3990	\$ 59	\$ -	\$ -	0%	\$ -	0%
Total Revenue	\$ 223,175	\$ 236,788	\$ 173,887	-27%	\$ 192,398	-10%
5205	\$ 31,758	\$ 40,800	\$ 43,800	7%	\$ 50,000	-12%
5410	\$ 18,964	\$ 17,986	\$ 18,540	3%	\$ 19,000	-2%
5415	\$ 1,738	\$ 2,200	\$ 2,200	0%	\$ 1,800	22%
5416	\$ 26,240	\$ 27,552	\$ 43,182	57%	\$ 25,000	73%
5430	\$ 13,281	\$ 12,504	\$ 12,900	3%	\$ 12,500	3%
5710	\$ 28,379	\$ 26,000	\$ 39,000	50%	\$ 36,000	8%
5720	\$ 96,938	\$ 110,000	\$ 100,000	-9%	\$ 105,000	-5%
5730	\$ 1,544	\$ 15,000	\$ 15,000	0%	\$ 15,000	0%
6200	\$ 100,000	\$ 101,000	\$ 104,000	3%	\$ 99,898	4%
6390	\$ 2,702	\$ 2,700	\$ -	-100%	\$ 2,700	-100%
6527	\$ 1,670	\$ 9,575	\$ 9,862	3%	\$ 2,000	393%
Total Expense	\$ 323,213	\$ 365,317	\$ 388,484	6%	\$ 368,898	5%
Net Income not including Depreciation or Major Maintenance	\$ (100,038)	\$ (128,529)	\$ (214,597)	-67%	\$ (176,500)	-22%

Department A500 - Shop & Equipment
Statement of Revenues and Expenses

	ACTUAL 2013	ANNUAL PLAN		FORECAST		
		2014	2015	2014	vs. 2015 Plan	
3900		\$ 574,437	\$ -	\$ -	0%	
	Total Revenue	\$ 574,437	\$ -	\$ -	0%	0%
5205	Maintenance Expense	\$ 53,942	\$ 55,000	\$ 61,500	12%	\$ 55,000
5410	Equip Leases/Maint. Contracts	\$ 884	\$ 3,000	\$ 1,500	-50%	\$ 3,000
5420	Fuel/Oil Vehicles Equipment	\$ 75,162	\$ 75,000	\$ 75,000	0%	\$ 95,000
5430	Supplies	\$ 3,913	\$ 5,500	\$ 5,000	-9%	\$ 4,000
5435	Small Equipment	\$ 638	\$ 5,700	\$ 2,500	-56%	\$ 5,700
5710	Utilities Natural Gas	\$ 12,991	\$ 10,000	\$ 16,900	69%	\$ 18,000
5720	Utilities Electric	\$ 14,337	\$ 16,000	\$ 16,000	0%	\$ 15,000
5730	Utilities Water/Sewer	\$ 518	\$ 1,300	\$ 1,300	0%	\$ 1,300
6100	Salaries	\$ 169,624	\$ 154,190	\$ 163,073	6%	\$ 164,354
6110	Payroll Taxes	\$ 12,022	\$ 11,796	\$ 12,475	6%	\$ 11,900
6115	Unemployment taxes	\$ 2,337	\$ 2,470	\$ 2,470	0%	\$ 2,300
6120	Group Insurance	\$ 41,957	\$ 43,296	\$ 40,750	-6%	\$ 32,500
6130	Uniforms	\$ 656	\$ 1,400	\$ 1,400	0%	\$ 1,500
6160	IMRF	\$ 15,137	\$ 14,756	\$ 14,709	0%	\$ 15,730
6335	Education	\$ 73	\$ -	\$ -	0%	\$ -
6350	Office Expense	\$ -	\$ 100	\$ -	-100%	\$ 100
6390	Communications	\$ 840	\$ 4,000	\$ 4,000	0%	\$ 1,500
6770	Insurance	\$ 34,374	\$ 34,953	\$ 38,300	10%	\$ 35,642
	Total Expense	\$ 439,403	\$ 438,461	\$ 456,877	4%	\$ 462,526
	Net Income not including Depreciation or Major Maintenance	\$ 135,034	\$ (438,461)	\$ (456,877)	-4%	\$ (462,526)
						1%

Department A600 - Commissioners
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	Percent Change	2014	vs. 2015 Plan
Total Revenue	\$ -	\$ -	\$ -	0%	\$ -	0%
5430 Supplies	\$ 134	\$ 500	\$ 600	20%	\$ 800	-25%
6100 Salaries	\$ 80,000	\$ 90,000	\$ 90,000	0%	\$ 80,000	13%
6110 Payroll Taxes	\$ 6,120	\$ 6,885	\$ 6,885	0%	\$ 6,120	13%
6350 Office Expense	\$ 1,879	\$ 1,750	\$ 2,000	14%	\$ 1,750	14%
6770 Insurance	\$ 7,345	\$ 8,000	\$ 4,500	-44%	\$ 4,200	7%
Total Expense	\$ 95,477	\$ 107,135	\$ 103,985	-3%	\$ 92,870	12%
Net Income not including Depreciation or Major Maintenance	\$ (95,477)	\$ (107,135)	\$ (103,985)	3%	\$ (92,870)	-12%

Department A700 - Business Development/Marketing
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	2014	2014	vs. 2015 Plan
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	0%
5430 Supplies	\$ 572	\$ 3,000	\$ 1,000	\$ -	\$ 1,500	-33%
6100 Salaries	\$ 47,813	\$ 49,118	\$ 50,345	\$ -	\$ 50,400	0%
6110 Payroll Taxes	\$ 3,658	\$ 3,758	\$ 3,851	\$ -	\$ 3,800	1%
6115 Unemployment taxes	\$ 1,162	\$ 1,235	\$ 1,235	\$ -	\$ 1,108	11%
6120 Group Insurance	\$ 32	\$ -	\$ -	\$ -	\$ -	0%
6160 IMRF	\$ 4,595	\$ 4,701	\$ 4,541	\$ -	\$ 4,785	-5%
6300 Marketing/Advertising	\$ 59,473	\$ 99,812	\$ 110,712	\$ -	\$ 80,000	38%
6320 Community/Customer Relations	\$ 1,587	\$ 16,500	\$ 16,500	\$ -	\$ 12,000	38%
6330 Travel	\$ 2,225	\$ 5,500	\$ 5,500	\$ -	\$ 5,500	0%
6335 Education	\$ 39	\$ 30	\$ -	\$ -	\$ 30	-100%
6340 Dues Subscriptions Permits	\$ 3,986	\$ 3,025	\$ 3,327	\$ -	\$ 3,025	10%
6350 Office Expense	\$ 665	\$ 5,790	\$ 4,000	\$ -	\$ 2,850	40%
6356 Computer and Software	\$ 363	\$ 5,000	\$ -	\$ -	\$ 5,000	-100%
6390 Communications	\$ 420	\$ 420	\$ 420	\$ -	\$ 420	0%
6770 Insurance	\$ 673	\$ 760	\$ 580	\$ -	\$ 600	-3%
Total Expense	\$ 127,264	\$ 198,649	\$ 202,011	\$ 198,649	\$ 171,018	18%

Net Income not including Depreciation or Major Maintenance	\$ (127,264)	\$ (198,649)	\$ (202,011)	\$ (171,018)	\$ (171,018)	-18%
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Department A800 - Accounting
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	Percent Change	2014	vs. 2015 Plan
Total Revenue	\$ -	\$ -	\$ -	0%	\$ -	0%
5430 Supplies	\$ 649	\$ 800	\$ 900	12%	\$ 1,500	-40%
6100 Salaries	\$ 194,051	\$ 196,800	\$ 206,083	5%	\$ 198,244	4%
6110 Payroll Taxes	\$ 13,770	\$ 15,056	\$ 15,765	5%	\$ 15,000	5%
6115 Unemployment taxes	\$ 3,510	\$ 3,929	\$ 3,705	-6%	\$ 3,929	-6%
6120 Group Insurance	\$ 38,913	\$ 39,235	\$ 29,446	-25%	\$ 28,000	5%
6160 IMRF	\$ 24,804	\$ 18,851	\$ 18,589	-1%	\$ 18,972	-2%
6330 Travel	\$ -	\$ 120	\$ 100	-17%	\$ -	0%
6335 Education	\$ 505	\$ -	\$ 2,000	0%	\$ -	0%
6350 Office Expense	\$ 419	\$ 600	\$ 400	-33%	\$ 300	33%
6527 Outside Services	\$ 65,158	\$ 48,500	\$ 48,500	0%	\$ 45,000	8%
6770 Insurance	\$ 2,580	\$ 2,900	\$ 2,500	-14%	\$ 2,400	4%
Total Expense	\$ 344,359	\$ 326,771	\$ 327,988	0%	\$ 313,345	5%
Net Income not including Depreciation or Major Maintenance	\$ (344,359)	\$ (326,771)	\$ (327,988)	0%	\$ (313,345)	-5%

CHICAGOLAND'S

DUPAGE FLIGHT CENTER



Department F100 - Flight Center Operations
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		Percent Change	FORECAST	
	2013	2014	2014	2015		2014	vs. 2015 Plan
3180	\$ 139,219	\$ 148,000	\$ 148,000	\$ 148,000	0%	\$ 185,644	-20%
3191	\$ 25,404	\$ 27,000	\$ 27,000	\$ 25,000	-7%	\$ 28,507	-12%
3200	\$ 11,392,474	\$ 11,228,814	\$ 11,872,132	\$ 11,872,132	6%	\$ 12,481,344	-5%
3210	\$ 58,149	\$ 56,425	\$ 48,500	\$ 48,500	-14%	\$ 55,548	-13%
3215	\$ 28,676	\$ 30,000	\$ 37,241	\$ 37,241	24%	\$ 35,468	5%
3299	\$ 12,313	\$ 9,500	\$ 9,500	\$ 9,500	0%	\$ 9,491	0%
3970	\$ 1	\$ -	\$ -	\$ -	0%	\$ -	0%
3981	\$ -	\$ -	\$ -	\$ -	0%	\$ 11,252	-100%
Total Revenue	\$ 11,656,235	\$ 11,499,739	\$ 12,140,373	\$ 12,140,373	6%	\$ 12,807,253	-5%
4200	\$ 7,818,186	\$ 7,715,280	\$ 7,955,688	\$ 7,955,688	3%	\$ 8,362,689	-5%
4220	\$ 33,969	\$ 25,000	\$ 25,000	\$ 25,000	0%	\$ 23,858	5%
4300	\$ 150,580	\$ 167,000	\$ 166,000	\$ 166,000	-1%	\$ 169,066	-2%
4305	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000	0%	\$ 48,000	0%
4315	\$ 70,188	\$ 90,000	\$ 100,000	\$ 100,000	11%	\$ 116,418	-14%
5205	\$ 15,337	\$ 27,300	\$ 23,750	\$ 23,750	-13%	\$ 21,318	11%
5420	\$ 31,433	\$ 31,800	\$ 34,786	\$ 34,786	9%	\$ 33,106	5%
5430	\$ 17,295	\$ 5,000	\$ 12,132	\$ 12,132	143%	\$ 10,706	13%
5436	\$ 119,707	\$ 122,500	\$ 125,104	\$ 125,104	2%	\$ 121,432	3%
5440	\$ 154	\$ 250	\$ 500	\$ 500	100%	\$ 250	100%
5720	\$ 2,844	\$ 2,800	\$ 2,750	\$ 2,750	-2%	\$ 2,800	-2%
5999	\$ (2,198)	\$ -	\$ -	\$ -	0%	\$ 51	-100%
6100	\$ 895,729	\$ 844,991	\$ 941,468	\$ 941,468	11%	\$ 880,000	7%
6110	\$ 64,164	\$ 64,642	\$ 72,022	\$ 72,022	11%	\$ 67,000	7%
6115	\$ 23,497	\$ 24,700	\$ 24,535	\$ 24,535	-1%	\$ 24,000	2%
6120	\$ 222,071	\$ 214,700	\$ 216,000	\$ 216,000	1%	\$ 151,000	43%
6130	\$ 7,521	\$ 12,800	\$ 10,000	\$ 10,000	-22%	\$ 12,800	-22%
6160	\$ 76,548	\$ 80,866	\$ 84,920	\$ 84,920	5%	\$ 84,216	1%
6300	\$ 35,287	\$ 36,000	\$ 36,000	\$ 36,000	0%	\$ 35,785	1%
6330	\$ 2,839	\$ 6,700	\$ 6,700	\$ 6,700	0%	\$ 6,700	0%
6335	\$ 524	\$ 1,500	\$ 1,500	\$ 1,500	0%	\$ 500	200%
6340	\$ 3,385	\$ 1,000	\$ 1,000	\$ 1,000	0%	\$ 1,000	0%
6350	\$ 26,300	\$ 35,000	\$ 35,000	\$ 35,000	0%	\$ 34,454	2%
6356	\$ 9,737	\$ 20,000	\$ 20,000	\$ 20,000	0%	\$ 10,552	90%
6390	\$ 5,102	\$ 4,413	\$ 3,500	\$ 3,500	-21%	\$ 4,381	-20%
6525	\$ 3,413	\$ 3,500	\$ 3,500	\$ 3,500	0%	\$ 4,799	-27%
6527	\$ 1,322	\$ 1,200	\$ 3,000	\$ 3,000	150%	\$ 4,802	-38%
6770	\$ 107,523	\$ 118,218	\$ 118,200	\$ 118,200	0%	\$ 112,400	5%
Total Expense	\$ 9,790,455	\$ 9,705,160	\$ 10,071,055	\$ 10,071,055	4%	\$ 10,344,083	-3%
Net income not including Depreciation or Major Maintenance						\$ 1,865,780	-16%
						\$ 1,794,579	15%
						\$ 2,463,170	-16%



Department P100 - Golf Administration
Statement of Revenues and Expenses

	ACTUAL 2013	ANNUAL PLAN		Percent Change	FORECAST	
		2014	2015		2014	vs. 2015 Plan
3970	\$	\$	\$	0%	2	-100%
3981	\$	\$	\$	0%	4,223	-100%
3990	\$	\$ 13,761	\$ 7,500	114%	\$ 15,780	-52%
Total Revenue	\$	\$ 13,762	\$ 7,500	114%	\$ 20,005	-63%
4300	\$	\$	\$ 50,000	0%	\$ 48,340	3%
4400	\$	\$ 5,437	\$ 6,000	11%	\$ 6,472	-7%
5205	\$	\$ 42,102	\$ 35,000	0%	\$ 27,933	25%
5415	\$	\$ 2,216	\$ 2,100	0%	\$ 1,802	17%
5416	\$	\$ 5,380	\$ 5,500	-15%	\$ 5,695	-3%
5430	\$	\$ 5,604	\$ 6,000	-8%	\$ 4,901	22%
5437	\$	\$ 2,218	\$ 1,600	0%	\$ 1,881	-15%
5440	\$	\$ 1,106	\$ -	0%	\$ 5,354	-100%
5710	\$	\$ 10,133	\$ 12,000	31%	\$ 13,337	-10%
5720	\$	\$ 31,227	\$ 35,500	-4%	\$ 39,840	-11%
5730	\$	\$ 2,050	\$ 6,000	0%	\$ 1,500	300%
5999	\$	\$ 6,728	\$ -	0%	\$ (233)	100%
6100	\$	\$ 191,842	\$ 211,391	5%	\$ 201,391	5%
6110	\$	\$ 14,085	\$ 16,171	5%	\$ 15,203	6%
6115	\$	\$ 3,856	\$ 3,920	-1%	\$ 3,290	19%
6120	\$	\$ 20,504	\$ 18,600	7%	\$ 15,392	21%
6160	\$	\$ 17,699	\$ 18,483	-3%	\$ 18,074	2%
6200	\$	\$ 255,000	\$ 308,000	24%	\$ 304,420	1%
6300	\$	\$ 46,028	\$ 60,000	28%	\$ 27,629	117%
6300	\$	\$ 216	\$ -	-100%	\$ -	0%
6330	\$	\$ -	\$ -	0%	\$ 1,900	-100%
6335	\$	\$ 266	\$ 200	33%	\$ -	0%
6340	\$	\$ 10,324	\$ 10,000	3%	\$ 11,154	-10%
6350	\$	\$ 3,129	\$ 2,700	13%	\$ 3,464	-22%
6356	\$	\$ 3,896	\$ 5,000	-75%	\$ 13,449	-63%
6390	\$	\$ 17,815	\$ 10,500	-33%	\$ 16,764	-37%
6527	\$	\$ 12,884	\$ 25,000	51%	\$ 21,034	19%
6535	\$	\$ 68,827	\$ 10,500	5%	\$ 17,007	-38%
6770	\$	\$ 44,937	\$ 68,300	45%	\$ 66,101	3%
Total Expense	\$	\$ 871,857	\$ 928,465	11%	\$ 893,094	4%
Net income not including Depreciation or Major Maintenance	\$	\$ (858,095)	\$ (920,965)	-11%	\$ (873,089)	-5%

Department P200 - Golf Maintenance
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013		2015		vs. 2015 Plan	
	2014	2015	Percent Change	2014	2015	2016
Total Revenue	\$ -	\$ -	0%	\$ -	\$ -	0%
Maintenance Expense	\$ 28,990	\$ 35,000	-13%	\$ 40,000	\$ 36,781	-5%
Garbage/Waste Removal	\$ 1,767	\$ 2,400	0%	\$ 2,400	\$ 2,276	5%
Janitorial Services	\$ 672	\$ 750	50%	\$ 500	\$ 83	804%
Fuel/Oil Vehicles Equipment	\$ 20,278	\$ 24,000	-4%	\$ 25,000	\$ 26,635	-10%
Supplies	\$ 6,332	\$ 5,000	0%	\$ 5,000	\$ 5,071	-1%
Landscape Supplies	\$ 12,020	\$ 4,000	-20%	\$ 5,000	\$ 4,221	-5%
Fertilizer/Pesticides	\$ 69,071	\$ 80,000	-4%	\$ 83,500	\$ 50,581	58%
Rental Equipment	\$ 2,945	\$ 3,000	-17%	\$ 3,600	\$ 3,984	-25%
Utilities Natural Gas	\$ 2,757	\$ 3,500	16%	\$ 3,025	\$ 3,218	9%
Utilities Electric	\$ 14,624	\$ 11,000	-21%	\$ 14,000	\$ 11,386	-3%
Utilities Water/Sewer	\$ 685	\$ 2,500	0%	\$ 2,500	\$ 1,717	46%
Salaries	\$ 437,927	\$ 461,877	2%	\$ 450,698	\$ 440,012	5%
Payroll Taxes	\$ 33,022	\$ 35,334	2%	\$ 34,478	\$ 33,433	6%
Unemployment taxes	\$ 18,274	\$ 18,728	-11%	\$ 21,000	\$ 17,489	7%
Group Insurance	\$ 25,267	\$ 17,400	-10%	\$ 19,428	\$ 14,013	24%
Uniforms	\$ 1,318	\$ 2,800	0%	\$ 2,800	\$ 1,029	172%
IMRF	\$ 34,142	\$ 36,598	-5%	\$ 38,613	\$ 36,895	-1%
Education	\$ 56	\$ 500	4%	\$ 480	\$ -	0%
Dues Subscriptions Permits	\$ 765	\$ 1,400	0%	\$ 1,400	\$ 955	47%
Communications	\$ 5,056	\$ 4,000	-11%	\$ 4,500	\$ 4,838	-17%
Consulting Services	\$ 1,325	\$ 2,500	0%	\$ 2,500	\$ 1,671	50%
Outside Services	\$ 2,382	\$ 2,500	-17%	\$ 3,000	\$ 1,462	71%
Insurance	\$ 5,752	\$ -	-100%	\$ 5,147	\$ -	0%
Total Expense	\$ 725,426	\$ 754,787	-2%	\$ 768,569	\$ 697,750	8%
Net Income not including Depreciation or Major Maintenance	\$ (725,426)	\$ (754,787)	2%	\$ (768,569)	\$ (697,750)	-8%

Department P300 - Golf Operations
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	2014	2014	vs. 2015 Plan
3300 Greens Fees	\$ 904,828	\$ 950,000	\$ 934,300	\$ 846,614	\$ 846,614	10%
3310 Golf Cart Rentals	\$ 242,935	\$ 260,000	\$ 250,000	\$ 253,878	\$ 253,878	-2%
3320 Associate Memberships	\$ 145,046	\$ 153,000	\$ 153,000	\$ 158,397	\$ 158,397	-3%
3330 Club Rentals	\$ 6,497	\$ 7,000	\$ 7,000	\$ 6,482	\$ 6,482	8%
3340 Golf Academy	\$ 5,384	\$ 4,000	\$ 5,000	\$ 4,872	\$ 4,872	3%
3350 Practice Center	\$ 131,451	\$ 140,000	\$ 120,500	\$ 105,848	\$ 105,848	14%
3380 Golf Merchandise Sales	\$ 148,292	\$ 155,000	\$ 157,500	\$ 153,399	\$ 153,399	3%
3390 Awards Expense	\$ -	\$ -	\$ -	\$ (11,889)	\$ (11,889)	100%
3395 Discount Expense	\$ -	\$ -	\$ (47,300)	\$ (66,788)	\$ (66,788)	29%
Total Revenue	\$ 1,584,433	\$ 1,669,000	\$ 1,580,000	\$ 1,450,813	\$ 1,450,813	9%
4330 Merchandise COGS	\$ 103,425	\$ 105,400	\$ 107,100	\$ 92,021	\$ 92,021	16%
5205 Maintenance Expense	\$ 9,384	\$ 12,500	\$ 11,500	\$ 11,303	\$ 11,303	2%
5430 Supplies	\$ 10,939	\$ 16,000	\$ 11,500	\$ 20,158	\$ 20,158	-43%
6100 Salaries	\$ 151,273	\$ 136,065	\$ 140,774	\$ 136,533	\$ 136,533	3%
6110 Payroll Taxes	\$ 11,834	\$ 10,409	\$ 10,769	\$ 11,328	\$ 11,328	-5%
6115 Unemployment taxes	\$ 9,357	\$ 9,058	\$ 8,407	\$ 9,353	\$ 9,353	-10%
6120 Group Insurance	\$ 19,767	\$ 6,980	\$ 5,250	\$ 6,423	\$ 6,423	-18%
6130 Uniforms	\$ 1,098	\$ 1,500	\$ 2,000	\$ 2,359	\$ 2,359	-15%
6160 IMRF	\$ 9,780	\$ 7,629	\$ 7,618	\$ 6,694	\$ 6,694	14%
6527 Outside Services	\$ 5,020	\$ 4,800	\$ 5,200	\$ 5,480	\$ 5,480	-5%
6770 Insurance	\$ 1,859	\$ 1,803	\$ -	\$ -	\$ -	0%
Total Expense	\$ 333,737	\$ 312,144	\$ 310,118	\$ 301,652	\$ 301,652	3%
Net income not including Depreciation or Major Maintenance	\$ 1,250,697	\$ 1,356,856	\$ 1,269,882	\$ 1,149,161	\$ 1,149,161	11%

