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**Planned Development concept presentation to the  
Residents of York Woods  
October 20, 2016**



# Aerial Photograph





## B4 Zoning Regulations

- Floor Area Ratio (FAR) maximum: 0.6  $\frac{\text{Floor Area of Building(s)}}{\text{Lot Area}} = \text{FAR}$
- Minimum Yards:
  - Front: 100 ft
  - Rear: 40 ft
  - Side: 10 ft plus 1 ft for each ft a structure exceeds 27 ft in height
  - Yard adj. residential district: 100 ft
  - Yard adj. York Rd: 100 ft
- Height: 5 stories
- Parking: 2 spaces per condominium unit

## Village definition of Floor Area Ratio (FAR):

The sum of the gross horizontal area of the several stories including the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two (2) buildings. The floor area shall also include the horizontal areas on each story devoted to: a) elevator shafts and stairwells; b) mechanical equipment, except that located on roofs whether open or enclosed, i.e., bulkheads, water tanks, and cooling towers; c) habitable attic space as permitted by the building code of the Village; d) interior balconies and mezzanines; e) enclosed porches; and f) accessory uses.

**The horizontal area in every story of a building devoted to enclosed off-street parking and off-street loading facilities shall not be included in the floor area.**

## **Current Floor Area Ratio (FAR):**

### Drake Hotel: Existing Property, No Condominium

Lot area = 405,573.29 ft<sup>2</sup> or 9.3 acres

Floor Area = 132,891 ft<sup>2</sup> or 1.2 acres

$$\text{Floor Area Ratio} = \frac{132,891}{405,573} = .32$$

### Overall Site: Existing buildings including Office Park and Drake Hotel

Lot area = 801,043 ft<sup>2</sup> or 18 acres

Floor Area = 374,713 ft<sup>2</sup> or 8.6 acres

$$\text{Floor Area Ratio} = \frac{374,713}{801,043.3} = .46$$

### Remaining Lot Area

Drake Hotel Lot Area = 405,573 sq ft

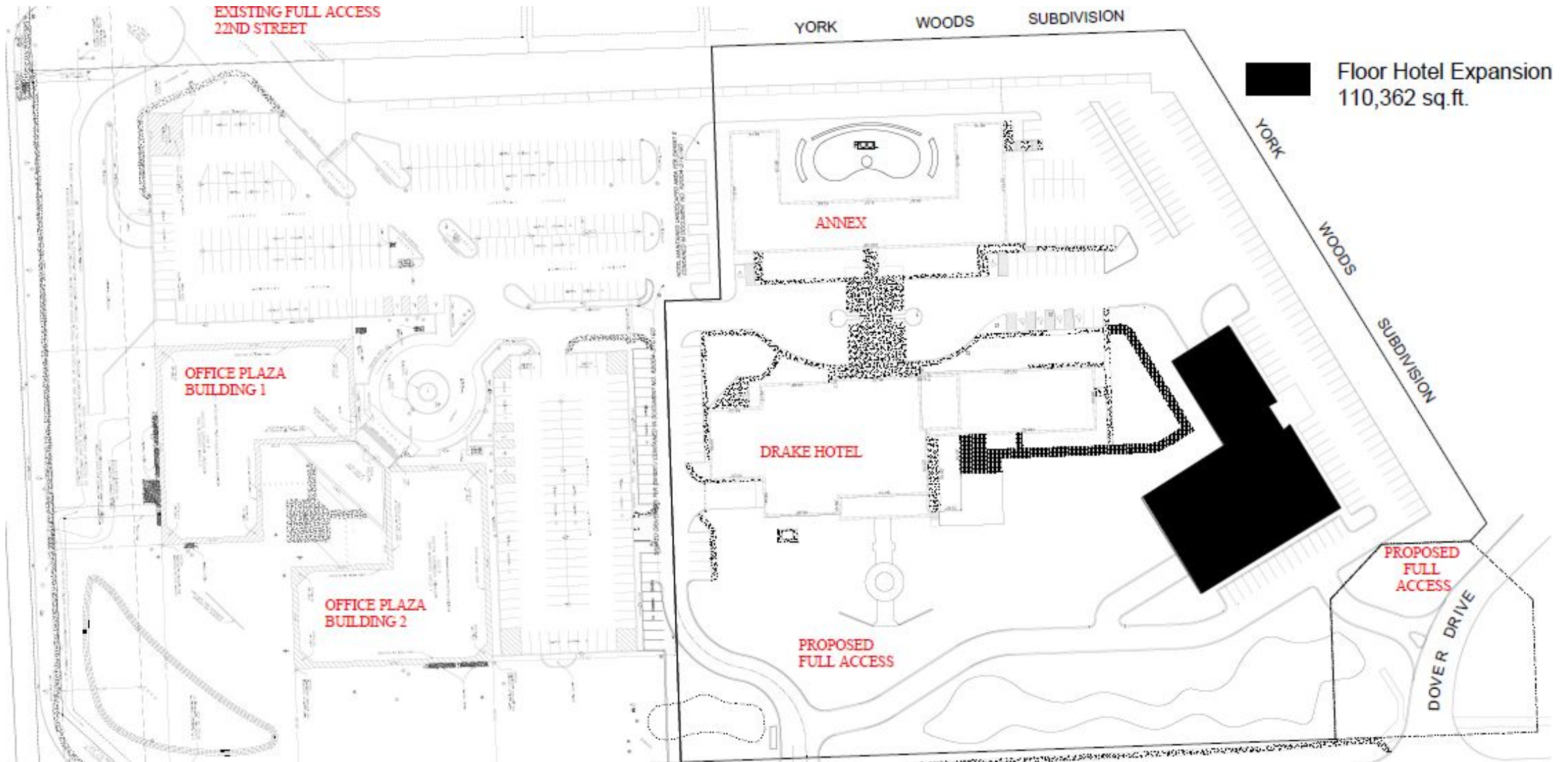
Floor Area Ratio = 0.6

Potential buildable area = 243,343 sq ft

Minus the Floor Area of the Drake Hotel = 132,981 sq ft

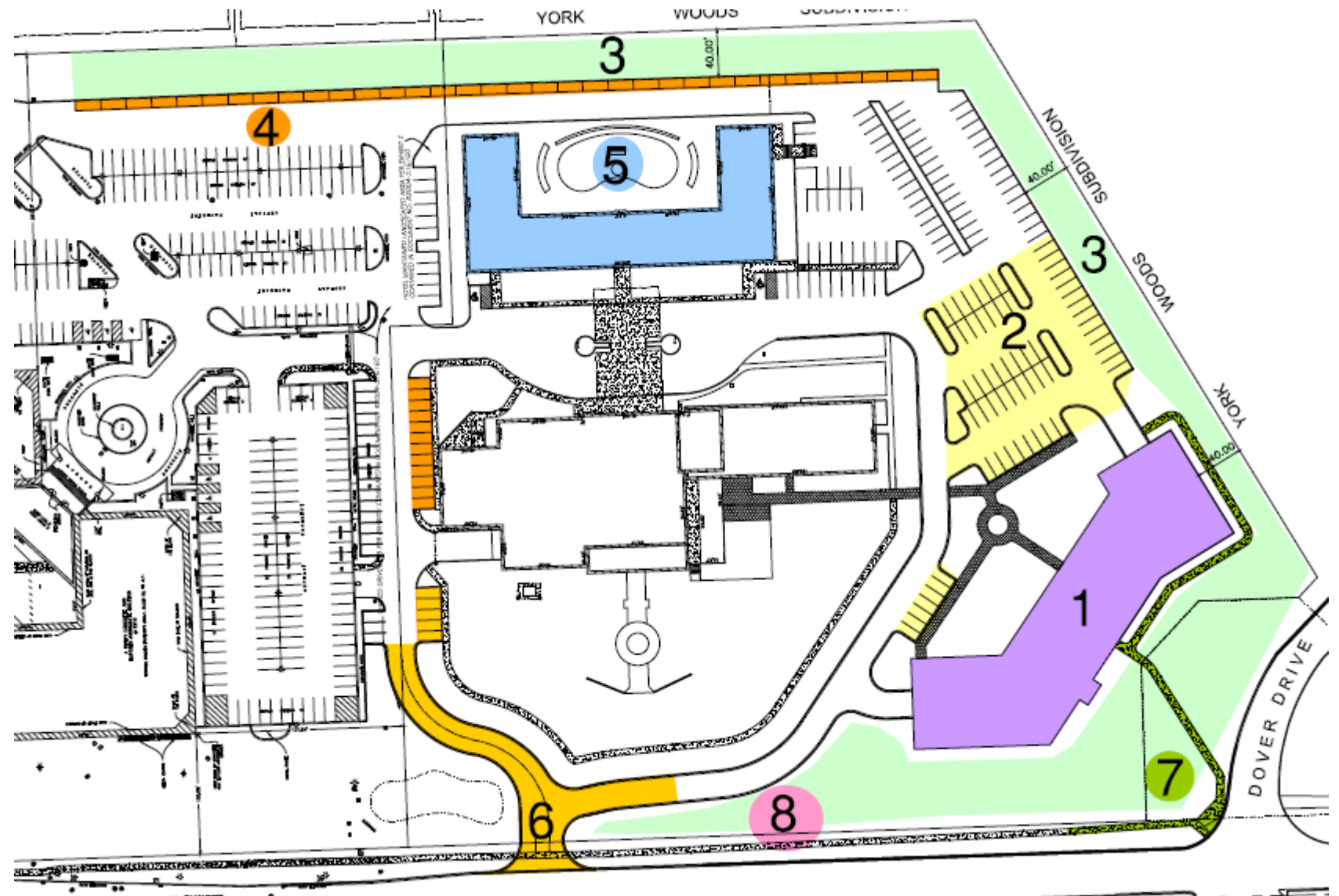
Remaining available sq ft = 110,362 sq ft

## 5-story building envelope that complies with FAR maximum



# Master Plan for hotel campus

1. THE RESIDENCE AT THE DRAKE
2. REVISED SHARED PARKING AREA
3. LANDSCAPE ENHANCEMENTS
4. ADDITIONAL SHARED PARKING
5. ANNEX IMPROVEMENTS
6. REVISED EXISTING ENTERANCE
7. GOLF COURSE ACCESS
8. SIGNAGE





1961 – Shared Access Agreement between Drake hotel, Butler Company and York Woods (Windsor and Dover Drives)

