

**DuPAGE AIRPORT AUTHORITY
BOARD OF COMMISSIONERS**

**SPECIAL BOARD MEETING
Thursday, December 17, 2015; 8:00 a.m.**

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

A G E N D A

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. 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.**
- 5. RECONVENE REGULAR SESSION**
- 6. NEW BUSINESS**
 - a. Proposed Resolution 2015-1985; Ordinance Authorizing the Negotiation for the Acquisition of a Certain Property Commonly Known as the Pheasant Run Property for Airport Purposes by the DuPage Airport Authority – Approximately 140.25 Acres Located at the Southeast Corner of Route 64 and Kautz Road in St. Charles, Illinois.**

Phase I Ordinance Authorizing the negotiation for acquisition of approximately 140.25 acres know as Pheasant Run Resort.

TAB #1 PAGE #2
 - b. Proposed Resolution 2015-1987; Approving the Development Plan for Expansion of the Building at 2500 Enterprise Circle.**

Authorizes the Development Plan for the expansion of the building located at 2500 Enterprise Circle. Approves a 250,575 square foot addition on a 10.5 acre parcel to an existing building of 300,278 square feet on a 14.55 acre parcel with certain variations, subject to approval of the development plan and variations by the City of West Chicago.

TAB #2 PAGE #22
- 7. ADJOURNMENT**

MEMORANDUM

TO: DuPage Airport Authority Board of Commissioners
FROM: Phillip A. Luetkehans
DATE: December 9, 2015
SUBJECT: Pheasant Run

ATTORNEY-CLIENT PRIVILEGED

As you know from our last meeting, the DAA has been notified that the Pheasant Run property is in the process of seeking zoning approval to redevelop the property with, among other things, over 100 acres of residential use. Based upon the strong concerns staff has regarding future noise and safety problems this could cause for the Airport, the Board provided direction in Executive Session for staff and the attorney to prepare a Phase I negotiation ordinance as a precursor to the possible use of its eminent domain powers to acquire the property if necessary.

At the time of this memo, I have not yet seen the final written appraisal. However, MaRous and Company ("MaRous"), has valued the property at approximately \$12,000,000. We will have the final appraisal before the meeting, and a copy will be forwarded to you upon our receipt. Further, a title commitment has been obtained from Chicago Title showing that the property is held by St. Charles Resort, LLC, a Delaware Limited Liability Company.

Our further research has shown that the property is approximately 140.25 acres (not including right-of way). The proposed uses are broken down as follows: 104 acres of residential use; 16 acres of retail use, 22 acres of hotel use; and 7 acres of retail/office use. The following steps would occur if the Board decides to proceed with the next stage of the acquisition process:

1. Pass a Phase I Ordinance which is on your agenda for the December 17, 2015 Special Board Meeting. A copy of this Ordinance is included for your review. (This Ordinance only authorizes and directs David Bird to negotiate with the owner to determine if an agreement can be reached for the acquisition of the property through negotiation.)
2. On December 18, 2015, we will deliver a letter to the owner of the property offering to purchase the property for appraised value of the property and seeking a response to the offer within 15 business days.
3. Negotiate to determine if an agreed-upon purchase price can be reached based upon the discussions held and direction given at the last DAA Board Meeting Executive Session.
4. If no agreement is reached, we will bring back to you for consideration a Phase II Ordinance giving direction to file the condemnation case in DuPage County Circuit Court.

Based upon the Board's and staff's prior direction and thoughts, it is this firm's recommendation that the Board of Commissioners pass the Phase I Ordinance that is before you.

ORDINANCE 2015-1985

ORDINANCE AUTHORIZING THE NEGOTIATION FOR THE ACQUISITION OF A CERTAIN PROPERTY COMMONLY KNOWN AS THE PHEASANT RUN PROPERTY FOR AIRPORT PURPOSES BY THE DuPAGE AIRPORT AUTHORITY - APPROXIMATELY 140.25 ACRES LOCATED AT THE SOUTHEAST CORNER OF ROUTE 64 AND KAUTZ ROAD IN ST. CHARLES, ILLINOIS

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 Statutes of the State of Illinois pertaining to such matters provide that Airport Authorities shall have the power to acquire lands in fee simple for the purpose of, *inter alia*, maintenance, development, expansion, extension or improvement of any public airport or public airport facility, ensuring that there is no interference with location, expansion, development or improvement of the airport or with the safe approach thereto or takeoff therefrom by aircraft, or restrict the height of growth or structures that are within the vicinity or any airport or within the lines of an approach to an airport; and

WHEREAS, the Board of Commissioners of the Authority deem it advisable and in the public interest and welfare to acquire fee simple title to additional real estate within the boundaries of the Authority for the purpose of maintenance, development, expansion, extension or improvement of the DuPage Airport and facility, ensuring that there is no interference with location, expansion, development or improvement of the DuPage Airport or with the safe approach thereto or takeoff therefrom by aircraft, or restrict the height of growth or structures that are within the vicinity or the DuPage Airport or within the lines of an approach to the DuPage Airport; and

WHEREAS, Board of Commissioners of the Authority, find that the real estate described in the attached Exhibit “A” should be acquired and is necessary and desirable for the purposes as hereinabove set forth; and

WHEREAS, in accordance with the property ownership disclosure requirement imposed on units of local government as set forth in 50 ILCS 105/3.1, the Authority has obtained a title commitment identifying the record title holder of the real estate described in the attached Exhibit “A”, to be St. Charles Resort, LLC, a copy of said title commitment being attached hereto and incorporated herein as Exhibit “B”; and

WHEREAS, the Authority has determined a valuation for said fee simple parcel, which it believes to represent a fair amount to be offered to the owners of said property.

NOW, THEREFORE, be it ordained by the Board of Commissioners of the DuPage Airport Authority, an Airport Authority existing under the laws of the State of Illinois as follows:

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

SECTION TWO: That it is necessary and desirable that the real estate described in Exhibit “A” attached hereto, be acquired in fee simple by the Authority for one or more of the purposes set forth.

SECTION THREE: That the Executive Director, his staff and the Authority’s attorneys be, and hereby are, authorized and directed to negotiate for the acquisition of the property described in Exhibit “A” in fee simple, based on the appraisal information obtained on the subject real estate, and in accordance with the directives received from the Board of Commissioners of the DuPage Airport Authority.

SECTION FOUR: The Clerk for the Authority may provide certified copies of said Ordinance upon proper request from the general public.

SECTION FIVE: That all ordinances and resolutions or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Peter H. Huizenga _____

Gina R. LaMantia _____
Michael V. Ledonne _____
Gregory J. Posch _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this ____ day of December, 2015.

CHAIRMAN

(ATTEST)

SECRETARY

ORDINANCE 2015-1985

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT REALTY

EXHIBIT "B"

TITLE COMMITMENT

A part of the South 1/2 Of Section 30, Township 40 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois; being more particularly described as follows: WITH BEARINGS FOR DESCRIPTIVE PURPOSES ONLY:

Commencing at the Southwest Corner of said Section 30; thence North 00 degree, 09 minutes 53 seconds West, along the West line of the Southwest 1/4 of said Section 30, a distance of 1040.00 feet to the point of beginning of the Tract described herein; thence continuing North 00 degree, 09 minutes, 53 seconds West, along said West Line, a distance of 1555.17 feet to a point on the Southerly right of way line of North Avenue (Illinois Route No. 64); thence North 88 degrees, 25 minutes, 41 seconds East, along said Southerly right of way line, a distance of 3062.61 feet to the point of curvature of a curve to the right, having a central angle of 02 degrees, 56 minutes, 18 seconds, on a chord bearing of South 88 degrees, 48 minutes, 57 seconds East, a chord distance of 386.65 feet to a point on the West line of a Tract of land as shown on the Wayne Township Supervisor's Assessment Plat No. 2, the last named course being along the aforementioned Southerly right of way line of North Avenue (Illinois State Route No. 64); thence South 00 degree, 29 minutes 12 seconds West, along said West line of a Tract of land as shown on the Wayne Township Supervisor's Assessment Plat No. 2, a distance of 1982.51 feet to the Northerly line of a Tract of land as shown on the DuPage County Airport Assessment Plat No. 1, recorded as document 856854 in the Recorder of Deeds Office, DuPage County, Illinois; thence North 84 degrees, 08 minutes, 51 seconds West, along said Northerly line, a distance of 3444.67 feet to the point of beginning;

ALSO KNOWN AS:

That part of the South 1/2 of Section 30, Township 40 North, Range 9, East of the Third Principal Meridian, described by:

Commencing at the Southwest corner of said Section 30; thence North along the West line of said Section 30, a distance of 1040.00 feet for point of beginning; thence continuing North along said West Line, a distance of 1554.38 feet to the South line of State Route No. 64; thence North 88 degrees, 35 minutes, 37 seconds East, along said South Line, a distance of 3062.61 feet to the point of a curve to the right, having a radius of 7539.49 feet; thence Easterly along said curve; said curve being the Southerly line of said State Route No. 64, a distance of 384.58 feet to the West line of Wayne Township Supervisor's Assessment Plat No. 2; thence South 00 degree, 39 minutes, 18 seconds West, along said West Line, a distance of 1983.37 feet to the Northerly line of the DuPage County Airport Assessment Plat No. 1, recorded as document 856854; thence North 84 degrees ,06 minutes West, Along said Northerly Line, a distance of 3444.67 feet to the point of beginning, in DuPage County, Illinois.

ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

15PR0002896WF

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

President

Attest:

Secretary



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ALTA Commitment (06/17/2006)



ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 1725 South Naperville Road Wheaton, IL 60189 Main Phone: (630)871-3500	Chicago Title Company, LLC 1725 South Naperville Road Wheaton, IL 60189 Main Phone: (630)871-3500 Main Fax: (630)871-3588

Issued By: Chicago Title Company, LLC
1725 South Naperville Road
Wheaton, IL 60189

SCHEDULE A

ORDER NO. 15PR0002896WF

Property Ref.: 4051 E Main St, Saint Charles, IL 60174

1. Effective Date: November 4, 2015
2. Policy or (Policies) to be issued:
 - a. ALTA Owner's Policy 2006
Proposed Insured: DuPage Airport Authority.
Policy Amount: To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
Saint Charles Resort, LLC, a Delaware limited liability company.

