

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
SPECIAL MEETING
TUESDAY, NOVEMBER 4, 2014**

A Special 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 Tuesday, November 4, 2014. Committee Chairman Gorski called the meeting to order at 8:02 a.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; Patrick Hoard, Director of Finance; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Brian Teghmeyer, DU-COMM; Marjorie Howard, Richmond Breslin; Ed Harrington, CenterPoint Properties; Matt Young; CenterPoint Properties.

Press: None

NEW BUSINESS

Discussion of Proposed Develop Plan with CenterPoint Properties for the DuPage Business Center.

Executive Director asked Attorney Phil Luetkehans to proceed with this discussion. Attorney Luetkehans advised that a proposed development referred to as Project Steel is being prepared for submittal. This potential development would be a warehouse distribution type of facility and is located in the DuPage Business Center. He added that due to the projects location within the center of Enterprise Circle additional deviations would be required from the West Chicago Zoning Code and the Minimum Design Standards for the Park. Attorney Luetkehans advised the variations from Section 10.5 of West Chicago's Zoning Ordinance primarily relate to parking and with the site being surrounded on three sides by Enterprise Circle, some of the parking restrictions are probably unrealistic for this site. He continued it is recommended to modify the allowable height for industrial building in the Business Park. Discussion followed regarding the requested variations.

Attorney Luetkehans stated that the main questions needing answers from the Board are as follows: Is the site plan acceptable and if it is acceptable, can changes be made to Minimum Design Standards and the underlying documents; Section 10.5 Zoning Ordinance, CCR's and Amended and Restated Development and Lease Agreement.

Commissioner LaMantia asked that the suggested Minimum Design Standards for the Business Center be modified to include the new subparagraph (4) in the newly sought language on the last page of the Minimum Design Standards: ***(4) The applicant has appealed to the board by increasing the landscape design standards in order for the site to be architecturally pleasing.***

A **MOTION** was made by Commissioner Chavez to recommend Board approval for a resolution approving the Fourth Amendment to the Intergovernmental Agreement with the City of West Chicago amending the agreement as discussed. The **motion was seconded** by Commissioner Wagner and was passed unanimously by roll call vote (5-0).

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for a resolution approving an Amendment to the Amended and Restated Development and Lease Agreement with CenterPoint Properties Trust, as discussed, including the language set out in subparagraph (4) above. The **motion was seconded** by Commissioner Posch and was passed unanimously by roll call vote (5-0).

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for a resolution approving the Concept Plan Application for Project Steele as discussed subject to providing the Board with the full site plan; building elevations, final landscape plan and providing the tenant's full name. The **motion was seconded** by Commissioner Wagner and was passed unanimously by roll call vote (5-0).

Ed Harrington of CenterPoint Properties Trust then proceeded to discuss a potential proposal for a building concept referred to as Project Spectrum. He explained this particular company has a facility in Batavia and a warehouse in Aurora. Their facilities are small and the company is in need of more space. He proceeded to relate to the committee the exact location being considered within the Business Center and details relating to the proposal. Discussion continued regarding the possibility for price reductions being offered to the company as an incentive and the after a brief discussion the Committee agreed not to entertain a price reduction.

Discussion then occurred regarding the potential for DU-COMM to locate on approximately 4 acres within the DuPage Business Center. The options for this potential development site was reviewed in detail and the scope of this potential development was discussed. Ed Harrington advised that CenterPoint Properties Trust will be having further meetings with DuCOMM and will get back to exploring the other options as discussed. Attorney Luetkehans asked that his staff and Airport staff be included in these meetings moving forward. Discussion continued briefly.

Commissioner Chavez made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Posch and the meeting was adjourned at 9:47 a.m.

Approved at the January 14, 2015 Board Meeting

Daniel L. Wagner, Chairman

Capital Development, Leasing and Customer Fees Committee