12-2 309-444

REGISTRATION DIVISION  
JUN 15 2010  
VILLAGE OF OAK BROOK  
ENGINEERING DEPARTMENT

SHARED ACCESS AGREEMENT

THIS INSTRUMENT dated the 31<sup>ST</sup> day of MAY, 1961, by and between THE DRAKE OAK BROOK, INC., a Delaware corporation (hereinafter sometimes referred to as "Drake Oak Brook"), BUTLER COMPANY, an Illinois corporation (hereinafter sometimes referred to as "Butler") and YORK WOODS, INC., an Illinois corporation (hereinafter sometimes referred to as "York Woods"),

WITNESSETH:

WHEREAS, Drake Oak Brook is the owner of premises in the Village of Oak Brook, County of DuPage and State of Illinois, located at the southeast corner of the intersection of ~~22<sup>ND</sup>~~ Street and York Road, which premises are more particularly described in the deed dated December 16, 1960, by York Woods to Drake Oak Brook, which was recorded in DuPage County, Illinois as Document No. 991683 and which said premises are being developed by Drake Oak Brook for the operation of a high quality suburban hotel and motel; and

WHEREAS, York Woods owns real estate located east and south of and adjoining the said premises of Drake Oak Brook, which real estate of York Woods is being developed by York Woods as a high quality subdivision area for single family residences; and

WHEREAS, Drake Oak Brook and York Woods have agreed to provide two entrance facilities, each of which will serve jointly their aforesaid respective properties and one of which will provide ingress from and egress to 22nd Street and the other of which will provide ingress from and egress to York Road; and

REGISTRATION DIVISION  
JUN 22 1961 9 50 AM  
R61-11408  
REC. THE OFFICE OF RECORDS  
OFFICE OF DU PAGE COUNTY, ILLINOIS  
Philip J. Butler

Continuation of the property described in this instrument appears in PLAT BOOK NO. 47 PAGES 161



1970 Ordinance S-199 approved six story building in southwest corner of hotel property

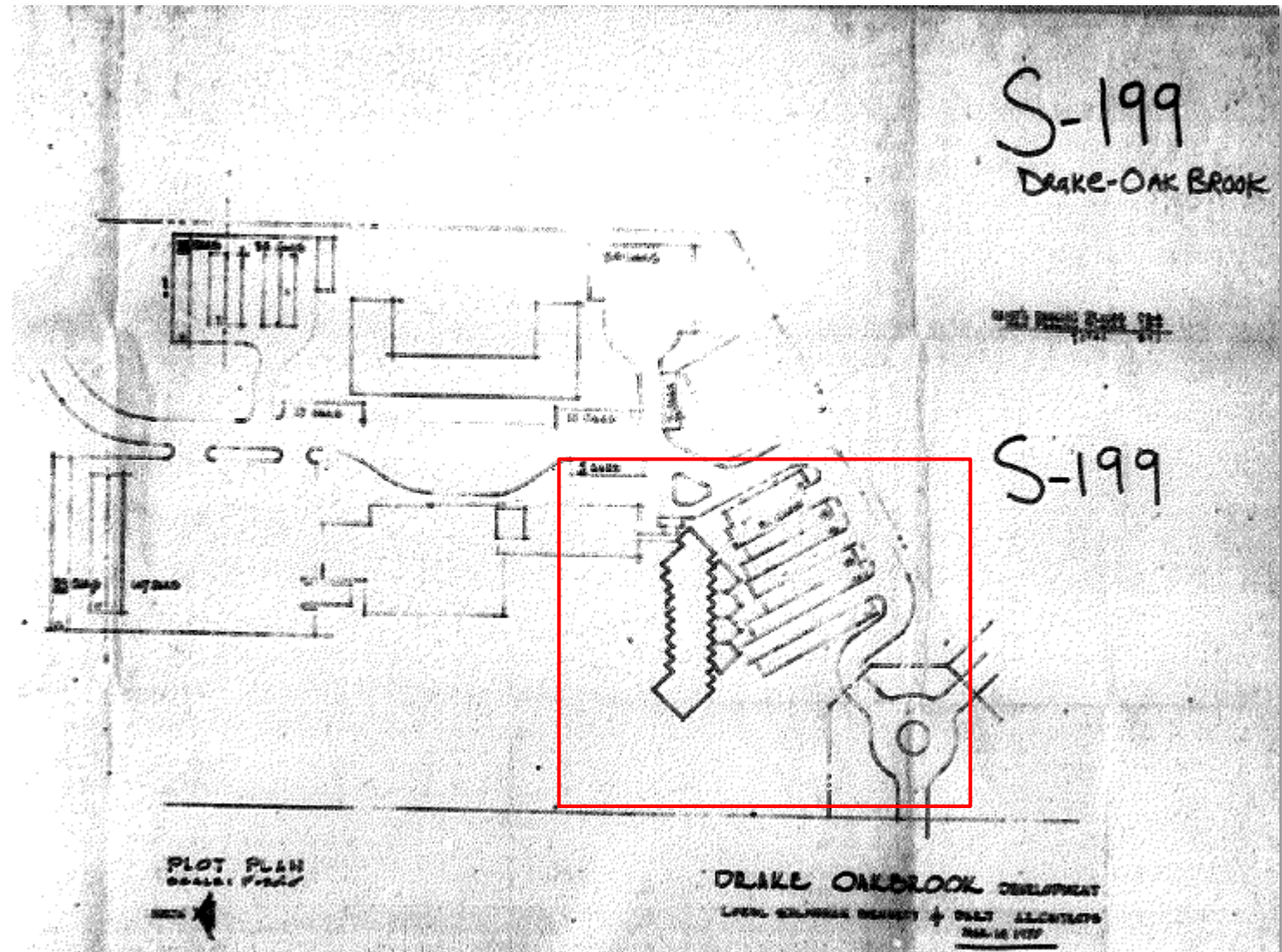
Extensions of S-199

S-232 1971

S-289 1973

S-341 1975

S-384 1977



# 1979 Agreement to close Windsor Drive and modify Dover Drive access

AN AGREEMENT PROVIDING FOR CERTAIN  
ROADWAY AND EXIT IMPROVEMENTS FOR DOVER DRIVE  
AND WINDSOR DRIVE IN THE AREA OF YORK ROAD AND 22ND STREET

THIS AGREEMENT, made and entered into this 4th day of September, 1979 by and between the VILLAGE OF OAK BROOK, DuPage and Cook Counties, Illinois, a municipal corporation (hereinafter referred to as "VILLAGE") and THE DRAKE OAK BROOK, INC., a Delaware corporation (hereinafter referred to as "DRAKE OAK BROOK");

W I T N E S S E T H :

WHEREAS, DRAKE OAK BROOK desires to develop certain property located at the Southeast corner of 22nd Street and York Road in the Village of Oak Brook with a five story office building; and

WHEREAS, the increased traffic generated by said development together with the traffic from adjacent high quality residential property necessitates modifications to the intersections of Windsor Drive and 22nd Street and Dover Drive and York Road; and

WHEREAS, it is the mutual desire of both the VILLAGE and DRAKE OAK BROOK that any intersection improvements be designed and constructed such that maximal traffic safety is achieved together with minimal intrusion into neighboring residential areas; and

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois provides explicit authority for contracts and association between units of government and individuals, associations and corporations;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES, THE MUTUAL ADVANTAGES TO BE DERIVED THEREFROM, AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN CONTAINED, THE SUFFICIENCY OF WHICH CONSIDERATION IS HEREBY EXPRESSLY ACKNOWLEDGED, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



# Hotel and office complex development





1982 Deed conveying Dover Drive to Village – subject to easements

DEED

*George [Signature]*

The Grantor, The Drake Oak Brook, Inc., a Delaware Corporation, Oak Brook, DuPage County, Illinois, for the consideration of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, conveys and Quit-Claims to the Village of Oak Brook, a municipal corporation in DuPage County, Illinois, all interest in the following described Real Estate:

That part of the North East 1/4 of Section 25, Township 39 North, Range 11, East of the Third Principal Meridian, Described as Follows:

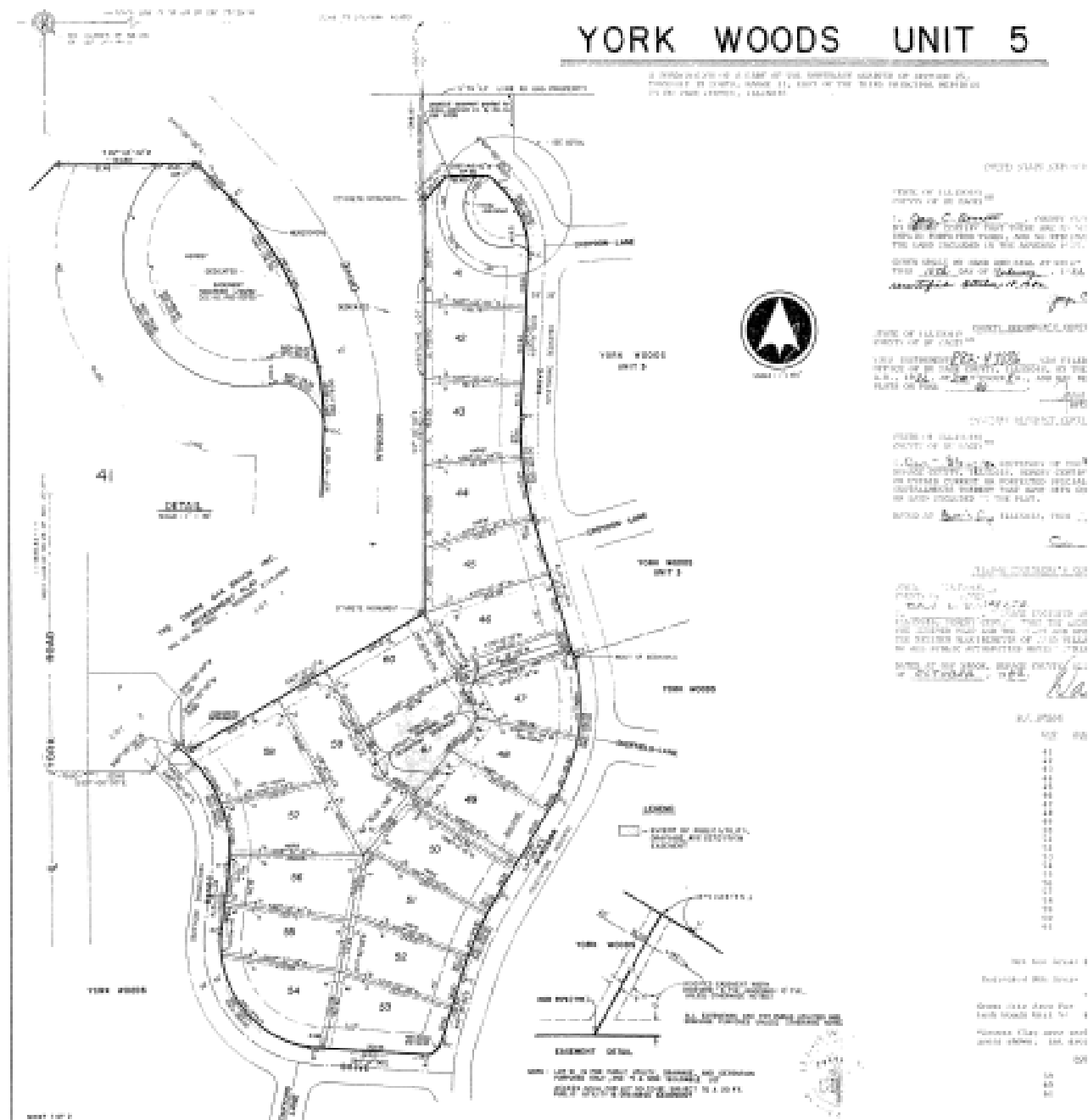
Commencing at the North West Corner of the North East 1/4 of Section 25, Also Being the Intersection of the Center Lines of York Road and 22nd Street (Cermak Road); thence South 0 Degrees 00 Minutes 00 Seconds East, Along the West Line of the North East 1/4 of Said Section 25, Also Being The Center Line of York Road, A Distance of 1448.64 Feet For a Point of Beginning; Thence South 90 Degrees 00 Minutes 00 Seconds East, a Distance of 198.43 Feet; Thence North 45 Degrees 00 Minutes 00 Seconds East, a Distance of 80.0 Feet; Thence North 0 Degrees 00 Minutes 00 Seconds West, a Distance of 82.57 Feet; Thence North 45 Degrees, 00 Minutes 00 Seconds West, a Distance of 70.0 Feet; Thence North 90 Degrees 00 Minutes 00 Seconds West, a Distance of 205.5 Feet, to a Point on the West Line of the North East 1/4 of Said Section 25, Also Being the Center Line of York Road; Thence South 0 Degrees 00 Minutes 00 Seconds East, Along the West Line of The North East 1/4 of Said Section 25, a Distance of 188.64 Feet, to the Point of Beginning, in DuPage County, Illinois; except those portions previously dedicated for public highway, and commonly known as All of Lot 2 of the Drake-OakBrook, Inc. Assessment Plat in the Northeast Quarter of Section 25, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Subject to covenants, conditions, easements and restrictions of record, and taxes for 1980 and subsequent years.

Reserving to the Grantor an exclusive, perpetual easement for the free right of access over all of said parcel herein conveyed except as follows:

- (a) Those specific areas actually utilized as a public roadway as currently existing on the date of this deed, and
- (b) Improvements appurtenant to said roadway configurations, including,

# 1982 York Woods Unit 5 Subdivision Plat



# Reciprocal Easement Agreement with Office Complex

*Yelp*

This instrument was prepared by and after recording should be returned to:

Ira J. Swidler, Esq.  
Katten Muchin Zavis Rosenman  
525 West Monroe Street, Suite 1600  
Chicago, Illinois 60661-3693



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
DEC. 17, 2004 9:55 AM  
OTHER 06-25-200-015  
053 PAGES R2004-316160

*IC DUPAGE 2410905 W I. Swidler*

## AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

dated as of December 15, 2004

by and between

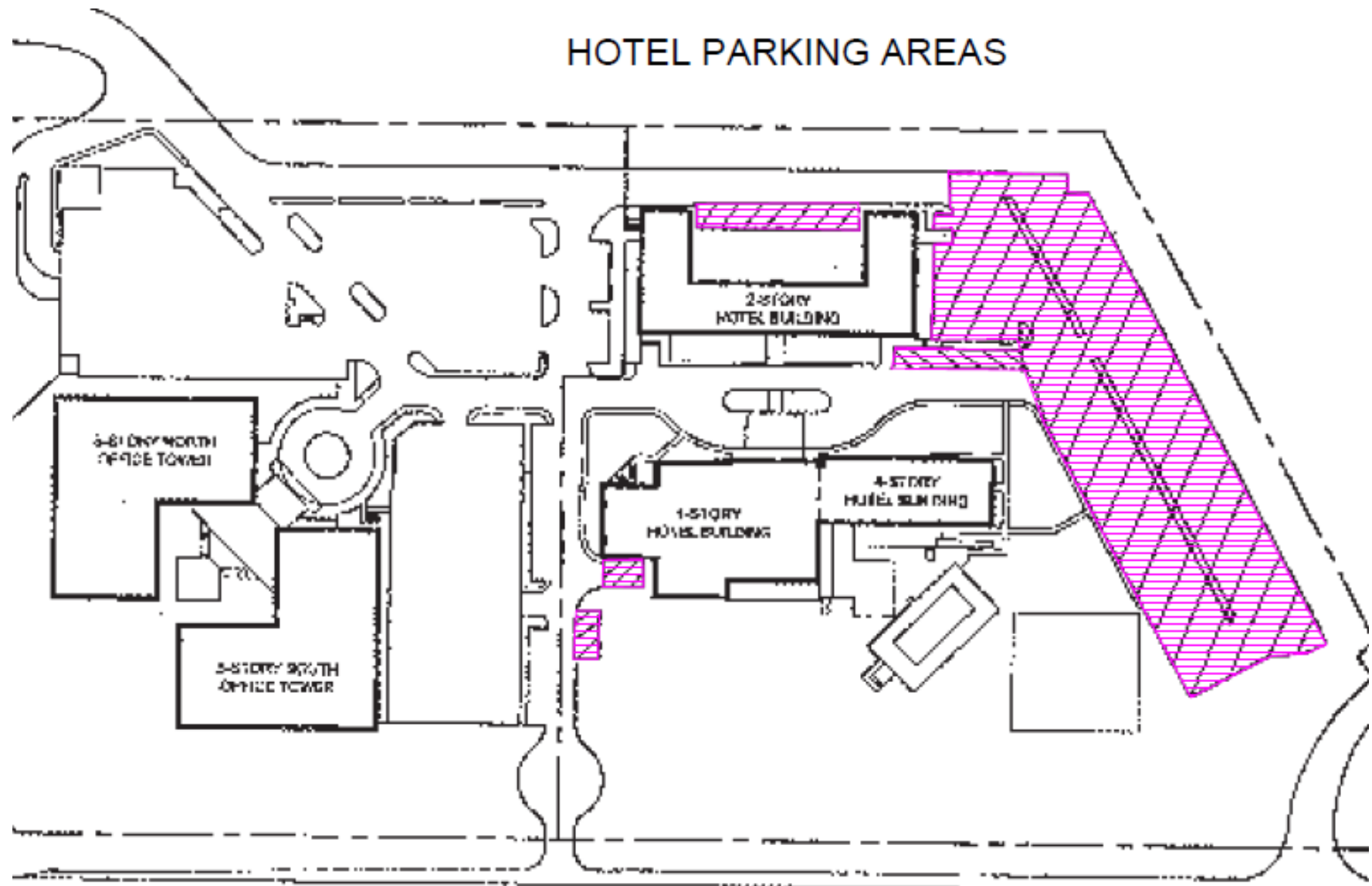
2211-15 YORK ROAD LLC,  
an Illinois limited liability company

and

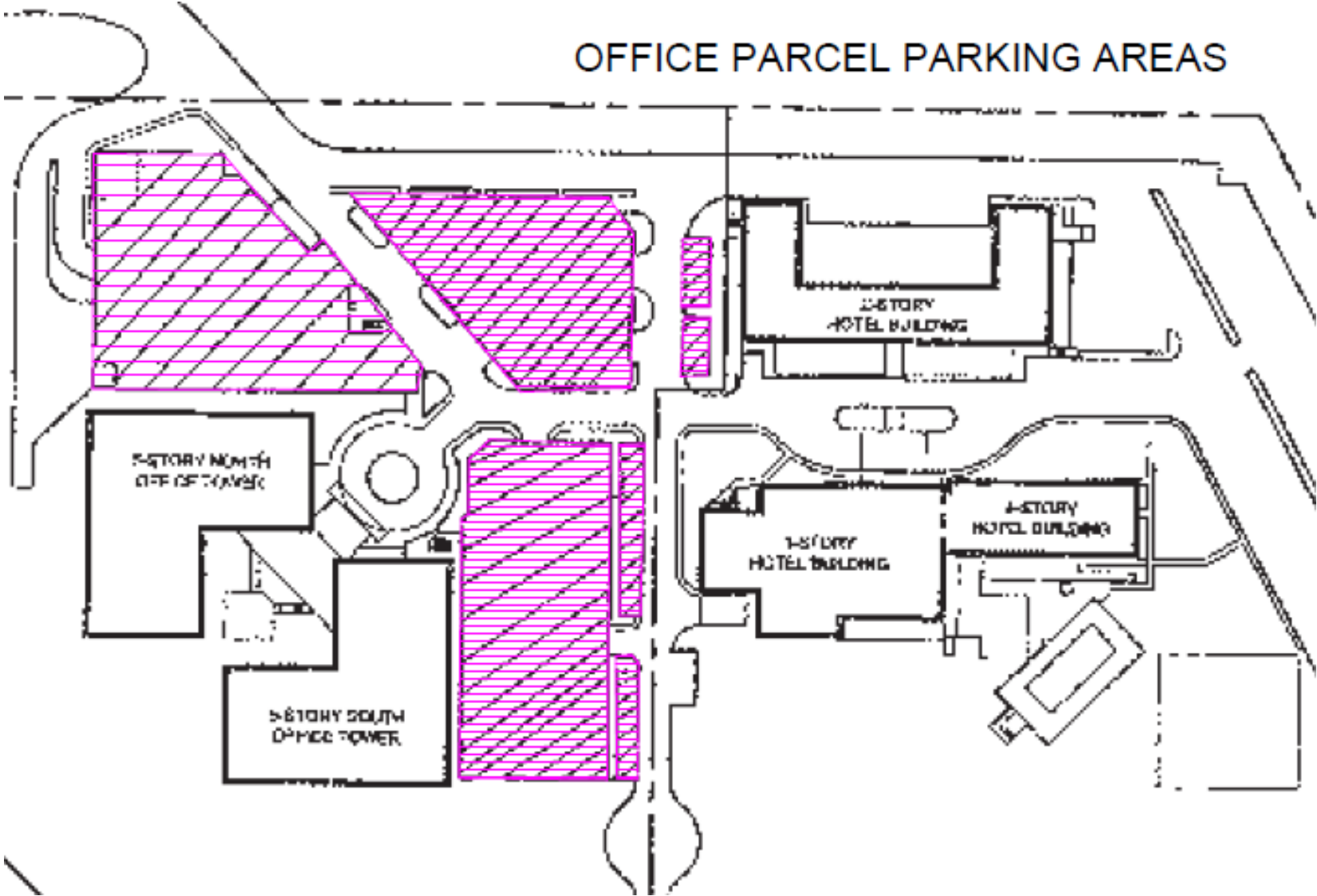
2301 YORK ROAD LLC,  
an Illinois limited liability company