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ALTA Commitment (06/17/2006)



SCHEDULE A

(continued)

5. The land referred to in this Commitment is described as follows:

A part of the South 1/2 Of Section 30, Township 40 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois; being more particularly described as follows: WITH BEARINGS FOR DESCRIPTIVE PURPOSES ONLY:

Commencing at the Southwest Corner of said Section 30; thence North 00 degree, 09 minutes 53 seconds West, along the West line of the Southwest 1/4 of said Section 30, a distance of 1040.00 feet to the point of beginning of the Tract described herein; thence continuing North 00 degree, 09 minutes, 53 seconds West, along said West Line, a distance of 1555.17 feet to a point on the Southerly right of way line of North Avenue (Illinois Route No. 64); thence North 88 degrees, 25 minutes, 41 seconds East, along said Southerly right of way line, a distance of 3062.61 feet to the point of curvature of a curve to the right, having a central angle of 02 degrees, 56 minutes, 18 seconds, on a chord bearing of South 88 degrees, 48 minutes, 57 seconds East, a chord distance of 386.65 feet to a point on the West line of a Tract of land as shown on the Wayne Township Supervisor's Assessment Plat No. 2, the last named course being along the aforementioned Southerly right of way line of North Avenue (Illinois State Route No. 64); thence South 00 degree, 29 minutes 12 seconds West, along said West line of a Tract of land as shown on the Wayne Township Supervisor's Assessment Plat No. 2, a distance of 1982.51 feet to the Northerly line of a Tract of land as shown on the DuPage County Airport Assessment Plat No. 1, recorded as document 856854 in the Recorder of Deeds Office, DuPage County, Illinois; thence North 84 degrees, 08 minutes, 51 seconds West, along said Northerly line, a distance of 3444.67 feet to the point of beginning;

ALSO KNOWN AS:

That part of the South 1/2 of Section 30, Township 40 North, Range 9, East of the Third Principal Meridian, described by:

Commencing at the Southwest corner of said Section 30; thence North along the West line of said Section 30, a distance of 1040.00 feet for point of beginning; thence continuing North along said West Line, a distance of 1554.38 feet to the South line of State Route No. 64; thence North 88 degrees, 35 minutes, 37 seconds East, along said South Line, a distance of 3062.61 feet to the point of a curve to the right, having a radius of 7539.49 feet; thence Easterly along said curve; said curve being the Southerly line of said State Route No. 64, a distance of 384.58 feet to the West line of Wayne Township Supervisor's Assessment Plat No. 2; thence South 00 degree, 39 minutes, 18 seconds West, along said West Line, a distance of 1983.37 feet to the Northerly line of the DuPage County Airport Assessment Plat No. 1, recorded as document 856854; thence North 84 degrees ,06 minutes West, Along said Northerly Line, a distance of 3444.67 feet to the point of beginning, in DuPage County, Illinois.

END OF SCHEDULE A

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ALTA Commitment (06/17/2006)



SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. **Note for Information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.**

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ALTA Commitment (06/17/2006)



SCHEDULE B

(continued)

- C 8. A. Note for additional information: the DuPage County Recorder requires that any documents presented for recording contain the following information:

The name and address of the party who prepared the document;

The name and address of the party to whom the document should be mailed after recording;

All permanent real estate tax index numbers of any property legally described in the document;

The address of any property legally described in the document;

All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.

Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the municipalities of Addison, Aurora, Bartlett, Bolingbrook, Carol Stream, Elk Grove Village, Elmhurst, Glendale Heights, Glen Ellyn, Hanover Park, Naperville, Schaumburg, West Chicago, Wheaton, and Woodridge have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

Furthermore, all deeds and mortgages should include the current marital status of all individual parties, where appropriate. A spouse of an individual grantor or mortgagor may have to sign the deed or mortgage in order to release any applicable homestead interest

This exception will not appear on the policy when issued.

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SCHEDULE B

(continued)

- B 9. TAXES FOR THE YEAR 2015.
TAXES FOR THE YEAR 2015 ARE NOT YET DUE OR PAYABLE.
NOTE: TAXES FOR THE YEAR 2014 ARE PAID.
PERMANENT TAX NO. 01 30 300 015 1 OF 7
(AFFECTS LOT A IN PHEASANT RUN LODGE ASSESSMENT PLAT)
PERMANENT TAX NO. 01 30 300 016 2 OF 7
(AFFECTS LOT F IN PHEASANT RUN LODGE ASSESSMENT PLAT)
PERMANENT TAX NO. 01 30 300 017 3 OF 7
(AFFECTS LOT E IN PHEASANT RUN LODGE ASSESSMENT PLAT)
PERMANENT TAX NO. 01 30 300 018 4 OF 7
(AFFECTS LOT B IN PHEASANT RUN LODGE ASSESSMENT PLAT)
PERMANENT TAX NO. 01 30 300 019 5 OF 7
(AFFECTS LOT C IN PHEASANT RUN LODGE ASSESSMENT PLAT)
PERMANENT TAX NO. 01 30 300 048 6 OF 7
(AFFECTS LOT G IN PHEASANT RUN LODGE ASSESSMENT PLAT)
PERMANENT TAX NO. 01 30 400 005 7 OF 7
(AFFECTS LOT D IN PHEASANT RUN LODGE ASSESSMENT PLAT)
- AA 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- J 11. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in St. Charles, IL. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
- T 12. Proceeding pending in Circuit Court Of DuPage As Case No. 2011ED25, filed July 19, 2011 by the Department of Transportation of the State of Illinois, for and on behalf of the People of the State of Illinois, against Pheasant Run, Inc., Nationwide Mutual Insurance Company, Bank of America, N. A., in its capacity as trustee for the registered holders of Cobalt CMBS Commercial Mortgage Trust 2006-C1, Commercial Mortgage Pass Through Certificates, Series 2006-C1, unknown owners and non-record claimants on a complaint to acquire certain lands through eminent domain.

Note: A complete examination of said proceeding has not been made.

Note: Lis pendens notice recorded July 19, 2011 as document R2011-84530, as it relates to a perpetual easement; a permanent easement and four (4) temporary easements not to exceed five (5) years for highway purposes known as Parcel 1EA0005DD; Parcel 1EA0005PE; Parcel 1EA0005TE-A; Parcel 1EA0005TE-B; Parcel 1EA0005TE-C; Parcel 1EA0005TE-D AND Parcel 1EA0005TE-E for Job No. R-91-052-01.
- W 13. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)
- G 14. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

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SCHEDULE B

(continued)

- U 15. Lease made by Hosstmark Investors, LP., a limited partnership, as agent of St. Charles Hotel, LLC, doing business as The Pheasant Run Resort to T-Mobile Central LLC, a Delaware limited liability company dated November 16, 2014, a memorandum of which was recorded April 1, 2015 as document R2015032759, demising the land for a initial term of 6 months, commencing on the effective date, provided that the option has been exercised by tenant, the agreement shall constitute a lease, the term of which shall initially be for 5-years additional and successive five-year terms, with right to extend the lease for five additional and successive five year terms , and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
- AC 16. Possible right, title and interest of **4051 East Main Street Holdings, LLC**, a Maryland Limited liability company .in and to the Land, as disclosed by Assignment of Financing Statement recorded June 4, 2013 as document R2013-080427 (2013U000428) and of all parties claiming thereunder.
- M 17. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for Kautz Road.
- K 18. Terms, conditions and provisions contained in an Unrecorded Property Management Agreement made by and between Pheasant Run, Inc., and Oakbrook Hotels, Inc.

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SCHEDULE B

(continued)

- L 19. Grant dated June 11, 1951 and recorded June 19, 1951 as document 626310 from E. J. Baker to Texas Illinois Natural Gas Pipeline Company, of a right of way and easement to construct, reconstruct, operate, maintain, etc., a single pipeline 20-inches in diameter for the transportation of natural gas under and through and across that part of the Southwest 1/4 of Section 30 and that part of the Southeast 1/4 of the Northwest 1/4 of said Section, lying North of North Avenue, Township 40 North, Range 9, lying South of right of way of Route 64 (North Avenue) DuPage County, Illinois, together with the right of ingress and egress for such purposes, said right of way and easement to be 75.00 feet in width during construction but shall be reduced to 50.00 feet thereafter for operation, repair, maintenance and removal thereof, the route of said pipeline being described therein.

Note: By Amendment dated April 6, 1952 and recorded April 22, 1957 as document 839599 re-recorded September 10, 1957 as document 855727, the grant noted above was amended to allow grantee to construct a second pipe line over a strip of land 100.00 feet in width, the center of which is described therein.

Note: By instrument recorded December 16, 1959 as document 950633, Texas Illinois National Gas Pipeline Company, a corporation of Delaware, conveys to People Gulf Coast Natural Gas Pipeline Company, a corporation of Delaware, all its right, title and interest, claim or privilege in and to the above noted easement.

Note: By instrument recorded October 3, 1960 as document 981822, People Gulf Coast Natural Gas Pipeline Company, a corporation of Delaware, conveys to Natural Gas Pipeline Company of America, a corporation of Delaware, all its right, title and interest, claim or privilege in and to the easement noted above.

Note: Said Easement is shown on a survey made by STS Consultants dated November 10, 2006, Project No. 200606458.

- N 20. Grant made by Pheasant Run, Inc. to Northern Illinois Gas Company, its successors and assigns, dated October 25, 1962 and recorded November 23, 1962 as document R6241828, granting the right to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities in, under, upon and along the East Half of the public highway known as Kautz Road, which extends along the West side of the property.

Note: Said Easement is shown on a survey made by STS Consultants dated November 10, 2006, Project No. 200606458.

- O 21. Grant of Easement recorded January 17, 1984 as document R84 05294, made by Pheasant Run Inc., to the Commonwealth Edison Company, for public utilities purposes over the West 35.00 feet of Parcel "G" in Pheasant Run Lodge Assessment Plat.

Note: Said Easement is shown on a survey made by STS Consultants dated November 10, 2006, Project No. 200606458.

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ALTA Commitment (06/17/2006)



SCHEDULE B

(continued)

- P 22. Terms and provisions contained in Declaration of Reciprocal Easements recorded November 7, 1986 as document R86 140509, made by Pheasant Run, Inc., for the reasonable extension, use and maintenance of water, sewer and utility services to the buildings; easements on, over and across all driveways and parking lots wherever located from time to time, for the reasonable ingress and egress of automobiles, pedestrians and delivery vehicles; together with such other provisions contained therein.
- Q 23. Notice of Supplemental Well recorded November 20, 2002 as document R2002-318828.
(Affects Lot 6 in Pheasant Run Lodge Assessment Plat)
- R 24. Permanent Easement recorded August 17, 2000 as document R2000127405 in favor of the State of Illinois, Department of Transportation to install, operate and maintain pavement detectors to be used for a traffic control signal, said easement being located on land described as:

That part of the South 1/2 of Section 30, Township 40 North, Range 9, East of the Third Principal Meridian, bounded by a line, described as:

Commencing At the intersection of the West line of said South 1/2 of said Section 30 with the South line of Illinois State Route 64, as dedicated by document 252181 recorded February 17, 1928; thence North 88 degrees, 47 minutes, 24 seconds East along said South line of Illinois State Route 64, a distance of 2146.58 to the point of beginning; thence South 00 degree, 11 minutes 19 seconds East, a distance of 118.06 feet; thence South 89 degrees, 46 minutes, 41 seconds East perpendicular to the last described course, a distance of 39.00 feet; thence North 00 degree, 11 minutes, 19 seconds East perpendicular to the last described course, a distance of 119.01 feet to a point on the aforesaid South line of Illinois State Route 64; thence South 88 degrees, 47 minutes, 24 seconds West along said South line of Illinois State Route 64, a distance of 39.01 feet to the point of beginning.