Department Food & Beverage - Combined
Statement of Revenues and Expenses

	ACTUAL 2013	ANNUAL PLAN		Percent Change	FORECAST	
		2014	2015		2014	vs. 2015 Plan
3600	\$ 755,441	\$ 738,024	\$ 747,170	1%	\$ 701,176	7%
3610	\$ 185,859	\$ 174,000	\$ 180,000	3%	\$ 192,738	-7%
3620	\$ 143,949	\$ 130,403	\$ 87,500	-33%	\$ 65,750	33%
	\$ 1,085,249	\$ 1,042,427	\$ 1,014,670	-3%	\$ 959,664	6%
4315/20	\$ 264,527	\$ 259,927	\$ 268,105	3%	\$ 264,694	1%
5205	\$ 4,993	\$ 10,000	\$ 7,500	-25%	\$ 4,783	57%
5430	\$ 25,221	\$ 29,000	\$ 29,000	0%	\$ 24,128	20%
5435	\$ 5,584	\$ 6,000	\$ 6,000	0%	\$ 1,210	396%
5436	\$ 20,792	\$ 20,000	\$ 21,000	5%	\$ 17,573	20%
5437	\$ 18,503	\$ 23,000	\$ 23,000	0%	\$ 14,328	61%
6100	\$ 319,837	\$ 342,632	\$ 347,592	1%	\$ 307,732	13%
6110	\$ 31,979	\$ 34,282	\$ 34,662	1%	\$ 29,838	16%
6115	\$ 22,545	\$ 25,535	\$ 26,393	3%	\$ 20,016	32%
6120	\$ 11,285	\$ 9,250	\$ 20,000	116%	\$ 12,458	61%
6130	\$ 740	\$ 2,500	\$ 2,500	0%	\$ 1,639	53%
6160	\$ 26,726	\$ 26,397	\$ 26,101	-1%	\$ 25,317	3%
6335	\$ 840	\$ -	\$ 2,000	0%	\$ -	0%
6770	\$ 5,048	\$ 8,094	\$ -	-100%	\$ -	0%
	\$ 758,619	\$ 796,617	\$ 813,853	2%	\$ 723,716	12%
	\$ 326,629	\$ 245,810	\$ 200,817	-18%	\$ 235,948	-15%

Net Income not including Depreciation or Major Maintenance

Department P900 - Kitty Hawk Café
Statement of Revenues and Expenses

	ACTUAL		ANNUAL PLAN		FORECAST	
	2013	2014	2015	Percent Change	2014	vs. 2015 Plan
3215 Aircraft Catering	\$ 415	\$ 8,300	\$ -	-100%	\$ 3,264	-100%
3600 Food Sales	\$ 13,880	\$ 36,000	\$ 30,000	-17%	\$ 30,757	-2%
3610 Beverage Sales	\$ 2,338	\$ 6,600	\$ 2,400	-64%	\$ 2,511	-4%
3620 Banquet Rental Income	\$ 1	\$ -	\$ -	0%	\$ -	0%
Total Revenue	\$ 16,634	\$ 50,900	\$ 32,400	-36%	\$ 36,532	-11%
4300 Credit Card Expense	\$ 462	\$ 1,325	\$ 1,000	-25%	\$ 954	5%
4315 Food COGS	\$ 6,562	\$ 18,000	\$ 22,500	25%	\$ 27,385	-18%
4320 Beverage COGS	\$ 1,811	\$ 2,310	\$ 3,600	56%	\$ 4,560	-21%
5205 Maintenance Expense	\$ 645	\$ 2,400	\$ 1,000	-58%	\$ 700	43%
5415 Garbage/Waste Removal	\$ 916	\$ 960	\$ 960	0%	\$ 960	0%
5430 Supplies	\$ 3,238	\$ 3,700	\$ 7,500	103%	\$ 9,252	-19%
5435 Small Equipment	\$ 1,158	\$ -	\$ 1,200	0%	\$ 1,440	-17%
5720 Utilities Electric	\$ 2,981	\$ 4,200	\$ 4,000	-5%	\$ 3,774	6%
5999 Miscellaneous Expense	\$ (6)	\$ -	\$ -	0%	\$ (1)	100%
6100 Salaries	\$ 22,791	\$ 39,336	\$ 41,638	6%	\$ 39,933	4%
6110 Payroll Taxes	\$ 1,771	\$ 3,004	\$ 3,186	6%	\$ 3,130	2%
6115 Unemployment taxes	\$ 1,905	\$ 2,301	\$ 2,356	2%	\$ 1,724	37%
6120 Group Insurance	\$ 6,496	\$ -	\$ 17,500	0%	\$ 13,633	28%
6130 Uniforms	\$ 138	\$ 500	\$ -	-100%	\$ 204	-100%
6160 IMRF	\$ 4,101	\$ 3,768	\$ 3,756	0%	\$ 5,313	-29%
6340 Dues Subscriptions Permits	\$ 750	\$ 575	\$ 500	-13%	\$ 438	14%
6770 Insurance	\$ 1,837	\$ 1,964	\$ -	-100%	\$ -	0%
6800 Kitty Hawk Loss Reimbursement	\$ (41,494)	\$ (33,448)	\$ (78,296)	-134%	\$ (76,867)	-2%
Total Expense	\$ 16,061	\$ 50,895	\$ 32,400	-36%	\$ 36,532	-11%
Net Income not including Depreciation or Major Maintenance	\$ 573	\$ 5	\$ 0	-98%	\$ -	0%



DUPAGE AIRPORT AUTHORITY

CHICAGO LAND'S

DUPAGE FLIGHT CENTER 



CAPITAL PROGRAM 2015

Capital Summary

DAA	\$	6,057,263
DFC	\$	11,084,073
PLGC	\$	530,950
Total	\$	<u>17,672,286</u>

Major Maintenance Summary

DAA	\$	188,100
DFC	\$	-
PLGC	\$	123,150
Total	\$	<u>311,250</u>

2014 Capital Items Carried Over to 2015 \$ 71,212

Total Capital plus Major Maintenance plus Carry-over \$ 18,054,748

Major Maintenance

DAA	Building	Refurbish/Replace Hangar Floor Coating	\$	188,100	Major Maintenance
PLGC	Field	Golf Cart Path Repair	\$	104,000	Major Maintenance
PLGC	Building	Remodel Grille Bar Area	\$	19,150	Major Maintenance
Total Major Maintenance			\$	<u>311,250</u>	

Capital

DAA	Field	Construct North and West Perimeter Roads	\$	2,126,250	Capital - With Grant Funding
DAA	Field	Acquire Avigation Easements	\$	2,053,000	Capital - With Grant Funding
DAA	Field	Land Acquisition (North of Rt. 64/North Avenue)	\$	600,000	Capital
DAA	Field	Replace/Repair Concrete Pavement & Sidewalks	\$	212,625	Capital
DAA	Field	Upgrade Field Light Regulator	\$	184,275	Capital
DAA	Field	Mill & Overlay Keil Road	\$	170,100	Capital
DAA	Equipment	Access Control System & UPS Upgrades	\$	72,350	Capital
DAA	Building	ATCT 911 Emergency Communication Upgrades	\$	70,875	Capital
DAA	Building	Generator for Gov. Center	\$	70,000	Capital
DAA	Building	Repair exterior walls of N9 Hangar	\$	63,788	Capital
DAA	Equipment	100HP AWD Tractor	\$	55,000	Capital
DAA	Building	A/C & Furnace Replacement @ American Flyers (4 sets)	\$	54,795	Capital
DAA	Building	Fire/Security Alarm Replacement and Upgrades	\$	49,613	Capital
DAA	Building	Replacement of Gate Operators (Gates #25, #100 & #102)	\$	43,095	Capital
DAA	Field	Farm Tile Drainage Repairs	\$	38,000	Capital
DAA	Equipment	Aruba Wireless Mesh Upgrades	\$	35,438	Capital
DAA	Equipment	Contingency	\$	30,000	Capital
DAA	Equipment	Full size 4 x 4 pickup truck with saddle tank and toolbox.	\$	27,000	Capital
DAA	Equipment	Network Virtualization Environment	\$	20,000	Capital
DAA	Building	A/C Replacement for offices @ Travel Express (2 systems)	\$	15,400	Capital
DAA	Equipment	Network Copier	\$	15,000	Capital
DAA	Equipment	Vaisala Pavement Sensor System	\$	15,000	Capital
DAA	Building	Elevator Emergency Communication ADA Upgrades	\$	13,000	Capital
DAA	Equipment	Doc-Link v3.0 Upgrade	\$	8,510	Capital
DAA	Building	E-17 Heater Replacement Project--Phase 2	\$	7,150	Capital
DAA	Equipment	Firewall	\$	7,000	Capital
DFC	Building	Transient Hangar	\$	10,000,000	Capital
DFC	Equipment	Fuel Farm Rehabilitation	\$	358,893	Capital
DFC	Building	Flight Center Railings Refinish	\$	356,730	Capital
DFC	Building	Flight Center Ramp, Cattle Gate Replacement	\$	173,800	Capital
DFC	Building	Flight Center HVAC 1st-floor Additional Heat and Building HVAC Test & B	\$	126,600	Capital
DFC	Equipment	U.S. Customs Office IT Upgrades	\$	43,050	Capital
DFC	Equipment	Fuel POS for DFC	\$	15,000	Capital
DFC	Equipment	Golf Carts for Flight Center	\$	10,000	Capital
PLGC	Field	Prairie Landing front entrance signage	\$	281,750	Capital
PLGC	Equipment	Triplex Greens Mowers (2)	\$	65,000	Capital
PLGC	Equipment	Irrigation Sytem Replacement	\$	44,000	Capital
PLGC	Equipment	Lightweight Fairway Mower	\$	42,500	Capital
PLGC	Equipment	Unidentified Contingency for Emergency Need	\$	25,000	Capital
PLGC	Equipment	Dual Bedknife Grinder	\$	20,000	Capital

Capital					
PLGC	Equipment	Patio Tables and Chairs	\$	18,500	Capital
PLGC	Equipment	Telephone System	\$	16,200	Capital
PLGC	Equipment	New Grille and Flat Top Cooking Equipment	\$	11,500	Capital
PLGC	Equipment	Copy Machine	\$	6,500	Capital
Total Capital			\$	17,672,286	

2014 Capital Carry-over to 2015					
DFC	Equipment	Fuel Farm Rehabilitation	\$	71,212	Capital
Total Carry-over			\$	71,212	

2015 Capital Program

DuPage Airport Authority - Field Projects

Construct North and West Perimeter Roads (*Grant Funding TBD*) **\$2,126,250**
Construct North and West Perimeter Roads for the use of Airport Fuel and Maintenance Vehicles. This project will allow the Airport to separate the movement of service vehicles, un-licensed fuel trucks and/or slow moving maintenance vehicles from the vehicular traffic on the Airport's roadway system.

Acquire Avigation Easement (*Grant Funding TBD*) **\$2,053,000**
In order for the Airport to protect its approaches by regulating the height of obstructions around the airport we need to purchase easements over surrounding property that we don't presently own.

Land Acquisition (North of Rt. 64/North Avenue) **\$600,000**
Acquisition of approximately 114 acres of vacant land north of North Avenue to protect the airport from incompatible development. This land is adjacent to Airport Authority-owned property and is located west of the intersection of Powis Road and Smith Road.

Replace/Repair Concrete Pavement & Sidewalks **\$212,625**
Replace or repair sunken sidewalks in the Flight Center parking lots.

Upgrade Field Light Regulator **\$184,275**
Add additional constant-current regulators for airfield lighting for spares. Existing regulator is nearing life expectancy.

Mill & Overlay Keil Road **\$170,100**
Mill, patch, seal and/or overlay asphalt pavement on Keil Road.

Farm Tile Drainage Repairs **\$38,000**
The Airport currently rents out about 250 acres of land on the airfield and north of North Avenue. The existing farm tiles were installed more than 50 years ago and have failed in multiple places. The failed tiles are causing areas to become too wet to farm so they are turning into wetlands and are a wildlife attraction.

DuPage Airport Authority - Building Projects

ATCT 911 Emergency Communication Upgrades **\$70,875**
Microwave radio(s) and associated equipment for emergency 911 communications between the DuPage Air Traffic Control Tower and DuComm (911).

Generator for Government Center	\$70,000
Replace 1968 EG in government center. Unit has many obsolete parts and limited support.	
Repair exterior walls of N9 Hangar	\$63,788
Tuckpoint entire exterior wall area of N9 Hangar. Walls are masonry concrete block construction damaged by freeze-thaw and wind loading. Many cracks apparent but structural integrity still sound at least to this point. Some block replacement is required. Painting and or sealing of the block is required when tuckpointing is complete and is included in estimate.	
A/C & Furnace Replacement @ American Flyers (4 sets)	\$54,795
Replace 4 sets of A/C's and furnaces due to age (1986 vintage). They are truly past their prime, ready for replacement.	
Fire/Security Alarm Replacement and Upgrades	\$49,613
Replacement of electro-hydraulic gate operators due to age and number of use-cycles resulting in wear and unreliability.	
Replacement of Gate Operators (Gates #25, #100 & #102)	\$43,095
Replacement of electro-hydraulic gate operators due to age and number of use-cycles resulting in wear and unreliability.	
A/C Replacement for offices @ Travel Express (2 systems)	\$15,400
Replacement of (2) very dated (1986 vintage) A/C systems at Travel Express. Furnaces were changed in 2014.	
Elevator Emergency Communication ADA Upgrades	\$13,000
Upgrade (5) DFC Elevators, (1) ATCT Elevator and (1) PLG Elevator to ADA-compliant Push-to-Talk Emergency Communication Phones.	
E-17 Heater Replacement Project (Phase 2)	\$7,150
Phase 2 entails airport personnel replacing the last of the old Gordon-Ray infrared heaters on the west side of E-17. There are 5 more heaters left to replace and airport building staff has changed 13 heaters up to this point. Heaters are being changed out as there are no replacement parts or support available for the old heaters.	

DuPage Airport Authority – Equipment and Other

Access Control System & UPS Upgrades	\$72,350
Provide both hardware and software revisions/upgrades for Access Control System. Also, replace/update current UPS systems for access control systems. (All gate controllers have a UPS associated).	

100HP AWD Tractor	\$55,000
Replace 1991 tractor (our unit #57) used for grounds maintenance at business park and other out-lot maintenance.	
Aruba Wireless Mesh Upgrades	\$35,438
Update Aruba wireless mesh equipment to better stabilize the system and enhance scalability.	
Contingency	\$30,000
For repair of major unforeseen equipment failures.	
Full size 4 x 4 pickup truck with saddle tank and toolbox.	\$27,000
Replace 1995 pickup used in shop. Truck would be equipped with fuel tank and tool box for maintenance at business park. Truck currently used at business park (2000 Pickup) would become shop truck.	
Network Virtualization Environment	\$20,000
Set up failover virtualization for existing network server environment utilizing VMware or Microsoft Hyper-V or equivalent. Differs from current disaster recovery, as the failover is immediate. Includes server and storage space required to create snapshots of all servers, as well as software licensing and outside consultant configuration.	
Network Copier	\$15,000
Replace current Administration color copier. Requirements include network printing, scan and email capabilities, copying and printing 11x17, and multiple paper size trays. Includes initial setup and configuration.	
Vaisala Pavement Sensor System	\$15,000
Update Vaisala in pavement sensor system.	
Doc-Link v3.0 Upgrade	\$8,510
Upgrade Doc-Link document imaging and workflow management system to v3.0. Upgrade will fix SMTP email notification problems, add support for cloud-based email, and add features for improved workflow routing.	
Firewall	\$7,000
Replace current firewall with new appliance. Includes the hardware and consulting/configuration costs that will enable protection from external and internal threats, as well as include off-site network or work-from-home capabilities.	

DuPage Flight Center - Building Projects

Transient Hangar (30,000 sq-foot Hangar) \$10,000,000

Additional transient hangar storage required to meet demand for the Flight Center operation. Additional based aircraft have removed space reserved for transient aircraft.

Flight Center Railings Refinish \$356,730

Strip and refinish all, metal hand and fence railing at the Flight Center.

Flight Center Ramp, Cattle Gate Replacement \$173,800

Replace the two double tilt-up access controlled vehicle gates that are utilized by the line service and their customers to access the Flight Center apron. Existing gates operators are over 22 years old and have reached their service life.

Flight Center HVAC 1st-floor Additional Heat and Building HVAC Test & Balance \$126,600

Complete air and water balance of the Flight Center including verification and calibration of all VAV boxes to original design specs. This will help to resolve temperature inequities throughout the building given the construction changes and remodeling over the years.

DuPage Flight Center - Equipment

Fuel Farm Rehabilitation \$430,105

Rehabilitation of the aviation fuel farm. This project was budgeted in FY'14 at \$90K. CH2MHill was engaged to produce plans and specifications for \$18,788. The remainder of the FY'14 funds, \$71,212 will be carried over and augmented based upon bids to be received in late 2014.

U.S. Customs Office IT Upgrades \$43,050

The agreement with the Federal Government for all User-Fee Customs offices requires the airport sponsor to pay for periodic upgrades of the IT infrastructure/equipment required for the operation of the office. These items are bid and acquired under master contracts by the Government and actual costs are passed-thru to the airport sponsors. Costs provided by the Federal Government include New/Replacement of IT Equipment \$31K and T1 Circuit and Router \$10K.

Fuel POS for DFC \$15,000

Fuel Point of Sales System (POS) for the Flight Center operation. To be determined if a new system will be required based upon the ability of the existing supplier, PRG, to become fully PCI compliant and the future fuel supplier contract that would be effective 4/1/2015.

Golf Carts for Flight Center \$10,000

Replacement of two (2) golf carts utilized by Line Service personnel from the Flight Center operation for movement on the ramp and moving passengers and luggage to and from the aircraft.

Prairie Landing Golf Club – Field

PLGC Entrance Design and Signage **\$281,750**

New signage for the front entrance at Prairie Landing due to the reconfiguration of Kautz road as a result of the Route 38 overpass project.

Prairie Landing Golf Club – Equipment

Triplex Greens Mowers (2) **\$65,000**

Replacing two riding greens mowers from 2003. New units are lighter and more energy efficient with lower carbon footprint.

Irrigation System Replacement **\$44,000**

Replace irrigation heads around green and tee surrounds to eliminate waste, reduce runoff into bunkers, overspray into unmown areas and make the system more efficient and environmentally friendly.

Lightweight Fairway Mower **\$42,500**

Two were purchased in 2014 and one more is needed to replace final 2002 mower which is in disrepair. This would complete the fairway mowing fleet for approximately 10 years.

Unidentified Contingency for Emergency Need **\$25,000**

Placeholder for unanticipated capital needs due to emergency or failure.

Dual Bedknife Grinder **\$20,000**

Replace failing 1993 grinder for mower bedknives. This is an important piece of equipment for maintaining quality/performance of turf-cutting units.

Patio Tables and Chairs **\$18,500**

New patio tables and chairs (11 sets of 4) to replace existing 16-year old furniture.

Telephone System **\$16,200**

New telephone system and equipment for the PLGC clubhouse and golf maintenance building. The existing equipment is 15-years old and not well supported including compatibility with the phone service provider.

New Grille and Flat Top Cooking Equipment **\$11,500**

Grille and Flat Top equipment is near end of life and is in disrepair. This replaces units in the small kitchen from original 1994 construction.

Copy Machine

\$6,500

New copy/scan/fax machine for PLGC Clubhouse. This replaces a 7-year old machine. Will only purchase if needed.



DUPAGE AIRPORT AUTHORITY

CHICAGO LAND'S

DUPAGE FLIGHT CENTER



MAJOR MAINTENANCE 2015

2015 Major Maintenance Program

DuPage Airport Authority - Building Projects

Refurbish/Replace Hangar Floor Coating **\$188,100**

This is for the removal and replacement of hangar floor coatings or the scuff/recoat of hangar floors. The requirement is based upon new tenancy and/or age of existing floors. We are budgeting for the removal and replacement of one large bay (24,000 SF) at \$6.00 per SF and four (4) 4,900 SF bays @ \$3.00 per SF for a scuff/recoat.

Prairie Landing Golf Club – Field Projects

Golf Cart Path Repair **\$104,000**

▲ Patch and repair golf cart paths/bridge abutments.

Prairie Landing Golf Club – Building Projects

Remodel Grille Bar Area **\$19,150**

New granite counter top to replace old dilapidated current counter, new shelving, new vinyl wall covering, new reach-in cooler, new efficient lighting (decorative fixture).



DUPAGE AIRPORT AUTHORITY

TO: Board of Commissioners

FROM: Patrick Hoard *PH*
Director of Finance

THROUGH: David Bird *DB*
Executive Director

RE: Proposed Resolution 2014-1891; Approving the Use of Outside Auditors for the Year 2015

DATE: November 5, 2014

SUMMARY:

As required by the Airport Authority's By-Laws, the Board of Commissioners each year must approve the outside auditors to be utilized by the Airport Authority. In October 2013, staff conducted a qualification based Request for Proposal (RFP) process and selected Sikich LLP as the Authority's outside auditing firm.