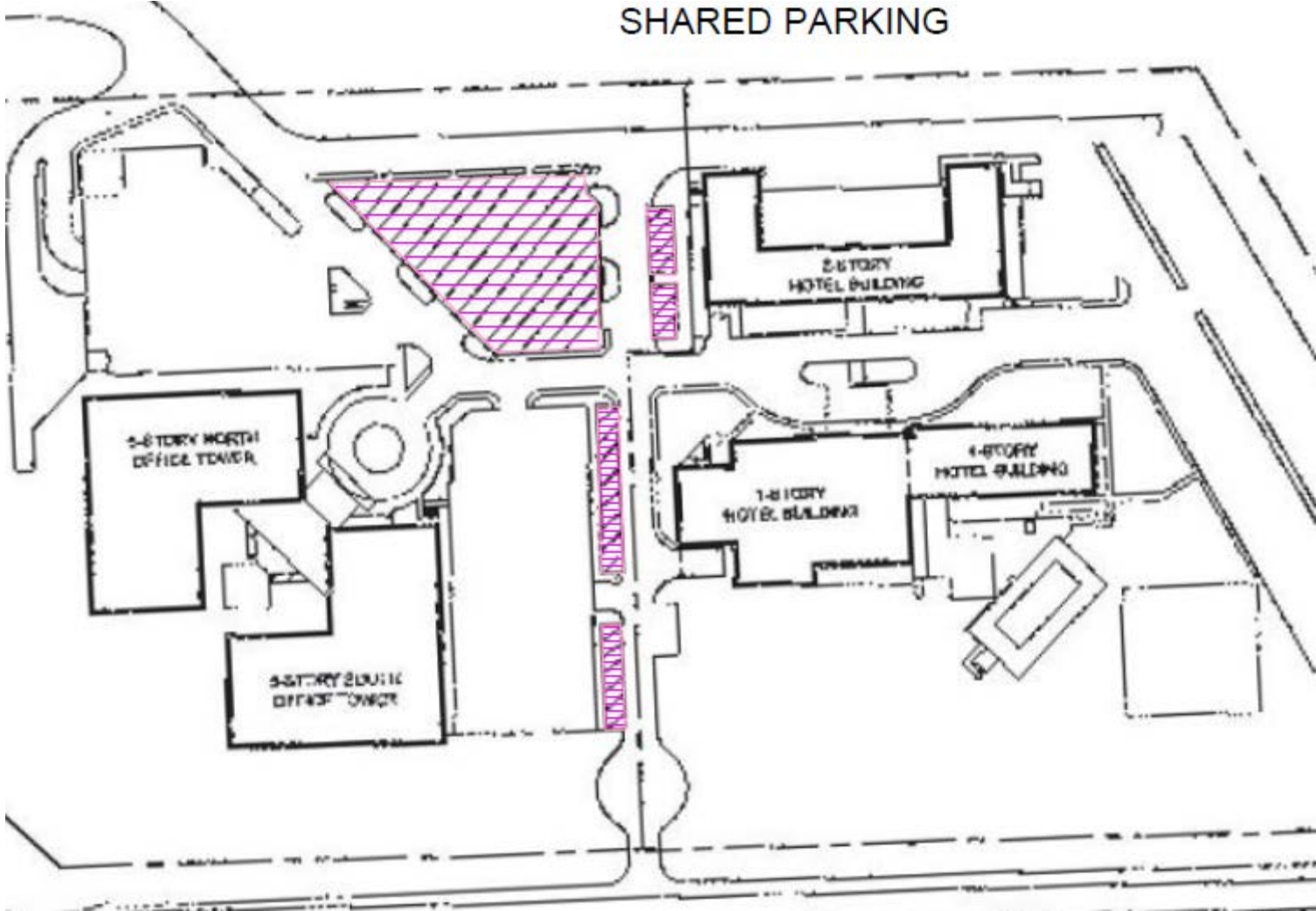
## Existing conditions – The Drake hotel exclusive parking areas



