



**DUPAGE AIRPORT AUTHORITY
BOARD OF COMMISSIONERS**

**SPECIAL BOARD MEETING
Monday, July 18, 2022; 9:00 a.m.**

**Daniel L. Goodwin Flight Center Building
Third Floor Conference Room
2700 International Drive
West Chicago, Illinois 60185**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. 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.**
- 4. RECONVENE REGULAR SESSION**
- 5. NEW BUSINESS**
 - a. Proposed Resolution 2022-2525; Vacating Resolution 2022-2517 and Ratifying the Execution of a Vacant Land Purchase Agreement with Greystar Development Central, LLC.
*Vacates Resolution 2022-2517 previously approving a Vacant Land Sales Agreement with Greystar Development Central, LLC and ratifies Executive Director Doles execution of a revised Vacant Land Sales Agreement with Greystar Development Central, LLC on an approximate 18-acre parcel of land owned by the Authority located east of the Kress Creek Reservoir.***

PAGE# 3

- b. **Proposed Resolution 2022-2526; Approving the Concept Plan for Greystar Development Central, LLC.**
Review and approval of concept plan for a 33.5-acre parcel of land owned by the Authority to be aggregated with a privately owned 18-acre parcel resulting in an assembled 51-acre site located west of Fabyan Parkway and south of Roosevelt Road.

PAGE# 6

6. OTHER BUSINESS

7. ADJOURNMENT

RESOLUTION 2022-2525
VACATING RESOLUTION 2022-2517 AND RATIFYING THE EXECUTION OF A
VACANT LAND PURCHASE AGREEMENT
WITH GREYSTAR DEVELOPMENT CENTRAL, LLC

WHEREAS, the DuPage Airport Authority (the “Authority”) owns a certain approximate 18-acre parcel of real property south of Illinois Route 38 (the “Subject Property”) in fee simple interest; and

WHEREAS, on May 18, 2022, in Resolution 2022-2517, the Authority authorized the execution of a Vacant Land Purchase Agreement concerning the Subject Property; and

WHEREAS, certain modifications to the Inspection Period dates needed to be made to the Vacant Land Purchase Agreement approved by the Authority’s Board of Commissioners on May 17, 2022; and

WHEREAS, on June 30, 2022, Executive Director Mark Doles Executed a revised Vacant Land Purchase Agreement;

WHEREAS, the Authority deems it in the best interests of the Authority and the general public to vacate Resolution 2022-2517, and to enter into the Vacant Land Purchase Agreement, attached hereto as Exhibit A with Greystar Development Central, LLC, for the Subject Property, and to ratify Executive Director Mark Doles execution thereof.

NOW, THEREFORE, BE IT RESOLVED, THAT: the Board of Commissioners of the DuPage Airport Authority hereby vacates Resolution 2022-2517 and ratifies the Executive Director’s execution of the Vacant Land Purchase Agreement with Greystar Development Central, LLC, attached hereto and made a part hereof as Exhibit A, and take whatever steps necessary to effectuate the terms of this Vacant Land Purchase Agreement on behalf of the Authority.

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

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th of July, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2525

EXHIBIT A

VACANT LAND PURCHASE AGREEMENT

RESOLUTION 2022-2526

APPROVING THE CONCEPT PLAN FOR GREYSTAR DEVELOPMENT CENTRAL, LLC

WHEREAS, effective June 30, 2022, the DuPage Airport Authority (the “Authority”) and Greystar Development Central, LLC (“Greystar”) entered into a Vacant Land Purchase Agreement for approximately 18 acres of real property located in the DuPage Business Center (the “Subject Property”); and

WHEREAS, on July 1, 2022, Greystar submitted to the Authority a Concept Plan (the “Concept Plan”) for the Subject Property; and

WHEREAS, the Concept Plan submitted on July 1, 2022 consists of a 384,400 square foot building development on the Subject Property and an adjacent parcel which requires no deviations from the Minimum Design Standards for the DuPage Business Center (the “Minimum Design Standards”); and

WHEREAS, the Concept Plan submitted July 1, 2022 requires no variations from Section 10.5 of the West Chicago Zoning Ordinance; and

WHEREAS, Greystar does seek to allow vehicle storage in areas other than the rear yard and to exceed the Minimum Design Standards proposed guidelines of a maximum of thirty percent (30%) parking in front of the street-facing facades of the proposed buildings; and