Note: Said Easement is shown on a survey made by STS Consultants dated November 10, 2006, Project No. 200606458.
- S 25. Encroachment of the Parking Lot and Cart Paths located on the land onto the easement shown herein at exception reference letter 'L'.

Note: Said Easement is shown on a survey made by STS Consultants dated November 10, 2006, Project No. 200606458.

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ALTA Commitment (06/17/2006)



SCHEDULE B

(continued)

- V 26. The Company has examined the proceeding in Case No. 11CH003359 to foreclose the lien recorded as Document R2006228685, and notes the following:
- A) Right of any interested party to have set aside, modified or reversed the judgments or orders entered in said case;
 - B) Right, by reason of military service, of any person interested in the subject matter of the case to redeem within the time permitted by the Servicemembers Civil Relief Act;
 - C) Defects or additional information, if any:
- Satisfactory evidence should be furnished that Joseph A. Klam, court appointed receiver has been paid in full.
- AD 27. The last deed of conveyance of the Land was recorded on March 28, 2014 as Document R2014025262.

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ALTA Commitment (06/17/2006)



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IL-CT-FWET-01080.225034-SPS-1-15-15PR0002896WF

SCHEDULE B

(continued)

- Z 28. In order for the Company to insure title after completion of an eminent domain proceeding to acquire fee title to the Land or a lesser interest therein, the Company notes the follows:
- A) Nothing contained herein should be construed as insuring the power or right of the plaintiff to condemn the Land;
 - B) Our policy, when issued, will be made subject to direct attack upon the judgments and orders entered in the case;
 - C) Upon filing of the Complaint, a proper Lis Pendens Notice should be recorded in the Office of the Recorder of Deeds in the County in which the Land is located;
 - D) The following necessary parties should be joined in the contemplated proceeding in order that the Company may insure that their interests will be affected:
 - 1) All persons acquiring rights in the Land subsequent to the date of this commitment and prior to the time a complete Lis Pendens Notice has been recorded/filed;
 - 2) All persons, other than those named herein, known by plaintiff or plaintiff's attorney to have or claim to have an interest in the Land;
 - 3) All persons in possession of the Land.
 - 4) Saint Charles Resort, LLC, a Delaware limited liability company, record owner of the land;
 - 5) Attention is directed to the proceeding pending noted above in Schedule B at exception reference letter "T". We make no comment on the effect of said proceeding on the contemplated proceeding and all questions concerning the same should be submitted to an underwriter.
 - 6) If it is desired to affect the interest of any lessee/tenant and/or property manager, their names should be obtained and they should be made parties to the contemplated proceeding.
 - 7) T-Mobile Central LLC, a Delaware limited liability company, as lessee under lease noted herein at exception letter "U";
 - 8) Hosstmark Investors, L.P., a limited partnership, as agent of St. Charles Hotel, LLC, doing business as The Pheasant Run Resort, as lessor under lease noted herein at exception letter "U";
 - 9) Pheasant Run, Inc., by virtue of exception letter "K";
 - 10) Oakbrook Hotels, Inc., by virtue of exception letter "K";
 - 11) Joseph A. Klam, court appointed receiver, by virtue of exception letter "V";
 - 12) 4051 East Main Street Holdings, LLC, by virtue of exception letter "AC";

Note: If it is known that any of the necessary parties listed herein are deceased, their heirs or legatees should be made parties by name if known, and if unknown, then by the name and description of "unknown heirs or legatees of" such deceased person or persons. If it is not known or cannot be ascertained whether any of said parties are living or dead, then such parties should be made parties by name, and such person(s) as would be their heirs or legatees also should be made parties to the proceeding as "unknown owners." In this regard, the Company directs your attention to Section 2-413 of the Code of Civil Procedure.

In the event that there are any persons who are necessary parties to the contemplated proceeding, but the names of such persons are unknown and unascertainable, then, and in that event only, such persons should be made parties under the description of "unknown owners," unless the contrary is herein indicated. The question of the Company's willingness to reply on the designation of "unknown owners" to insure over the interest of any unrecorded mechanic's lien claimant, if any, should be submitted to an underwriter.

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ALTA Commitment (06/17/2006)



SCHEDULE B

(continued)

E) Additional information, if any:

Tax assessee: Saint Charles Resort LLC c/o Hostmark Hospitality, 1300 E Woodfield Rd # 400, Schaumburg, IL 60173.

Note: In order for the Company to insure over the liens of real estate taxes and special assessments and rights of any tax purchaser named herein after the completion of the contemplated proceeding, the County Collector's Warrant Books and the Municipality's Special Assessment Records must be marked appropriately, any Tax Deed Proceeding noted herein must be dismissed, and any outstanding Certificate of Purchase must be cancelled.

The contemplated proceeding may affect the rights of only those parties named herein in Paragraph "D" as necessary parties. The policy, when issued, will be subject to the rights of all other parties and interests shown in this commitment, including, but not limited to, easements, covenants, conditions, restrictions and the rights of public or quasi-public utilities in the Land, if any, unless satisfactory disposition thereof is otherwise made or unless otherwise expressly stated herein.

- E 29. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
- D 30. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

END OF SCHEDULE B

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ALTA Commitment (06/17/2006)



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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

END OF CONDITIONS

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ALTA Commitment (06/17/2006)



MEMORANDUM

TO: Board of Commissioners
DuPage Airport Authority

FROM: Phillip A. Luetkehans

DATE: December 8, 2015

RE: DS Container Expansion Development Plan Application (2500 Enterprise Circle)

CenterPoint previously submitted, and the Board approved, a Development Plan for a site south of Fabyan Parkway and inside of Enterprise Circle at 2500 Enterprise Circle for DS Container. DS Container and CenterPoint have now submitted a Development Plan Application for the expansion of that project on the 10.5 acres to the west of the previously-purchased 14.55 acres. This latest Development Plan (without some of the more technical documents such as FAA, submission, grading and utility plans and stormwater calculations) is being provided to you with this memo. Pursuant to our consultant's recommendations, CenterPoint is making some minor revisions to the Application; hence the Application plan in the Resolution has a different date (December 14, 2015) than the one enclosed.

This project, due to its location in the park and other issues, requires deviations from the West Chicago Zoning Ordinance ("Section 10.5"). The deviations/variations requested from Section 10.5 of the West Chicago Zoning Ordinance are as follows:

1. Variance to permit loading or servicing to be conducted between the south façade of the building and the southern portion of Enterprise Circle (this variance was already granted for the original building).
2. Variance to permit loading spaces to be located closer to the southern portion of Enterprise Circle right-of-way than the south façade of the building (this variance was already granted for the original building).
3. Variance to permit the storage of vehicles within the south exterior side yard (this variance was already granted for the original building).
4. Variance from the definition of "Building Height" to allow rooftop equipment to exceed 10' above the Building Height. The applicant is seeking to have the equipment extend 14'6" above the current 40' building height. The allowable building height in this area is 55' under the West Chicago Zoning Ordinance.

Variations No. 1-3 above are necessary due to the fact that this particular parcel is surrounded by a street on all four sides. We would recommend that Variations No. 1-3 be granted due to the limitations of the site.

Variation No. 4 is not due to the location or limitation of the site but CenterPoint has advised that it is necessary to comply with IEPA regulations. We have asked CenterPoint to provide evidence to the Board at the meeting of the need for this variation, as this evidence will have to be provided to West Chicago before it can approve.

West Chicago will be reviewing the variations based upon the following criteria:

- (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.

At this time, this law firm has no recommendation or opinion as to the approval of Variation No. 4.

There is also a question about the necessity to screen some of the equipment next to and on the building. Prior to the Board meeting, staff will be visiting the existing DS Container operation in an effort to be able to provide you more information to assist you in deciding these outstanding issues and the aesthetics related to them.

Besides the open issue related to Variation No. 4 and the open screening issues, this law firm recommends approval of the Development Plan for the expansion of the property at 2500 Enterprise Circle with the conditions set forth in the Resolution.

CITY OF WEST CHICAGO
DUPAGE BUSINESS CENTER

Development Plan Application

for

250,575 square foot light manufacturing/warehouse facility
on 10.50 acres located within
2500 Enterprise Circle
DuPage Business Center

(The proposed facility is an addition to the existing facility ("Phase I Building") on the 14.55 acre parcel of land (the "Phase I Land") located immediately adjacent and to the east of the subject property within Enterprise Circle)

Prepared By:

CenterPoint Properties Trust

Prepared For:

DuPage Airport Authority

and

The City of West Chicago

November 20, 2015

Index

1. **Restrictive Covenants to be Recorded, if any – N/A**
2. **Names, Addresses and Telephone Numbers for Applicant and all Professional Consultants**
3. **Legal Description of Subject Property and ALTA Survey of Subject Property**
4. **Completed FAA 7460 Forms for the Project**
5. **Written Description of the Project**
6. **Statement Identifying Elements of Development Plan which constitute requested variations from Zoning Control Documents and Minimum Design Standards**
7. **Detailed Site Plan of Property and Proposed Improvements with Dimensions**
8. **Description of Building Height and Compliance with Bulk Regulations**
9. **Architectural Elevations**
10. **Civil Engineering Plans**
11. **Storm Water Management Report**
12. **Landscape Plan**
13. **Statement of Applicant's Intent with Respect to Use of the Project**
14. **Assessment Plat**
15. **Certificates and Seals as Needed, if any – N/A**
16. **Governmental Approval Letters**
17. **Site Photometric Plans**

1. RESTRICTIVE COVENANTS TO BE RECORDED, IF ANY.

NONE.