Existing conditions – office complex exclusive parking areas

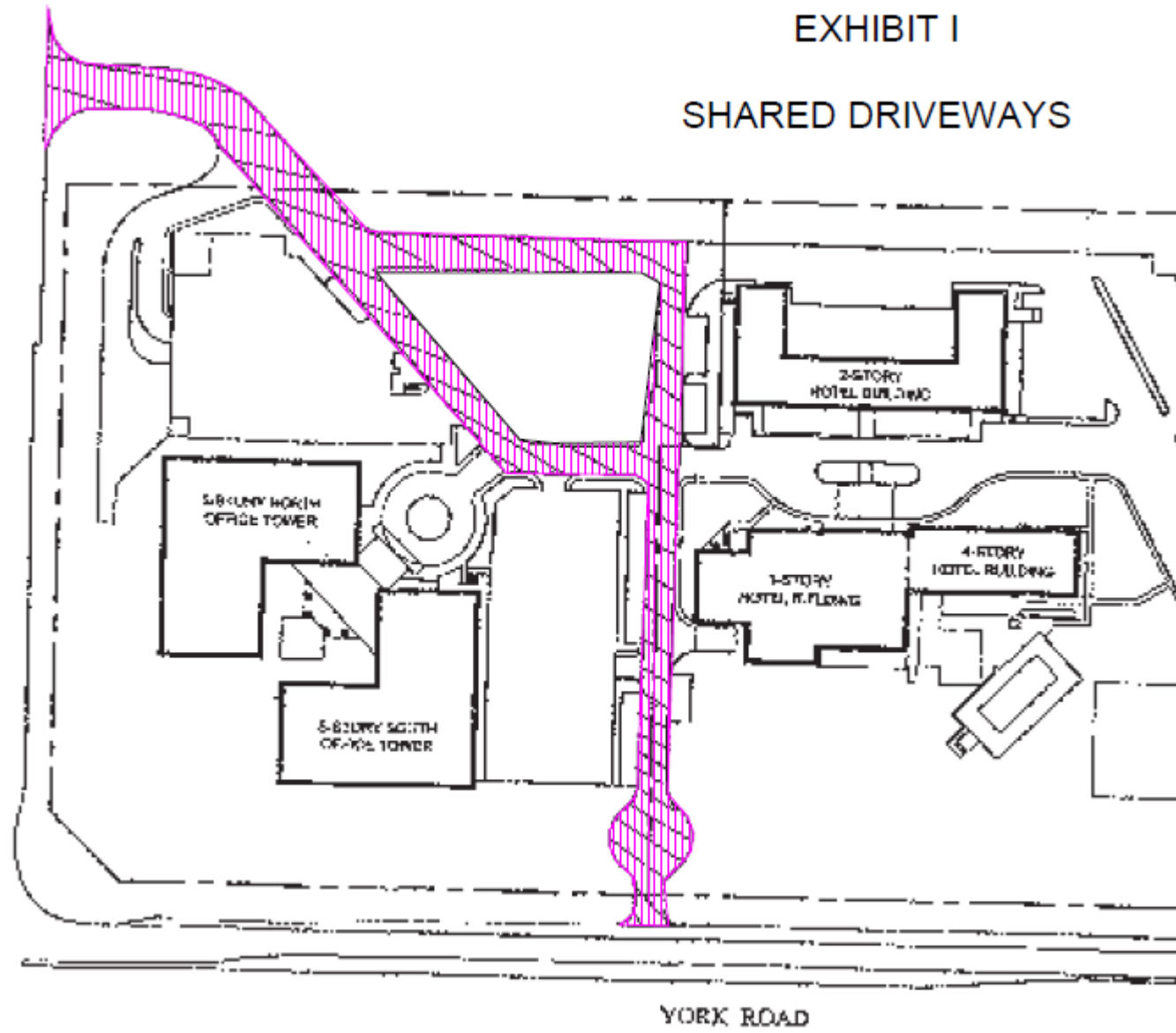


Existing conditions – shared parking





# Existing conditions – shared driveways



# Planned Development Design Team



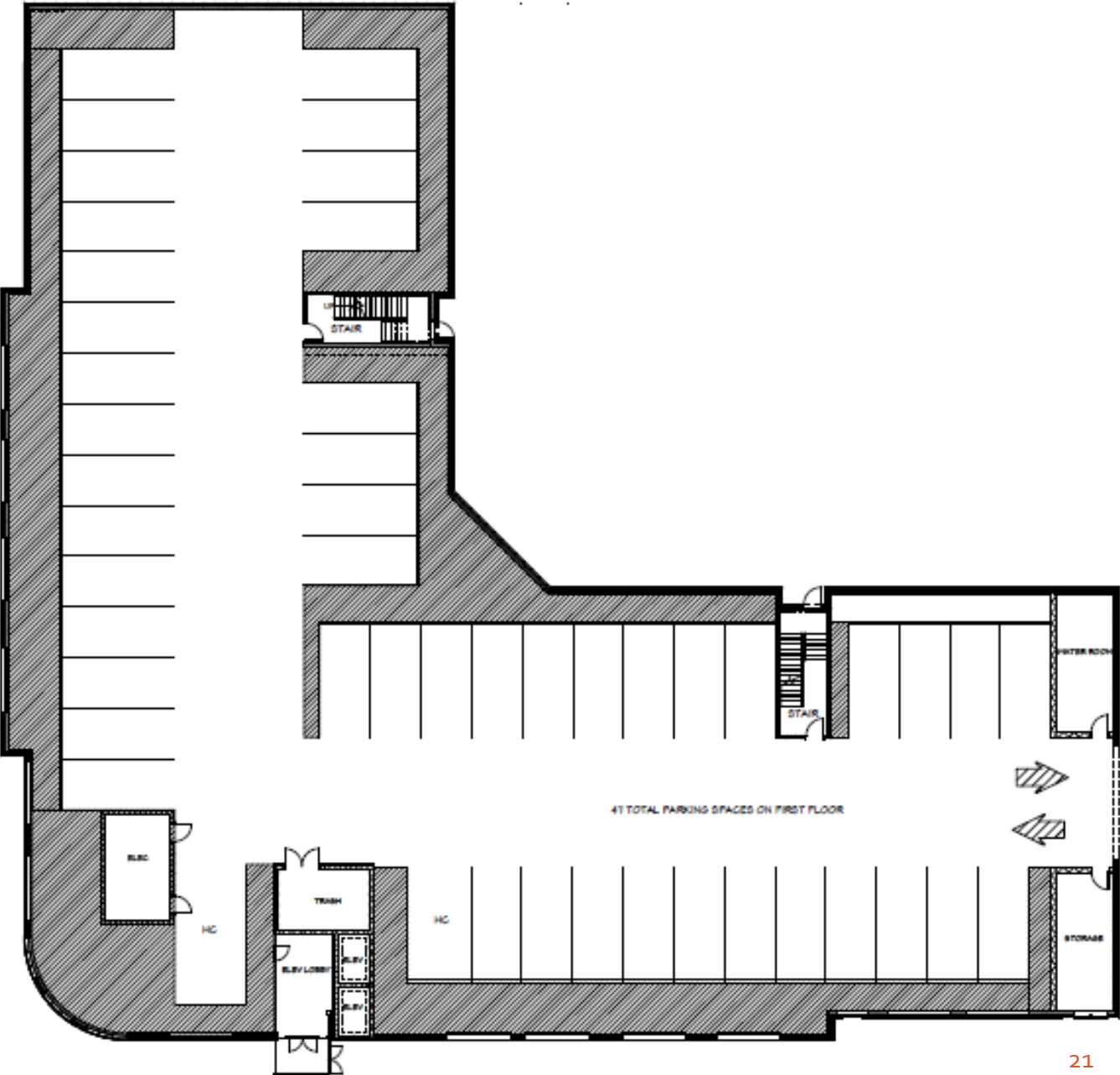
# Condominium Concept 1 - west elevation comparison



THE DRAKE HOTEL WEST ELEVATION

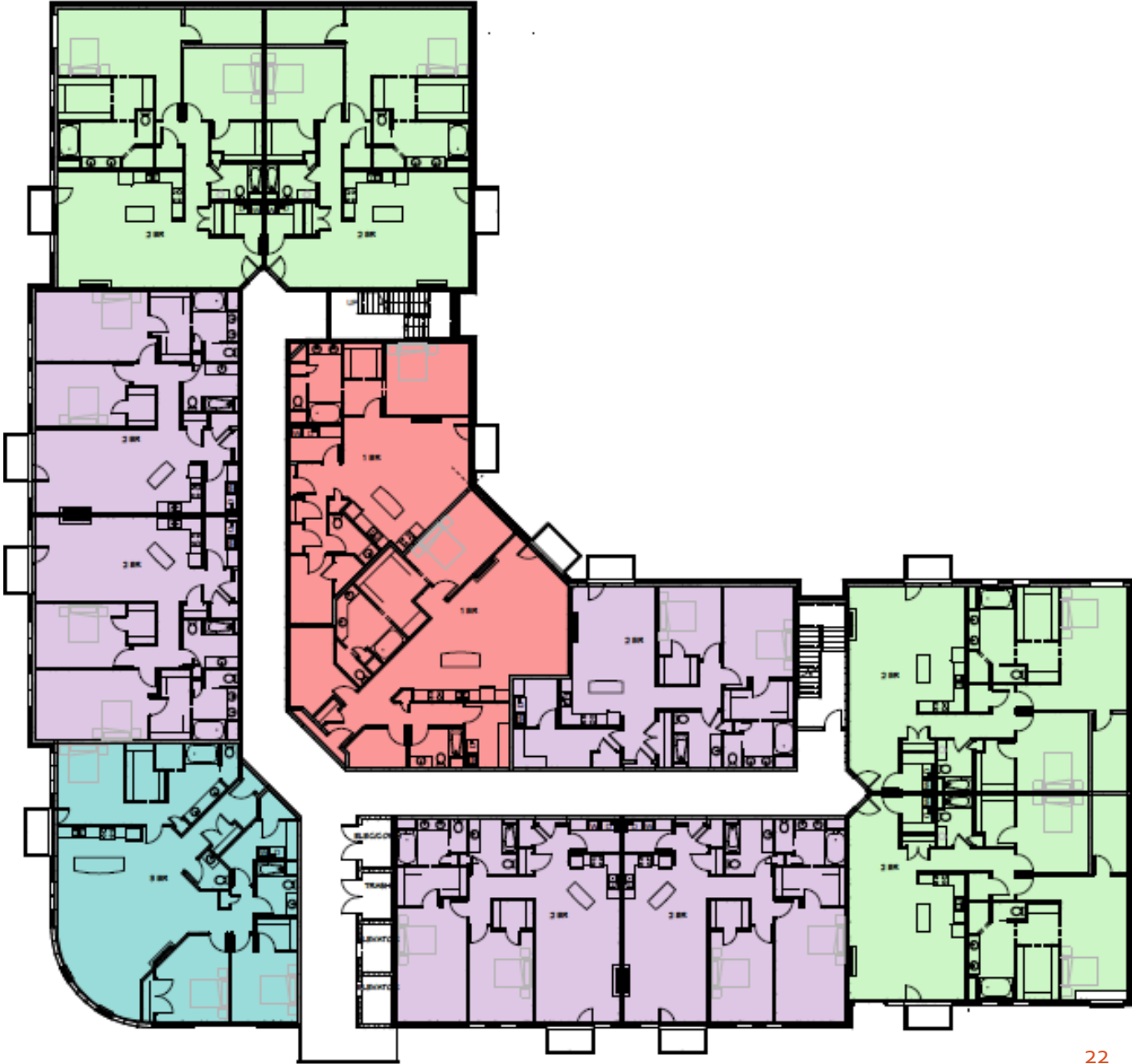
THE DRAKE CONDOMINIUMS WEST ELEVATION

1<sup>st</sup> Floor and Basement Parking Level  
Layout - conceptual

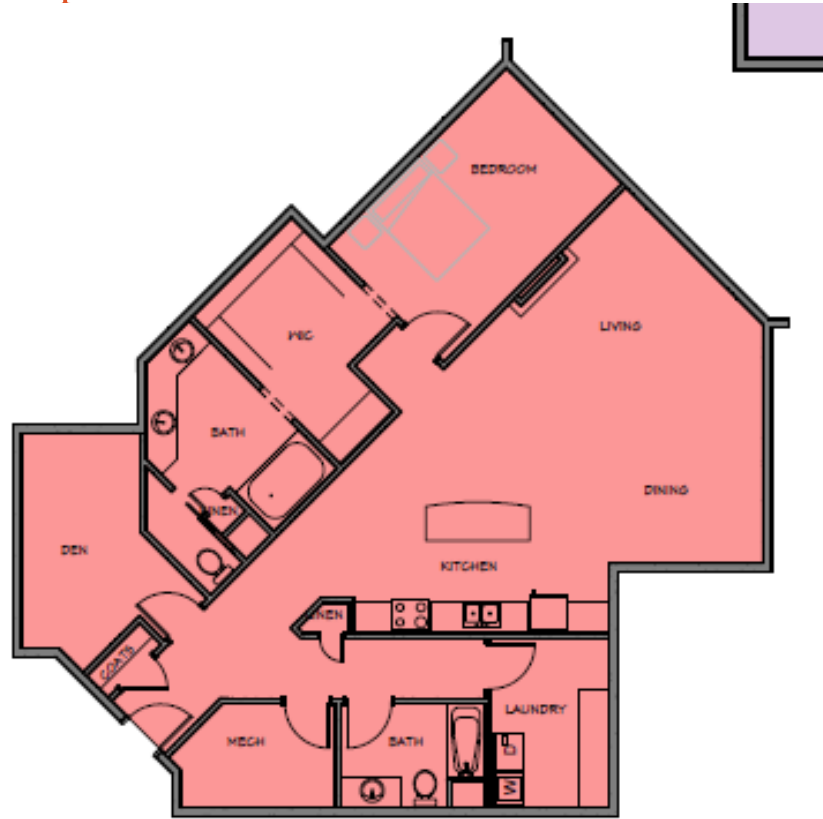




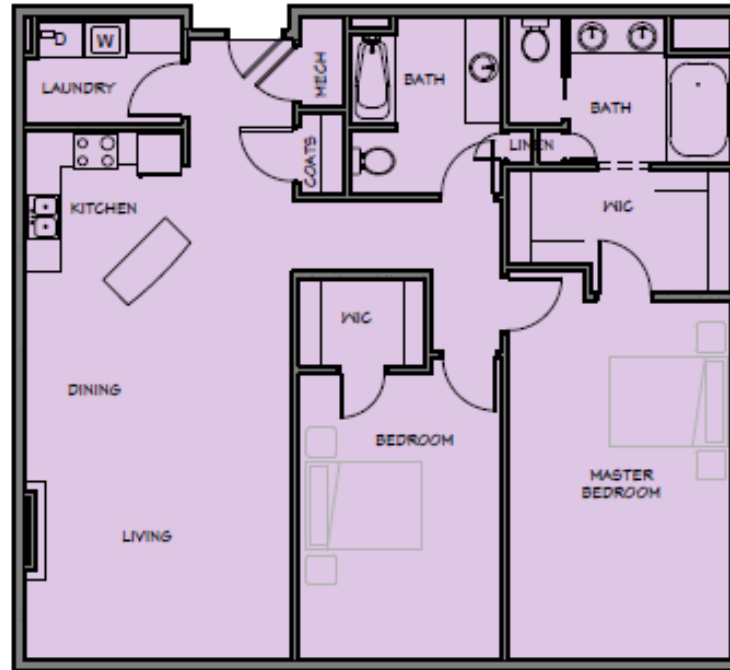
2<sup>nd</sup> – 5<sup>th</sup> Floor Condominium Layout - conceptual



