

**Planned Development presentation to the
Neighboring Property Owners of The Drake Oak Brook
January 31, 2017**

Planned Development Neighbor Meeting Requirements

If deemed appropriate by the community development director, the applicant, prior to submitting a formal application for a planned development, will schedule a public meeting to discuss the proposed planned development and the nature and extent of impact, if any, on area residents.

If a meeting is required, the applicant shall send a written notice of the meeting via certified mail to all taxpayers of record and residents for all property within five hundred feet (500') of the proposed planned development. The notice shall be mailed not more than thirty (30) days nor less than fifteen (15) days prior to the date of the meeting.

A copy of the notice and mailing list shall be provided to the community development director.

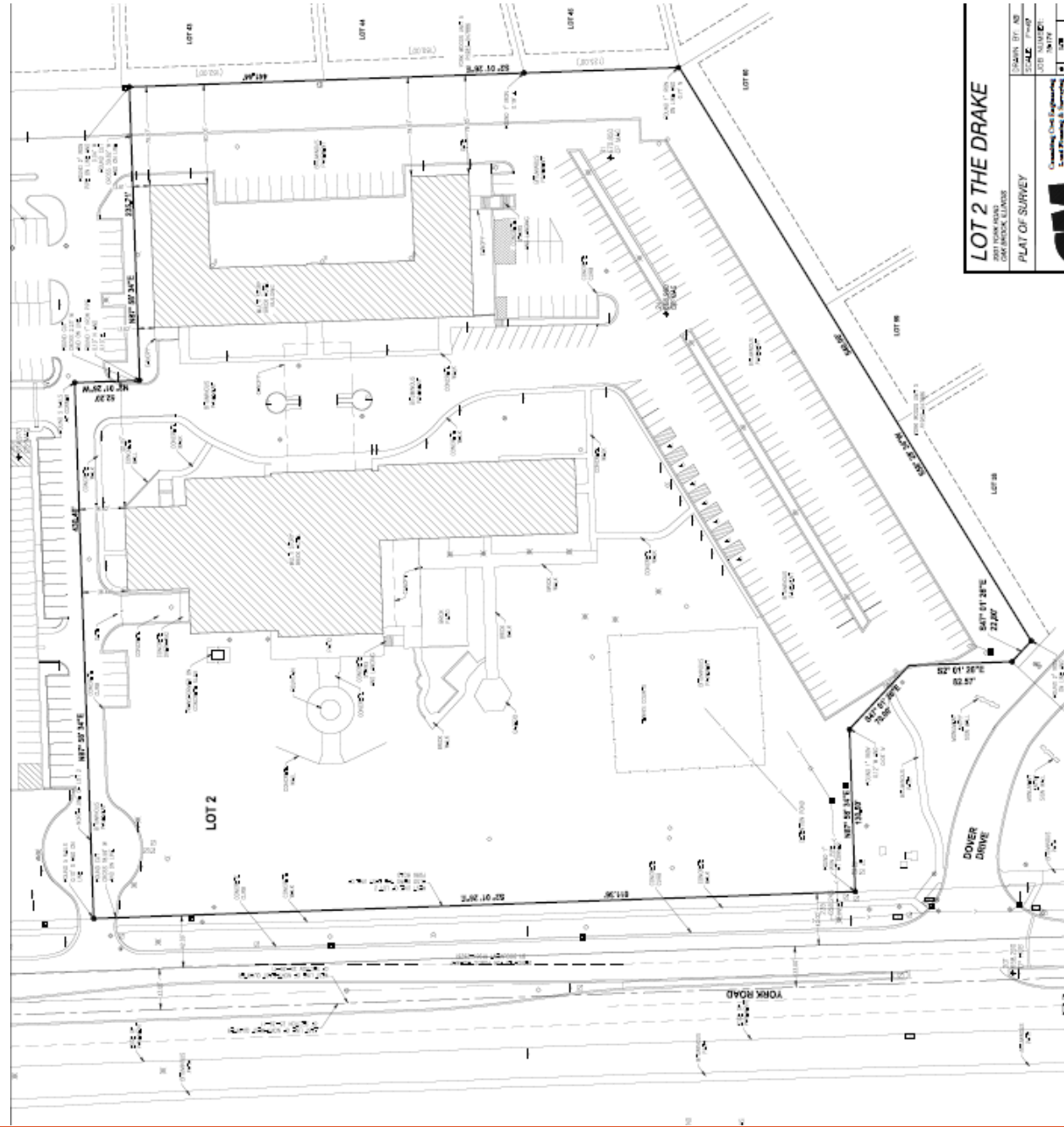
A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