2. **NAMES, ADDRESSES AND TELEPHONE NUMBERS FOR APPLICANT AND ALL PROFESSIONAL CONSULTANTS.**

APPLICANT:

CENTERPOINT PROPERTIES TRUST
1808 Swift Drive
Oak Brook, Illinois 60523
Contact: Ed Harrington -Senior Vice President, Development
Phone: 630-586-8000

ARCHITECT:

CORNERSTONE ARCHITECTS, LTD.
1152 Spring Lake Drive
Itasca, Illinois 60143
Contact: Mike Baumstark, Principal
Phone: 530-773-8363 x.110

CIVIL ENGINEER:

SPACECO, INC.
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Contact: Brett Duffy, Senior Vice President
Phone: 847-696-4060

LANDSCAPE ARCHITECT:

DAVID R. MCCALLUM ASSOCIATES, INC.
350 North Milwaukee Avenue
Libertyville, Illinois 60048
Contact: David McCallum, Principal
Phone: 847-362-0209

SOILS ENGINEER:

TESTING SERVICE CORPORATION
457 E. Gundersen Drive
Carol Stream, Illinois 60188
Contact: Mike Macalinski, Vice President
Phone: 630-784-4086

GENERAL CONTRACTOR:

FCL BUILDERS LLC
1150 Spring Lake Drive
Itasca, Illinois 60143
Contact: Randy Lindenberg/Chris Moore
Phone: 630-773-0050

3. LEGAL DESCRIPTION OF SUBJECT PROPERTY AND ALTA SURVEY OF SUBJECT PROPERTY

LOT 2 IN DUPAGE NATIONAL TECHNOLOGY PARK 2500 ENTERPRISE DRIVE ASSESSMENT PLAT, BEING A PLAT OF PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 2015 AS DOCUMENT R2015-39922, IN DU PAGE COUNTY, ILLINOIS

SAID PARCEL CONTAINS 457,864 SQUARE FEET OR 10.511 ACRES, MORE OR LESS.

COMMON ADDRESS: 2500 ENTERPRISE CIRCLE
 DUPAGE BUSINESS CENTER
 WEST CHICAGO, ILLINOIS

PART OF PIN: 04-18-101-001

4. **COMPLETED FAA 7460 FORMS FOR THE PROJECT (INCLUDES FAA DETERMINATION OF NO HAZARD)**

[SEE ATTACHED]

5. **DESCRIPTION OF DEVELOPMENT**

PROJECT:

The Project is a 250,575 square foot addition to the existing finished goods warehouse (the "Phase I Building") currently under construction on the adjacent parcel of land located within Enterprise Circle containing 14.55 acres (the "Phase I Land"). The Phase I Building is leased to DS Containers for warehousing of finished cans for distribution to buyers who will then fill the cans with product for sale. The proposed building addition will house additional can manufacturing lines and equipment to supplement DS Container's production capabilities at its existing manufacturing facility located in nearby Batavia, Illinois.

SITE:

2500 Enterprise Circle, located inside the Enterprise Circle loop on the west side.

SITE AREA:

10.5 Acres
457,380 Square Feet

BUILDING AREA:

(NOTE: THESE ARE FIGURES FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

Office #1:	4,850 SF
Office #2:	7,721 SF
Office #3:	828 SF
Machine Shop:	4,038 SF
Storage Room:	950 SF
Warehouse:	532,455 SF

CAR PARKING:

(NOTE: THESE ARE FIGURES FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

(139) Actual Car Parking
(259) Future Car Parking

EXTERIOR DOCKS:

(NOTE: THESE ARE FIGURES FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

(20) Exterior Dock Positions

909683.1

INTERIOR DOCKS:

(NOTE: THESE ARE FIGURES FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

(1) Interior Dock

DRIVE IN DOORS:

(NOTE: THESE ARE FIGURES FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

(3) Drive In Doors

OUTSIDE YARD STORAGE:

(NOTE: THESE ARE FIGURES FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

(66) Trailer Parking Positions

6. STATEMENT IDENTIFYING REQUESTED VARIATIONS FROM ZONING CONTROL DOCUMENTS

10.5 Airport Zoning District

The following variances to Section 10.5 of the current Zoning Ordinance for the City of West Chicago:

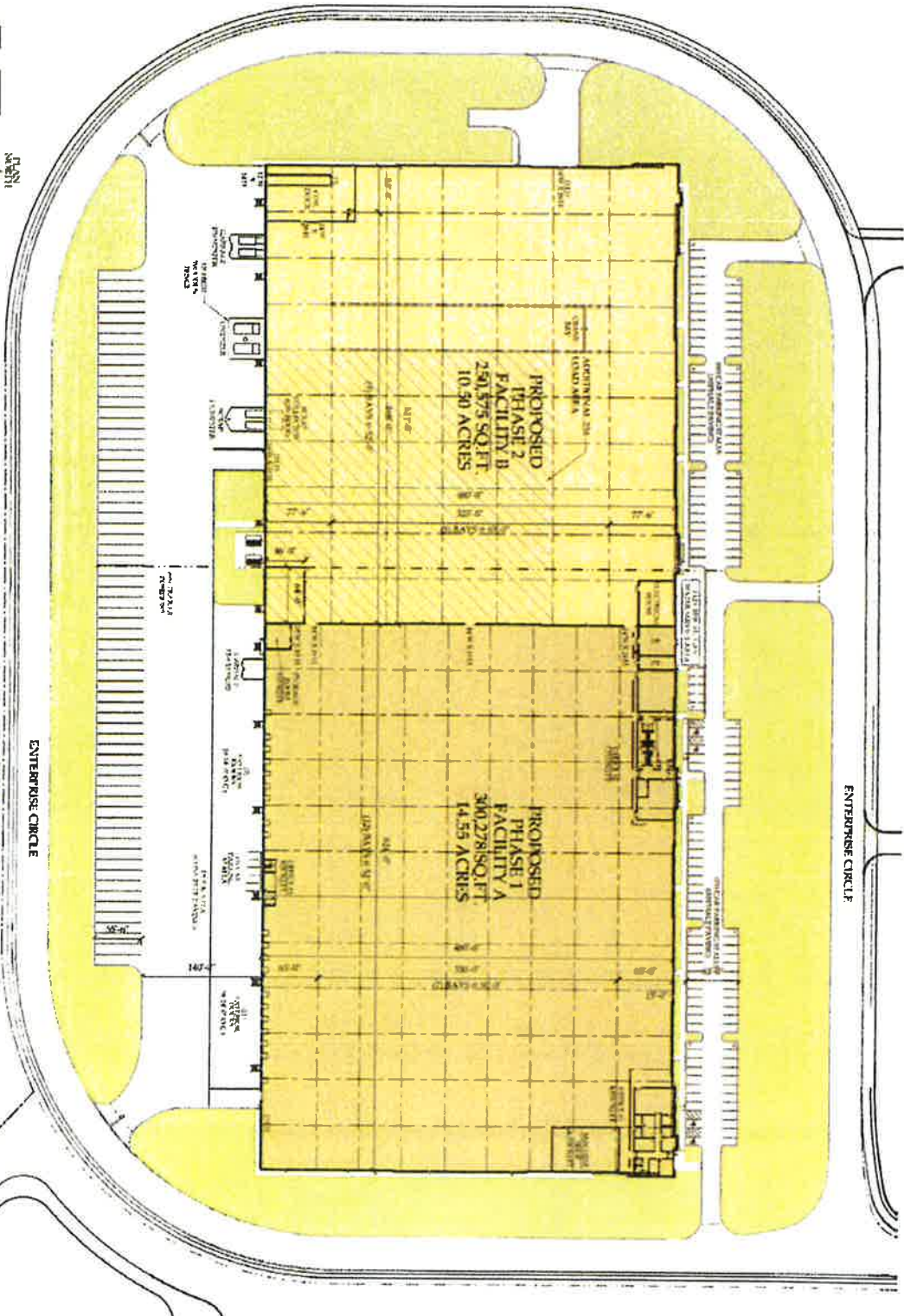
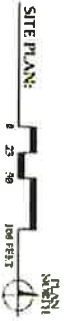
1. A variance from Section 10.5-10(F)(8) to permit loading or servicing to be conducted between the south façade of the building and the southern portion of Enterprise Circle (this variance was already granted for the Phase I Building).
2. A variance from Section 10.5-10(F)(9) to permit loading spaces to be located closer to the southern portion of Enterprise Circle right-of-way than the south façade of the building (this variance was already granted for the Phase I Building).
3. A variance from Section 10.5-10(F)(10) to permit the storage of vehicles within the south exterior side yard (this variance was already granted for the Phase I Building).
4. A variance from Section 10.5-2, definition of "Building Height", to allow rooftop equipment to exceed 10 feet above the Building Height (this variance pertains only to the proposed building addition).

7. DETAILED SITE PLAN OF PROPERTY AND PROPOSED IMPROVEMENTS WITH DIMENSIONS (INCLUDING DATA AND DESIGN TABLES)
(NOTE: THIS IS FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

:

[SEE ATTACHED]

2500 ENTERPRISE CIRCLE
 DUNAGE BUSINESS CENTER - WEST CHICAGO, ILLINOIS



CenterPoint Properties

NOVEMBER 6, 2015 414140

Cornerstone
 Architects Ltd

8. DESCRIPTION OF BUILDING HEIGHTS AND COMPLIANCE WITH BULK REGULATIONS

(NOTE: THIS IS FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

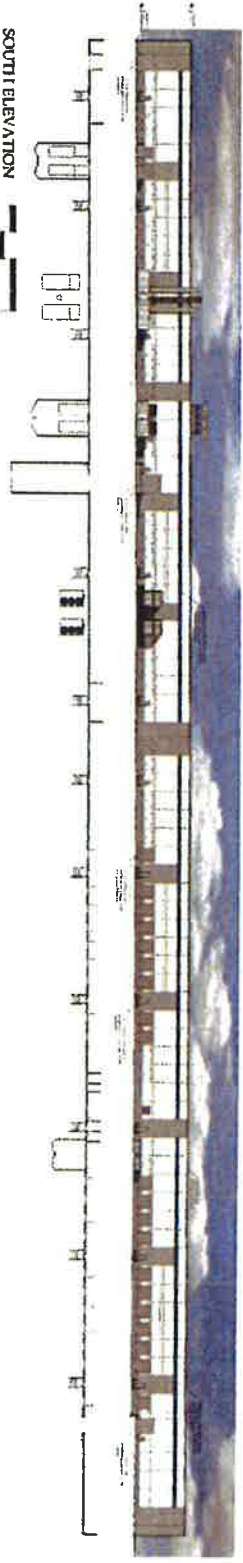
[SEE ATTACHED]

9. ARCHITECTURAL ELEVATIONS
(NOTE: THIS IS FOR ENTIRE PROJECT, INCLUDING BOTH THE PHASE I BUILDING AND THE BUILDING ADDITION TO BE CONSTRUCTED ON SUBJECT PROPERTY)

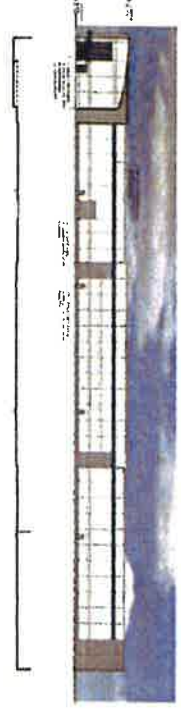
[SEE ATTACHED]