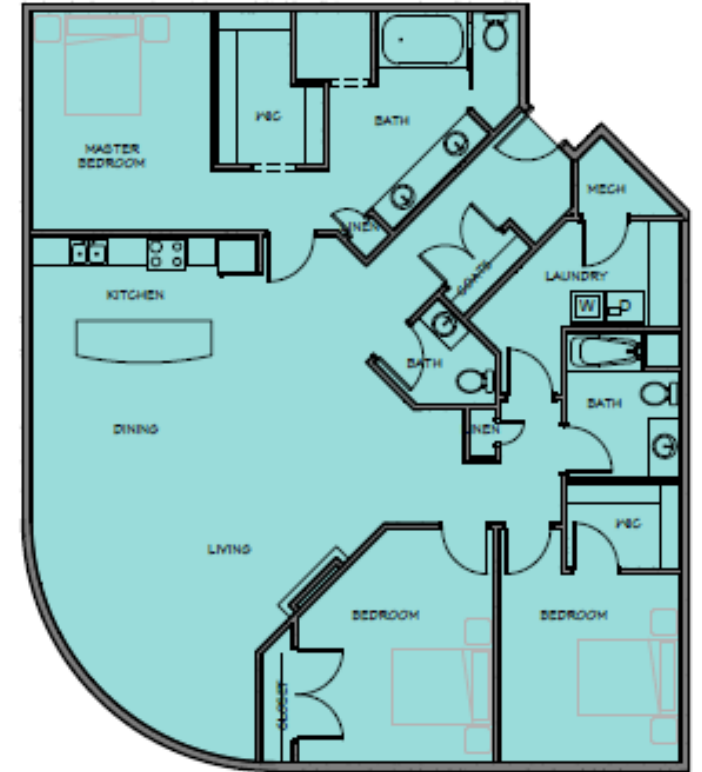
# Sample Condominium Floor Plans



**1 BEDROOM UNIT FLOOR PLAN**  
1638 S.F.



**2 BEDROOM UNIT FLOOR PLAN**  
1,448 S.F.



**3 BEDROOM UNIT FLOOR PLAN**  
2,017 S.F.



## DRAKE CONDOMINIUMS

### AMENITIES

- Ten foot ceiling heights
- Floor to ceiling windows
- Smart home automation system throughout to operate your music, lighting, security, locks, temperature and to provide complete access to cameras throughout the home right from your smart phone or tablet
- Pre-wired for high-speed data, telephone and cable
- Balconies and private rooftop terraces providing views of the nearby golf course and surrounding area
- Paved golf cart and walking paths to nearby golf course
- Custom kitchen cabinets and island with granite countertops
- Sub-Zero refrigerators, Wolf cooktops, Wolf double ovens, Wolf microwaves, Miele dishwashers, Sub-Zero wine storage cabinets



Dining Room

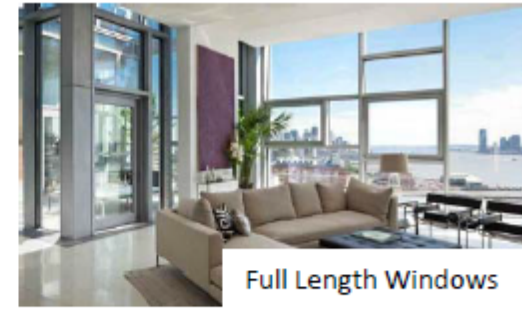


Balcony

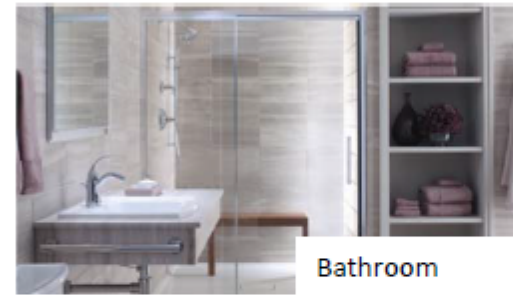


Bedroom

- Lighting to include LED downlights, glass pendants over kitchen islands, strip under-cabinet lighting, Trivoli wall sconces, and decorative cove lighting with color changing LED's and controls
- Under-mounted, stainless-steel kitchen sinks
- Exotic hardwood floors
- Mendota luxury gas fireplaces
- Dornbracht bathroom plumbing fixtures
- His and hers master bath sinks with spacious granite vanities
- Duravit all-in-one toilet/bidet in a segregated, enclosed room
- Frameless glass-enclosed showers finished in porcelain
- Large walk-in closets with make-up vanities
- Rain showers
- Large walk-in closets
- Whirlpool tubs
- Washer and dryer
- Laundry with granite custom built-in storage cabinets and folding counter
- Indoor parking spaces with additional space for indoor golf cart parking
- Electric car charging stations
- Bicycle storage areas
- Building generator
- 24-hour permanent and roving security staff



Full Length Windows



Bathroom



Roof Top Terrace



Kitchen



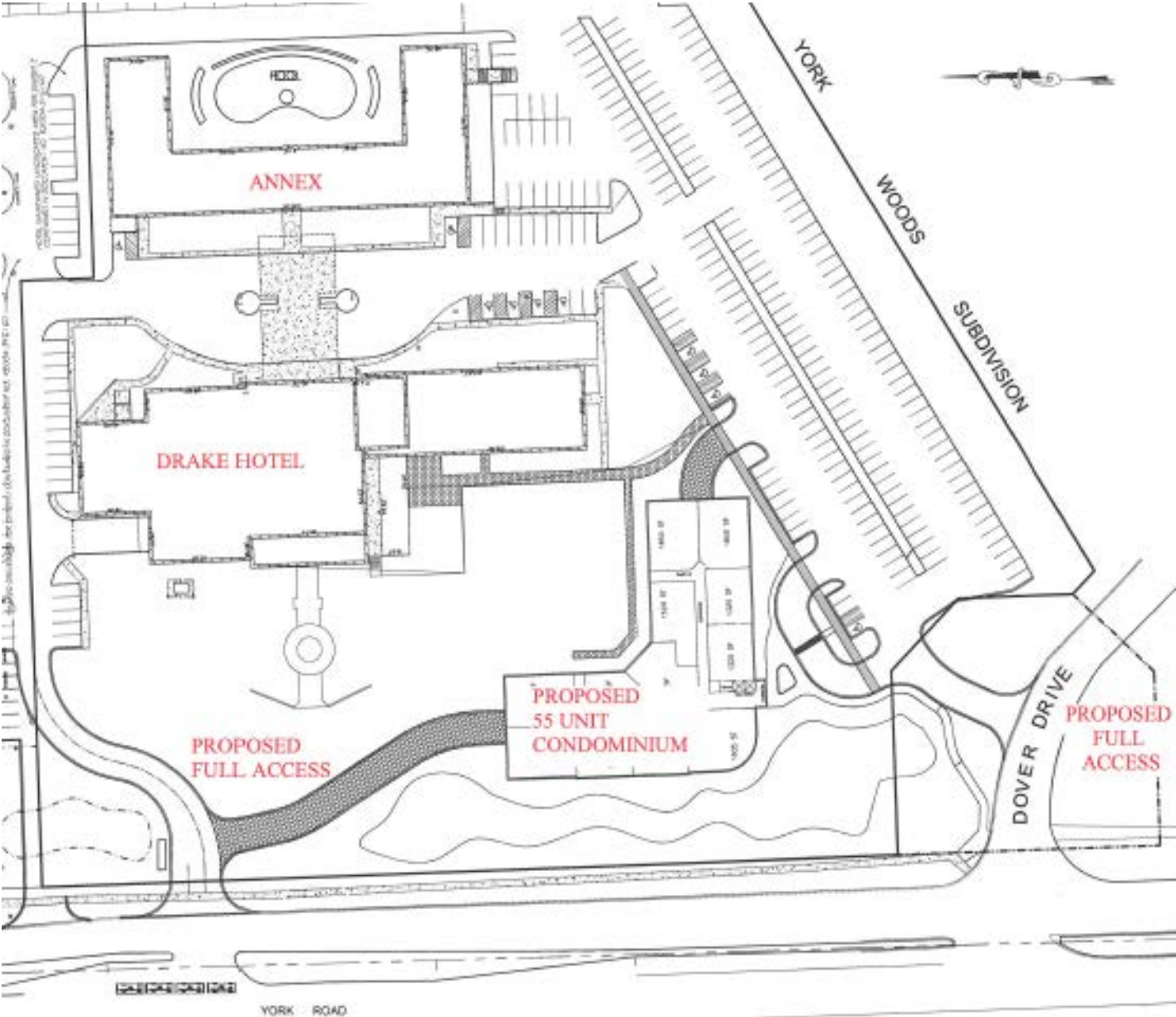


## **DRAKE CONDOMINIUMS**

**Available hotel services for  
condominium residents:**

- **Maid services**
- **Food services**
- **Pool facilities**
- **Fitness center**
- **Bellman services**
- **Concierge services**