WHEREAS, the Authority deems it to be in the best interests of the Authority to approve the Concept Plan submitted on July 1, 2022, providing vehicle storage in areas other than the rear yard and to exceed more than thirty percent (30%) parking in front of the street-facing facades of the proposed buildings, subject to the approval of the Concept Plan by the City of West Chicago and other conditions listed below.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby approves the Concept Plan submitted on July 1, 2022; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Commissioners of the DuPage Airport Authority approves vehicle storage as set forth in the Concept Plan submitted on July 1, 2022 in areas other than the rear yard, as well as the exceedance of the guideline of a maximum of thirty percent (30%) parking in front of the street-facing facades of the proposed buildings; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Commissioners of the DuPage Airport Authority’s approval of the Concept Plan submitted July 1, 2022 is subject to the following conditions:

- a. approval of the Concept Plan by the City of West Chicago;
- b. no construction shall be permitted until approval of the Development Plan by the Authority and the City of West Chicago;

- c. no construction shall be permitted without issuance of building permits by the City of West Chicago;
- d. any signs on the Subject Property, whether ground or wall-mounted, must be reviewed upon the submittal of the Development Plan and comply with the appropriate City of West Chicago ordinances and the Minimum Design Standards;
- e. approval by the West Chicago Fire Protection District and compliance with the fire codes applicable to the Subject Property; and
- f. approval of the landscape plans, including but not limited to screening requirements of loading docks.

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

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of July, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2526

July 1, 2022

DuPage Airport Authority
Authority Board of Commissioners
2700 International Drive
West Chicago, IL 60185

Dear Authority Board of Commissioners,

On behalf of Greystar, the contract purchaser for two properties near Fabyan Parkway and Roosevelt Road proposed for redevelopment, please find enclosed the requested material to initiate Concept Plan review by the DuPage Airport Authority, per Exhibit C of the amended Intergovernmental Agreement.

We look forward to working together on this exciting project.

Sincerely,

Yale Dieckmann
Managing Director
Greystar

Enclosed:

- Responses to items 1-4 and 6 of requested Concept Plan submittal

Attached:

- ASI property survey
- Response to item 5 - Proposed development site plan
- Response to item 7 - Proposed development elevations

1. Applicant's Name and Address

Greystar Development Central, LLC
Yale Dieckmann
311 S Wacker Drive, Suite 5410
Chicago, IL 60606

2. Legal Description and Survey

East Parcel: PIN Number: 04-08-303-016 in DuPage County, Illinois

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE NORTH LINE OF SAID SOUTHWEST 1/4, 1660.75 FEET WEST OF THE CENTER OF SAID SECTION 8 (AS MONUMENTED); THENCE SOUTH 5 DEGREES 47 MINUTES 30 SECONDS EAST (ALONG THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 209527) 700.17 FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 5 DEGREES 47 MINUTES 30 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 1562.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY (FORMERLY BARTON ROAD); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1372.4 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 04 MINUTES 27 SECONDS 408.97 FEET; THENCE NORTH 23 DEGREES 28 MINUTES 01 SECOND EAST, TANGENT TO THE LAST DESCRIBED CURVE, TO A POINT LOCATED IN SAID RIGHT OF WAY LINE AND LOCATED 944.40 FEET EASTERLY OF THE POINT OF BEGINNING ALONG A LINE RUNNING NORTH 84 DEGREES 12 MINUTES 30 SECONDS EAST FROM SAID POINT OF BEGINNING; THENCE WESTERLY 944.40 FEET ALONG SAID LAST DESCRIBED LINE TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS. EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN THE WARRANTY DEED RECORDED JUNE 4, 2014 AS DOCUMENT R2014-046896.

West Parcel: PIN Number: 04-08-303-017 in DuPage County, Illinois

Survey and legal to follow.

3. Description of Proposed Development

The subject site is located near the southwest corner of Fabyan Parkway and Roosevelt Roads in West Chicago. The site is an assemblage of two properties: a privately-owned 18-acre parcel, and a 33.5-acre parcel owned by the DuPage Airport Authority. The assembled 51-acre site contains approximately 38 acres of developable land that is currently used for farming. The site is adjacent to the 800-acre DuPage Business Park to the west, FermiLab to the south, Fabyan to the east with a recently approved industrial beyond, and Bruss Landscaping and farmland to the north.