Sikich audited the Authority's 2013 financials for a cost of \$36,000. Staff is in receipt of a proposal from Sikich for auditing the 2014 financial for an all-inclusive maximum fee of \$37,000 with hourly rates for additional services of \$260 Partner, \$185 Manager, and \$100 Staff.

PREVIOUS COMMITTEE/BOARD ACTION:

November 12, 2014 Finance, Budget and Audit Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

The all-inclusive maximum fee provided by Sikich LLP for auditing the 2014 financials is \$37,000. Hourly rates for additional services are \$260 Partner, \$185 Manager, and \$100 Staff.

Audit related costs have been included in the 2015 budget.

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

N/A

ATTACHMENTS:

- Proposed Resolution 2014-1891; Approving the Use of Outside Auditors for the Year 2015.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2014-1891; Approving the Use of Outside Auditors for the Year 2015.

RESOLUTION 2014-1891

Approving the Use of Outside Auditors for the Year 2015

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority has previously enacted By-Laws for its operation; and

WHEREAS, Article V of the Authority’s By-Laws requires that outside auditors be hired and approved by the Board of Commissioners on an annual basis; and

WHEREAS, the Authority has previously selected Sikich LLP as its outside auditor through a qualification based Request for Proposal process; and

WHEREAS, the Authority desires and deems it to be in the best interest of the Authority to appoint Sikich LLP as its outside auditor for the year 2015 for the all-inclusive maximum fee of \$37,000 for auditing its 2014 financial statements and for additional services hourly rates of \$260 Partner, \$185 Manager, \$130 Senior Accountant and \$100 Staff; and

NOW, THEREFORE, BE IT RESOLVED, that the Authority hereby approves the hiring of Sikich LLP as its outside auditors for the year 2015.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.


CHAIRMAN


(ATTEST)

SECRETARY



TO: Board of Commissioners

FROM: Mark Doles 
Director, Aviation Facilities and Properties

THROUGH: David Bird 
Executive Director

RE: Authorization of Proposed Resolution 2014-1892, Authorizing Execution of a Hangar and Office Lease with Exelon Business Services Company, LLC

DATE: November 6, 2014

=====

SUMMARY:

In January 2012 the DuPage Airport Authority authorized execution of a hangar and office lease with Exelon Business Services Company, LLC (“Exelon”) to locate their corporate flight department at DuPage Airport. The Exelon flight department has prospered, is expanding and is now in need of a larger facility. The existing lease with Exelon terminates January 31, 2016.

A new lease for a larger hangar and office located at 2722 International Drive, Bay #1 has been negotiated.

Exelon’s current facility located at 2715 International Drive totals 23,189 SF (20,700 SF hangar and 2,489 SF office). The new proposed facility at 2722 International Drive totals 30,240 SF (24,000 SF hangar and 6,240 SF office).

The negotiated lease terms with Exelon and facility statistics are as follows:

Location: 2722 International Drive, Bay #1

Initial Term: Five (5) years

Commencement: Anticipated on or about January 1, 2015

Termination: December 31, 2019 (based upon commencement)

Options: One, five (5) year option

Total SF: 30,240 SF
(24,000 SF Hangar, 6,240 SF Office)

Initial Hangar Rent: \$7.50 per SF

Initial Office Rent: \$12.00 per SF

Abatement: \$350,000 spread over the initial 5-year term

Maintenance: Major systems (roof, HVAC, hangar door) maintained by Landlord

Utilities: Paid by Tenant

Taxes: Paid by Tenant

The abatement is based upon tenant capital upgrades and remodeling to the existing facility including, but not limited to; new fiber network connection, office remodeling, carpet, paint, ceiling and new hangar floor coating system.

Upon date certain determination of the commencement of this proposed new lease, staff will bring to the Board a resolution authorizing termination of the existing lease.

The lease terms are commensurate with “like” facilities and are at, or above, current market conditions. Further, this lease utilizes the Authority’s standard form with business terms inserted and minor changes addressed by the Authority’s Counsel.

PREVIOUS COMMITTEE/BOARD ACTION:

Not applicable.

REVENUE OR FUNDING IMPLICATIONS:

Initial Year Lease Revenue with Abatement:	\$ 134,880
Lease Revenue over the Initial 5-year Term:	\$ 966,096
Lease Revenue Initial and Options:	\$2,456,248

The tenant’s monthly lease revenue for 2015 will increase by 21.6% from \$9,241 to \$11,240 over the current lease.

STAKEHOLDER PROCESS:

Not applicable

LEGAL REVIEW:

This is our standard form lease with the approved business terms inserted and is identical to the lease previously executed with Exelon for their current facility.

ATTACHMENTS:

- Proposed Resolution 2014-1892 Authorizing the Execution of a Hangar and Office Lease with Exelon. Lease Agreement is not attached.
- Exhibit depicting location of current and proposed facilities

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and staff that the Board approves Resolution 2014-1892, Authorizing the Execution of a Hangar and Office Lease with Exelon Business Services Company, LLC at the November 12, 2014 Board meeting.

RESOLUTION 2014-1892
AUTHORIZING THE EXECUTION OF A HANGAR AND OFFICE LEASE
AGREEMENT WITH EXELON BUSINESS SERVICES COMPANY, LLC

WHEREAS, the DuPage Airport Authority, an Illinois Special District (the "Authority"), is the owner of a hangar commonly known as 2722 International Drive, Bay #1 (the "Facility"); and

WHEREAS, the Authority, as Landlord, and Exelon Business Services Company, LLC, as Tenant, have negotiated a Lease Agreement for the Facility; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the Authority to enter into said Lease Agreement; and

NOW, THEREFORE, BE IT RESOLVED, that the DuPage Airport Authority enter into the aforementioned Lease Agreement; and

FURTHER, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorize the Executive Director to execute said Lease attached hereto and made a part hereof as Exhibit A, and take whatever steps necessary to effectuate the terms of this Lease on behalf of the Authority,.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

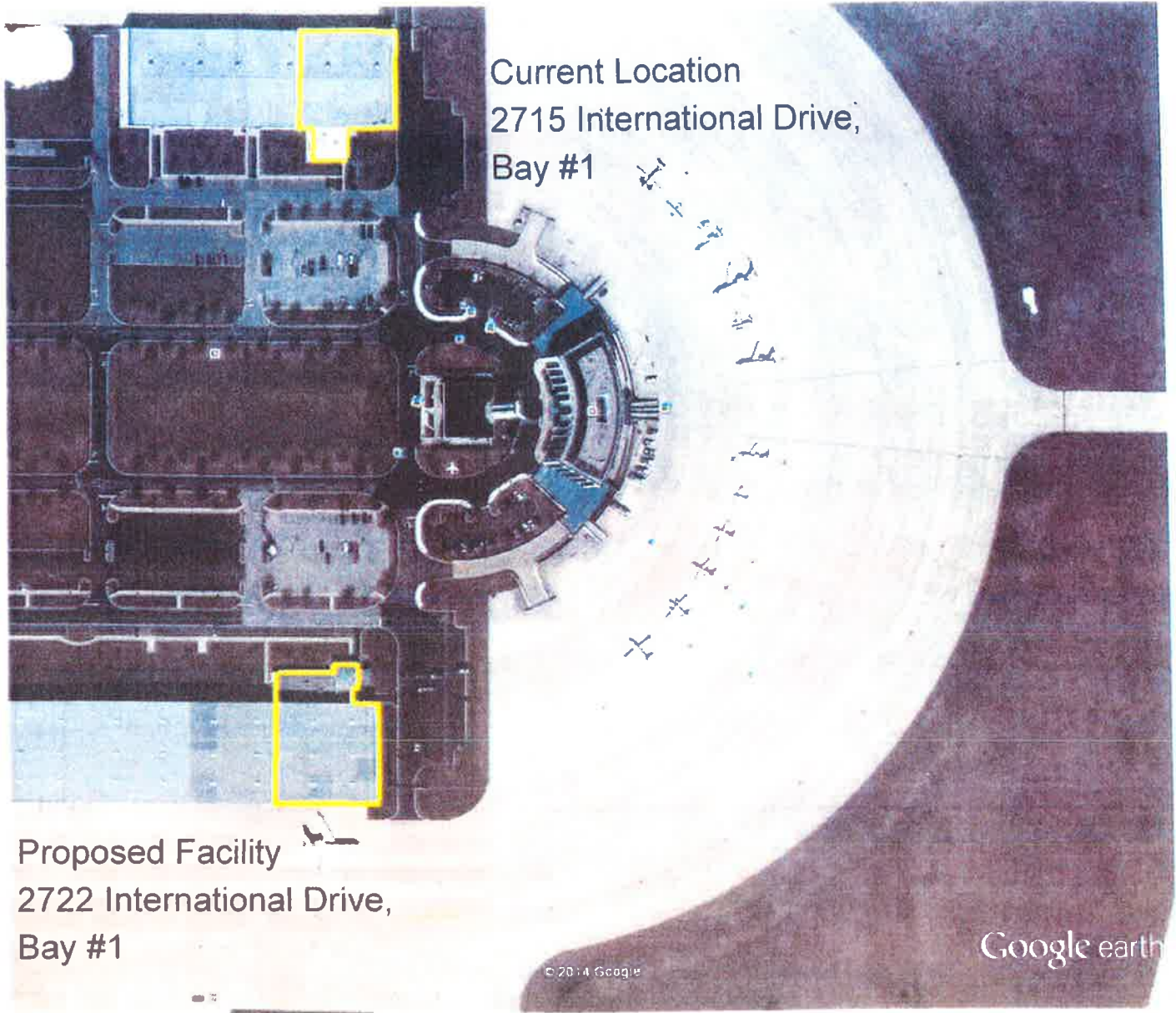
Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.

ATTEST:

CHAIRMAN

SECRETARY

RESOLUTION 2014-1892



Current Location
2715 International Drive,
Bay #1

Proposed Facility
2722 International Drive,
Bay #1

Google earth

© 2014 Google

Google earth

feet 900
meters 200



MEMORANDUM

TO: Capital Development, Leasing and Customer Fees Committee/
Board of Commissioners

FROM: Phillip A. Luetkehans

SUBJECT: Proton Steel Site Access Agreement

DATE: November 5, 2014

CenterPoint has asked the DuPage Airport Authority (the "DAA") to execute a Site Access Agreement allowing them to perform environmental and geotechnical testing and soil borings on the property located at 2500 Enterprise Circle in the DuPage Business Center. The form of the Access Agreement is the same base form as prior access agreements which we have entered into with CenterPoint over the past nine years. The agreement will expire on March 31, 2015. The agreement includes the normal lien, restoration, insurance and indemnity provisions that we require in any access or easement agreement granted by the DuPage Airport Authority.

Due to the need for immediate access while we were going through the Concept Plan review process, Executive Director Bird previously signed this Site Access Agreement after consultation with Chairman Davis and Vice-Chairman Gorski. We are asking that you ratify Director Bird's prior execution of this Site Access Agreement.

SITE ACCESS AGREEMENT

THIS SITE ACCESS AGREEMENT ("**Agreement**") is made as of this 28th day of October, 2014, by and between the DuPage Airport Authority, an Illinois special district ("**Grantor**"), and CenterPoint Properties Trust, a Maryland real estate investment trust ("**Grantee**"), under the following circumstances:

RECITALS

WHEREAS, Grantor is an Illinois Special District unit of local government exercising the powers conferred upon it by statute; and

WHEREAS, pursuant to and in accordance with the terms and conditions of the Amended and Restated Agreement to Develop and Lease dated May 1, 2012 between Grantor and Grantee (the "**DLA**"), Grantee is exploring the possibility of exercising its option to purchase a parcel of land (the "**Land**") located within Enterprise Circle, in the DuPage Business Center and depicted on Exhibit A attached hereto and made a part hereof.

WHEREAS, Grantee desires to obtain a temporary easement for the purpose of having access on, over and across the Land on the terms and conditions expressly set forth herein; and

WHEREAS, Grantor now finds it necessary and convenient to grant a temporary easement to Grantee, and Grantee finds it convenient to accept such grant of temporary easement from Grantor in order to conduct certain environmental and geotechnical testing and soil borings in, on and under the Land;

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00), the mutual agreements and covenants contained herein and in the DLA, and for other good and

valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals.** The Recitals set forth above are incorporated herein by this reference and made a part hereof.

2. **Temporary Easement.** Grantor hereby grants to Grantee a non-exclusive and temporary easement on, over and across the Land as is reasonably necessary to perform environmental and geotechnical testing and soil borings in, on and under the Land (the "Work"), as contemplated in and in compliance with the preliminary boring plans as set forth on **Exhibit C** attached hereto and made a part hereof (the "Plans").

3. **Expiration** This easement is a temporary easement, and unless it is extended in writing by the Grantor, this temporary construction easement shall expire, without any action by either party, on March 31, 2015.

4. **Liens.** Grantee shall not permit or suffer any lien to be imposed upon or to accrue against Grantor or the Land in favor of Grantee or its agents. Grantee shall indemnify, defend and hold harmless Grantor and the Land from and against any liens and encumbrances arising out of any labor or services performed or materials furnished by or at the direction of Grantee, and, in the event that any such lien shall arise or accrue against Grantor or the Land, Grantee shall promptly cause such lien to be released of record by payment thereof or posting a bond with Grantor in a form and amount which is reasonably satisfactory to Grantor.

5. **Restoration.** If the ground of the Land is disturbed by Grantee's use or access, Grantee shall commence restoration within fourteen (14) days after the Work is completed and will reasonably continue restoration work until the Land is restored. If Grantee fails to restore the Land, the Grantor, after having given Grantee written notice requesting that it do so, may

perform the restoration if Grantee fails to commence restoration within seven (7) days after receipt of such written notice, and charge Grantee the reasonable costs of said restoration.

6. **Reservation.** Grantor reserves the right to use, and to allow others the right to use, the Land. The Grantor shall erect no buildings, permanent improvements or obstruct Grantee's access on and to the Land.

7. **Insurance.** Prior to entry upon Land, and at all times during use of the Land, Grantee shall have in effect insurance in types and amounts set forth on **Exhibit B** attached hereto. Such insurance shall be primary and non-contributory and shall name Grantor as an additional insured, as indicated on **Exhibit B** with waivers of subrogation.

8. **Indemnity.** To the fullest extent permitted by law, Grantee shall indemnify, defend and hold Grantor harmless from any and all claims, liens, penalties, demands, actions, proceedings, liabilities or losses of any nature whatsoever (including reasonable attorneys' fees and expenses and court costs) arising out of or relating to the acts or omissions of Grantee, or its employees, agents, representatives, contractors or assigns (collectively, the "**Grantee Parties**") in exercising any of Grantee's rights under this Agreement or from the use of the Land in any manner whatsoever by any of the Grantee Parties. Notwithstanding the foregoing, Grantee shall not be obligated to defend, indemnify or hold Grantor harmless from any claims, liens, penalties, demands, actions, proceedings, liabilities or losses which arise out of or are caused by the acts or omissions of the Grantor, its contractors, agents or representatives.

9. **Exceptions.** The easement granted herein shall be subject to all covenants, easements and restrictions of record, building and zoning ordinances, resolutions and regulations, and to all questions of survey and rights of any parties which would be revealed by a physical inspection of the Land.

10. **Modification or Termination.** This Agreement may be modified or terminated only by an instrument in writing executed by all parties hereto.

11. **Notices.** All notices to be given hereunder shall be personally delivered; sent via certified mail, return receipt requested with postage prepaid; or mailed via a reputable overnight courier to the parties at the following addresses (or to such other or further addresses as the parties may have or hereafter designate by like notice similarly sent):

IF TO GRANTOR:

Mr. David Bird
Executive Director
DuPage Airport Authority
2700 International Drive, Suite 200
West Chicago, IL 60185

with a copy to:

Phillip A. Luetkehans, Esq.
Schiroff, Luetkehans & Garner, P.C.
105 East Irving Park Road
Itasca, IL 60143

IF TO GRANTEE:

FJ Harrington
Senior Vice President, Development
CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, IL 60523

with a copy to:

Marjorie C. Howard
Richmond Breslin LLP
5215 Old Orchard Road, Suite 420
Skokie, IL 60077

All notices sent by mail shall be deemed effectively given on the fourth (4th) business day following the date of such mailing. All notices sent by overnight courier shall be deemed effectively given on the first (1st) business day following the date of such mailing. All notices personally delivered shall be deemed effectively given on the date of delivery.

12. Governing Law. This Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Illinois, without reference to the choice of law provisions thereof.

13. Section Headings. The Section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Any reference to an Exhibit in this Agreement shall be deemed to incorporate by reference that Exhibit into this Agreement such that it is an integral part of this Agreement.


14. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute one and the same instrument.

15. Enforcement. In any action to enforce this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs of litigation.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and in the year first written above.

GRANTOR:

DUPAGE AIRPORT AUTHORITY, an Illinois special district

By: 
Name: David Bied
Title: Executive Director

GRANTEE:

CENTERPOINT PROPERTIES TRUST, a Maryland real estate investment trust

By: 
Name: Michael P. Murphy
Title: Chief Development Officer


By: 
Name: _____
Title: _____

EXHIBIT A

Depiction of Land

[See Attached]

EXHIBIT B

Insurance Requirements

Grantee shall procure and maintain, or cause to be maintained, at all times during the term of this Agreement, and until each and every obligation of Grantee contained in this Agreement has been fully performed, the types of insurance specified below, with insurance companies authorized to do business in the State of Illinois covering all operations under this Agreement performed by Grantee.

1. Worker's Compensation and Occupational Disease Insurance.

Worker's Compensation and Occupational Disease Insurance, in statutory amounts, covering all employees who are to provide a service or traverse on the Land. Employer's liability coverage with limits of not less than \$500,000 each accident or illness shall be included.

2. Commercial Liability Insurance (Primary and Umbrella)

Commercial Liability Insurance or equivalent with limits of not less than \$5,000,000 per occurrence, combined single limit, for bodily injury, personal injury, and property liability. Products/completed operations, explosion, collapse, underground, independent contractors, broad form property damage and contractual liability coverages are to be included. Grantor is to be named as an additional insured, on a primary, non-contributory basis for any liability, arising directly or indirectly from this Agreement.

3. Automobile Liability Insurance (Primary and Umbrella)

When any motor vehicles are used in connection with work to be performed, Grantee shall provide Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence combined single limit, for bodily injury and property damage.

4. Professional Liability

When any architects, engineers, or consulting firms perform work in connection with this Agreement, Professional Liability Insurance shall be maintained with limits of \$1,000,000. The policy shall have an extended reporting period of two years. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of any work on the Land.

EXHIBIT C

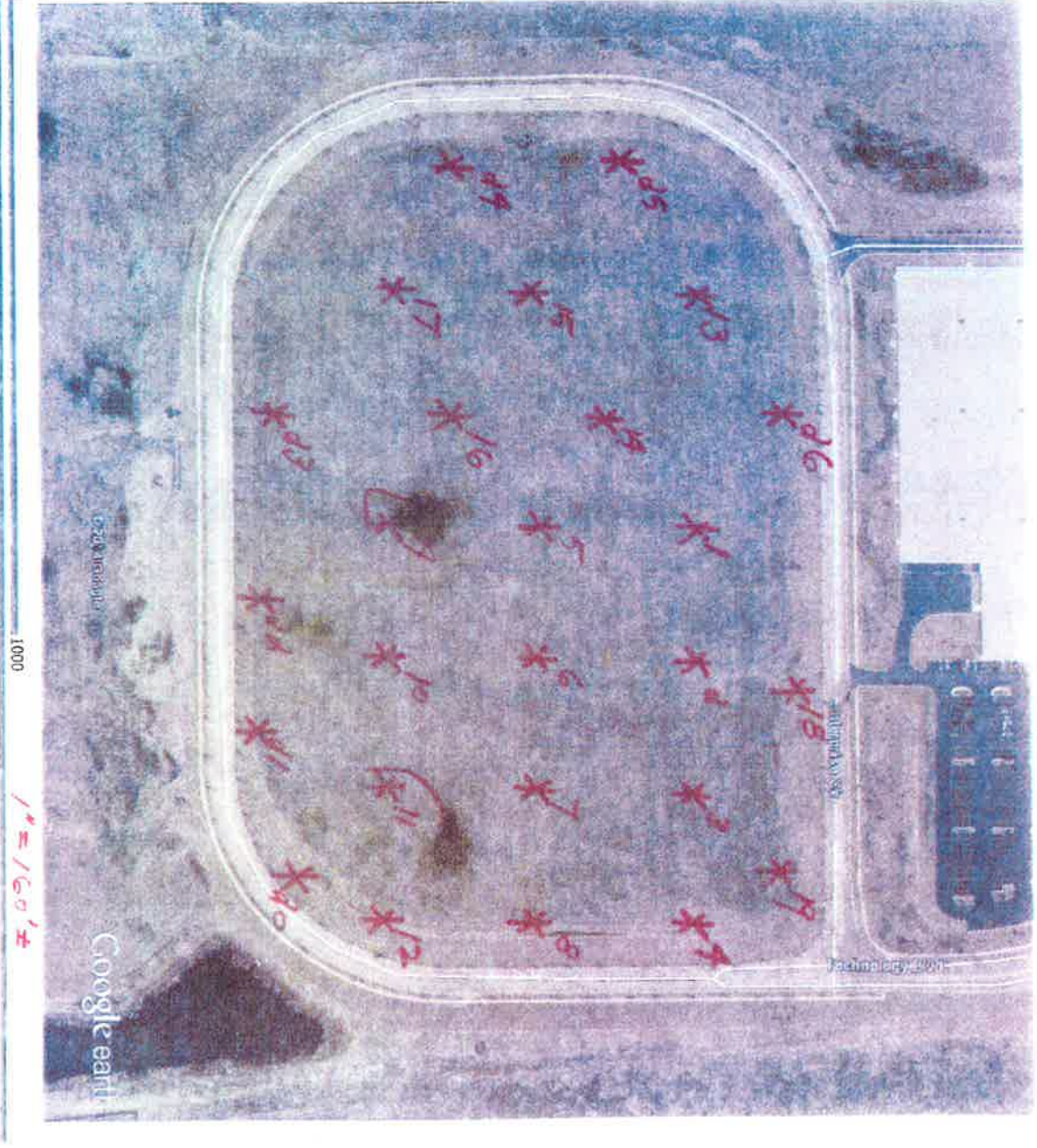
Preliminary Boring Plans

[See Attached]

PN. 53,041
10/16/14
Mury

Go *g*le earth

Feet
meters



RESOLUTION 2014-1893

**RATIFYING THE EXECUTION OF A SITE ACCESS AGREEMENT BETWEEN THE
DUPAGE AIRPORT AUTHORITY AND CENTERPOINT PROPERTIES TRUST**

WHEREAS, on May 1, 2012, the DuPage Airport Authority (the "DAA") and CenterPoint Properties Trust ("CNT") entered into an Amended and Restated Agreement to Develop and Lease (the "Agreement") relating to the property commonly known as the DuPage Business Center; and

WHEREAS, CNT is exploring the possibility of exercising its option, pursuant to the Agreement, to purchase a parcel of land at 2500 Executive Circle (the "Land") in the DuPage Business Center and has requested access to the Land for the purpose of performing testing and soil borings on the Land; and

WHEREAS, recognizing that timing of the access to the Land was critical to CNT, David Bird and counsel for the DAA negotiated the Site Access Agreement and David Bird executed same on behalf of the DAA on October 28, 2014, said Site Access Agreement being attached hereto as Exhibit A; and

WHEREAS, the DAA finds that it is in the best interest of the DAA to grant such a Site Access Agreement and that David Bird's execution of same was also in the best interest of the DAA;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby ratifies the execution of the Site Access Agreement by the Executive Director, David Bird, and authorizes David Bird to take whatever steps necessary to effectuate the terms of the Site Access Agreement.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.