# Condominium Concept 1

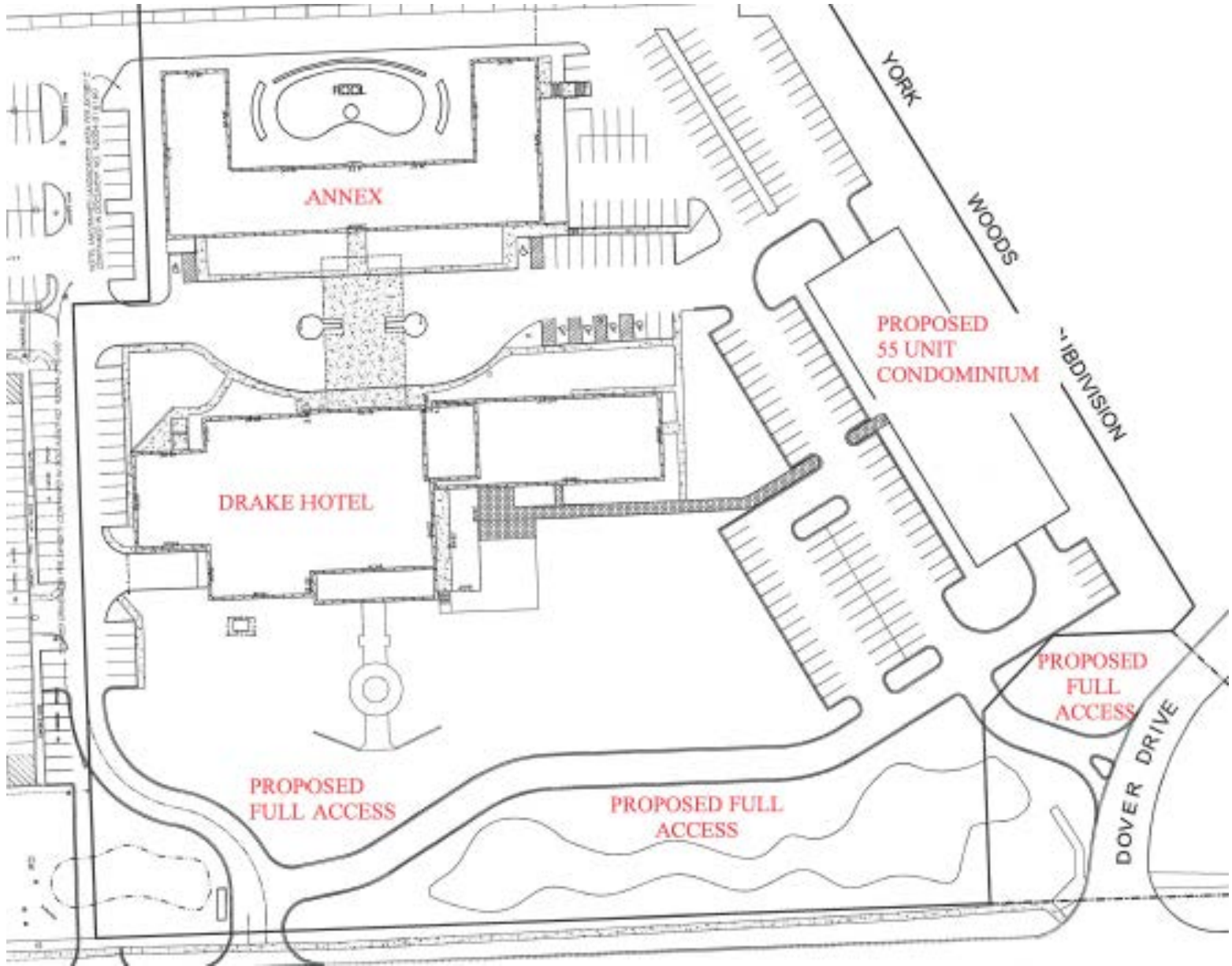


## Concept 1 – site data

SITE DATA	VILLAGE OF OAK BROOK VILLAGE CODE	REQUIRED (by code)	CURRENT	PROPOSED
Lot Size				
Zoning	<b>B-4 HOTEL - OFFICE</b>			
Parking	Office	1 Space / 300 Sq.Ft.	782	796
	Hotel	1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264
	Condominium	2 Spaces / Dwelling Unit	110	0
<b>Total</b>			<b>1016</b>	<b>1136</b>

ZONING DATA	B-4 DISTRICT	CURRENT	PROPOSED
	Chapter 7, Article D, Pg 1 - 4		
Floor Area Ratio	0.6	0.11	0.17
Yard Width			
Front	100'	100'	100'
Side	50'	80'	80'
Rear	40'	40'	40'
Building Height	5 Stories	5	5
Lot Width	>200'	>200	>200

# Condominium Concept 2



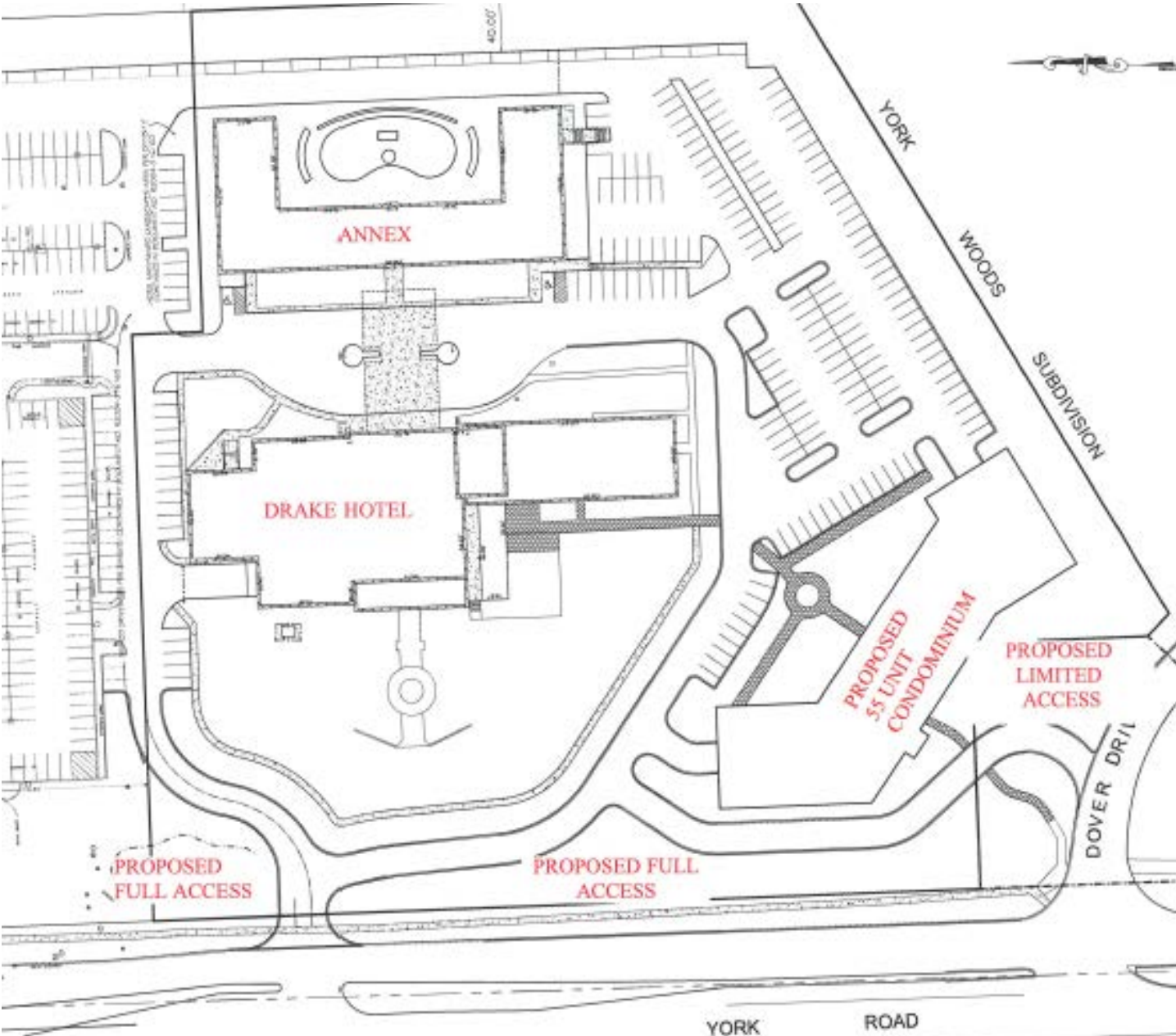


## Concept 2 – site data

SITE DATA	VILLAGE OF OAK BROOK VILLAGE CODE	REQUIRED (by code)	CURRENT	PROPOSED
Lot Size				
Zoning	B-4 HOTEL - OFFICE			
Parking	Office	1 Space / 300 Sq.Ft.	782	796
	Hotel	1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264
	Condominium	2 Spaces / Dwelling Unit	110	110
<b>Total</b>		<b>1016</b>	<b>1060</b>	<b>1109</b>

ZONING DATA	B-4 DISTRICT	CURRENT	PROPOSED
	Chapter 7, Article D, Pg 1 - 4		
Floor Area Ratio	0.6	0.11	0.17
Yard Width			
Front	100'	100'	100'
Side	50'	80'	80'
Rear	40'	40'	40'
Building Height	5 Stories	5	5
Lot Width	>200'	>200	>200

# Condominium Concept 3

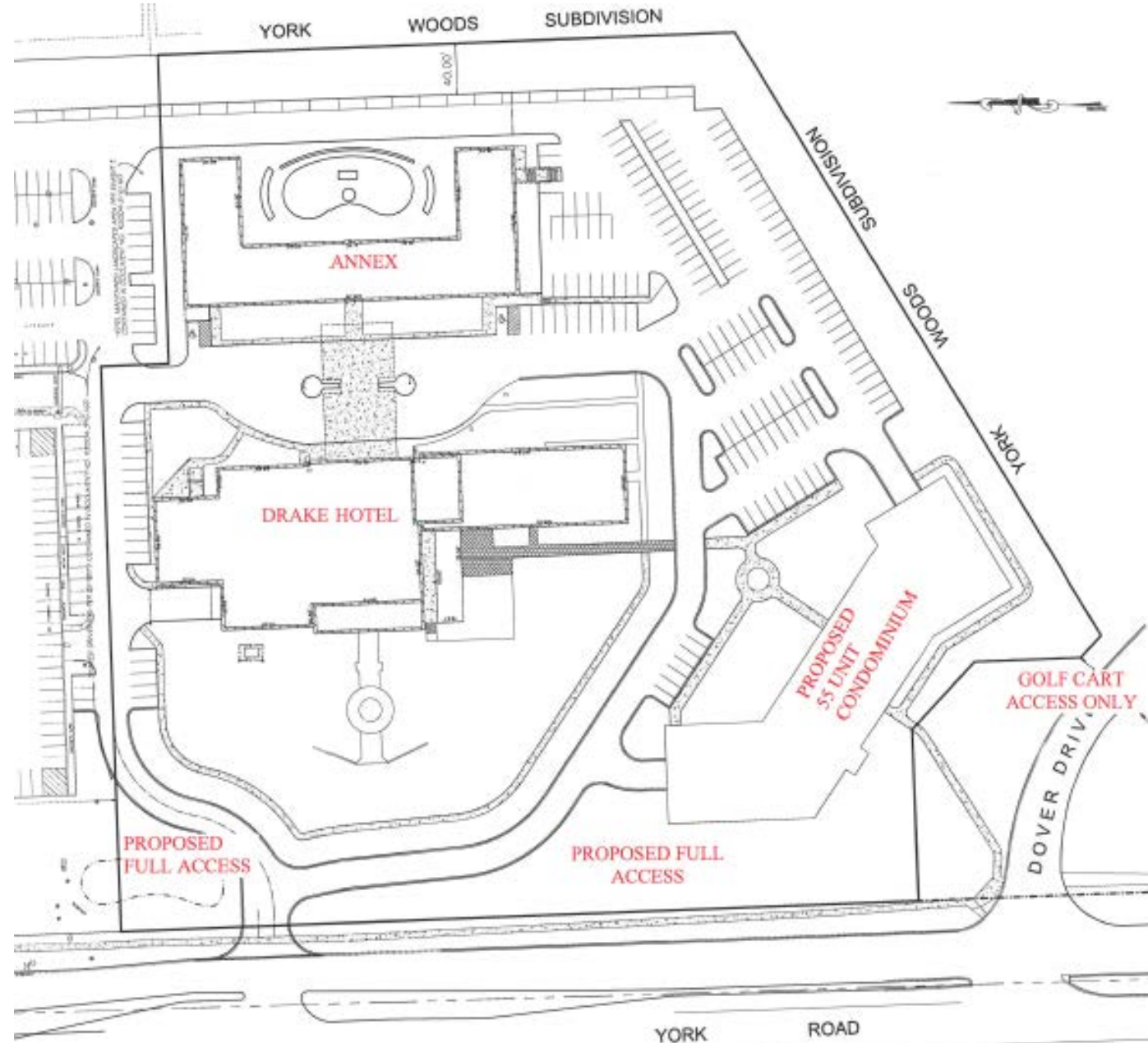


## Concept 3 – site data

SITE DATA	VILLAGE OF OAK BROOK VILLAGE CODE	REQUIRED (by code)	CURRENT	PROPOSED
Lot Size				
Zoning	B-4 HOTEL - OFFICE			
Parking	Office	1 Space / 300 Sq.Ft.	782	796
	Hotel	1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264
	Condominium	2 Spaces / Dwelling Unit	110	110
<b>Total</b>			<b>1060</b>	<b>1117</b>