Village Code. Section 13-15-5(B)(1)(d)

Aerial Photograph



Lot 2 Survey



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 ft² or 9.3 acres

Floor Area = 132,891 ft² 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 ft² or 18 acres

Floor Area = 374,713 ft² 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

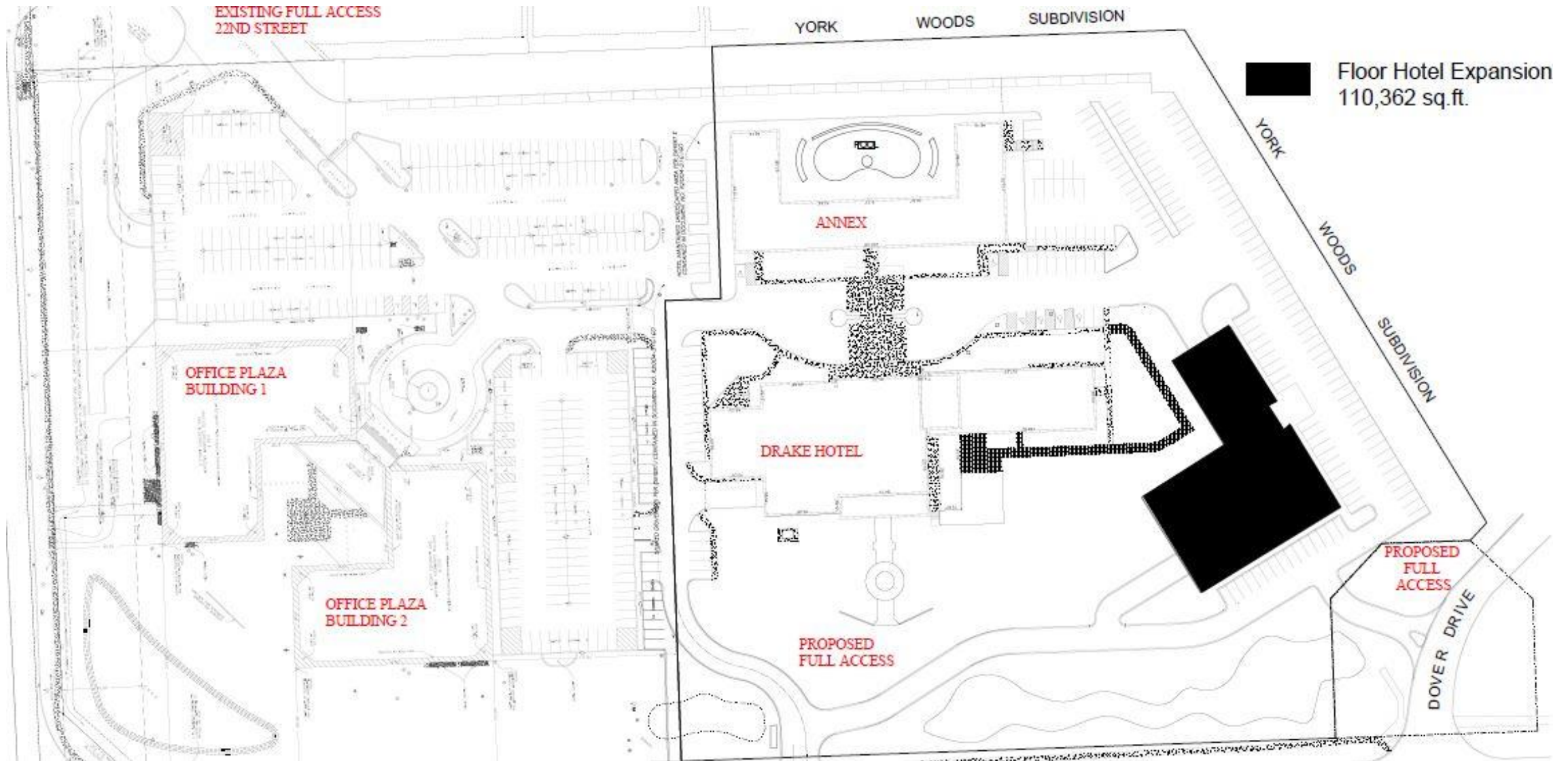
Floor Area Ratio = 0.6

Potential buildable area = 243,343 sq ft

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

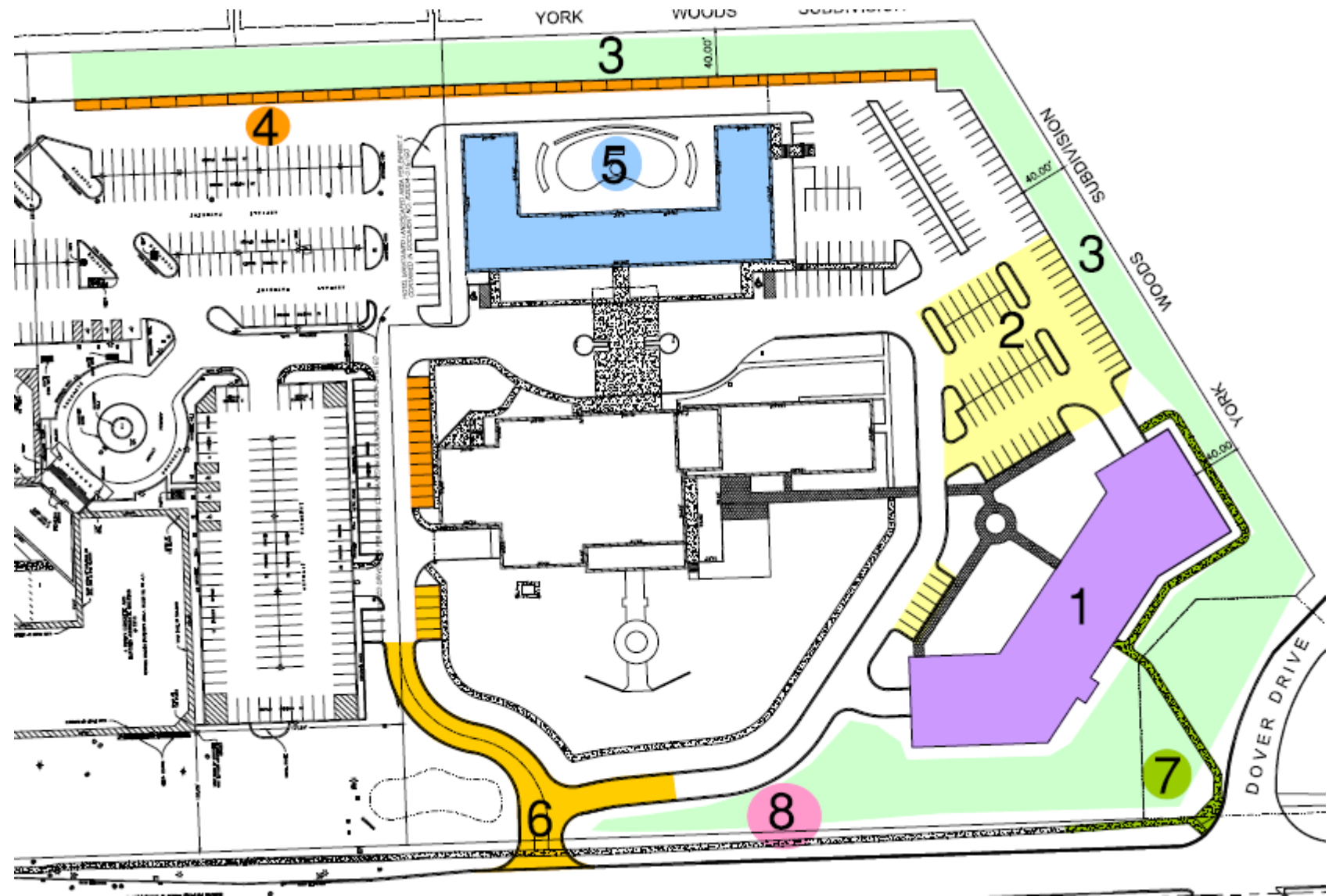
Remaining available sq ft = 110,362 sq ft