CHAIRMAN

SECRETARY

RESOLUTION 2014-1893

MEMORANDUM

TO: Board of Commissioners
DuPage Airport Authority

FROM: Phillip A. Luetkehans

DATE: November 5, 2014

RE: Resolution Approving the Fourth Amendment to the Intergovernmental Agreement with the City of West Chicago.

While going through the process for Project Steel, the DAA staff and the City of West Chicago staff decided to recommend certain changes to Section 10.5 of the West Chicago Zoning Ordinance. Section 10.5 is the portion of the West Chicago Zoning Ordinance that relates strictly to the DAA property. A copy showing the redline changes is attached hereto for your review if you wish.

Primarily, the changes are as follows:

1. Allow the DAA and the City to grant variations for a larger list of items, specifically parking, if they so desire.
2. Modification of maximum building height from 40 feet to a 50 foot maximum building height in light industrial buildings, with no more than 10 additional feet in appurtenances on top of any building, no matter the classification of building.
3. Allowing landbanking of parking greater than the previously approved 35%.

This firm recommends that you pass the Fourth Amendment to the Intergovernmental Agreement.

Section 10.5

The Airport Zoning District

10.5-1 General Regulations

(A) Title

This document shall be known, and may be referred to, as the Airport Zoning District Ordinance.

(B) Authority and Purpose

(1) There has been a legislative finding that it is in the best interest of the residents of the City of West Chicago that there be only one airport within its corporate limits and that an airport known as the DuPage Airport has been established within the municipal boundaries of the City of West Chicago. It is the purpose of this District to establish a rational pattern of land uses and encourage the most appropriate use of individual parcels and land from time to time constituting the DuPage Airport, under the jurisdiction of the DuPage Airport Authority, that will provide the following:

- (a) Protect the existing character, airport facilities and land uses;
- (b) Encourage compatibility among different land uses and develop architectural, landscape architectural and design standards to govern development;
- (c) Encourage and enhance the preservation of natural resources, aesthetic amenities and natural features;
- (d) Secure adequate natural light, clean air, privacy and a safe airport environment;
- (e) Promote and protect the public health, safety, morals and general welfare of the County of DuPage, the County of Kane, the City of West Chicago, surrounding communities and the DuPage Airport Authority;
- (f) Facilitate the most efficient use of existing and planned public facilities and utilities;
- (g) Protect existing public facilities and utilities from being overloaded due to excess development;
- (h) Reduce congestion and promote safety on streets and highways by limiting traffic generation through the control of land use intensity; and
- (i) Protect natural resources including vegetation.

(C) Public Infrastructure

- (1) Utilities. All utility lines shall be installed underground.
- (2) Civil engineering. It is anticipated that civil engineering plans including items such as regional detention facilities, mass grading plans, and preliminary utility layout will be created for the Airport Zoning District, and that development of each lot will occur in compliance with these master engineering plans.
- (3) Stormwater management. Development of each lot shall accommodate stormwater management requirements of the City of West Chicago and DuPage County on its own lot or as part of a regional stormwater management facility. If a development utilizes a regional facility, calculations shall be provided demonstrating the total capacity of the facility, the amount of capacity presently committed to existing development, the amount available for use, the amount needed for the proposed development and the remaining capacity available for future development.

(D) Administration and Standards

- (1) Protect and respect the justifiable reliance of existing residents, business people and taxpayers on the continuation of the DuPage Airport Authority; and
- (2) Establish standards for the review of applications filed pursuant to this Airport Zoning District Ordinance; and
- (3) Protect and enhance the taxable value of land and buildings.

(E) Development Review Procedure

If property within the Airport Zoning District is classified as a Planned Unit Development (PUD), an application for development approval shall follow the procedure as set forth in Article XV of the Zoning Ordinance of the City of West Chicago, Illinois. Development approval shall follow Exhibit "C" of the Intergovernmental Agreement between the City of West Chicago and the DuPage Airport Authority, entered into March 22, 2001, as amended.

(F) Construction Commencement

If property within the Airport Zoning District is classified as a Planned Unit Development (PUD), construction shall be commenced within one (1) year of approval of the final PUD, unless an extension is granted by the City of West Chicago.

10.5-2 Definitions

Botanical Name: The Latin scientific name of a plant, a binomial consisting of "genus" and "species"; each plant has a unique botanical name.

Center Island: A center island is created where two (2) rows of head-in parking are separated by a landscape island.

Common Name: The English name of a plant; there is often more than one (1) common name to a plant, or one common name shared by several plants.

Deciduous: Plants shedding or losing foliage at the end of the growing season.

End Island: An end island is a landscaped island that terminates a row of parking.

Fleet Vehicles: Automobiles and trucks (of Class D or less under the Illinois Motor Vehicle Code existing on June 1, 2005) owned or operated by an occupant of the building on the site where the storage will occur.

Floor Area Ratio: The gross floor area of the building or buildings on the Zoning Lot divided by the area of such Zoning Lot.

Groundcover: A group of low-growing plants, usually no higher than twelve (12) or eighteen (18) inches.

Building height: The vertical distance measured from the average grade at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs. Chimneys, towers, cooling towers and any other projections shall not exceed 10 feet above the Building height.

Intermediate Island: An intermediate island is a landscaped island placed intermittently along a row of parking.

Landscape Setback: An area designated for plant material between the right-of-way and parking lot, pavement, building or other accessory structure. Culverts, sewers, water mains and underground utility lines and facilities may be located within the Landscape Setback. Access driveways may cross the landscape setback.

Landscaped Area: An area which is completely covered with grass, groundcover, shrubs, perennials, trees, or any other living plant material.

Limited Manufacturing and Assembly: Any production, fabrication, processing, cleaning, servicing, testing, repair, or storage of material, goods or products which shall conform with the performance standards set forth in Sections 10.5-3 (C)(1).

Lot, or Zoning Lot: A single tract of land having direct access to a publicly dedicated right-of-way which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control.

Lot Line, Exterior Side: A lot line which abuts a street and which is not a front line or a rear lot line.

Lot Line, Front: A lot line which abuts a street. On a lot abutting two (2) or more streets, the front lot line shall be the shortest lot line abutting a street.

Lot Line, Interior Side: A lot line which abuts another lot and which is not a front lot line or a rear lot line.

Lot Line, Rear: A lot line or lot lines most distant from and most nearly parallel to the front lot line.

Ornamental Tree: A deciduous tree, mature height less than thirty (30) feet, possessing qualities such as flowers and attractive foliage or shape.

Parkway: That portion of the public way between the street and the nearest parallel property line, including sidewalk area.

Parkway Planting Area: An area between the sidewalk or lot line and the back of curb used for landscaping.

Parkway Tree: A permitted shade tree planted in the public parkway.

Shade Tree: A large-scale deciduous tree with a mature height greater than thirty (30) feet generally having a single stem and planted primarily for shade.

Shrub: Small-scale plants, generally without a single stem, used as hedges, foundation planting, borders, and accents, possessing qualities such as flowers and attractive foliage or shape.

Side Yard: An area between the side building façade and the side property line.

South Park Area: The portion of the Commercial Parcels Zone lying south of Fabyan Parkway.

Yard, Exterior Side: A required yard adjoining a street which extends the full depth of a lot, along an exterior or side lot line, excluding the area within a front yard.

Yard, Front: A required yard which extends the full width of a lot along a front lot line.

Yard, Interior Side: A required yard adjoining another lot which extends the full depth of a lot along an interior side lot line, excluding the areas within a front yard and/or rear yard.

Yard, Rear: A required yard which extends the full width of a lot along a rear lot line. The exterior side yard requirements shall prevail over the rear yard requirements.

10.5-3 Sub Planned Unit Development (PUD)

Within the Airport Zoning District there may be more than one (1) sub PUD. All land located within the Airport Zoning District shall be classified in one of the following parcels which, in each case, shall conform with the regulations hereinafter set forth.

(A) Airport Parcel Zone

Within the Airport Zoning District there shall be one (1) Airport Parcel or zoning lot which shall be developed as a PUD. Its principal use shall be a public airport together with all associated accessory uses and amenities, which are used for or useful as an aid to the landing, taking off,

navigation, repair, maintenance or storage of aircraft, including, but not limited to, air traffic control towers, hangars, terminals, fuel farms, ground maintenance buildings, administrative offices, flight instruction buildings or offices, automobile rentals, food service, aircraft repair or maintenance buildings or offices, roads, parking, runways, taxiways, ramp areas, clear zones, noise impact areas and air space requirements areas.

(B) Golf Course Parcels Zone

Within the Airport Zoning District there shall be not more than two (2) Golf Course Parcels which shall be single zoning lots developed as PUDs. Their principal use shall be a golf course and the following accessory uses and amenities which are used or useful in the operation of the golf courses, including, but not limited to, maintenance and storage facilities, practice facilities, driving range, clubhouse, food and beverage facilities, swimming pools, tennis courts, other recreational facilities, hotels, cottages and other lodging facilities (not intended for permanent occupancy), facilities for meetings, benefits, banquets and the like held at the golf courses.

(C) Commercial Parcels Zone

(1) Purpose

The Commercial Parcels Zone is intended to serve as a multi-use zone which may contain multiple PUDs on multiple zoning lots that incorporates business, research, recreational, technology, and light industrial uses. All or any portions of the Commercial Parcels Zone may be classified and developed without PUDs. It is the intent of Section 10.5-3 (C) to separate, where possible, uses which conflict with one another. As part of the site plan review process, the applicant will be encouraged to develop uses that are consistent in terms of character and function.

Any use that produces adverse effects upon the property in terms of public health, safety or welfare, or which may be harmful to the DuPage Airport, or which does not comply with the intent of the development plan shall be precluded. No use shall be permitted which does not comply with the performance standards of the City of West Chicago such as:

- (a) Noxious, toxic, or corrosive fumes, gases or discharge;
- (b) Smoke or radiation;
- (c) Ground conditions which produce dust;
- (d) Noises and/or vibration;
- (e) Intense glare or heat;
- (f) Any adverse environmental condition;
- (g) Any use which would adversely impact the safe operation of the DuPage Airport;
- (h) Air pollution;

- (i) Electromagnetic interference; and
- (j) Radio frequency interference.

(2) Permitted Uses

All permitted uses may include offices as accessory uses.

(a) Office, Research and Technology

- Corporate Offices
- General Offices
- Government Offices, Fire and Police Stations
- Medical and Dental Offices and Clinics
- Professional Offices
- Agricultural Research
- Computer and Data Processing Facilities
- Educational and/or Training Facilities
- Engineering and Testing Facilities
- Laboratories for Professional, Medical and Scientific Instruments, Equipment & Supplies
- Research and Development Operations
- Telemarketing Operations
- Day Care Center as Ancillary to Another Office, Research and Technology Use

(b) Light Industrial

- Limited Manufacturing and Assembly
- Printing and Publishing Operation
- Public Utilities
- Warehouse and Distribution
- Day Care Center as Ancillary to Another Light Industrial Use

(c) Commercial

- Bank, Savings and Loan, Credit Union
- Beauty Parlor and Barber Shop
- Car Rental (excluding trucks over Class B license)
- Catering Facility
- Conference Center
- Day Care Center
- Dry Cleaning and Laundry
- General Recreation Parks
- Health Clubs
- Home Improvement Center
- Hotel and Convention Center
- House of Worship
- Museums
- Passenger Railroad Station
- Photography Studio
- Playgrounds and Athletic Areas
- Printing, Publishing, and Blueprinting with Retail Sales

- Public or Private Recreational Facilities
- Resorts
- Restaurant, Sit Down
- Retail and Wholesale Trade
- Sod and Crop Farms
- Swimming Pools/Ice Skating Rinks
- Theater
- Veterinarian Clinic with no Outside Kennel

(d) Accessory Uses

Accessory uses and accessory structures, as defined in Section 10.5-6

(3) Special Uses (In accordance with Section 5.4-6 Special Use Permits)

- Alternative electric suppliers unless ancillary to a Permitted or Special Use
- Auto Repair
- Automobile Service Stations
- Fuel Sales and Storage
- Heliports
- Outside Storage
- Public Assembly
- Restaurant (drive-through)
- Vehicle Sales

(4) Bulk, Setbacks and Yard Requirements

(a) Maximum Height *

Office, Research and Technology	55 feet or 3 stories, whichever is less
Light Industrial	40-50 feet or 2 stories, whichever is less
Commercial	35 feet or 2 stories, whichever is less Except hotels, which may be 55 feet or 5 stories, whichever is less

* Subject to Federal Aviation Administration (FAA) Regulations

(b) Minimum Zoning Lot Area

Office, Research and Technology	2 acres
Light Industrial	2 acres
Commercial	1 acre

(c) Minimum Zoning Lot Width

Office, Research and Technology	150 feet
Light Industrial	200 feet
Commercial	150 feet

(d) Minimum Front and Exterior Side Yard (Building and Paving)

	Building	Paving
Office, Research and Technology	60 feet	40 feet
Light Industrial	40 feet	20 feet
Commercial	50 feet	20 feet

(e) Minimum Interior Side Yard (Building and Paving)

	Building	Paving
Office, Research and Technology	15 feet	10 feet
Light Industrial	20 feet	15 feet
Commercial	25 feet	10 feet

(f) Minimum Rear Yard (Building and Paving)

	Building	Paving
Office, Research and Technology	15 feet	10 feet
Light Industrial	20 feet	10 feet
Commercial	25 feet	10 feet

(g) Maximum Floor Area Ratio *

Office, Research and Technology	0.60
Light Industrial	1.50
Commercial	0.25
Hotels and Motels	1.00

* Includes Parking Garages

(5) Multiple Buildings on a Lot

As part of planning for the Commercial Parcels Zone, it may be appropriate to consider proposals for multiple buildings on one (1) Zoning Lot in order to achieve a unified use, appearance and architectural style. "Unified Use" shall mean that all uses on any one (1) Zoning Lot shall be limited to those uses grouped in the separate use categories contained in subsections 10.5-3 (C) (2) (a-d), together with and Accessory Uses and Accessory Structures. Multiple buildings may be permitted on a lot provided that each building conforms to all regulations set forth in this Ordinance. Subject to the applicable building codes, the following distances shall be maintained between buildings, except for Accessory Uses, which shall comply with 10.5-6:

Office, Research and Technology	40 feet
Light Industrial	40 feet
Commercial	30 feet

10.5-4 Architectural and Development Guidelines

(A) Parking, Driveways and Sidewalks

- (1) No on-street parking shall be allowed. Parking access shall be of sufficient size to serve the business use conducted on a lot. No parking area or driveway shall be located within ten (10) feet of any building except for drop off areas (to be consistent with Section 10.5-5 (J) (1)).
- (2) All surfaces used as parking, driveways or walkways shall be minimally paved in accordance with City of West Chicago specifications.
- (3) Lessees shall install trails and pedestrian and bicycle paths where practical. Sidewalks shall be required pursuant to the City of West Chicago's Ordinances.
- (4) All parking shall be completed in compliance with Section 10.5-7 of this Airport Zoning District Ordinance.

(B) Loading and Service Areas

- (1) No loading or servicing shall be conducted between a building and any street.
- (2) Loading and servicing shall be designed so that the entire operation is conducted within the confines of the Zoning Lot. No loading vehicles may extend beyond the lot line.
- (3) Loading and servicing areas shall be either (i) screened from streets and building entrances by means of a landscape screening buffer, earthen berm, or combination of landscaping and berming, or (ii) shall be designed as an integral part of the building architecture.
- (4) All areas used for loading and servicing shall be minimally paved in accordance with City of West Chicago specifications.
- (5) All loading shall be in compliance with Section 10.5-8 of this Airport Zoning District Ordinance.

(C) Outside Storage and Equipment

- (1) Accessory structures shall not be deemed to constitute outside storage. Parking of fleet vehicles shall not constitute outside storage. All outside storage shall be on a paved surface and shall only be permitted in the rear or interior side yards. Outside storage of fixed machinery shall be permitted on any Zoning Lot for which the principal use is Light Industrial, provided that the fixed machinery shall be either (i) screened from streets and building entrances by means of a landscape screening buffer, earthen berm, or combination of landscaping and berming, or (ii) shall be designed as an integral part of the building architecture. All other types of outside storage such as articles, goods, materials, equipment,

stock in trade and similar items, shall be permitted by special use only and shall be screened with fencing or landscaping.

- (2) Vehicles shall be stored in approved areas within the rear yard only (except that in the South Park Area, vehicles may be stored in rear or interior side yards). If vehicles are to be stored for more than seventy-two (72) hours, they shall be stored in an area screened from adjacent sites, streets and sidewalks and comply with all setback requirements.
- (3) There shall be no outside production or assembly of products, material, equipment or other business operations.

(D) Fencing and Walls

- (1) No fence or wall of any kind shall be constructed without a fence permit from the City of West Chicago.
- (2) Materials and colors of fences and walls shall be compatible with building architecture.
- (3) Barbed wire fences are prohibited, except as required by public utilities.
- (4) Chain link fences shall be permitted in side and rear yards only in the South Park area.
- (5) Fences shall be a maximum of six (6) feet in height.
- (6) Fences shall be permitted in the rear and side yards only, except that decorative fences shall be permitted (i) in front yards in the South Park Area and (ii) in front yards elsewhere in the Commercial Parcels Zone when site security is a requirement of the building occupant(s). Said fences shall not be located within the required front yard landscape setback.

(E) Waste and Refuse

All waste material and refuse shall be securely stored and maintained internally in (i) enclosed receptacles within the building until removed by a licensed scavenger service or (ii) exterior trash enclosures so long as they are fully screened by building materials or other opaque substances consistent with the principal building architecture.

(F) Site Lighting

- (1) Lights shall not be placed to cause glare or spillage on other sites. Intensity of lighting shall be no greater than required for vehicle and pedestrian safety.
- (2) Lighting and photometric plans shall be designed in a manner so as not to interfere with the aviation operation of the DuPage Airport. All lighting shall be directed toward the ground and have no spillage above the light itself. All lighting plans shall minimally comply with City of West Chicago specifications.
- (3) All parking area and driveway lighting shall minimally be in accordance with the specifications of the City of West Chicago. All jobs are to have matching base covers. All

concrete pole bases are to be at grade except in paved areas. In smaller parking areas (less than one hundred (100) parking spaces), poles shall not exceed twelve (12) feet in height. In large parking areas (one hundred (100) parking spaces or more), lighting pole fixtures shall not exceed twenty-five (25) feet in height; provided that, within the Commercial Parcels Zone lighting pole fixtures may be up to twenty-five (25) feet in height in any parking lot. In no case shall the assembly be higher than the top of the building it serves.

- (4) Building mounted lighting is restricted to (i) loading and storage locations or similar areas except as permitted in Section 10.5-9 and (ii) building accent lighting. Building mounted lighting shall not be used for lighting parking areas or sidewalks. Building mounted light fixtures shall be shielded and shall not project above the fascia or roofline. The shields shall be painted to match the surface to which they are attached. Building mounted fixtures visible from parking lots, streets or off-site areas shall be integral to the building architecture or visually similar to parking lot fixtures, as determined by the City of West Chicago.
- (5) All low level lighting fixtures shall minimally be in accordance with the specifications of the City of West Chicago.

(G) Utility Installation

- (1) All permanent utilities shall be located underground and in easements of sufficient width for utility operation, maintenance and repair. Where feasible, utilities shall be located immediately adjacent to the lot line.
- (2) All utility appurtenances, including telephone pedestals, utility meters, transformers, etc. shall be screened.

(H) Construction Phase

- (1) Development of any lot shall follow the soil erosion procedure of the City of West Chicago and DuPage County.
- (2) Construction sites shall be maintained in a neat and orderly manner. All construction debris and other trash shall be kept in enclosed containers and frequently removed.
- (3) Existing roads shall be kept free and clear of all dirt, soil construction material and/or debris on a daily basis.
- (4) Construction fences shall be installed by the applicant to protect existing landscape materials, as well as lawns and underground landscape drainage systems.
- (5) Portable toilet facilities shall be provided at all construction sites.