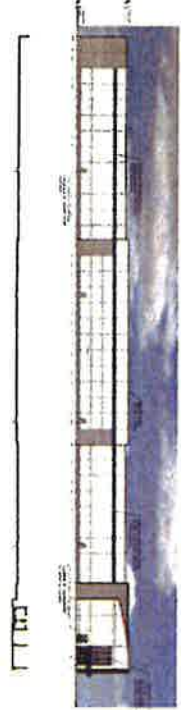
NORTH ELEVATION
0 20 40 80 FEET



SOUTH ELEVATION
0 20 40 80 FEET



WEST ELEVATION
0 20 40 80 FEET



EAST ELEVATION
0 20 40 80 FEET



10 ENTERPRISE CIRCLE

2E BUSINESS CENTER - WEST CHICAGO, ILLINOIS



CenterPoint Properties

OCTOBER 5, 2015 #14140



909683.1



2500 ENTERPRISE CIRCLE
DUPAGE BUSINESS CENTER — WEST CHICAGO, ILLINOIS



CenterPoint Properties

OCTOBER 6, 2015 214140

Architectural rendering © 2015
Cornerstone
Architects Inc

10. CIVIL ENGINEERING PLANS

[SEE ATTACHED]

11. STORM WATER MANAGEMENT REPORT

[SEE ATTACHED]



**Final Stormwater
Management Report for
Building Expansion 2500
Enterprise Circle
West Chicago, Illinois**

**Project #3565.10(2)
October 30, 2015**

Engineer's Signature

Brett Duffy

Date

Stamp

Illinois Registration NO.: 062-053198
Expiration Date: 11/30/2015

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1	Narrative
2	Storm Sewer Design Criteria And Calculations <ul style="list-style-type: none">2.1 Storm Sewer Support Calculations2.2 Systems 200, 300, 400 (10 Year)
3	100 Year Peak Flow Analysis to Existing 48" Sewer <ul style="list-style-type: none">3.1 Peak Flow Analysis Summary3.2 Phase 1 Pipe & Pavement Storage Volumes3.3 Phase 2 Pipe Storage Volume3.4 100 Year Peak Flow Analysis Support Calculations
4	Inlet Capacity Calculations
5	Inlet Area Map
6	DuPage National Technology Park Drainage Exhibit and Detention Pond Balance Sheet

1 NARRATIVE



Building Expansion 2500 Enterprise Circle: Final Stormwater Management Report

SPACECO, INC.

CenterPoint Properties

N:\PROJECTS\TECH PARK\3565.10\3565.10-PHASE 2\DRAINAGE\REPORT\3565.10PH2_RPT-DRAINAGE_2015-10-30.DOC

NARRATIVE

This report presents the results of the storm sewer design for the Building Expansion at 2500 Enterprise Circle, located in the DuPage National Technology Park in West Chicago, Illinois. The proposed development is an expansion of the previously approved Phase 1 building at 2500 Enterprise Circle. The Phase 2 building will expand westward from the Phase 1 building and will consist of parking lots, truck docks, and associated utilities.

The proposed site is approximately 10.51 acres. The north portion of Phase 2 drains to two 24" storm sewer stubs. The south portion drains to a 48" storm sewer stub that was installed as part of the Phase 1 plans. Ultimately the entire site is tributary to Detention Pond I built as part of the DuPage National Technology Park. The pond is located southeast of the site, and is tributary to the Kress Creek Watershed. Plans and calculations for the detention pond were prepared by Christopher B. Burke Engineering, Ltd.

The storm sewer system was designed using Manning's equation. The storm sewers are designed to convey a 10-year storm without surcharging from any structure.

Additionally, the 100 year peak flow analysis, which was performed during Phase 1, is updated to account for the additional area tributary to the 48" storm sewer at the southeast corner of the Phase 1 development. The analysis concluded that the onsite storm sewer can convey the 100 year storm event without the system surcharging and spilling overland into Enterprise Circle.

Existing Drainage Divides per CBBEL Report

As seen in the Inlet Spacing/Drainage Areas Exhibit, prepared by Christopher B. Burke Engineering, Ltd. (Tab 6), the site on which the Phase 2 Building Expansion is being developed was originally broken into the following drainage areas: M8, M9, M14, and M15. The proposed design aimed to match these drainage areas to the extents possible.

Building Expansion 2500 Enterprise Circle: Final Stormwater Management Report

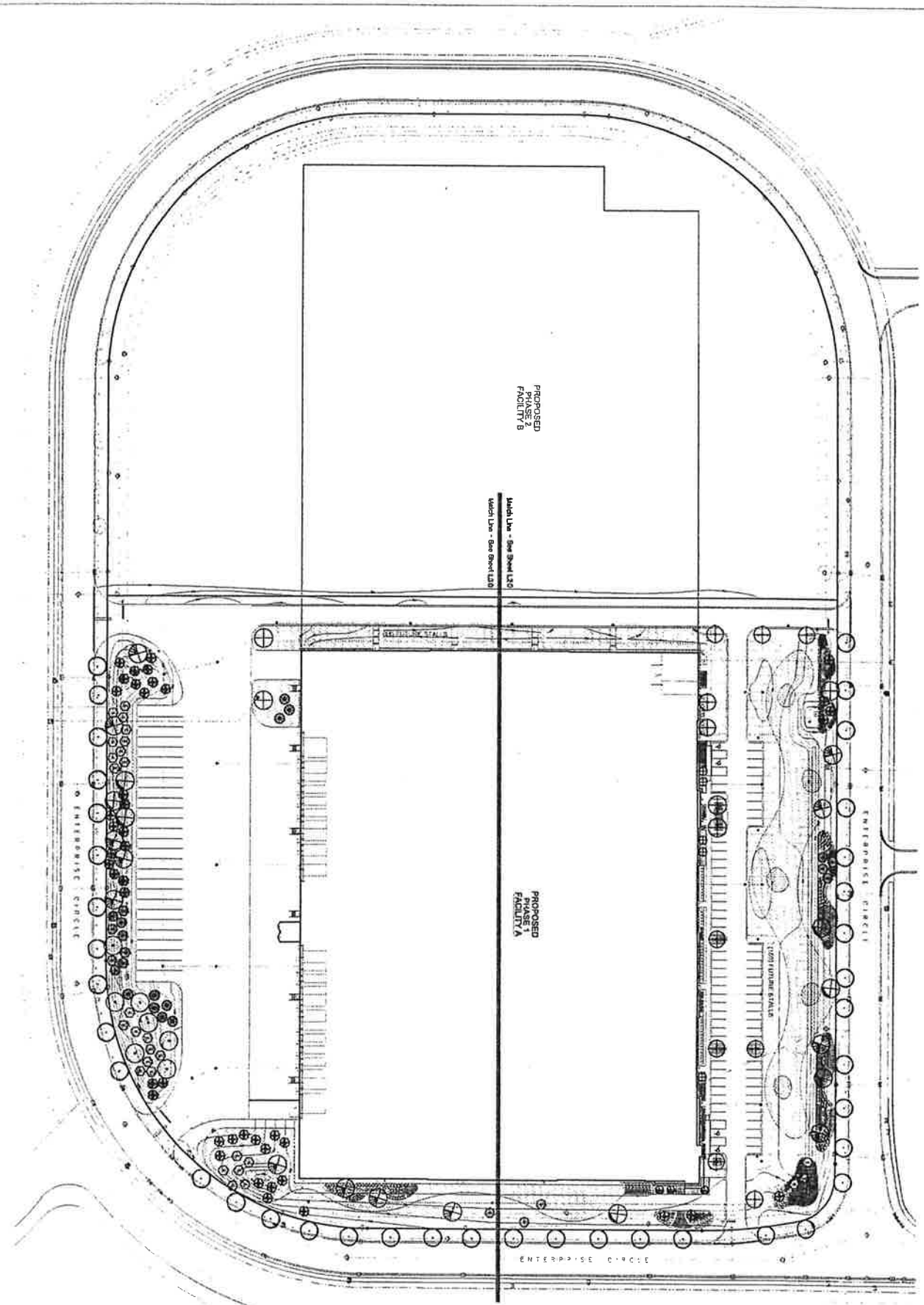
SPACECO, INC.

CenterPoint Properties

N:\PROJECTS\TECH PARK\3565.10\3565.10-PHASE 2\RAINAGE\REPORT\3565.10PH2_RPT-DRAINAGE_2015-10-30.DOC

12. LANDSCAPE PLANS

[SEE ATTACHED]



2500
Enterprise Circle
Phase 1

David R. McCallum Associates, Inc.
Landscape Architecture

DAVID R. MCCALLUM ASSOCIATES, INC.
Landscape Architecture
1000 North 10th Street
Chicago, Illinois 60610

MCCALLUM
ASSOCIATES

CenterPoint Properties
1000 North 10th Street
Chicago, Illinois 60610

Landscape Plan

NO.	DESCRIPTION	DATE
1	Prepared by Drawing	02/24/05
2	Reviewed by Designer	02/24/05
3	Checked by Designer	02/24/05
4	Checked by Designer	02/24/05
5	Checked by Designer	02/24/05
6	Checked by Designer	02/24/05
7	Checked by Designer	02/24/05
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91	Checked by Designer	02/24/05
92	Checked by Designer	02/24/05
93	Checked by Designer	02/24/05
94	Checked by Designer	02/24/05
95	Checked by Designer	02/24/05
96	Checked by Designer	02/24/05
97	Checked by Designer	02/24/05
98	Checked by Designer	02/24/05
99	Checked by Designer	02/24/05
100	Checked by Designer	02/24/05