The proposed development includes one 384,000 square feet, 32' high, rear-loaded industrial building. The site's geometry and relatively flat grading allows the 1240x310 building to be oriented east-west, with the smaller width as the primary frontage facing Fabyan, and the length of the building set back over 1000' from the curve of Fabyan, behind existing wetlands and foliage. The site improvements include two points of access along Fabyan to separate circulation and parking for 408 passenger vehicles to the north for employees, and 98 truck parking stalls opposite approximately 85 dock positions to the south. The site landscaping will include berming and trees along Fabyan adjacent to the building.

The building's use is intended to be warehouse and distribution, an ideal use given the property's surrounding population density and proximity to state highways and interstates, and the DuPage submarket's strong industrial fundamentals including sub-3% vacancy, swift absorption of new product, and robust leasing in the immediate area.

4. Requested Variances

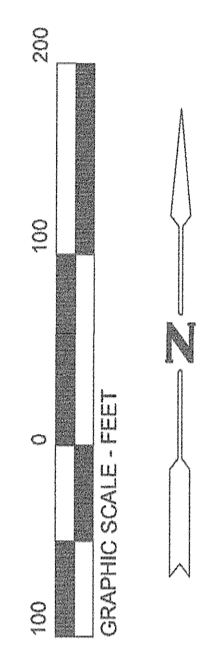
Pending City of West Chicago Review

6. Description of Improvements

- 1240' x 310', 384,000 square foot, rear-load building with 85 exterior dock positions
- 41' height
- Two access points from Fabyan
- 408 passenger vehicle parking stalls to the north
- 98 truck parking stalls to the south

ALTA/NSPS LAND TITLE SURVEY

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE NORTH LINE OF SAID SOUTHWEST 1/4, 1660.75 FEET WEST OF THE CENTER OF SAID SECTION 8 (AS MONUMENTED); THENCE SOUTH 5 DEGREES 47 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 209527, 700.17 FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 5 DEGREES 47 MINUTES 30 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 1562.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY (FORMERLY BARTON ROAD); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1372.4 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 34 MINUTES 27 SECONDS 48 97 FEET; THENCE NORTH 23 DEGREES 29 MINUTES 01 SECOND EAST, TANGENT TO THE LAST DESCRIBED CURVE, TO A POINT LOCATED IN SAID RIGHT OF WAY LINE AND LOCATED 364.40 FEET EASTERLY OF THE POINT OF BEGINNING ALONG A LINE RUNNING NORTH 84 DEGREES 12 MINUTES 30 SECONDS EAST FROM SAID POINT OF BEGINNING; THENCE WESTERLY 944.40 FEET ALONG SAID LAST DESCRIBED LINE TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN THE WARRANTY DEED RECORDED, JUNE 4, 2014 AS DOCUMENT R2014-046896.



STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
TO:
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE BII SURVEY ITEMS
ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CCH21058621 DATED AUGUST 11, 2021.
NO PLOTTABLE SURVEY ITEMS ARE CITED IN THE COMMITMENT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 8-31-2021.
DATED THIS 1st DAY OF SEPTEMBER, 2021

BY: *Sandy Ashley*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2889
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH WASHINGTON ROAD
WHEATON, ILLINOIS 60187



FLOOD ZONE
ACCORDING TO FLOOD INSURANCE RATE MAP NUMBERS 17043C0038J AND 17043C0026J FOR DUPAGE COUNTY AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF AUGUST 1, 2009 THIS SITE IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA
765,795 SQUARE FEET=17.5802 ACRES