(I) Architectural Design Standards

- (1) Corrugated metal or pre-engineering metals installed with exposed fasteners are prohibited on any building exterior wall, except that, in the Commercial Parcels Zone, architectural grade metal and metal products may be used on the exterior of buildings and structures, and

for rooftop screening, if incorporated into an overall architectural scheme for such the building(s) or structure(s) on a zoning Lot.

- (2) All buildings on a lot shall be of similar, compatible design and materials.
- (3) Rooftop equipment, vents and ducts shall be screened from adjacent street frontages of the subject zoning Lot.
- (4) All buildings shall be insulated to protect from noise by overhead and nearby air traffic.

(J) Sight Triangles

- (1) In order to protect views, a sight triangle, measured thirty (30) feet from the intersection of any two (2) street rights-of-way or lot lines, whichever is greater, will be required.
- (2) No parking, loading, signs or structures of any kind shall occur or be placed within this sight triangle.

10.5-5 Landscape Standards

(A) Purpose

This section defines landscape performance standards and sets guidelines and specifications for the design of the Airport Zoning District. These standards are established to ensure a high quality of performance, construction, and aesthetic value that will benefit landowners, the general public, and the community as a whole. This Section is intended to facilitate the following purposes:

- (1) To establish an aesthetically cohesive and functional design throughout the Airport Zoning District.
- (2) To promote the airport's wildlife management plan to minimize wildlife migration and enhance air traffic safety.
- (3) To enhance views and minimize the adverse visual and environmental impact of all large paved areas.
- (4) To protect and preserve the appearance and character of the community.
- (5) To consider the scale and nature of the landscaping material.
- (6) To incorporate lush vegetation and emulate a natural, park-type setting.
- (7) To encourage environmental sensitivity with regards to wetlands, trees and other existing desirable natural amenities.

- (8) To protect and promote the health, safety, and welfare of the residents of DuPage County, Kane County, the City of West Chicago, the surrounding communities and the DuPage Airport Authority.

(B) Plant Palette

- (1) All plants supplied shall conform to the "American Standards for Nursery Stock," latest edition, and shall be installed according to the current standards of the American Association of Nurserymen.
- (2) Plants shall minimize conflicts between the flight path of planes and bird habitats. Special consideration will be given to LEED certified buildings. The following is a suggested list of plants to achieve this purpose:

(a) Shade Trees

- Acer x freemaniiFreeman Maple
- Acer platanoidesNorway Maple
- Acer rubrumRed Maple
- Acer rubrum 'Red Sunset'Red Sunset Maple
- Acer SaccharumSugar Maple
- Betula nigraRiver Birch
- Acer Saccharum 'Green Mountain'Green Mountain Sugar Maple
- Carya ovataShagbark Hickory
- Catalpa speciosaCatalpa *
- Fraxinus Americana 'Autumn Purple'Autumn Purple White Ash
- Fraxinus Americana 'Skyline'Skyline White Ash
- Fraxinus pennsylvanica 'Patmore'Patmore Green Ash
- Gleditsia triacanthos var. inermis 'Shademaster'Shademaster Honey locust
- Gleditsia triacanthos var. inermis 'Skyline'Skyline Honey locust
- Gymnocladus dioicaKentucky Coffee Tree
- Juglans nigraBlack Walnut *
- Quercus bicolorSwamp White Oak
- Quercus macrocarpaBur Oak
- Quercus palustrisPin Oak
- Quercus roburEnglish Oak
- Quercus rubraRed Oak

* Catalpa and Black Walnut shall be planted in non-lawn areas and a minimum of forty (40) feet from potential right-of-way in accordance with Section 4 (B) of the City of West Chicago Resolution 04-R-0060.

(b) Ornamental Trees

- *Acer campestre*Hedge Maple
- *Amelanchier arborea*Juneberry
- *Amelanchier Canadensis*Serviceberry
- *Cornus alternifolia*Pagoda Dogwood
- *Cornus mas* CornelianCherry Dogwood
- *Crataegus phaenopyrum*Washington Hawthorn *
- *Magnolia stellata*Star Magnolia
- *Pyrus calleryana* 'Chanticleer'Chanticleer Callery Pear
- *Pyrus calleryana* 'Redspire'Redspire Callery Pear
- *Viburnum prunifolium*Blackhaw Viburnum

* Washington Hawthorn shall not be planted adjacent to pedestrian walkways or bicycle paths.

(c) Large Deciduous Shrubs

- *Cornus racemosa*Grey Dogwood
- *Cornus stolonifera*Redtwig Dogwood
- *Hamamelis virginiana*Common Witchhazel
- *Prunus x cistena*Purpleleaf Sand Cherry
- *Rhododendron* 'PJM'PJM Azalea
- *Rhododendron* 'Northern Lights'Northern Lights Azalea
- *Rhododendron* sppAzalea
- *Rhus typhina*Staghorn Sumac
- *Spiraea x vanhouttei*Vanhoutte Spirea
- *Syringa patula* 'Miss Kim'Miss Kim Lilac
- *Syringa vulgaris*Common Lilac
- *Viburnum x burkwoodii*Burkwood Viburnum
- *Viburnum carlesii*Koreanspice Viburnum
- *Viburnum d.* 'Synnestvedt'Arrowwood Viburnum
- *Viburnum lentago*Nannyberry
- *Viburnum x juddii*Judd Viburnum
- *Weigela florida* Java RedJava Red Weigela

(d) Small Deciduous Shrubs

- *Aronia melanocarpa*Chokecherry
- *Chaenomeles speciosa* 'Texas Scarlet'Texas Scarlet Flowering Quince

- *Corylus Americana*American Hazelnut
- *Euonymus fortunei* 'Sarcocoe'Sarcocoe Euonymus
- *Forsythia viridissima* 'Bronxensis'Bronx Greenstem Forsythia
- *Potentilla fruticosa* 'Gold Drop'Gold Drop Cinquefoil
- *Potentilla fruticosa* 'McKay's White'McKay's White Cinquefoil
- *Rhododendron* 'Ivory Coast'Ivory Coast Azalea
- *Rhododendron* 'PJM Compact'Compact PJM Azalea
- *Rhododendron* sppAzalea
- *Rhus aromatica* 'Gro-Low'Gro-Low Fragrant Sumac
- *Ribes alpinum* 'Green Mound'Green Mound Alpine Currant
- *Rosa* 'Bonica'/'Bonica'Shrub Rose
- *Rosa* 'Flower Carpet Pink'Flower Carpet Rose
- *Rosa* 'Nearly Wild'Nearly Wild Rose
- *Rosa* 'Scarlet Meidiland'Scarlet Meidiland Rose
- *Spiraea alba*Meadowseet
- *Spiraea* x *bumalda* 'Anthony Waterer'Anthony Waterer *Spiraea*
- *Spiraea* x *bumalda* 'Froebelii'Frobel's *Spiraea*
- *Spiraea* x *bumalda* 'Goldflame'Goldflame *Spiraea*
- *Spiraea japonica* 'Goldmound'Goldmound *Spiraea*
- *Spiraea japonica* 'Little Princess'Little Princess *Spiraea*
- *Syringa meyeri* 'Palibin'Dwarf Korean Lilac
- *Viburnum trilobum* 'Bailey'A. Cranberrybush *Viburnum*

(e) Ornamental Grasses (for use in detention and retention areas)

- *Andropogon gerardii*Big Blue Stem
- *Andropogon scoparius*Little Blue Stem
- *Bouteloua curtipendula*Side-Oats Grama
- *Calamagrostis acutiflora* 'Karl Foerster'Feather Reed Grass
- *Miscanthus sinensis* 'Nippon'Nippon Maiden Grass
- *Molinia caerulea arundinacea* 'Skyracer'Tall Moor Grass
- *Panicum* v. 'Shenandoah'Shenandoah Switch Grass
- *Panicum virgatum* 'Northwind'Northwind Switch Grass
- *Sporobolus heterolepis*Prairie Drop Seed

(f) Groundcovers (for use in foundation areas, front yards and parking islands)

- *Coreopsis palmate*Prairie Coreopsis
- *Euonymus fortunei*Colorata Purpleleaf Wintercreeper
- *Fern* sppFern

- Hedra helixEnglish Ivy
- Pachysandra terminalis 'Green Carpet'Green Carpet Japanese Spurge
- Sporobolus heterolepisPrairie Dropseed
- Vinca minorPeriwinkle

(g) Perennials (for use in foundation areas, front yards and parking islands)

- Achillea sppYarrow
- Aster laevisSmooth Blue Aster
- Baptisia leucanthaWild White Indigo
- Boltonia asteroidesFalse Aster
- Chasmanthium latifoliumNorthern Sea Oats
- Coreopsis sppCoreopsis
- Echinacea purpureaPurple Coneflower
- Hemerocallis sppDaylily
- Hosta sppHosta
- Liatris pycnostachyaPrairie Blazing Star
- Monarda d. 'Raspberry Wine'Raspberry Wine Bee Balm
- Ratibida pinnataYellow Coneflower
- Rudbeckia f. 'Goldstrum'Black-Eyed Susan
- Solidago rugosa 'Fireworks'Goldenrod

(C) General Planting and Design Requirements

- (1) All shade trees shall be an average of three (3) inches in caliper, measured six (6) inches above the root flare, at time of installation.
- (2) All shade trees located in turf areas that require mowing or adjacent to intersections, roadways and driveways where there is a need for sight distance requirements shall have a minimum height of six (6) feet of clear trunk, free of branches and with a leafy canopy.
- (3) Large shrubs shall be supplied in containers, a minimum of five (5) gallons, or balled and burlapped.
- (4) Small shrubs shall be supplied in containers, a minimum of two (2) gallons.
- (5) Perennials and ornamental grasses may be planted in lieu of small shrubs. Three (3) perennial plants or ornamental grasses shall equal one (1) small shrub.
- (6) All groundcovers shall be planted so that an effective covering is obtained within two (2) growing seasons, or at a maximum spacing of one (1) foot on center in all directions.
- (7) All yards adjacent to a street shall be sodded.

- (8) Screening of transformers, above ground utilities, and loading docks shall consist of planting material or natural materials or a combination thereof.
- (9) Any area of the lot not used for structures or circulation elements shall be landscaped or otherwise improved in accordance with the landscape and architectural standards of the Airport Zoning District.
- (10) The following no planting zones shall apply around a utility structure, such as but not limited to, a fire hydrant, buffalo box, water shut off valve, valve vault, manhole, catch basin, or inlet:
 - (a) Fifteen (15) feet for shade, ornamental or evergreen trees.
 - (b) Ten (10) feet for large or small shrubs.
 - (c) Five (5) feet for perennials and ornamental grasses.

(D) Berms

- (1) Berms shall be meandering and amorphous in character and shall be utilized to screen parking lots from street views.
- (2) All slopes in landscaped areas shall be no greater than 3:1.

(E) Landscaping For Parkways

One (1) shade tree shall be provided for every fifty (50) feet of frontage, centered within the parkway area between the curb and sidewalk.

(F) Landscaping For Parking Areas

- (1) Parking lots shall be a minimum of fifteen (15) feet from all building facades.
- (2) A minimum of one hundred and sixty two (162) square feet of landscaped islands shall be provided for every fifteen (15) parking stalls provided by end, intermediate and/or center landscape islands.
- (3) Landscaped islands shall be a minimum of nine (9) feet in width and eighteen (18) feet in length from back of curb to back of curb and required at the ends of parking rows.
- (4) All plants installed in parking lot islands shall be planted at a minimum of three (3) feet from the back of curb.
- (5) Nine (9) foot wide intermediate islands shall require one (1) shade tree and perennials a maximum height of two (2) feet.
- (6) Eighteen (18) feet wide intermediate islands shall require one (1) shade tree, three (3)-small shrubs and/or perennials a maximum height of two (2) feet.

- (7) Nine (9) foot wide end islands shall require two (2) shade trees and three (3) small shrubs and/or perennials at a maximum height of two (2) feet.
- (8) Nine (9) foot wide center islands shall require small shrubs and/or perennials at a maximum height of two (2) feet.

(G) Landscaping For Front and Exterior Side Yards

- (1) A minimum of each of the following landscape material shall be provided:
 - (a) One (1) shade tree per fifty (50) linear feet or portion thereof of the yard to be landscaped; and
 - (b) One (1) ornamental and/or evergreen tree per thirty-five (35) linear feet or portion thereof of the yard to be landscaped; and
 - (c) Seven (7) large shrubs per twenty-five (25) linear feet or portion thereof of the yard to be landscaped; and
 - (d) Eighteen (18) small shrubs per twenty-five (25) linear feet or portion thereof of the yard to be landscaped.
- (2) The landscape design shall include the use of groupings of landscape materials.

(H) Landscaping For Side Yards and Rear Yards

- (1) A minimum of each of the following landscape materials shall be provided:
 - (a) One (1) shade tree per every fifty (50) linear feet or portion thereof of the yard to be landscaped; and
 - (b) One (1) ornamental and/or evergreen tree per every thirty-five (35) linear feet or portion thereof of the yard to be landscaped; and
 - (c) Five (5) large shrubs per every twenty-five (25) linear feet or portion thereof of the yard to be landscaped.
- (2) Tree locations shall not conflict with underground utility locations.

(I) Landscaping For Detention and Retention Areas.

- (1) A minimum of each of the following landscape materials shall be provided:
 - (a) One (1) shade tree per every one hundred (100) linear feet of detention and retention perimeter or portion thereof, measured at the high water level; and

- (b) One ornamental or evergreen tree per every one hundred (100) linear feet of detention and retention perimeter or portion thereof, measured at the high water level; and
 - (c) Trees may be grouped in arrangements as long as the number of trees equal the number required in (a) and (b) above; however, trees planted in the perimeters of retention and detention areas shall be of a natural and non-linear design and shall be clustered into groups rather than planted evenly around the pond.
- (2) Only plants adaptable to temporary flooding shall be planted below the high water line.
 - (3) Ornamental grasses shall be planted in small groupings of three (3), five (5) or seven (7) to minimize the potential for bird nesting areas.

(J) Foundation Landscaped Areas

- (1) A landscaped area a minimum of ten (10) feet in width shall be located around the perimeters of all buildings, except for drop off areas (to be consistent with Section 10.5-4 (A) (1)).
- (2) The foundation landscaped area shall be free of sidewalks and pavement, except for sidewalks to building doors, plazas, loading docks and spaces, and driveways to building doors and openings.
- (3) Particular attention shall be paid toward softening large expanses of building walls and accenting building entrances and architectural features.

(K) Landscaping Within Right-of-Way Medians

- (1) All plantings shall not be less than two (2) feet from the back of curbs.
- (2) All plantings that reach a mature height of more than eighteen (18) inches shall not be less than seven (7) feet from the back of curbs or at such other locations where sight distance requirements exist.
- (3) All ornamental, evergreen or shade trees shall be naturally spaced within the median.
- (4) Only shrubs or groundcovers that reach a mature height of no more than eighteen (18) inches shall be planted within the median, unless such plantings are located not less than seven (7) feet from the back of curbs, in which case such plantings may exceed eighteen (18) inches in height so long as they do not obstruct sight distance requirements.
- (5) Landscaping shall conform to the City of West Chicago Subdivision Regulations.

(L) Landscaping For Ground Signs

- (1) For every one (1) square foot of sign surface area, there shall be provided one and one-half (1 ½) square feet of landscape area. Sodded areas shall not qualify as such a landscaped area.

- (2) The required landscaped areas shall be improved with such plantings as small and large shrubs, ornamental trees, perennials, annual beds, etc., of a size and in a quantity proportionate to the size and height of the sign.
- (3) No plantings shall cover or obstruct any views of the sign surface area.

(M) Site Grading

- (1) All site grading shall be done to enhance and preserve natural, rolling topographic features.
- (2) All changes in slopes shall be gradual and shall provide a smooth and even transition between existing and proposed grades.
- (3) All grading shall provide positive drainage away from all buildings and into swales, ditches, storm sewers, detention areas and retention areas.
- (4) Grading for parking lots shall provide positive drainage away from parked cars and sidewalks into inlets and catch basins.
- (5) Landscaping improvements shall be installed in a manner consistent with an approved mass grading plan.
- (6) Grading shall comply with City of West Chicago and DuPage County stormwater management regulations.

(N) Preliminary Landscape Plan

- (1) Blueline or blackline prints of the landscape plan shall be submitted to City of West Chicago for preliminary review.
- (2) The landscape plans shall be of a scale of 1" = 50' - 0" or larger and on standard size cut sheets (24 x 36 inches).
- (3) The preliminary landscape plan shall be prepared by a licensed landscape architect and include the following:
 - Name of project and client
 - Title block including the name, phone number, and street address of the landscape architect
 - Name, address, and phone number of civil engineer
 - Date of plan
 - Location map indicating particular area being addressed
 - Drawing scale
 - Drawing orientation (indicated by conventional north arrow)
 - Property lines, easements, and rights-of-way frontages, streets
 - Labels of wetland areas, detention, and retention ponds

- Labels of buildings and other structures, including parking lots, sidewalks, and other paved areas
- Location of all proposed areas to be seeded and/or sodded
- Location of all plant material
- Lot topography
- Size, height and type of all plant material
- Location and labels of all signage
- Plant key identifying particular key symbols
- All preliminary plans shall be denoted as “For Review Only-Do Not Use for Construction”

(O) Final Landscape Plan

- (1) Blueline or blackline prints of the landscape plan shall be submitted to City of West Chicago for final approval.
- (2) The final landscape plan shall be of a scale of 1” = 50’ - 0” or larger and on standard size cut sheets (24 x 36 inches).
- (3) The final landscape plan shall be prepared by a licensed landscape architect and include the following:
 - Name of project and client
 - Title block including the name, phone number, and street address of the landscape architect
 - Name, address, and phone number of civil engineer
 - Date of plan
 - Location map indicating particular area being addressed
 - Drawing scale
 - Drawing orientation (indicated by conventional north arrow)
 - Property lines, easements, and rights-of-way frontages, streets
 - Labels of wetland areas, detention, and retention ponds
 - Labels of buildings and other structures, including parking lots, sidewalks, and other paved areas
 - Location and keyed labels of all proposed plants
 - Location of all proposed areas to be seeded and/or sodded
 - Location and labels of all signage
 - Plant list or schedule to include key symbols, quantity, correct botanical and common names, size and condition of all proposed plants
 - General and specific notes and details to indicate or explain the design and construction procedures to be used
 - Elevations, cross-sections, and any other graphic details that will help explain the design more thoroughly
 - Location of all utilities and utility structures
 - Location of all light or flag poles

(P) Mulch

- (1) All planting beds shall be mulched with a minimum depth of three (3) inches of finely shredded hardwood or bark mulch.
- (2) Perennial, groundcover and annual flowerbeds shall be mulched with two (2) inches of mushroom compost.
- (3) All trees shall require a three (3) foot mulch ring with a minimum of three (3) inches of mulch depth.

(Q) Installation

- (1) All landscaping materials shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen.
- (2) Landscape plant materials shall be properly guyed and staked in accordance with current industry standards.

(R) Maintenance

- (1) All required landscaping shall be the responsibility of the property owner and shall be maintained by the lot owner.
- (2) Any damaged or dead trees, shrubs or groundcover shall be promptly replaced.
- (3) Maintenance of landscaped areas includes, but is not limited to, weeding, mowing, trimming, pruning, edging, cultivation, seeding, fertilization, watering, pest control and anything else necessary to ensure healthy, vigorous plant growth.
- (4) Landscape plant material overhanging sidewalks, pedestrian paths and seating areas shall be pruned to a minimum of eight (8) feet in height.
- (5) Landscape plant material overhanging streets and vehicular traffic areas shall be pruned to a minimum of fifteen (15) feet in height.
- (6) If the developments and buildings are not maintained in accordance with the approved landscape plan, the occupant of the property shall be notified by the City of West Chicago.
- (7) If the required maintenance is not improved within thirty (30) days from date of notice, the City of West Chicago may perform the required maintenance and charge the occupant of the property all related costs or issue citations in violation of this Section.
- (8) All parkway trees within a dedicated right-of-way shall be the responsibility of the City of West Chicago upon acceptance.

10.5-6 Accessory Structures and Uses

(A) Authorization

Subject to the limitations of this Section 10.5-6, Accessory Structures and Accessory Uses are permitted in the Airport Zoning District in connection with any principal use lawfully existing within such district.

(B) Definition

An Accessory Structure or an Accessory Use is a structure or use that:

- (1) Is subordinate in extent and purpose to, and serves, a principal structure or use; and
- (2) Is customarily found as an incidental use to such principal structure or use; and
- (3) Contributes to the comfort, convenience or necessity of those occupying, working at or being served by such principal structure or use; and
- (4) Is, except as otherwise expressly authorized by the provision of this Airport Zoning District Ordinance, located on the same zoning lot as such principal structure or use; and
- (5) Is under the same ownership and control as the principal structure or use.

(C) Special Regulations Applicable to Particular Accessory Structures and Uses

- (1) Storage. Except as otherwise expressly permitted by this Code, outdoor storage shall not be allowed as an accessory use.
- (2) Storage structures. Accessory storage structures, other than garages and permitted outside storage, shall not exceed ten (10) percent of either the floor area or the volume, whichever is less of the principal structure, if accessory to any other type of principal structure.
- (3) Storage of inoperable vehicles. No vehicle, other than a vehicle waiting timely repair at an automotive repair shop, gasoline station or new or used car dealer, incapable of being driven or used for the purpose or use for which it was designed shall be stored in any parking lot or parking area. Vehicles awaiting timely repair shall not be stored for longer than two (2) business days.
- (4) Antenna with surface areas of ten (10) square feet or less. Antenna and antenna support structures having no single dimension exceeding twelve (12) feet shall be permitted as an accessory use.
- (5) Antenna, other than amateur radio facilities with a single dimension exceeding twelve (12) feet shall comply with the regulations set forth in Section VIII of this Airport Zoning District Ordinance.
- (6) Accessory day care centers. Day care centers shall be considered permitted accessory uses in accordance with Section 10.5-3 (C) (2) subject to the following

limitations:

- (a) The accessory day care center shall be for the exclusive use of employees of the principal use. Day care operations serving those not employed on the premises shall be deemed a separate principal use, and so regulated in accordance with this Airport Zoning District Ordinance; and
- (b) All requisite state and local licenses and permits regarding day care facilities shall be required for such operations; and
- (c) All regular day care activities, including any outdoor play areas, shall be located within the building setbacks for the district in which the principal use is located; and
- (d) The persons or organization operating the accessory day care center need not be employed by the operators of the principal use.