2500
Enterprise Circle
Phase 1

© 2010 MDC
MDC 10/10/10

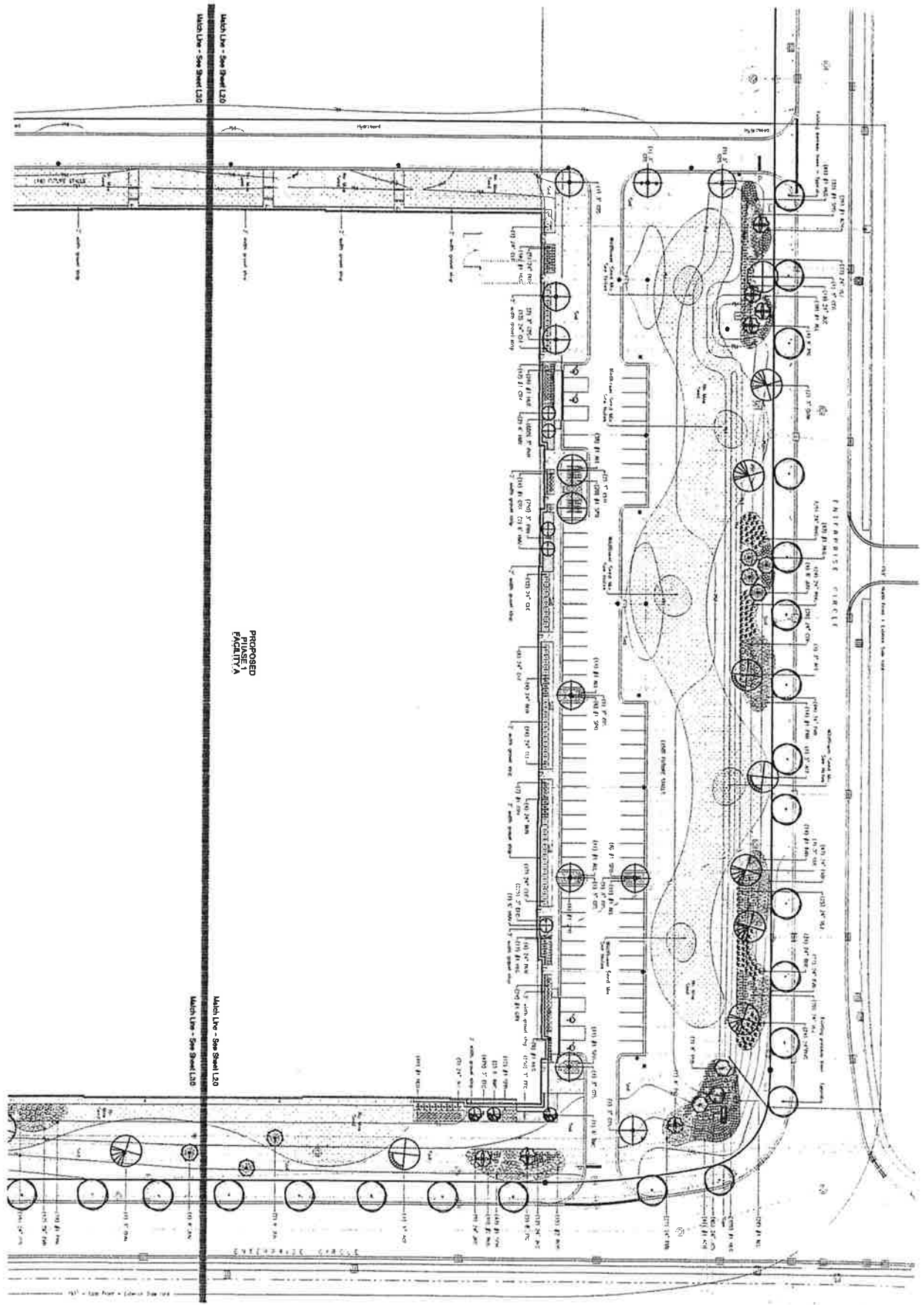
DAVID S. MCDONALD ASSOCIATES, INC.
1400 N. 17th Street, Suite 100
Tomball, TX 77375
713.261.1100
www.dsmcdonald.com



Center Point Properties
1400 N. 17th Street, Suite 100
Tomball, TX 77375
713.261.1100
www.centerpointproperties.com

Landscape Plan

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PROVIDE TO ARCHITECT	10/10/10	DM	DM
2	PROVIDE TO CIVIL ENGINEER	10/10/10	DM	DM
3	PROVIDE TO ELECTRICAL ENGINEER	10/10/10	DM	DM
4	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
5	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
6	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
7	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
8	PROVIDE TO ARCHITECT	10/10/10	DM	DM
9	PROVIDE TO CIVIL ENGINEER	10/10/10	DM	DM
10	PROVIDE TO ELECTRICAL ENGINEER	10/10/10	DM	DM
11	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
12	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
13	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
14	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
15	PROVIDE TO ARCHITECT	10/10/10	DM	DM
16	PROVIDE TO CIVIL ENGINEER	10/10/10	DM	DM
17	PROVIDE TO ELECTRICAL ENGINEER	10/10/10	DM	DM
18	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
19	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
20	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
21	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
22	PROVIDE TO ARCHITECT	10/10/10	DM	DM
23	PROVIDE TO CIVIL ENGINEER	10/10/10	DM	DM
24	PROVIDE TO ELECTRICAL ENGINEER	10/10/10	DM	DM
25	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
26	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
27	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
28	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
29	PROVIDE TO ARCHITECT	10/10/10	DM	DM
30	PROVIDE TO CIVIL ENGINEER	10/10/10	DM	DM
31	PROVIDE TO ELECTRICAL ENGINEER	10/10/10	DM	DM
32	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
33	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
34	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
35	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
36	PROVIDE TO ARCHITECT	10/10/10	DM	DM
37	PROVIDE TO CIVIL ENGINEER	10/10/10	DM	DM
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39	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
40	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
41	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
42	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
43	PROVIDE TO ARCHITECT	10/10/10	DM	DM
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45	PROVIDE TO ELECTRICAL ENGINEER	10/10/10	DM	DM
46	PROVIDE TO MECHANICAL ENGINEER	10/10/10	DM	DM
47	PROVIDE TO PLUMBING ENGINEER	10/10/10	DM	DM
48	PROVIDE TO STRUCTURAL ENGINEER	10/10/10	DM	DM
49	PROVIDE TO LANDSCAPE ARCHITECT	10/10/10	DM	DM
50	PROVIDE TO ARCHITECT	10/10/10	DM	DM



PROPOSED
PHASE 1
FACILITY A

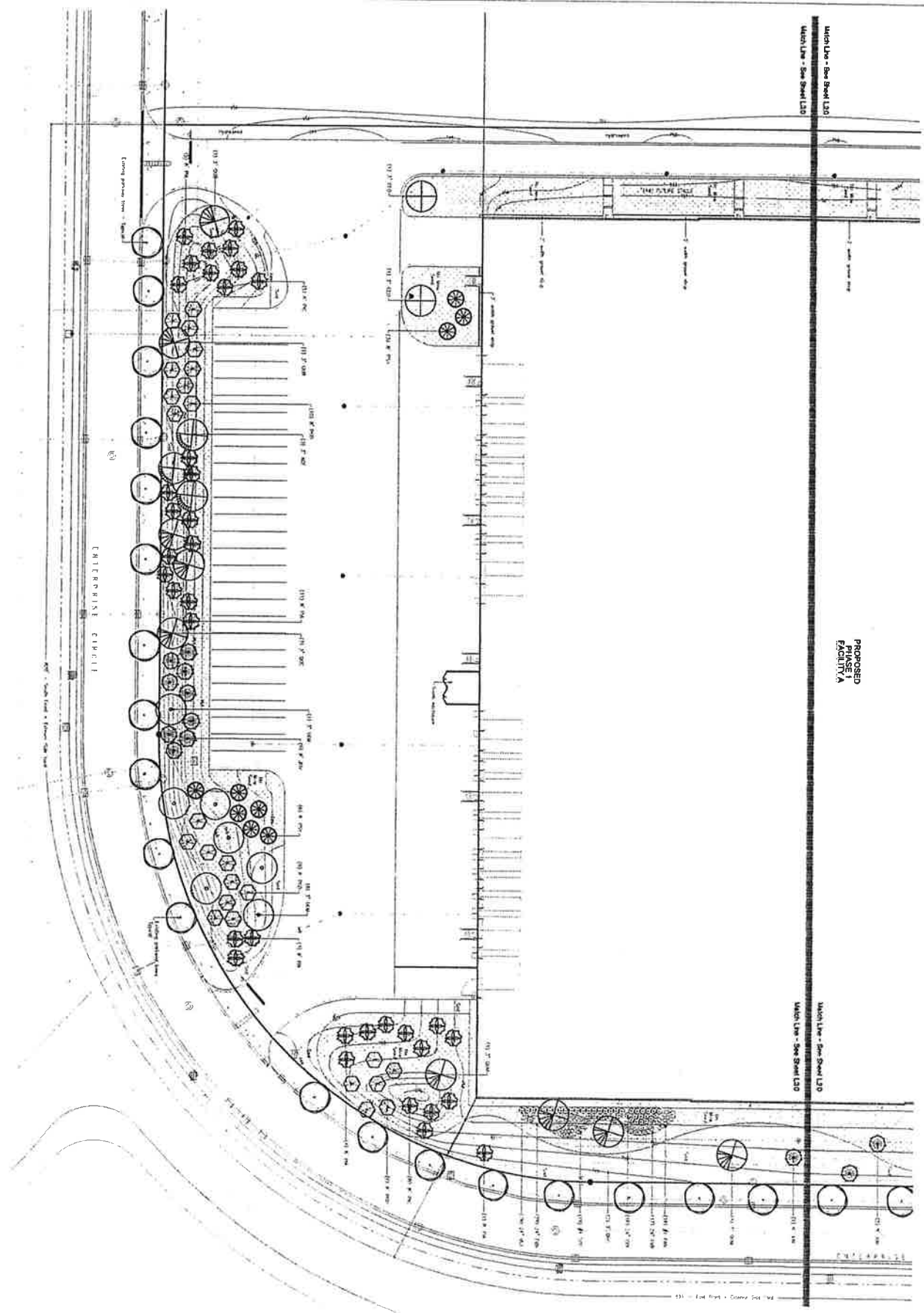
Match Line - See Sheet L20
Match Line - See Sheet L20

Match Line - See Sheet L20
Match Line - See Sheet L20

Match Line - See Sheet L30
 Match Line - See Sheet L30

PROPOSED
 PHASE 1
 FACILITY A

Match Line - See Sheet L30
 Match Line - See Sheet L30



2500
 Enterprise Circle
 Phase 1

Site Plan
 Scale: 1/8" = 1'-0"

DAVID B. MULLIN ASSOCIATES, INC.
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: (303) 750-1000
 Fax: (303) 750-1001
 www.davidmullin.com



CenterPoint Properties
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202
 Phone: (303) 750-1000
 Fax: (303) 750-1001
 www.centerpointproperties.com

Landscape Plan

Item	Description	Quantity	Notes
1	Planting	101	See Schedule
2	Planting	102	See Schedule
3	Planting	103	See Schedule
4	Planting	104	See Schedule
5	Planting	105	See Schedule
6	Planting	106	See Schedule
7	Planting	107	See Schedule
8	Planting	108	See Schedule
9	Planting	109	See Schedule
10	Planting	110	See Schedule

Item	Description	Quantity	Notes
11	Planting	111	See Schedule
12	Planting	112	See Schedule
13	Planting	113	See Schedule
14	Planting	114	See Schedule
15	Planting	115	See Schedule
16	Planting	116	See Schedule
17	Planting	117	See Schedule
18	Planting	118	See Schedule
19	Planting	119	See Schedule
20	Planting	120	See Schedule

L30

13. **STATEMENT OF APPLICANT'S INTENT WITH RESPECT TO USE OF THE PROJECT:**

Applicant intends to construct a 250,575 square foot building addition to the existing finished goods warehouse (the "Phase I Building") currently under construction on the adjacent parcel of land located within Enterprise Circle containing 14.55 acres (the "Phase I Land"). The Phase I Building is leased to DS Containers for warehousing of finished cans for distribution to buyers who will then fill the cans with product for sale. The proposed building addition will house additional can manufacturing lines and equipment to supplement DS Container's production capabilities at its existing manufacturing facility located in nearby Batavia, Illinois.