ZONING DATA	B-4 DISTRICT	CURRENT	PROPOSED
	Chapter 7, Article D, Pg 1 - 4		
Floor Area Ratio	0.6	0.11	0.17
Yard Width			
Front	100'	100'	100'
Side	50'	80'	80'
Rear	40'	40'	40'
Building Height	5 Stories	5	5
Lot Width	>200'	>200	>200

# Condominium Concept 4





## Concept 4 – site data

SITE DATA	VILLAGE OF OAK BROOK VILLAGE CODE	REQUIRED (by code)	CURRENT	PROPOSED
Lot Size				
Zoning	B-4 HOTEL - OFFICE			
Parking	Office 1 Space / 300 Sq.Ft.	782	796	796
	Hotel 1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264	189
	Condominium 2 Spaces / Dwelling Unit	110	0	110
Total		1016	1060	1095

ZONING DATA	B-4 DISTRICT	CURRENT	PROPOSED
	Chapter 7, Article D, Pg 1 - 4		
Floor Area Ratio	0.6	0.11	0.17
Yard Width			
Front	100'	100'	100'
Side	50'	80'	80'
Rear	40'	40'	40'
Building Height	5 Stories	5	5
Lot Width	>200'	>200	>200



Concept Landscape Plan

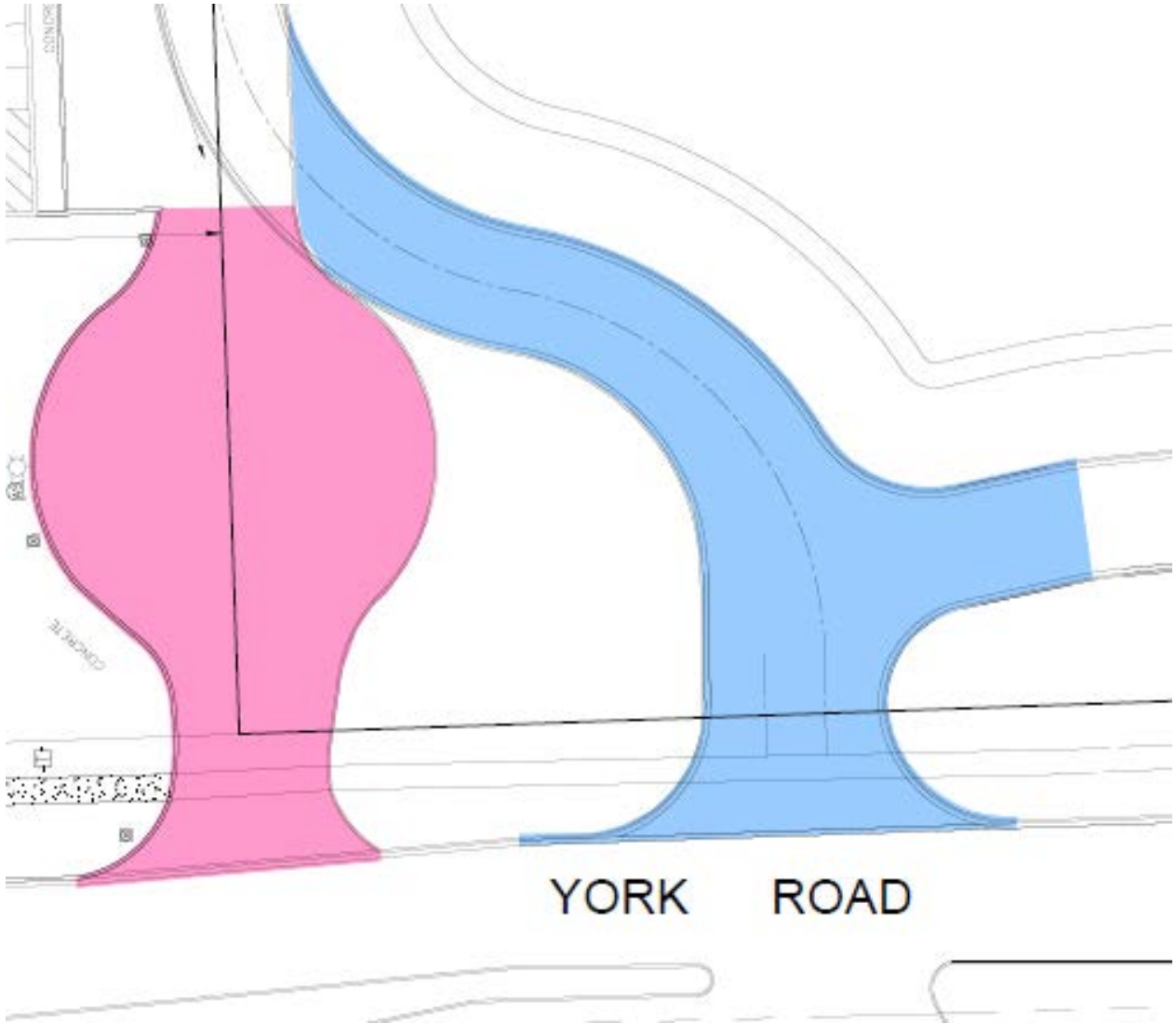
SITE PLAN

DRAKE  
HOTEL

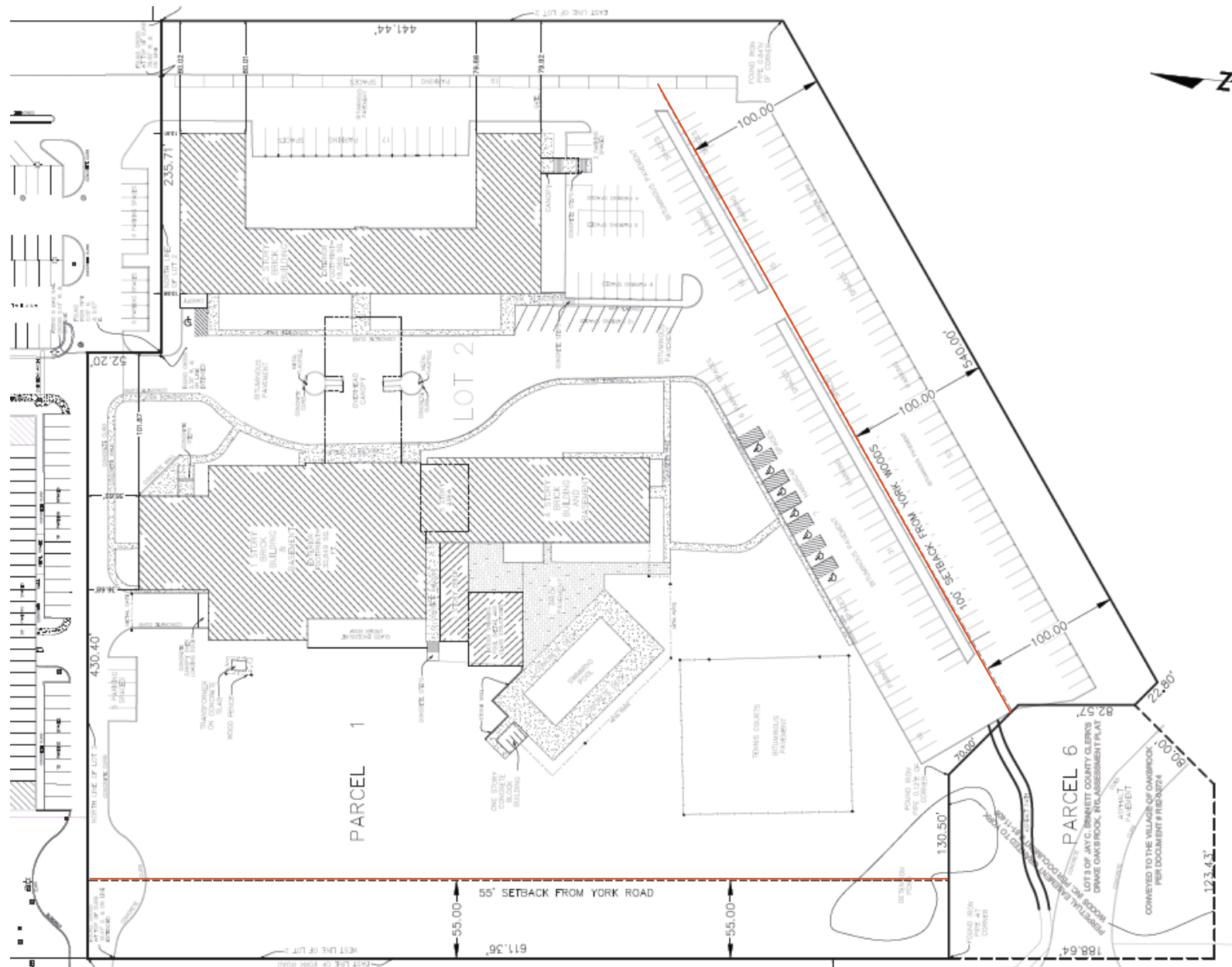


# Concept York Road Ingress/Egress

-  **EXISTING SERVICE ENTRANCE**  
(TO BE REMOVED)
-  **PROPOSED ENTRANCE**



# Setbacks for Existing Drake Hotel





Setback Exhibit  
showing proposed  
condominium building