(D) Special Bulk, Yard and Space Regulations

- (1) General rule. Except as otherwise provided, all accessory structures and uses shall comply with, and be included in calculating compliance with, all bulk, yard and space requirements applicable in this Airport Zoning District.
- (2) Distance from principal structures. No detached accessory structure, except an air conditioning unit, antenna or antenna support structure, or exterior trash enclosures, shall be located within ten (10) feet of any principal structure unless such accessory structure is protected by a fire separation wall in compliance with the applicable building code.
- (3) Any accessory structure must compliment the architecture of the principal structure.

10.5-7 Off-Street Parking

(A) Authorization

Subject to the limitations of Section 10.5-6, off-street parking is permitted as an accessory use in all districts. Nothing herein shall be construed to limit the right of any person to provide off-street parking in excess of the requirements herein established but all such parking shall comply with the standards of this Section.

(B) General Requirements

- (1) Applicability to existing, new and expanded uses
 - (a) General applicability. Except as provided otherwise in this Section 10.5-7, the provisions of this Section shall apply to all new uses.
 - (b) Change in existing use. Whenever a use lawfully existing on the effective date of the Airport Zoning District Ordinance is changed thereafter to a new use, parking facilities

shall be provided as required herein for such new use; provided, however, that when any such new use is required to have no more than the same number of parking spaces required of such existing lawful use, then such new use may be established with a deficiency in required parking spaces equal in number to not more than the number of spaces such existing lawful use was deficient on the effective date of the Airport Zoning District Ordinance.

(c) Increase in use intensity. Whenever the intensity of use of any structure or use is increased through the lawful addition of units, floor area, seating capacity or other units of measurement specified herein for required parking spaces, parking spaces as required herein shall be provided for such increase in intensity of use.

(d) Exception for nonconforming locations and design. Nothing in this Section 10.5-7 shall be construed to prohibit the continued utilization of any parking space as an accessory use to any structure or use for parking a vehicle that may lawfully be parked in such space solely because such space does not satisfy the location or design requirements of this Airport Zoning District Ordinance, or any amendment to it, if such space was legally in use as an accessory use to such structure or use on the effective date of the Airport Zoning District Ordinance or such amendment.

(2) Location of Required Parking Spaces.

(a) General rule. Parking spaces required by this Section 10.5-7 shall be located on the same lot as the use to which they are accessory.

(C) Design and Maintenance

Every parking lot and garage shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:

(1) Location on lot. Off-street parking facilities shall be located on the same Zoning Lot as the principal use and may be provided on surface lots, underground, building or in parking structures, but shall comply with the yard requirements applicable in the district in which they are located.

(2) Screening and landscaping. All parking lots and garages shall comply with the screening and landscaping requirements set forth in Section 10.5-5 of the Airport Zoning District Ordinance.

(3) Design.

(a) Access to street. All parking lots, areas and garages shall be so located and designed as to provide access to adjacent streets with least interference with through traffic movements.

(b) Turnaround area. Every parking lot or garage shall be provided with a turnaround area or other means to permit cars to exit the parking lot or garage without backing onto any street or sidewalk. No street shall be used as a turnaround.

- (c) Lighting. Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. All lighting shall comply with Section 10.5-4 (F) of this Airport Zoning District Ordinance and shall be reduced to security levels at all times of non-use.
- (d) Landscaping islands. All islands shall be bordered by a B-6-12 type concrete barrier curb and shall be located and constructed in accordance with accepted engineering standards.
- (e) Curbs. Every parking lot and garage shall be bordered by a six (6) inch high concrete curb and shall be provided with curbs, barrier fences, or other suitable devices designed and located to protect required screening devices, landscaping and structures from damage by vehicles using such lot or garage.
- (f) Circulation aisles. Each parking space shall be accessed by a circulation aisle of a width, in feet, as specified below:

Parking Angle	One-Way Aisle Width	Two-Way Aisle Width
Parallel	14	24
45°	14	24
60°	16	24
75°	20	24
90°	24	24

- (g) Back-up area. Each parking space shall be provided with a sufficient back-up area to permit egress in one (1) maneuver, consisting of one (1) backward and one (1) forward movement.
- (h) Space dimensions. Each off-street parking space, excluding its associated circulation aisle, shall have the following minimum dimensions, in feet;

Parking Angle	Stall Width	Stall Length	Stall Height
Parallel	9.0	23	8
30°	8.5	18	8
45°	8.5	18	8
60°	8.5	18	8
90°	9.0	18	8

The above-stated stall width dimensions shall be increased to sixteen (16) feet or to the width required by state law, whichever is greater, for handicapped parking spaces.

Ninety (90) degree parking stalls that abut a landscape area a minimum of twenty (20) feet in width may be reduced to seventeen (17) feet in length, with a one (1) foot overhang.

- (i) Landbanking to reduce long term parking dimensions. Except for parallel parking spaces, the above-stated dimensions may be reduced in order to increase the amount of landscaped open space to seventeen and one-half (17 ½) feet in length and eight and one-half (8 ½) feet in width in parking lots and structures in accordance with the procedures of Section 10.5-7 (E).
- (j) Maintenance. All tree planting areas, landscaped islands, parking lots, garages and areas shall be properly maintained at all times so as to be free of weeds, pot holes, broken curbs and other damaged or neglected features.

(D) Off-Street Parking Use

No off-street parking lot or area shall be used for any purpose other than parking of fleet vehicles, and temporary storage of other motor vehicles related to the premises.

(E) Landbanking of Required Parking

- (1) Landbanking authorized. Notwithstanding any other provision of this Section, the total number of off-street parking spaces required to be paved pursuant to Section 10.5-7 (F) may be reduced or the stall length and width dimensions required pursuant to Section 10.5-7 (C) may be reduced by no more than thirty-five (35) percent, subject to acceptance by the owner or its successors or assignees of the conditions set forth in the following three (3) subparagraphs.
- (2) Termination of landbanking. The City of West Chicago, upon consultation with the owner of the property, shall have the right to require the occupant of the property to increase the stall length and width to the dimensions required by Section 10.5-7 (C) or to increase the number of parking spaces provided to serve said zoning lot up to the maximum required by Section 10.5-7 (F) for the property in question if the required parking becomes necessary to serve the development.
- (3) Alternate plans required. Every application to allow landbanking of required parking spaces shall be accomplished by alternate detailed parking plans. One (1) plan shall show the full stall length and width required and the full number of parking spaces required pursuant to this Section; the other plan shall show the reduced stall length and width or the reduced number of parking spaces, or both, as the case may be, proposed to be provided pursuant to the special permit being sought and shall also show the landscaping treatment of areas proposed to be reserved for future parking requirements. Both such plans shall show the location on the lot of all parking areas, the exact number of parking spaces to be provided and complete details for:
 - (a) Markings,
 - (b) Curbing,
 - (c) Surfacing,

- (d) Screening and landscaping,
- (e) Lighting,
- (f) Grading,
- (g) Stormwater calculations demonstrating compliance with City of West Chicago requirements,
- (h) Signage, and
- (i) Access

The design plans for such parking areas shall be subject to the approval of the DuPage Airport Authority.

- (4) Open space covenant. The applicant shall file with the City of West Chicago an unconditional agreement and covenant in form and substance satisfactory to the City of West Chicago that areas reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking.

(F) Required Spaces (Commercial Parcels Zone)

Within the Commercial Parcels Zone, all of the off-street parking regulations of Article XIII of the "Zoning Ordinance of the City of West Chicago, Illinois" (Appendix A of the Code of Ordinances of the City of West Chicago) shall be applicable.

10.5-8 Off-Street Loading

(A) Authorization

Subject to the limitations of Section 10.5-8 and Section 10.5-4 of this Airport Zoning District Ordinance, off-street loading shall be permitted as an accessory use. Nothing herein shall be construed to limit the right of any person to provide off-street loading in excess of the requirements herein established.

(B) General Requirements

- (1) Applicability to existing, new and expanded uses.
 - (a) General applicability. Except as provided in this Section 10.5-8 (B), off-street loading spaces sufficient to satisfy the requirements of this Section shall be provided for all existing and new uses.
 - (b) Change in existing use. **Whenever a use lawfully existing on the effective date of this Airport Zoning District Ordinance is changed thereafter to a new use, loading facilities shall be provided as required herein for such new use; provided, however, that when any such new use is required to have no more than the same number of loading spaces**

required of such existing lawful use, then such new use may be established with a deficiency in required loading spaces equal in number to not more than the number of spaces such existing use was deficient on the date of this Airport Zoning District Ordinance.

(c) Increase in use intensity. Whenever the intensity of use of any structure or use is increased through the lawful addition of floor area, seating capacity or other units of measurement specified herein for required loading spaces, loading spaces as required herein shall be provided for such increase in intensity of use.

(d) Exception. Notwithstanding the foregoing provisions of this Section 10.5-8 (B), no building or use lawfully existing on the effective date of this Airport Zoning District Ordinance, or any amendment to it establishing loading requirements with respect to such structure or use, shall be required to provide any additional loading spaces pursuant to this Section 10.5-8 (B) unless and until the aggregate increase in units of measurement shall equal the full number of units for which one additional loading space would be required pursuant to Section 10.5-8 (D), in which event loading spaces as required herein shall be provided for the total aggregate increase.

(2) Location of required loading spaces. All areas utilized for loading shall be located on the same lot as the use they serve. Loading docks shall be an integral part of the building.

(C) Design and Maintenance

All areas utilized for loading shall be designed, constructed and maintained in accordance with Section 10.5-4 (B) of this Airport Zoning District Ordinance and the standards and requirements set forth herein:

(1) Location on lot. There shall be no loading in the required minimum yards. No loading space shall be located closer to any public right-of-way than the façade of the building facing such right-of-way. All loading spaces shall be located and arranged to provide logical and convenient access thereto from the use they serve.

(2) Loading-screening. All areas utilized for loading shall comply with the screening requirements set forth in Section 10.5-5.

(3) Design.

(a) Access to a street. All areas utilized for loading shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with through traffic movements. No curb cut across public property shall exceed thirty (30) feet in width without the written approval of the City of West Chicago.

(b) Maneuvering space. All areas utilized for loading shall be provided with sufficient maneuvering space on the zoning lot where it is located to allow vehicles to access and exit the space without having to make any backing movement on or into any public or private street.

(c) Surface, drainage and markings. All areas utilized for loading shall be minimally paved in accordance with City of West Chicago specifications.

(d) Space dimensions. Each loading space, excluding required maneuvering areas, shall have the following minimum dimensions, in feet:

Standard	10W x 25L x 14H
Tractor-trailer	12W x 50L x 15H

(D) Required Spaces

- (1) General requirements. All areas utilized for loading or receiving areas shall be provided in sufficient number, of sufficient size and so located that no loading and unloading operations infringe upon any street or sidewalk.
- (2) Minimum requirements. For the following uses, the following minimum number of loading spaces shall be provided:

Required loading spaces by land use:

USE	REQUIRED SPACES
(a) Hotels	1 for 10,000 to 150,000 square feet of gross floor area PLUS 1 for each additional 200,000 square feet of floor area or fraction thereof.
(b) Other Uses	1 for the first 150,000 square feet of gross floor area or fraction thereof PLUS 1 for each additional 200,000 square feet of gross floor area or fraction thereof.

The first space required for any building having in excess of ten thousand (10,000) square feet shall be sized to accommodate a tractor-trailer, and all other spaces may be standard sized.

10.5-9 Signs

All signs shall comply with Article XIII of the Zoning Ordinance of the City of West Chicago, Illinois.

10.5-10 Variance Procedure

(A) Zoning Board of Appeals (ZBA)

The membership, appointment, compensation, term of office, meetings, quorum and voting for the ZBA is set forth in Section 5.3 of the Zoning Ordinance of the City of West Chicago, Illinois.

(B) Authority

A variance may be recommended only in those specific instances enumerated in Section 10.5-10 (F), and then only when the ZBA has made findings of fact, based upon the standards set out in Section 10.5-10 (G), that owing to special conditions a literal enforcement of the provisions of this Airport Zoning District Ordinance in an individual case, results in practical difficulties or particular hardship for the owner, lessee or occupant of land or a structure.

(C) Application for a Variance

An application for a variance shall be filed with the City of West Chicago Community Development Director. The application shall contain the following information as well as such additional information as may be prescribed by rule of the ZBA:

- (1) The particular requirements of this district which prevent the proposed use or construction.
- (2) The characteristics of the subject property which prevent compliance with said requirements of this district.
- (3) The reduction of the minimum requirements of this district which would be necessary to permit the proposed use or construction.
- (4) The practical difficulty or particular hardship which would result if said particular requirements of this district were applied to the subject property.

(D) Public Hearing Notice

The ZBA shall hold a public hearing on each variance request within forty-five (45) days after the variance application is submitted to them. At the hearing any interested party may appear and testify, either in person or by authorized agent. Notice indicating the location of property, the time, date and place of the hearing and the nature of the proposed variance shall be given not more than thirty (30) days nor less than fifteen (15) days before the hearing:

- (1) By certified mail return receipt requested of all persons residing within two hundred fifty (250) feet of property; and a certified mailing sent to all persons at the addresses appearing on a roll prepared by the County Clerks of DuPage and Kane Counties, listing to whom the tax bills are sent concerning parcel(s) of property which are within two hundred fifty (250) feet of the subject property will satisfy this requirement.
- (2) By publication in a newspaper of general circulation within the municipality.

(E) Jurisdiction

The ZBA is hereby vested with the following jurisdiction and authority and it shall be its duty:

- (1) To hear and make recommendation on all applications for variances from the regulations and restrictions imposed by this district.

- (2) To hear and report to the Mayor and City Council on such matters as may be referred to it by the Mayor and City Council subject to the provisions of this district.
- (3) To hear and decide all other matters upon which it is authorized or required to pass under this district or applicable Illinois statutes.

(F) Limitations on Variations

Variations from the regulations of this district shall be considered by the ZBA only in accordance with the standards set forth in this Section and may be considered in the following instances and no others:

- (1) To permit any yard of less dimension than required by the applicable regulations.
- (2) To permit any building or structure to exceed the floor area ratio, height, yard and bulk limitations imposed by this district.
- (3) To reduce the applicable off-street parking or loading facilities required by not more than twenty (20) percent of the required number.
- (4) To permit the same off-street parking facilities to qualify as a required facility for two (2) or more uses, provided the substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week.
- (5) To permit any fence, wall or hedge of less or greater dimension than required by the applicable regulations.
- (6) To permit any signage to exceed height and area limitations by not more than twenty (20) percent.

(7) Variations in flood prone areas.

(8) To permit loading or servicing to be conducted between a building and any street.

(9) To permit loading spaces to be located closer to any public right-of-way than the façade of the building facing such right-of-way.

(10) To permit the storage of vehicles within the exterior side yards in the South Park Area.

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(G) Standards For Variances

The ZBA shall not recommend and the City Council shall not grant variances from the regulations of this District unless affirmative findings of fact shall be made as to all of the

standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon that:

- (1) The physical condition of the premises is unique and does not apply to neighboring premises in the same district.
- (2) The aforesaid unique conditions are not the result of actions taken after the adoption of the zoning ordinance or relevant amendment thereof by any person personally having an interest in the property.
- (3) Strict application of the regulations of the zoning district would deprive the owner of the reasonable use of his premises equivalent to the use of neighboring premises within the district.
- (4) Granting of the variance will be in harmony with the intent of the zoning ordinance and will not be detrimental to any neighboring premises.

(H) Decisions On Variations

The concurring vote of four (4) members of the ZBA shall be necessary to recommend the grant of a variation to the City Council. Any recommendation that a variation be granted shall be accompanied by a conclusion or statement of the relief to be granted, supported by findings of fact, which statement and findings shall be transmitted to the City Council. The City Council shall make a final determination as to whether or not any variation requested shall be granted. The decision of the City Council shall occur by Ordinance supported by a statement containing specific findings of fact, which findings shall specify the reason or reasons for making the variation and shall refer to any exhibits containing plans and specifications for the proposed variation which have been made part of the application or which were introduced at the public hearing as evidence. Such exhibits shall remain part of the permanent record of the ZBA. The terms of relief granted shall be specifically set forth from the findings of fact. All variations granted pursuant to this authority shall be granted in conformance with the statutes of the State of Illinois.

FOURTH AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

THIS FOURTH AMENDMENT TO INTERGOVERNMENTAL AGREEMENT (the "Fourth Amendment") is made and entered into as of this ____ day of _____, 2014 by and between the City of West Chicago, an Illinois municipal corporation, situated in DuPage County, Illinois (hereinafter referred to as the "CITY") and the DuPAGE AIRPORT AUTHORITY, an Illinois special district, situated in DuPage County, Illinois (hereinafter referred to as the "AUTHORITY"); the CITY and the AUTHORITY are sometimes hereinafter referred to individually as "Party" and collectively referred to the "Parties."

WITNESSETH

WHEREAS, the CITY and the AUTHORITY are Parties to that certain Intergovernmental Agreement dated March 22, 2001 (the "Intergovernmental Agreement") pursuant to which they agreed to certain matters relating to property owned by the AUTHORITY within the CITY's boundaries (the "PROPERTY"); and

WHEREAS, the Parties to the Intergovernmental Agreement entered into a First Amendment to Intergovernmental Agreement on or about December 17, 2001; and

WHEREAS, the Parties to the Intergovernmental Agreement entered into a Second Amendment to Intergovernmental Agreement on or about August 15, 2005; and

WHEREAS, the Parties to the Intergovernmental Agreement entered into a Third Amendment to Intergovernmental Agreement on or about September 14, 2011; and

WHEREAS, the Parties wish to enter into this Fourth Amendment to modify the terms of the Intergovernmental Agreement and one of the exhibits attached thereto; and

WHEREAS, the Corporate Authorities of the CITY have proceeded, as required by law, and passed and approved an ordinance causing the CITY's Code to be amended so as to

incorporate into the CITY's ZONING ORDINANCE the provisions of the Fourth Amendment and have concurrently passed and approved the Fourth Amendment; and

WHEREAS, the AUTHORITY's Board of Commissioners has authorized the execution of this Fourth Amendment by the passage of a Resolution providing for such execution and approval, passed or adopted upon the affirmative vote of the majority of the Commissioners; and

WHEREAS, the Parties have determined that it is in their best interests to enter into this Fourth Amendment, pursuant to the lawful authority conferred upon the Parties as units of local government as specified in the preceding Recitals.

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties do hereby agree as follows:

1. **Recitals.** The above Recitals are hereby incorporated into and made a part of this Fourth Amendment as though fully set forth in this Paragraph 1.
2. **Modification of Intergovernmental Agreement.** Except as expressly amended by this Fourth Amendment, the Intergovernmental Agreement shall remain in full force and effect, in accordance with its terms, provisions and conditions.
3. **Definitions.** Except as otherwise set forth in this Fourth Amendment, all capitalized terms used herein will have the respective meanings given them in the Intergovernmental Agreement and Amendments thereto (collectively the "Intergovernmental Agreement").
4. **Amendments to Article IV - Zoning.** Exhibit B provided in part "A. ZONING GRANT" of Article IV of the Intergovernmental Agreement shall be replaced with the new Exhibit "B" attached hereto.
5. **Mutual Cooperation:** Should any person having proper standing to do so bring a cause of action before any court of competent jurisdiction challenging the method or procedures by or through which the Parties entered into this Fourth Amendment, the Parties agree that they shall fully cooperate to defend such cause of action. Further, and in addition to the foregoing sentence, the Parties agree that they shall, to the extent legally permissible, execute such petitions, issue such notices, conduct such meetings, including all lawfully required public hearings and to promptly pass and adopt such ordinances and resolutions and otherwise promptly exercise the respective lawful authority to effectuate the intent of this Fourth Amendment to the Intergovernmental Agreement.

6. **Recordation:** The Parties agree to do all things necessary to cause this Fourth Amendment be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois.
7. **Severability:** In the event that any phrase, paragraph, or portion of this Fourth Amendment is found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such finding of invalidity, illegality or unenforceability shall not affect the validity, legality or enforceability of the remaining portions of this Fourth Amendment. None of the Parties hereto shall contest the validity, legality, or enforceability of any phrase, paragraph or portion of this Fourth Amendment.

IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be executed and delivered the day and the date first written above.

CITY OF WEST CHICAGO, an
Illinois municipal corporation

DuPAGE AIRPORT AUTHORITY,
an Illinois special district

By: _____
Ruben Pineda
Mayor

By: _____
David Bird
Executive Director

ATTEST:

ATTEST:

City Clerk

Secretary

RESOLUTION 2014-1895

AUTHORIZING THE EXECUTION OF THE FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH WEST CHICAGO

WHEREAS, the DuPage Airport Authority (the “Authority”) and the City of West Chicago (the “City”) are Parties to an Intergovernmental Agreement dated March 22, 2001 (the "Intergovernmental Agreement") pursuant to which they agreed to certain matters relating to property owned by the Authority within the City’s boundaries; and

WHEREAS, the Parties to the Intergovernmental Agreement entered into a First Amendment to Intergovernmental Agreement on or about December 17, 2001; and

WHEREAS, the Parties to the Intergovernmental Agreement entered into a Second Amendment to Intergovernmental Agreement on or about August 15, 2005; and

WHEREAS, the Parties to the Intergovernmental Agreement entered into a Third Amendment to Intergovernmental Agreement on or about September 14, 2011; and

WHEREAS, the Parties wish to enter into this Fourth Amendment to modify the terms of the Intergovernmental Agreement and exhibits attached thereto; and

WHEREAS, the Corporate Authorities of the City are proceeding, as required by law, to pass and approve an ordinance causing the City's Code to be amended so as to incorporate into the City's zoning ordinance the provisions of the Fourth Amendment and will concurrently pass and approve the Fourth Amendment; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority to enter into this Fourth Amendment pursuant to the lawful authority conferred upon the Parties as units of local government under the authority of Article VII, Section 10 of the Constitution of the State of Illinois.