BASIS OF BEARING
ILLINOIS STATE PLANE COORDINATES
EAST ZONE, NAD83, L12

Rev	Date	Description	By

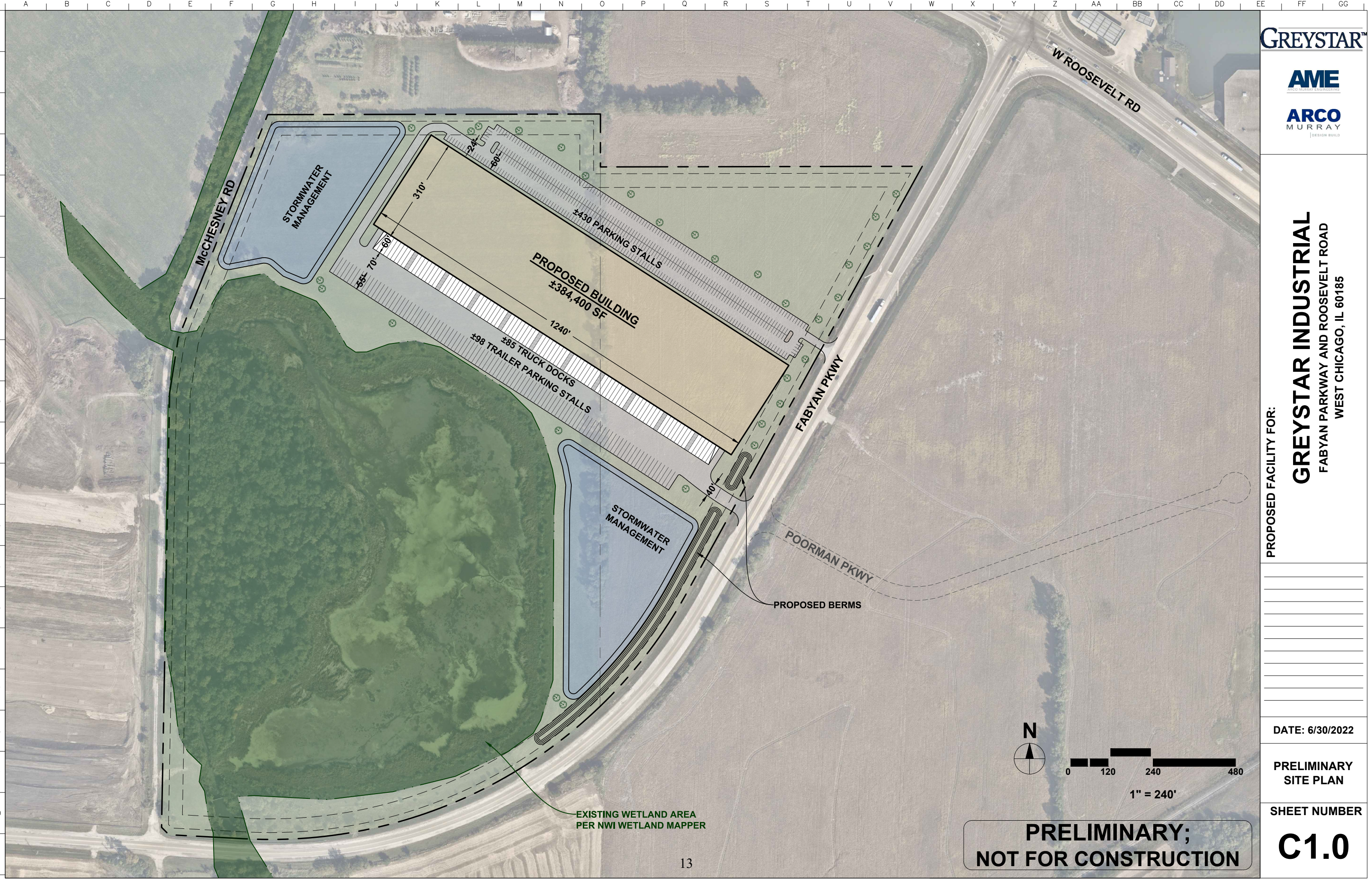
**ALTA/NSPS
LAND TITLE SURVEY**

LOCATION:
FABYAN PARKWAY/ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS

PREPARED FOR:
AMERICAN STONEBRIDGE
INVESTMENT CO. INC.

WEBSTER, McGRATH & AHLBERG LTD.
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 South Washington Road Wheaton, Illinois 60187
ph: (830)668-7903 www.wmaib.com
Equal Firm License No. 184-090101

JOB #: 44528 DATE: 9/1/2021 SCALE: 1"=100'
SURV: GA DRAWN: GA DESIGN:
FILE #: E-19358-WEST SHEET #: 1 of 1



GREYSTAR™

AME
ARCHITECTURAL
MECHANICAL
ELECTRICAL

**ARCO
MURRAY**
DESIGN BUILD

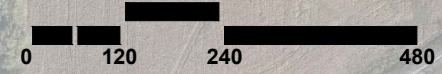
PROPOSED FACILITY FOR:
GREYSTAR INDUSTRIAL
 FABYAN PARKWAY AND ROOSEVELT ROAD
 WEST CHICAGO, IL 60185