The new facility proposed for the building addition, like the Phase I Building under construction, will need to meet FDA standards for cleanliness. A rodent strip will be needed around the perimeter of the proposed building addition at both the exterior (24 inch stone strip) and the interior (24 inch painted stripe).

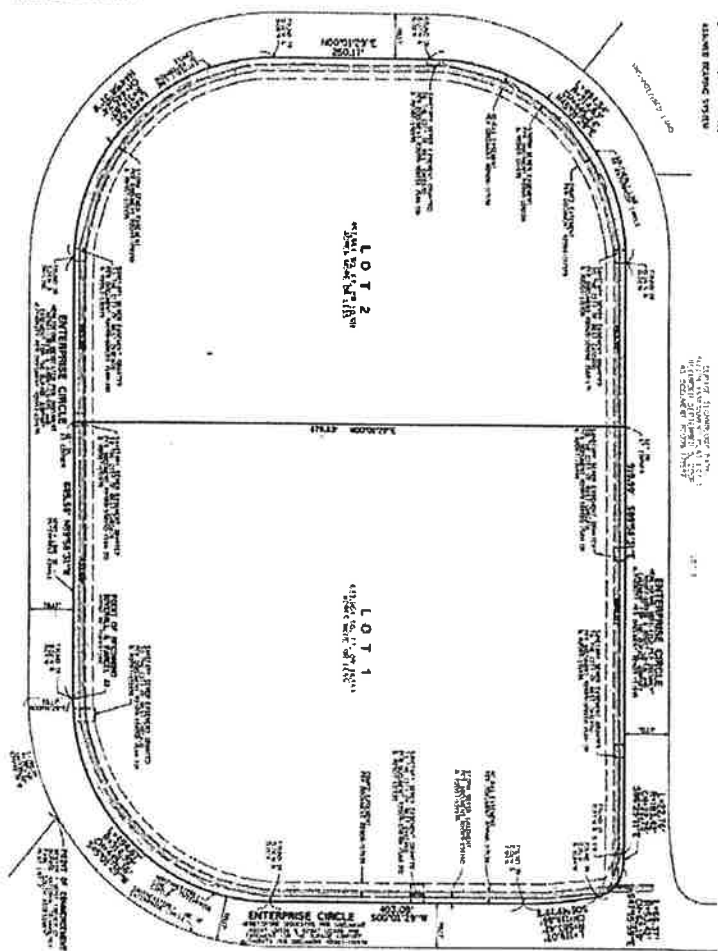
The proposed building addition will have a loading dock and trailer parking along its south elevation. The docks will be 4 feet above grade and will have dock levelers. There will be trailer parking where trucks and trailers will be parked during both daytime and nighttime. There is car parking provided for on the north side of the proposed building addition.

14. ASSESSMENT PLAT (Recorded April 17, 2015)
*(SUBJECT PROPERTY IS LOT 2 OF ASSESSMENT PLAT, PHASE I PROPERTY
IS LOT 1 OF ASSESSMENT PLAT.)*

[SEE ATTACHED]

DUPAGE NATIONAL TECHNOLOGY PARK 2500 ENTERPRISE DRIVE ASSESSMENT PLAT

AND PART OF THE INTERESTS OF THE STATE OF ILLINOIS IN CERTAIN PUBLIC LANDS



CONVEYANCE
This plat is prepared for the purpose of conveying to the State of Illinois the interest therein owned by the State of Illinois in certain public lands situated in the County of DuPage, State of Illinois, and is subject to the provisions of the Act of the General Assembly of the State of Illinois, approved March 10, 1913, and amended, relating to the conveyance of public lands to the State of Illinois.

PREPARED BY
The State of Illinois, Department of State, Office of the State Surveyor, Springfield, Illinois.

PLAT NO. 1-1-1
DATE 1-1-1

PLAT NO. 1-1-1
DATE 1-1-1

RECORDING
This plat is recorded in the Office of the State Surveyor, Springfield, Illinois, on this 1st day of 1913.

STATE OF ILLINOIS
Department of State
Office of the State Surveyor
Springfield, Illinois

PREPARED BY
The State of Illinois, Department of State, Office of the State Surveyor, Springfield, Illinois.

CONVEYANCE
This plat is prepared for the purpose of conveying to the State of Illinois the interest therein owned by the State of Illinois in certain public lands situated in the County of DuPage, State of Illinois, and is subject to the provisions of the Act of the General Assembly of the State of Illinois, approved March 10, 1913, and amended, relating to the conveyance of public lands to the State of Illinois.

PLAT NO.	1-1-1
DATE	1-1-1
PREPARED BY	The State of Illinois, Department of State, Office of the State Surveyor, Springfield, Illinois.
RECORDED	1-1-1
FILE NO.	1-1-1

STATE OF ILLINOIS
Department of State
Office of the State Surveyor
Springfield, Illinois



15. CERTIFICATES AND SEALS FROM WEST CHICAGO, STATE OF ILLINOIS
AND DUPAGE COUNTY

NOT APPLICABLE.

16. **GOVERNMENTAL APPROVAL LETTERS**

**-ILLINOIS HISTORICAL PRESERVATION AGENCY (IHPA)
-ILLINOIS DEPARTMENT OF NATUREAL RESOURCES (IDNR)**

[SEE ATTACHED]



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX 217/524-7525
www.illinoishistory.gov

DuPage County
West Chicago
2500 Enterprise Circle
Section:19-Township:39N-Range:9E
IEPA, SPACECO-3565.10(2)
New construction, DuPage Business Center - **Additional property & building enlargement**

PLEASE REFER TO: IHPA LOG #002111314

RECEIVED

OCT 26 2015

SPACECO, INC.

October 21, 2015

Rob Anderson
SPACECO, Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018

Dear Mr. Anderson:

The Illinois Historic Preservation Agency is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

Sincerely,

Rachel Leibowitz, Ph.D.
Deputy State Historic
Preservation Officer

Applicant: SPACECO, INC
Contact: Amar Farooqi
Address: 9575 W Higgins Rd
Suite 700
Rosemont, IL 60018

IDNR Project Number: 1603966
Date: 10/07/2015

Project: 2500 Enterprise Circle Phase 2
Address: 2500 Enterprise Circle, West Chicago

Description: Expansion of the Phase 1 building disturbing approximately 12.1 acres with associated grading, utility, and paving improvements

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Upland Sandpiper (*Bartramia longicauda*)

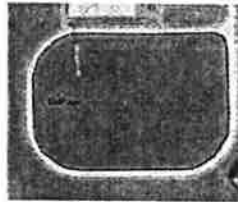
An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 9E, 18



IL Department of Natural Resources
Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
ALAN KELLER, P.E.
1021 NORTH GRAND AVENUE EAST
SPRINGFIELD, Illinois 62702

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Pat Quinn, Governor
Marc Miller, Director

January 26, 2015

Robert Bielaski
SPACECO, Inc.
9575 W. Higgins Rd. Suite 700
Rosemont, IL 60018

RE: 2500 Enterprise Circle - DuPage Business Center
Project Number(s): 1508290 [3565.10]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

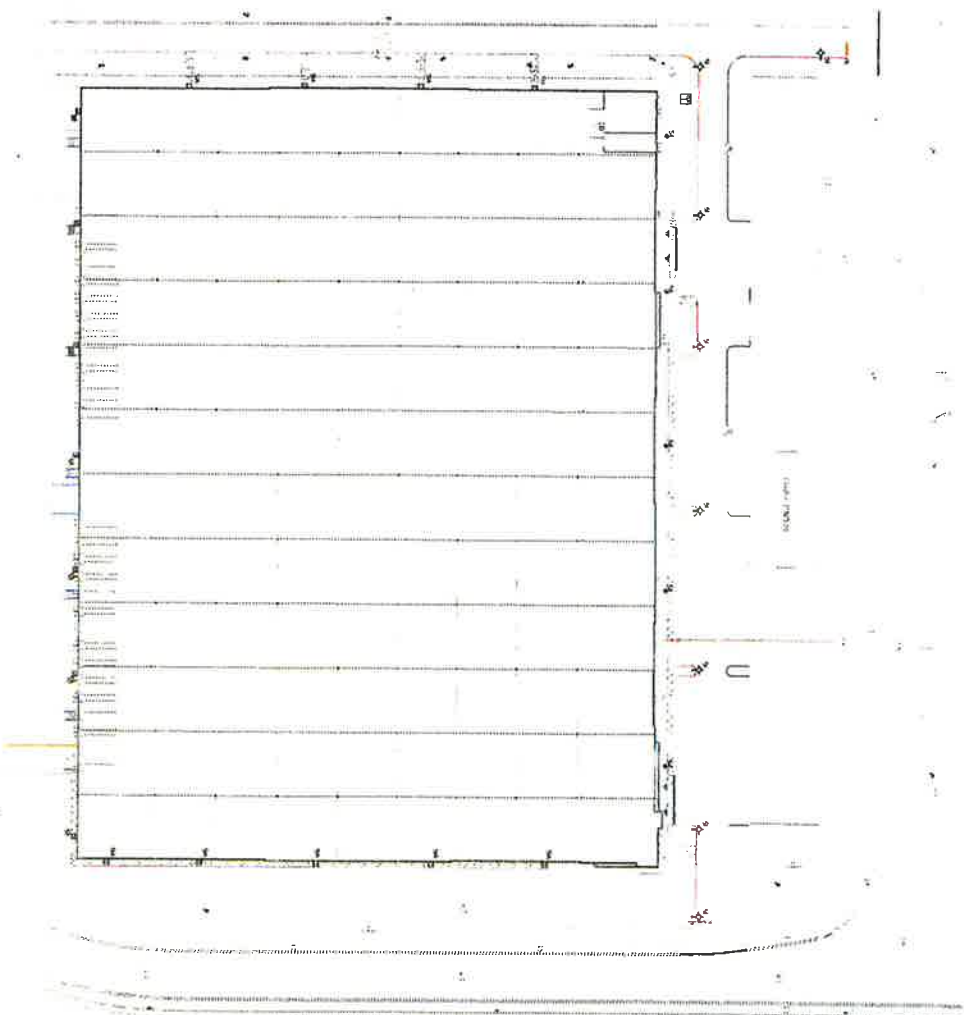
The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Karen Miller
Division of Ecosystems and Environment
217-785-5500