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby approves the terms of the Fourth Amendment to the Intergovernmental Agreement as set forth in Exhibit 1 attached hereto.

FURTHER, BE IT RESOLVED, that the Executive Director of the Authority is hereby authorized to take whatever steps necessary to process with the City of West Chicago this Fourth Amendment to the Intergovernmental Agreement on behalf of the Authority.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.

CHAIRMAN

SECRETARY

RESOLUTION 2014-1895

MEMORANDUM

TO: Board of Commissioners
DuPage Airport Authority

FROM: Phillip A. Luetkehans

DATE: November 5, 2014

RE: Resolution Amending the Amended and Restated Development and Lease Agreement.

While going through the process for Project Steel, we also determined that in order to ensure that no future property owner could argue that we lacked the ability to change the Minimum Design Standards or Section 10.5 of the West Chicago Zoning Ordinance, CenterPoint and the DAA agreed to make certain changes to the CenterPoint Development and Lease Agreement and the Covenants, Conditions and Restrictions (the "CCR's"), while CenterPoint and the DAA were the only owners. The significant changes just substitute new Minimum Design Standards for the prior ones and broaden the language of the CCR's and Development and Lease Agreement to allow the Minimum Design Standards and the CCR's to be amended from time to time, thus eliminating any concern of future property owners arguing that the DAA does not have the right to modify the language of Section 10.5 or the Minimum Design Standards.

The new Minimum Design Standards attached hereto just create the basis for which the DAA can grant deviations from the Minimum Design Standards. The new language in the Minimum Design Standards can be found on page N-5 and are shown as highlighted on the document. This list of standards for deviation from the Minimum Design Standards is very similar to and based upon those that Section 10.5 sets for variations from Section 10.5.

This firm recommends that you pass the Resolution Amending the Amended and Restated Development and Lease Agreement.

EXHIBIT N

MINIMUM DESIGN STANDARDS

Introduction

All of the following standards are Minimum Design Standards which must be met when developing the DuPage Business Park (the Property). All proposed developments must be reviewed by the DuPage Airport Authority (the "Authority") to ensure that the proposed development meets these Minimum Design Standards and the Airport Zoning Ordinance (Section 10.5). These Minimum Design Standards are to be applied in conjunction with Section 10.5.

Site Plan Design – General Planning Principles

The site plan design intent of the Property begins with the premise that there are four distinct sub-areas or development zones within the Park as depicted in the attached Concept Plan (Exhibit A – to be inserted). The four sub-areas consist of: (a) an approximately 101.2 acre zone south of Fabyan Parkway in which light industrial manufacturing and warehousing uses are permitted (b) an approximately 215.5 acre zone located north of Fabyan Parkway and south of Roosevelt Road in which light industrial, research, office and similar uses are permitted, (c) an approximately 27.1 acre parcel located adjacent to the south line of Fabyan Parkway in which commercial, light industrial, research, office and similar uses are permitted, and (d) two parcels totaling approximately 102.1 acres which straddle Roosevelt Road in which commercial and retail uses are permitted.

Site Minimum Lot Area – Defer to Section 10.5

Site Minimum Lot Width – Defer to Section 10.5

Building Setbacks - Defer to Section 10.5 except as follows:

- All development parcels, regardless of their use, will have interior side yard building setbacks of no less than 25 feet.
- All development parcels, regardless of their use, will have rear yard building setbacks of no less than 35 feet.

Parking

- In the portion of the Property north of Fabyan Parkway, no parking may be located within 40 feet of any site roadway.
- On all development parcels in all portions of the Property, and regardless of their use, parking is intended to be located behind the street-facing façade of the buildings they service. Notwithstanding the foregoing, on all development parcels in all portions of the Property, and regardless of their use, a maximum of thirty percent of the required parking, plus all universally accessible parking, shall be permitted in front of the street-facing façade of the buildings they service.
- All parking must be located a minimum of 10 feet from the closest building façade.
- On development parcels of at least five acres with rear or side yards adjacent to permanent water retention facilities or regional storm water detention ponds, the parking that would otherwise be restricted to such side or rear yard(s) may, at the developer's option and as set forth in the developer's site plan submission to the Authority, be relocated to other yards, including the front yard and other areas located in front of the street-facing building façade.

Loading

- On all development parcels in all portions of the Property, and regardless of their use, building loading docks must be integrated into the rear or side of the buildings they service, and screened from street view with a minimum ten foot high solid dense landscaped hedge and/or berm, wall or opaque enclosure.

Outdoor and Waste Storage

- All screening required under this section shall be fully effective as of the date the development is first occupied.
- No storage of any kind shall occur within any of the required building yard setbacks.
- Outdoor storage of raw materials necessary to the process utilized within site buildings shall be permitted if located in inconspicuous but accessible locations at the rear of buildings, and if screened from view with a minimum ten foot high solid landscaped hedge and/or berm, wall or opaque enclosure. Any storage of raw materials shall not exceed twenty percent (20%) of the total development parcel area.
- Outdoor storage of waste shall be permitted if totally enclosed and located in inconspicuous but accessible locations at the rear or side of buildings, and if screened from view with a minimum five foot high solid landscaped hedge and/or berm, wall or opaque enclosure.

Vehicle Storage

- Outdoor overnight storage of Fleet Vehicles shall be permitted if located in the rear or side of buildings. "Fleet Vehicles" consist of automobiles and trucks [weighing 12,000 lbs. or less Gross Vehicle Weight Restriction as defined by 625 ILCS 5/1-124.5 (2005)], owned or operated by an occupant of the building on the site where the overnight storage will occur. All other vehicle storage shall be permitted if located in inconspicuous but accessible locations at the rear or side of buildings.
- Overnight storage of trailers (with or without truck cabs) is permitted only in (i) designed loading dock facilities of a building and (ii) designated trailer storage areas located within rear and interior side yards. If overnight vehicle storage is located in a yard adjacent to Fabyan Parkway, it shall be screened with a solid landscaped hedge and/or berm, wall or opaque enclosure equal in height to the vehicles being stored, but not less than five (5) feet in height.

Site Roadway Network

- In the portion of the Property north of Fabyan Parkway, no curb cuts to any development parcel are permitted off of Technology Drive.
- Wherever reasonable, curb cuts should line up with existing curb cuts on the opposite side of the road.
- Cross-access between properties should be promoted in order to minimize the number of curb cuts, without adding undue traffic between properties, wherever practical.
- In the portion of the Property north of Fabyan Parkway, no curb cut may be located less than two hundred (200) feet from either of the two traffic roundabouts.
- In the portion of the Property south of Fabyan Parkway, no curb cut may be located less than one hundred (100) feet from the intersection of the primary site access road and Fabyan Parkway

Stormwater Detention Ponds/Open Spaces

- A series of shared stormwater detention ponds will serve the detention needs of the entire Property. In the portion of the Property north of Fabyan Parkway, the ponds will be elements within a series of open spaces.
- Provision should be made during building programming and design to integrate new spaces with the site's open space network, including the shared stormwater detention ponds.

Site Lighting

- Roadway lighting is to consist of tapered round aluminum 40' high "Lumec" fixtures (model #OPC-SG1), or equivalent or better make and model, finished in textured anodized bronze, with 400-watt metal halide lamps, with sealed optic systems, OPC luminaires, at 240 volts.
- Parking area lighting is to consist of tapered round aluminum 24' high "Lumec" fixtures (model #OPC-SG1), or equivalent or better make and model, finished in textured anodized bronze, with 400-watt metal halide lamps, with sealed optic systems, OPC luminaires, at 240 volts.
- Pedestrian lighting is to consist of tapered round aluminum 16' high "Lumec" fixtures (model #OPCS-SG1), or equivalent or better make and model, finished in textured anodized bronze, with 175-watt metal halide lamps, with sealed optic systems, OPCS luminaires, at 240 volts.
- All site lighting fixtures are to meet the lighting levels indicated in the applicable local codes and ordinances.
- If an equivalent or better make and model of lighting fixtures are deployed, the same make and model shall be consistently used.

Site Signage/Building Identification Signage

- Park Identification signage will be limited to those signs located at the entrances on Roosevelt Road and Fabyan Parkway, constructed of limestone and granite, the lettering on which will consist of die-cut, pegged-out solid letterforms. Signs will be illuminated by external ground-mounted spotlights.
- Property directional signage will be limited to those signs located in the roundabouts, which are to be ground signs, constructed of limestone and granite, the lettering on which will consist of die-cut, pegged-out solid letterforms. Signs will be illuminated by external ground-mounted spotlights.
- Individual Building Identification signage will be limited to those signs located at the entry drive to the different building sites, which are to be ground signs, and which are to be consistent in form, materials, and style to the Property Identification and Directional signage. Wall-mounted Individual Building Identification signage shall be permitted upon written approval of the Authority.
- Permitted business signs which are illuminated must not have excessive spillage of light upwards or downwards and must not have any spillage of light onto adjacent parcels.

Landscape Design

The landscape design intent of the Property has two primary goals; to create a consistent appearance utilizing environmentally sustainable plant materials and, given the Park's location with respect to the DuPage County Airport, minimize hazardous wildlife attractants. This intent has been successfully implemented within the right-of-way of the Park's north/south road.

The proposed landscape design intent can be characterized by large expanses of native Illinois grasses and forbs (wildflowers) with periodic groupings of deciduous canopy shrubs and trees. Evergreen tree masses appear less frequently.

On all development parcels and common areas of the Property, landscaping of the ground plane is to consist of blend of sod, native grasses and perennials (wild flowers), in large expanses with periodic groupings of deciduous canopy and ornamental trees and beds of large deciduous shrubs, small deciduous shrubs and ornamental grasses and perennials.

The ratio of sod to native Illinois grasses shall be a minimum of 25% sod and a maximum of 75% sod. Special consideration will be given to variance requests due to LEED designed landscaping.

The Airport Zoning District Section 10.5 provides specific requirements for the design, review, approval and maintenance of landscaping at the Property.

Architectural Design

Architectural Features and Massing

- Buildings should be oriented with primary consideration given to the visual impact from site open spaces and roadways.
- Buildings should be located so as to create a cohesive relationship and design consistency with adjacent buildings and the site landscape.
- Building entry points, corners and special functions should be emphasized to create visual interest.
- Provide horizontal and vertical articulation to break down the scale of buildings with long street frontages.
- The basic building elements of base, middle and top should be visually differentiated on all buildings.
- Buildings' visual and physical permeability at the ground level should be maximized by use of entries, windows, and other elements such as arcades.
- Special attention should be paid to the ground floor in terms of scale, materials, and detailing.
- On sites with multiple buildings, the buildings are to be architecturally compatible, and the primary building is to be given an architectural treatment or feature that clearly designates it as the primary building.

Materials and Colors

- Durable and high quality materials are to be used on all buildings. Natural stone, brick, pre-cast or architectural/engineered design metals are to be used as the primary building materials.
- Buildings should typically consist of one or more main building material, with additional materials utilized as accents in featured design areas.
- Architectural metal and new building technologies are allowed if used as featured design areas in conjunction with the Primary Building Materials.
- All building facades should include changes in color and/or texture at regular intervals, either horizontally or vertically, to enhance visual interest.
- Prefabricated buildings are not to be utilized in any portion of the Property (except for security guard stations).
- Panelized masonry building systems may be utilized only if they are highly detailed so as to meet the articulation and other architectural goals contained in these guidelines.
- Major colors used should be earth tones or subtle colors that complement earth tones.

Windows

- Highly reflective windows are not to be utilized.
- In the portion of the Property north of Fabyan Parkway, on all primary buildings on all parcels, regardless of their use, a minimum of 10% of the surface area of all street-facing building facades is to consist of glazing.

Mechanical and Security Equipment & Utilities

- All rooftop electrical and mechanical equipment is to be screened from the front street view with materials consistent with the overall building design.
- All non-roof mounted electrical and mechanical equipment, as well as all gas and raw material storage tanks and silos, generators, solar panels, etc. must be screened from view of adjacent

buildings and site open spaces and roadways. All screening must be accomplished by a minimum five foot high solid dense landscaped hedge and/or berm, wall or opaque enclosure.

- Screening walls or opaque enclosures must complement the primary materials, colors and textures of the building that they serve.
- Security equipment such as closed-circuit cameras must be designed and located as visually inconspicuous as possible without compromising their essential functions.
- Any permitted utility structures located above grade must be screened from street view by landscaping or a permanent enclosure.

Lighting

- Building accent lighting is allowed if it does not produce a glow, and does not produce spillage of light upwards, downwards or onto adjacent parcels.
- All site lighting, including parking area lighting, must be consistent in style, design, color and the type of light produced.
- All site lighting must incorporate downward cut-off fixtures, so as not to produce spillage of light upwards or downwards onto adjacent parcels.

Deviations from Minimum Design Standards

All approvals of requested deviations from these Minimum Design Standards must be approved by written Resolution of the Authority's Board. No other approval, written or oral, will be binding upon the Authority. Any approval by the Authority of a requested deviation shall not serve as binding precedent for allowing that deviation, or a similar deviation, in the future.

In determining whether to grant a requested deviation from these Minimum Design Standards, the Authority shall consider the following provided, however, that no one factor is controlling:

- (1) The physical condition of the premises is unique and does not apply to neighboring premises within the Property.
- (2) The alleged difficulty or hardship has not been created by the applicant.
- (3) Strict application of the Minimum Design Standards would deprive the applicant of the reasonable use of the premises equivalent to the use of neighboring premises within the Property.
- (4) The applicant has appealed to the board by increasing the landscape design standards in order for the site to be architecturally pleasing.
- (5) Granting the deviation will be in harmony with the intent of the Minimum Design Standards and will not be detrimental to any neighboring properties.

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**FIRST AMENDMENT TO AMENDED AND RESTATED
AGREEMENT TO DEVELOP AND LEASE**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED AGREEMENT TO DEVELOP AND LEASE (the "First Amendment") is made and entered into as of the 12th day of November, 2014 by and between **DUPAGE AIRPORT AUTHORITY**, an Illinois special district ("*Owner*"), and **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust ("*CNT*").

PREAMBLES

I. Owner and CNT have previously entered into an Amended and Restated Agreement to Develop and Lease dated as of May 1, 2012 (the "Agreement") relating to the proposed development and lease of land in the City of West Chicago, DuPage County, Illinois on which the DuPage Business Center will be developed; and

II. Owner and CNT desire to amend the Agreement as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual promises, representations, warranties, agreements, covenants and conditions set forth below, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

A. **Incorporation of Preambles; Defined Terms.** The foregoing Preambles are hereby incorporated by reference as if set forth fully herein. All capitalized terms not specifically defined in this Amendment have the meanings set forth in the Agreement.

B. **Amendments.** The parties hereby agree to amend the Agreement as follows:

1. **Section 7 (e)(i)** of the Agreement is hereby deleted in its entirety, and the following substituted in lieu thereof:

(i) "***Authority Applicable Documents***" means (i) this Agreement; (ii) the Intergovernmental Agreement (as hereinafter defined), including Exhibit C to the Intergovernmental Agreement (the Zoning & Site Plan Approval Process); (iii) Section 10.5 of the City Zoning Ordinance (Airport Zoning District); (iv) the CCR's (as defined herein); and (v) the MDS (as defined herein), as all of the foregoing may be amended or revised from time to time.

2. Section 7 (e)(xii) of the Agreement is hereby deleted in its entirety, and the following substituted in lieu thereof:

(xii) "**MDS**" shall mean the DuPage Business Center Minimum Design Standards attached hereto as Exhibit N, as the same may be amended or revised from time to time.

3. Exhibit N of the Agreement, "Minimum Design Standards," shall be deleted in it's entirety and replaced with Exhibit N attached hereto and incorporated herein by reference.

C. **Full Force and Effect; Inconsistency.** Except as expressly modified by this First Amendment, the terms, conditions and covenants of the Agreement shall remain unchanged and otherwise in full force and effect. In the event of any difference, conflict or discrepancy between the terms of the Agreement and the terms of this First Amendment, the terms of this First Amendment shall govern and control.

D. **Governing Law.** This First Amendment and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Illinois.

E. **Invalidity.** If any provision of this First Amendment shall be held invalid, the validity of the remainder hereof shall not be affected thereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CNT:

CENTERPOINT PROPERTIES TRUST, a
Maryland real estate investment trust

By: _____

Name: _____

Its: _____

ATTEST:

By: _____

Name: _____

Its: _____

OWNER:

DUPAGE AIRPORT AUTHORITY, an Illinois
special district

By: _____

Name: _____

Its: _____

ATTEST:

By: _____

Name: _____

Its: _____

RESOLUTION 2014-1896

**AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE
AMENDED AND RESTATED AGREEMENT TO DEVELOP AND LEASE WITH
CENTERPOINT PROPERTIES TRUST**

WHEREAS, on May 1, 2012, the DuPage Airport Authority (the "DAA") and CenterPoint Properties Trust ("CNT") entered into an Amended and Restated Agreement to Develop and Lease (the "Agreement") relating to the property commonly known as the DuPage Business Center; and

WHEREAS, the DAA and CNT desire to amend the Agreement, with said amendments being attached hereto in Exhibit A; and

WHEREAS, the DAA deems it to be in the best interests of the DAA to amend the Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, David Bird, to execute the First Amendment to the Amended and Restated Agreement To Develop and Lease, attached hereto as Exhibit A, and to take whatever steps necessary to effectuate the terms of the First Amendment.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.

CHAIRMAN

SECRETARY

RESOLUTION 2014-1896

MEMORANDUM

TO: Board of Commissioners
DuPage Airport Authority

FROM: Phillip A. Luetkehans

DATE: November 5, 2014

RE: Resolution Authorizing the Execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center.

While going through the process for Project Steel, DAA staff and CenterPoint determined that in order to ensure that no future property owner could argue that we lacked the ability to change the Minimum Design Standards or Section 10.5 of the West Chicago Zoning Ordinance, CenterPoint and the DAA agreed to make certain changes to the Covenants, Conditions and Restrictions (the "CCR's), while CenterPoint and the DAA were the only owners. The significant changes just substitute new Minimum Design Standards for the prior ones and broaden the language of the CCR's and Development and Lease Agreement to allow the Minimum Design Standards and the CCR's to be amended from time to time, thus eliminating any concern of future property owners arguing that the DAA does not have the right to modify the language of Section 10.5 or the Minimum Design Standards.

This firm recommends that you pass the Resolution Authorizing the Execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center.

**This Document Prepared by
and After Recording Mail to:**

Bruce E. Garner
Schirott, Luetekhans & Garner, LLC
105 East Irving Park Road
Itasca, Illinois 60143

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
DUPAGE BUSINESS CENTER**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DUPAGE BUSINESS CENTER (this "**Amendment**") is made and entered into as of the ___ day of _____, 2104, by **DUPAGE AIRPORT AUTHORITY**, an Illinois special district ("**Declarant**") and **CENTERPOINT PROPERTIES TRUST**, a Maryland real estate investment trust ("**CNT**"). Declarant and CNT are sometimes hereinafter collectively referred to as ("**Members**").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements For DuPage Business Center was recorded in the Office of the DuPage County Recorder, DuPage County, Illinois on August 10, 2012 as Document Number R2012-105089 and re-recorded on October 2, 2012 as Document Number R2012-137015 (the "**Declaration**");

WHEREAS, the Declaration encumbers real property commonly known as the DuPage Business Center, located in the City of West Chicago, DuPage, County, Illinois, legally described on **Exhibit "A"** attached hereto (the "**Property**").

WHEREAS, Section 9.2 of the Declaration allows the amendment of the Declaration by written consent of the Declarant and the Members holding at least seventy-five percent (75%) of the Votes of the DuPage Business Center Property Owners' Association ("**Association**"); and

WHEREAS, the Members, together, hold one hundred percent (100%) of the Votes (as defined in the Declaration) of the Association and, therefore, have the right to amend the Declaration in accordance with the provisions of said Section 9.2; and

WHEREAS, the Members desire to amend the Declaration in accordance with the terms and provisions set forth herein.

NOW THEREFORE, Members do hereby amend the Declaration as follows:

1. Section 1.4 of the Declaration is hereby deleted in its entirety, and the following substituted in lieu thereof:

"1.4 Authority Applicable Documents. "Authority Applicable Documents" means (i) the Intergovernmental Agreement (as hereinafter defined), including Exhibit C to the Intergovernmental Agreement (the Zoning & Site Plan Approval Process); (ii) Section 10.5 of the City Zoning Ordinance (Airport Zoning District); (iii) this Declaration; and (iv) the MDS (as hereinafter defined), as all of the foregoing may be amended or revised from time to time."

2. Section 1.24 of the Declaration is hereby deleted in its entirety, and the following substituted in lieu thereof:

"1.24 Minimum Design Standards or MDS. "Minimum Design Standards" or "MDS" shall mean the DuPage Business Center Minimum Design Standards attached hereto as Exhibit D, as the same may be amended or revised from time to time."

3. Section 1.33 of the Declaration is hereby deleted in its entirety, and the following substituted in lieu thereof:

"1.33 Section 10.5. "Section 10.5" shall mean Section 10.5 of the City of West Chicago Zoning Ordinance, as the same may be amended or revised from time to time. The current version of Section 10.5 can be obtained from the City of West Chicago or at https://www.municode.com/library/il/west_chicago/codes/code_of_ordinances"

4. Exhibit D of the Declaration, "Minimum Design Standards," shall be deleted and replaced with Exhibit D attached hereto and incorporated herein by reference.