DATE: 6/30/2022

PRELIMINARY
SITE PLAN

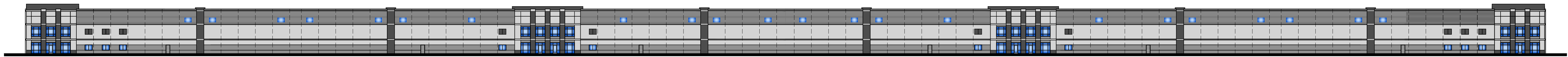
SHEET NUMBER

C1.0



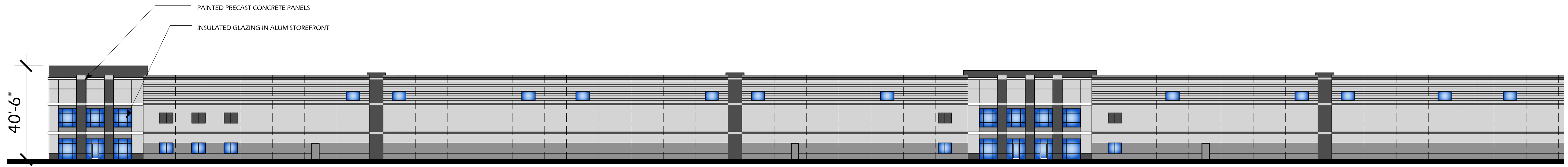
1" = 240'

**PRELIMINARY;
NOT FOR CONSTRUCTION**



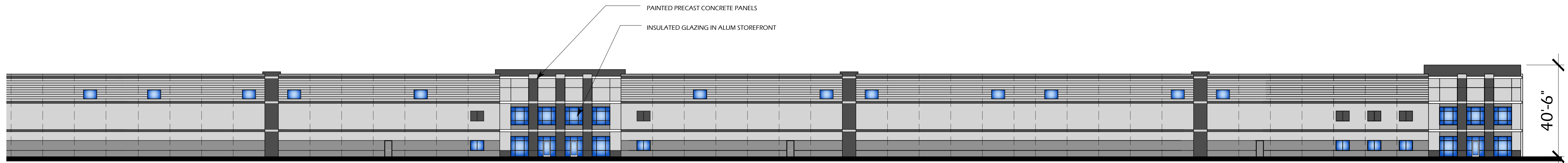
FULL NORTH ELEVATION

SCALE : 1"=40'-0"(24x36)



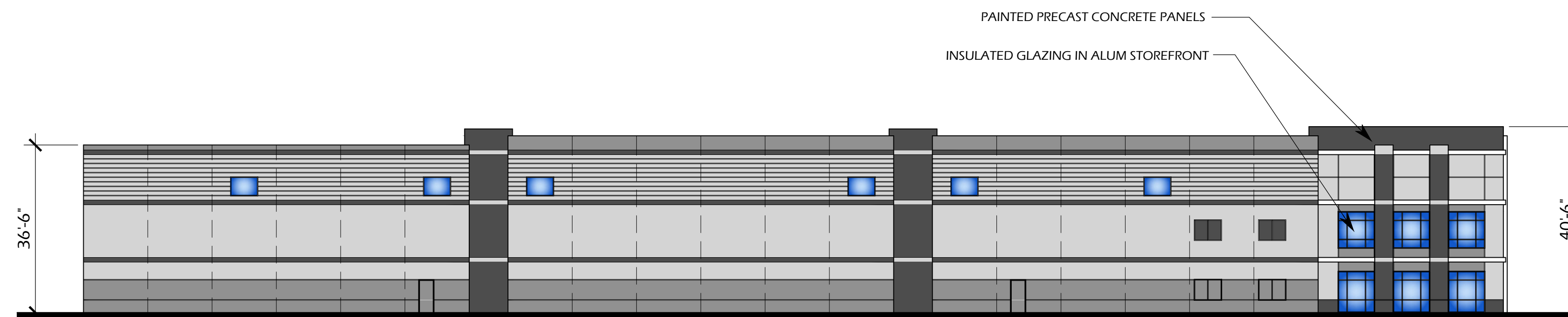
PARTIAL NORTH ELEVATION

SCALE : 1"=20'-0"(24x36)