17. SITE PHOTOMETRIC PLANS

[SEE ATTACHED]



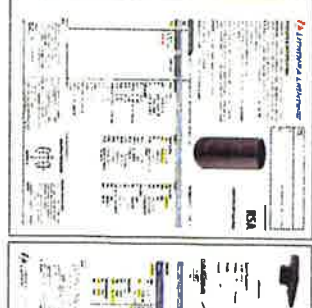
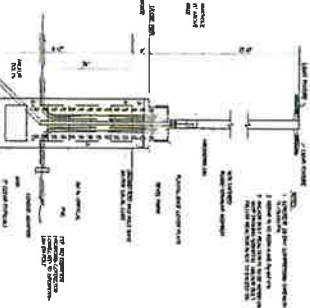
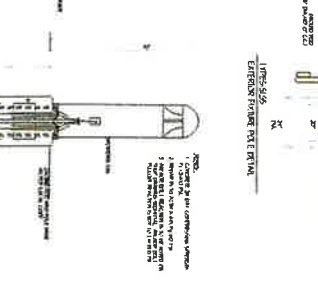
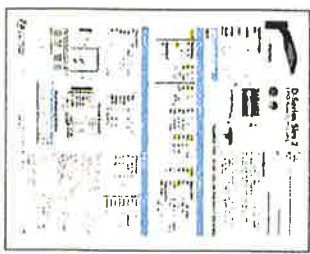
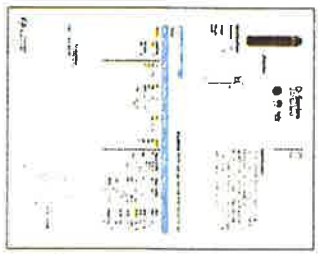
FIXTURE LAYOUT PLAN

- FIXTURE NOTES**
- 1. ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 2. ALL DIMENSIONS REFERRED TO ARE FROM THE FINISHED FLOOR TO THE CENTER OF THE FIXTURE UNLESS OTHERWISE NOTED.

FIXTURE LAYOUT PLAN

FIXTURE SCHEDULE

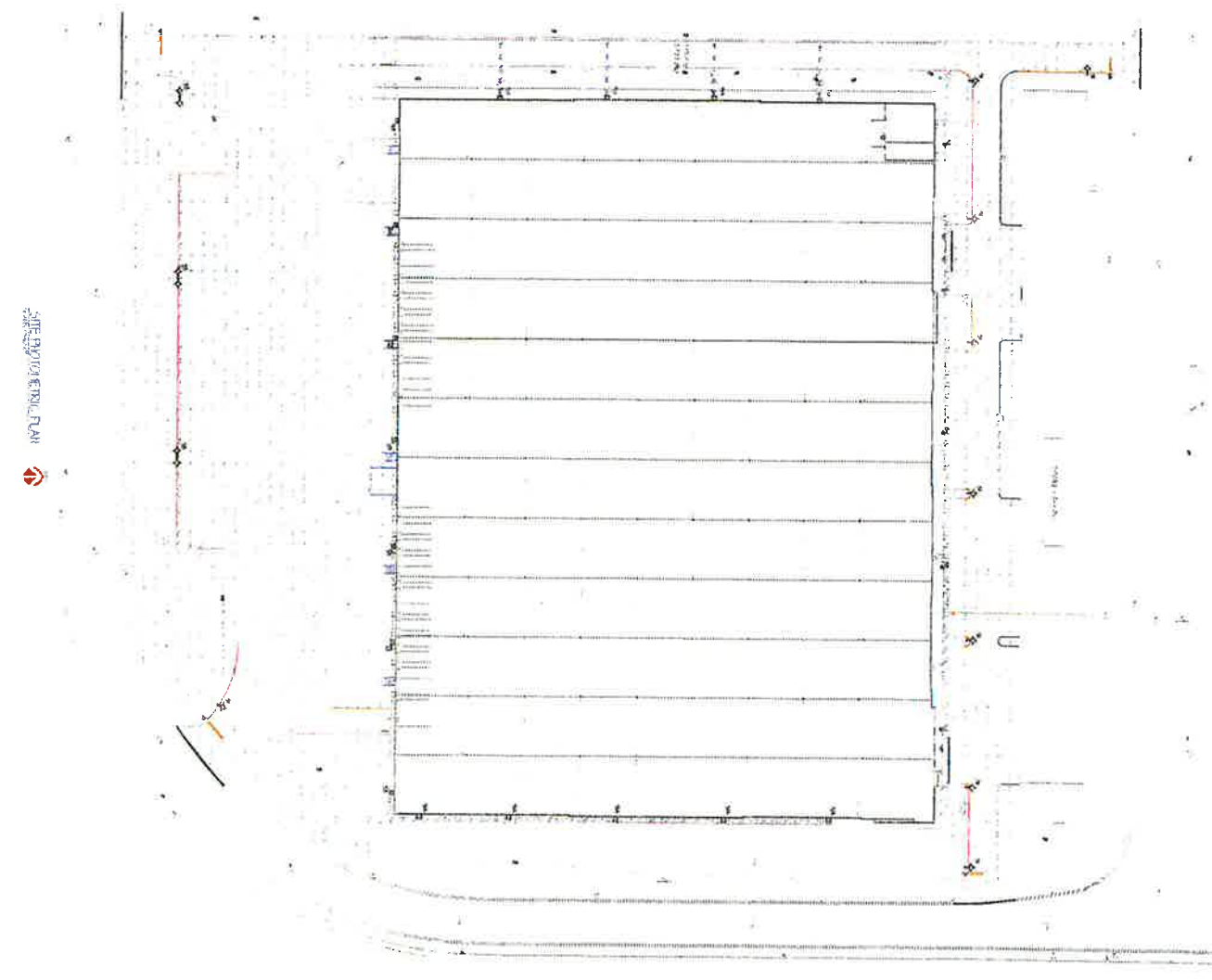
NO.	DESCRIPTION	QUANTITY	UNIT	NOTES
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5	1" x 4" LED TRACK LIGHT	30	EA	30
6	1" x 4" LED TRACK LIGHT	30	EA	30
7	1" x 4" LED TRACK LIGHT	30	EA	30
8	1" x 4" LED TRACK LIGHT	30	EA	30
9	1" x 4" LED TRACK LIGHT	30	EA	30
10	1" x 4" LED TRACK LIGHT	30	EA	30
11	1" x 4" LED TRACK LIGHT	30	EA	30
12	1" x 4" LED TRACK LIGHT	30	EA	30
13	1" x 4" LED TRACK LIGHT	30	EA	30
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23	1" x 4" LED TRACK LIGHT	30	EA	30
24	1" x 4" LED TRACK LIGHT	30	EA	30
25	1" x 4" LED TRACK LIGHT	30	EA	30
26	1" x 4" LED TRACK LIGHT	30	EA	30
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28	1" x 4" LED TRACK LIGHT	30	EA	30
29	1" x 4" LED TRACK LIGHT	30	EA	30
30	1" x 4" LED TRACK LIGHT	30	EA	30



Project	100-000
Sheet	100-000
Revision	



NEKO - DESIGN/BUILD - ELECTRIC - 311 SOUTH 26TH AVENUE - BROADVIEW ILLINOIS 60155 - VISIT US AT WWW.NESKO.COM - PHONE 708.681.6116



SITE ELECTRICAL PLAN

NEsko - DESIGN/BUILD - ELECTRIC - 3111 SOUTH 26TH AVENUE - BROADVIEW, ILLINOIS 60155 - VISIT US AT WWW.NESKO.COM - PHONE 708 681 6116

LOADING SCHEDULE	
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
8	1000
9	1000
10	1000
11	1000
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46	1000
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49	1000
50	1000

STATISTICS	
Area	1000
Perimeter	1000
Volume	1000
Weight	1000
Temperature	1000
Humidity	1000
Pressure	1000
Speed	1000
Acceleration	1000
Frequency	1000
Wavelength	1000
Amplitude	1000
Phase	1000
Impedance	1000
Capacitance	1000
Inductance	1000
Resistance	1000
Conductance	1000
Susceptance	1000
Reactance	1000
Impedance	1000
Capacitance	1000
Inductance	1000
Resistance	1000
Conductance	1000
Susceptance	1000
Reactance	1000

<p>DSC DS CONTAINERS Technology & Logistics</p>	<p>0-0-0 ISSUED FOR REVIEW BY CENTER POINT</p>	<p>CenterPoint Properties</p>	<p>FCL BUILDERS INC.</p>	<p>NESKO DESIGN / BUILD ELECTRIC</p>
PROJECT NAME	REVISIONS	CLIENT	GENERAL CONTRACTOR	ELECTRICAL CONTRACTOR

RESOLUTION 2015-1987

**APPROVING THE DEVELOPMENT PLAN FOR EXPANSION OF THE BUILDING AT
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 Development Plan approval of proposed developments in the DuPage Business Center;

WHEREAS, CNT previously submitted, and the DAA approved, with certain variations, a Development Plan dated February 10, 2015 for the property located at 2500 Enterprise Circle in the DuPage Business Center (the "Subject Property");

WHEREAS, CNT has submitted a Development Plan dated December 14, 2015 attached hereto as Exhibit A (the "Development Plan") for the expansion of the building currently construction at 2500 Enterprise Circle in the DuPage Business Center;

WHEREAS, the Development Plan seeks variations from the West Chicago Zoning Ordinance Standards applicable to the Subject Property; and

WHEREAS, the DAA deems it to be in the best interests of the DAA to approve the Development Plan, including the requested variations from the West Chicago Zoning Ordinance, subject to the following conditions:

- a. approval of the Development Plan and any necessary variations by the City of West Chicago; and
- b. enactment by the City of West Chicago of the Fifth Amendment to Intergovernmental Agreement between the DAA and the City of West Chicago, as approved by the DAA Board on November 11, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby approves the Development Plan dated December 14, 2015 attached hereto as Exhibit A, including the requested variations from the West Chicago Zoning Ordinance, subject to the following conditions:

- a. approval of the Development Plan and any necessary variations by the City of West Chicago; and

- b. enactment by the City of West Chicago of the Fifth Amendment to Intergovernmental Agreement between the DAA and the City of West Chicago, as approved by the DAA Board on November 11, 2015.

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

Juan E. Chavez _____
Stephen L. Davis _____
Charles E. Donnelly _____
Peter H. Huizenga _____
Gina R. LaMantia _____

Michael V. Ledonne _____
Gregory J. Posch _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 17th day of December 2015.

CHAIRMAN

SECRETARY

RESOLUTION 2015-1987