5. Exhibit E of the Declaration, "Section 10.5, City Airport Zoning Ordinance," shall be deleted in its entirety. The current version of Section 10.5 can be obtained from the City of West Chicago or at: https://www.municode.com/library/il/west_chicago/codes/code_of_ordinances.

6. Full Force and Effect; Inconsistency. Except as expressly modified by this Amendment, the terms, conditions and covenants of the Declaration shall remain unchanged and otherwise in full force and effect. In the event of any difference, conflict or discrepancy between

the terms of the Declaration and the terms of this Amendment, the terms of this Amendment shall govern and control.

7. **Governing Law.** This Amendment and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Illinois.

8. **Invalidity.** If any provision of this Amendment shall be held invalid, the validity of the remainder hereof shall not be affected thereby.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

IN WITNESS WHEREOF, the Members have executed this Amendment to Declaration of Covenants, Restrictions and Easements for DuPage Business Center as of the date first written above.

DUPAGE AIRPORT AUTHORITY, an Illinois
Special District

By: _____
Name: _____
Title: _____

Attest: _____
Name: _____
Title: _____

CENTERPOINT PROPERTIES TRUST, a
Maryland real estate investment trust

By: _____
Name: _____
Title: _____

Attest: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ and _____, personally known to me to be the _____ and _____, respectively, of DuPage Airport Authority, appeared before me this day in person and acknowledged that as such officers, they signed and delivered said instrument, pursuant to due authority, as their free and voluntary acts, and as the free and voluntary act and deed of said authority, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2014.

NOTARY PUBLIC

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ and _____, as _____ and _____, respectively, of CenterPoint Properties Trust, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2014.

Notary Public

EXHIBIT "A"

Legal Description

[SEE ATTACHED]

EXHIBIT "D"

Minimum Design Standards

[SEE ATTACHED]

RESOLUTION 2014-1897

**AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR DUPAGE BUSINESS CENTER**

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements For DuPage Business Center was recorded in the Office of the DuPage County Recorder, DuPage County, Illinois on August 10, 2012 as Document Number R2012-105089 and re-recorded on October 2, 2012 as Document Number R2012-137015 (the "Declaration"); and

WHEREAS, the Declaration encumbers the real property commonly known as the DuPage Business Center, located in the City of West Chicago, DuPage, County, Illinois (the "Property"); and

WHEREAS, the DuPage Airport Authority and CenterPoint Properties Trust desire to amend the Declaration, with said amendments being attached hereto in Exhibit A; and

WHEREAS, the DuPage Airport Authority deems it to be in the best interests of the Authority to amend the Declaration.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, David Bird, to execute the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center, attached hereto as Exhibit A, and to take whatever steps necessary to effectuate the terms of the First Amendment.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.

CHAIRMAN

SECRETARY

RESOLUTION 2014-1897

MEMORANDUM

TO: Board of Commissioners
DuPage Airport Authority

FROM: Phillip A. Luetkehans

DATE: November 5, 2014

RE: Project Steel Concept Plan Application (2500 Enterprise Circle)

CenterPoint recently submitted a Concept Plan Application to the DuPage Airport Authority (the "DAA") for a site south of Fabyan and inside of Enterprise Circle for a project being called Project Steel. Under our agreement with CenterPoint and the City of West Chicago, the Concept Plan was submitted in time for review at the DAA's November 12, 2014 Board Meeting. The latest copy of that Concept Plan is being provided to you with this memo. This project, due to its location in the park and other issues, requires deviations from the West Chicago Zoning Ordinance ("Section 10.5") and the Minimum Design Standards for the Park.

The deviations/variations requested from Section 10.5 of the West Chicago Zoning Ordinance are as follows:

1. Modification of maximum building height from 40 feet to 44 feet - we are recommending a permanent change to 50 foot maximum building height in light industrial buildings, with no more than 10 additional feet in appurtenances on top of any building no matter the classification of building.
2. Allowing loading and servicing of vehicles between the building and street on the south side of this parcel – site specific relief only.
3. Allowing storage of vehicles in the exterior side yard (here the south side of the parcel) – we are recommending a permanent change to allow storage of vehicles in the exterior side yard in the south portion of the park only.
4. Allowing loading spaces to be located closer to any public-right-of-way than the façade of the building facing such right-of-way – site specific relief only.
5. Allowing landbanking of parking on the subject property greater than the previously approved 35% - we are recommending this be a permanent change.

The deviation requested from the Minimum Design Standards is as follows:

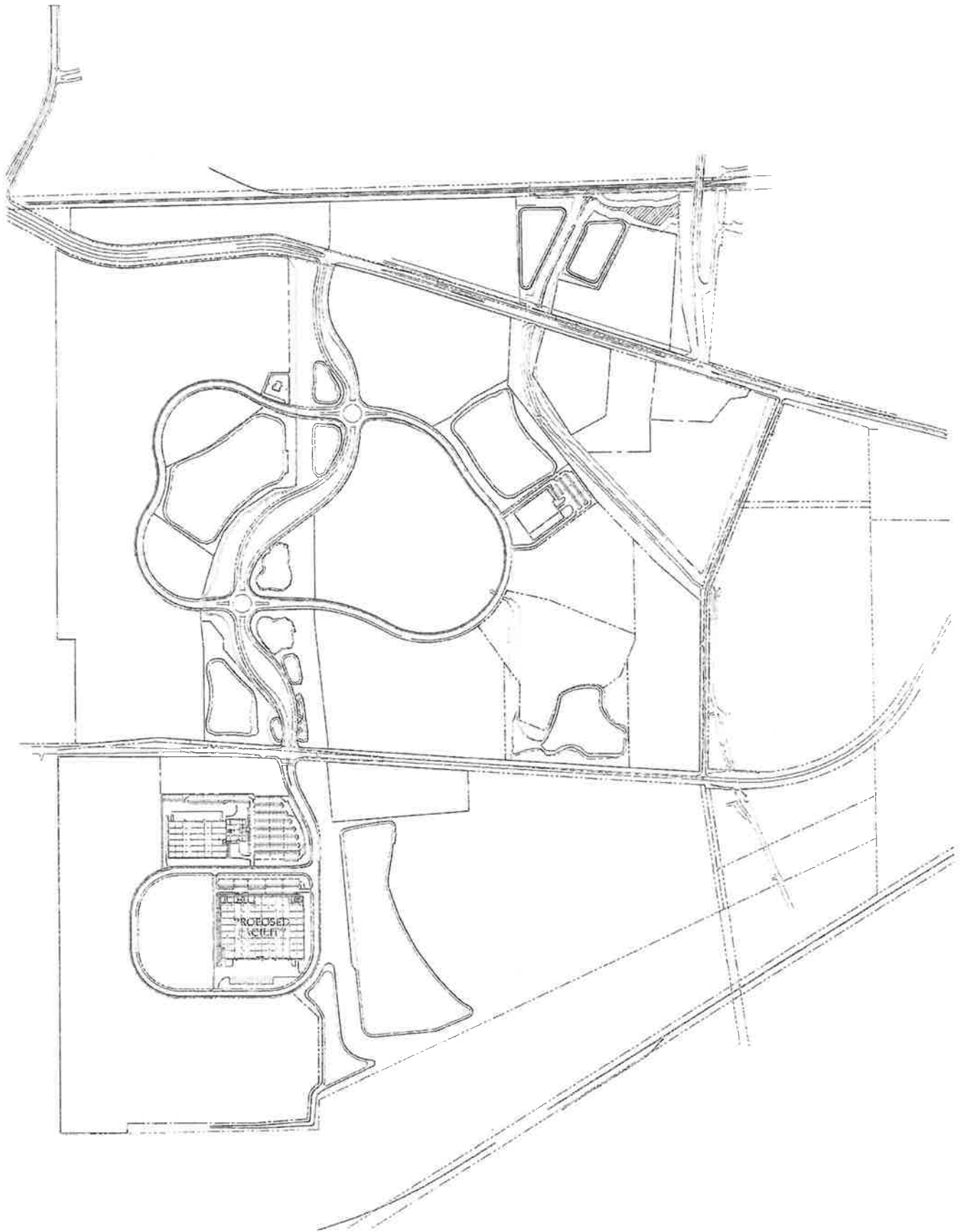
1. Allowing more than 30% of the required parking in front of the street facing façade of the building – site specific relief only.

The site specific changes will be agreed to by your approval of the Concept Plan if that is the Board's wish. The site specific changes are necessary due to the fact that this particular parcel is surrounded by a street on three sides. The permanent changes that we are recommending will be handled by a Text Amendment to Section 10.5, which will require City of West Chicago

approval. It is our understanding that West Chicago staff is recommending all of these variations and the Text Amendment modifications.

CenterPoint has been advised by the Capital Development Committee that the Board will require more information as to the tenant and that the Board will seek additional landscaping to buffer some or all of the requested variations/deviations.

This law firm recommends approval of the Concept Plan for 2500 Enterprise Circle with the conditions set forth in the Resolution.



DUPAGE BUSINESS CENTER
WEST CHICAGO, ILLINOIS

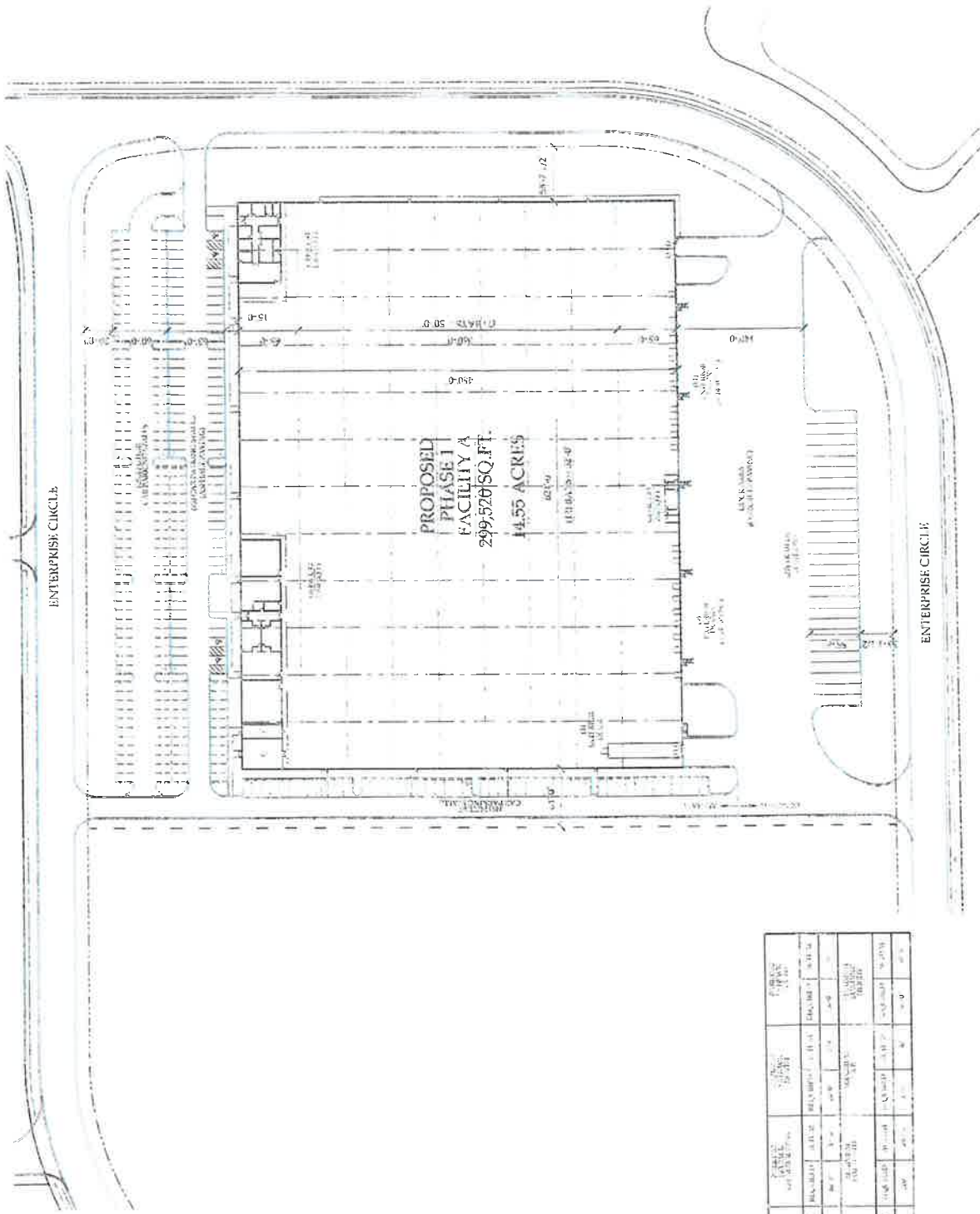
NOVEMBER 5, 2014 4/11/10



CenterPoint Properties
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Cornerstone Architects Ltd.



DATA:

SITE AREA: 634,018 SQ.FT.
14.55 ACRES

BUILDING AREA (GROSS): 299,520 SQ.FT.

OFFICE #1: 4,068 SQ.FT.
OFFICE #2: 8,890 SQ.FT.
OFFICE #3: 780 SQ.FT.

WAREHOUSE: 285,776 SQ.FT.
TOTAL CAR PARKING: 271 CARS
FUTURE CAR PARKING: 193 CARS

REQUIRED CAR PARKING: 247 CARS

OFFICE AREA: 13,744 SQ.FT./1,000 SQ.FT. = 54 CARS
WAREHOUSE AREA: 100,000 SQ.FT./1,000 SQ.FT. = 100 CARS
WAREHOUSE AREA: 185,776 SQ.FT./2,000 SQ.FT. = 93 CARS

TRAILER POSITIONS: 27 POSITIONS
EXTERIOR DOCKS: 20 DOCKS
INTERIOR DOCKS: 1 DOCK
DRIVE-IN DOORS: 2 DOORS
FLOOR AREA RATIO (FLOOR): 47
CLEAR HEIGHT: 35 FEET

PARKING REQUIREMENTS

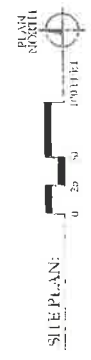
OFFICE AREA:
3 CARS/1,000 SQ.FT.

WAREHOUSE AREA:
1 CARS/1,000 SQ.FT. UP TO 100,000 SQ.FT.
1 CARS/2,000 SQ.FT. IN EXCESS OF 100,000 SQ.FT.

*ALL STAIRS ARE 9'-0" WIDE BY 18'-0" DEEP
ALL DRIVE AISLES ARE 15'-0" WIDE

DESIGN STANDARDS:

ITEM	DESCRIPTION	REQUIREMENT	COMMENTS
1	MINIMUM DRIVEWAY WIDTH	15'-0"	
2	MINIMUM DRIVEWAY CLEARANCE	13'-6"	
3	MINIMUM DRIVEWAY SLOPE	1/4" PER FOOT	
4	MINIMUM DRIVEWAY CURB	4'-0"	
5	MINIMUM DRIVEWAY FINISH	ASPHALT	
6	MINIMUM DRIVEWAY DRAINAGE	ASPHALT	
7	MINIMUM DRIVEWAY LIGHTING	ASPHALT	
8	MINIMUM DRIVEWAY SIGNAGE	ASPHALT	
9	MINIMUM DRIVEWAY SAFETY	ASPHALT	
10	MINIMUM DRIVEWAY MAINTENANCE	ASPHALT	



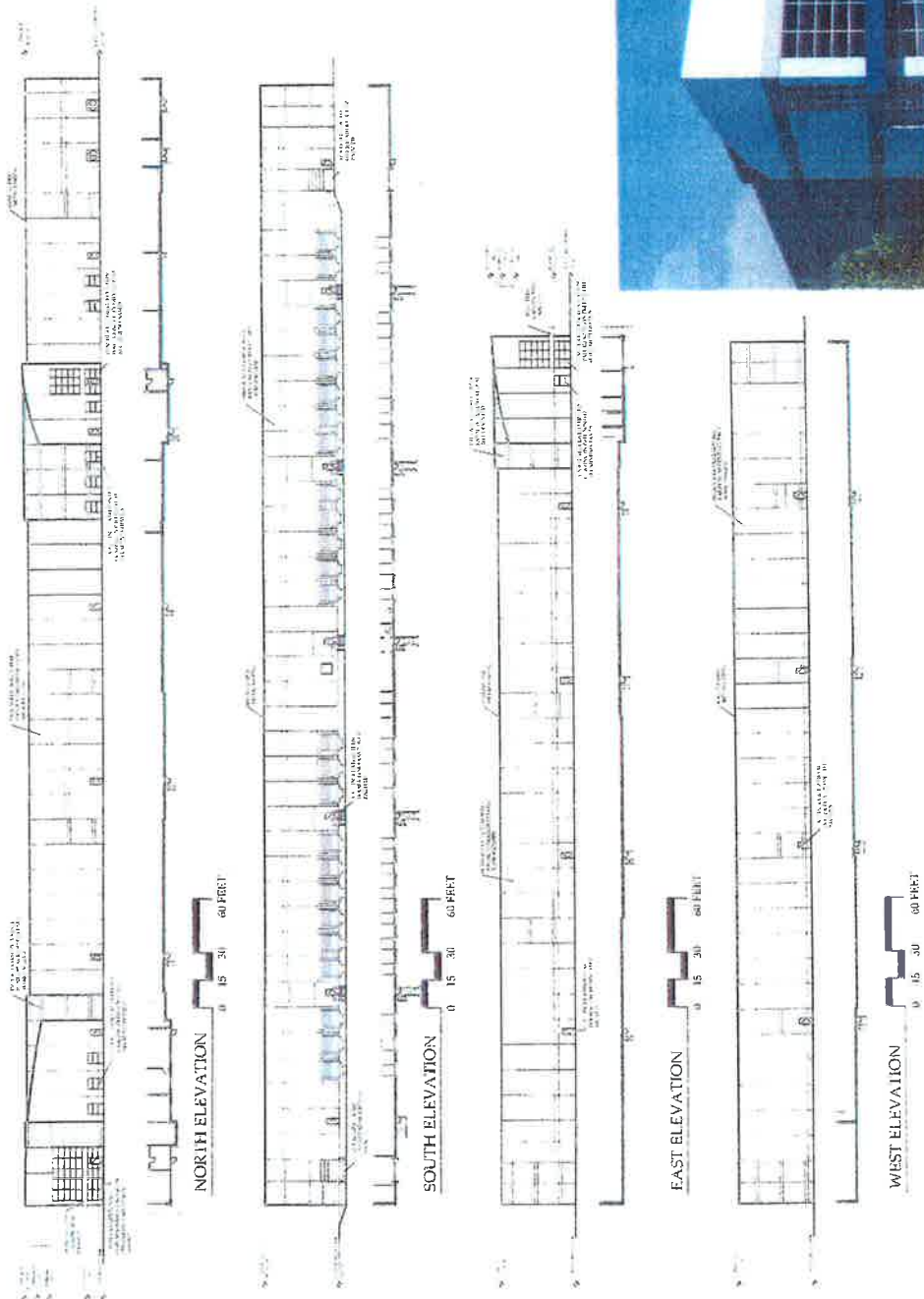
2500 ENTERPRISE CIRCLE

SPACE BUSINESS CENTER - WEST CHICAGO, ILLINOIS

CenterPoint Properties

NOVEMBER 5, 2014 #14190

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Cornerstone
Architects Ltd.



PERSPECTIVE



CenterPoint Properties

2500 ENTERPRISE CIRCLE

DUPAGE BUSINESS CENTER - WEST CHICAGO, ILLINOIS

OCTOBER 7, 2014 #14140

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RESOLUTION 2014-1894

APPROVING THE CONCEPT PLAN FOR 2500 ENTERPRISE CIRCLE

WHEREAS, on May 1, 2012, the DuPage Airport Authority (the "DAA") and CenterPoint Properties Trust ("CNT") entered into an Amended and Restated Agreement to Develop and Lease (the "Agreement") relating to the property commonly known as the DuPage Business Center;

WHEREAS, pursuant to the Zoning and Site Plan Approval Process (Exhibit C to the Intergovernmental Agreement between West Chicago and the DAA), CNT can seek Concept Plan approval of proposed developments in the DuPage Business Center;

WHEREAS, CNT has submitted a Concept Plan dated November 5, 2014 attached hereto as Exhibit A (the "Concept Plan") for the property located at 2500 Enterprise Circle in the DuPage Business Center; and

WHEREAS, the DAA deems it to be in the best interests of the DAA to approve the Concept Plan subject to the following conditions:

- a. approval of the Concept Plan and any necessary variations by the City of West Chicago;
- b. additional landscaping as approved by the DAA Board of Commissioners at the time of Development Plan review and approval;
- c. the providing of further information to the DAA (including the name of the tenant of the property) at the time of review and approval of the Development Plan;
- d. approval of modifications to Section 10.5 of the West Chicago Zoning Ordinance as approved by the DAA and the City of West Chicago;
- e. execution of the First Amendment to the Agreement by CNT and the DAA; and
- f. execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center by CNT and the DAA.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby approves the Concept Plan dated November 5, 2014 attached hereto as Exhibit A subject to the following conditions:

- a. approval of the Concept Plan and any necessary variations by the City of West Chicago;
- b. additional landscaping as approved by the DAA Board of Commissioners at the time of Development Plan review and approval;
- c. the providing of further information to the DAA (including the name of the tenant of the property) at the time of review and approval of the Development Plan;
- d. approval of modifications to Section 10.5 of the West Chicago Zoning Ordinance as approved by the DAA and the City of West Chicago;
- e. execution of the First Amendment to the Agreement by CNT and the DAA; and
- f. execution of the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for DuPage Business Center by CNT and the DAA.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Gerald M. Gorski _____

Peter H. Huizenga _____
Gina R. LaMantia _____
Gregory J. Posch _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 12th day of November, 2014.

CHAIRMAN

SECRETARY

RESOLUTION 2014-1894