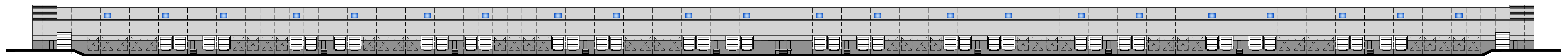
PARTIAL NORTH ELEVATION

SCALE : 1"=20'-0"(24x36)



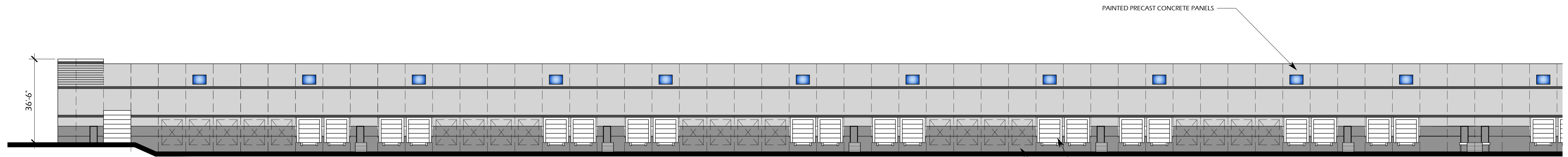
EAST ELEVATION

SCALE : 1"=20'-0"(24x36)



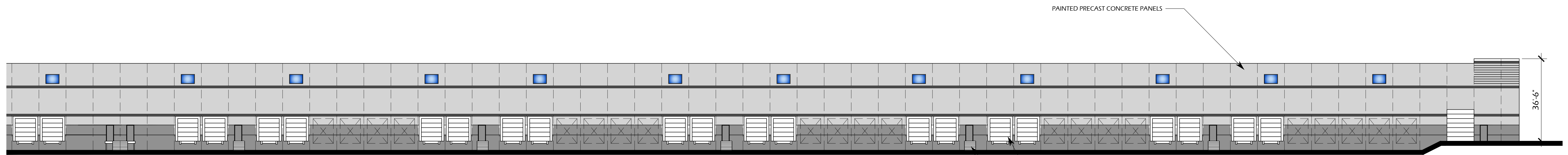
FULL SOUTH ELEVATION

SCALE : 1"=40'-0"(24x36)



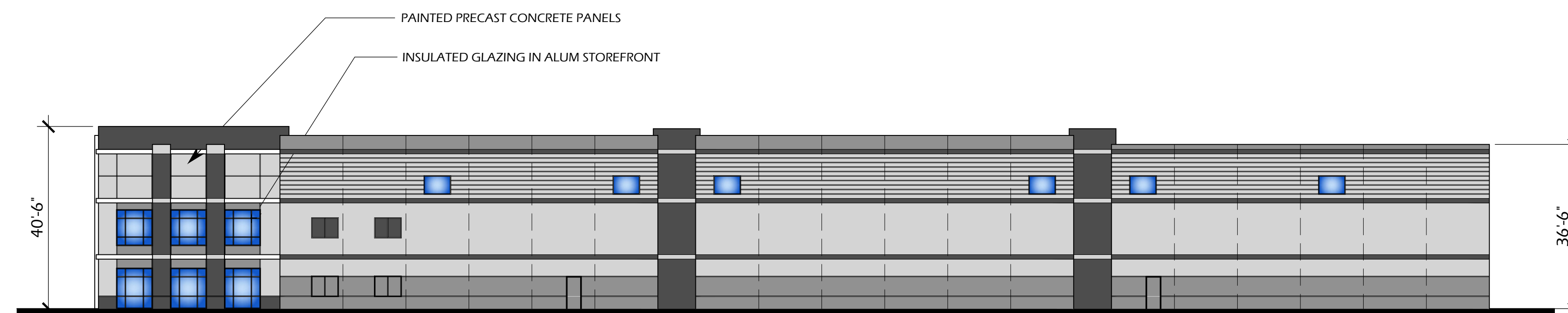
PARTIAL SOUTH ELEVATION

SCALE : 1"=20'-0"(24x36)



PARTIAL SOUTH ELEVATION

SCALE : 1"=20'-0"(24x36)



WEST ELEVATION

SCALE : 1"=20'-0"(24x36)