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 31ST 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 ~~22nd~~ 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
6 6 10
Description of the property described in this instrument appears in PLAT BOOK NO. 47 PAGE 161

663

R61-11408
REC. FILE NUMBER IS 11408
OFFICE OF DU PAGE COUNTY, ILLINOIS
JUN 22 1961 11-09 AM
Charles H. Butler

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

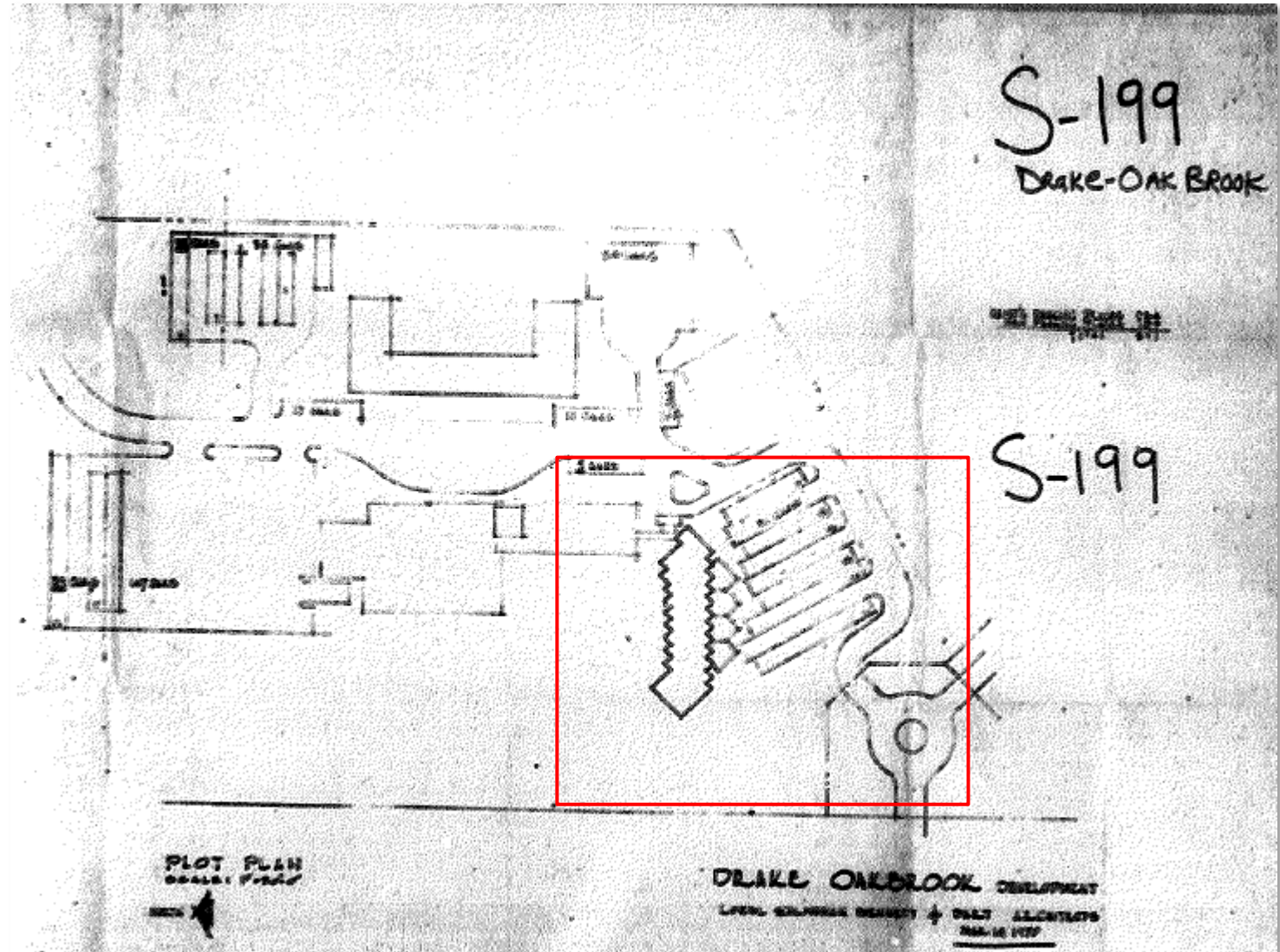
Extensions of S-199

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:

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:

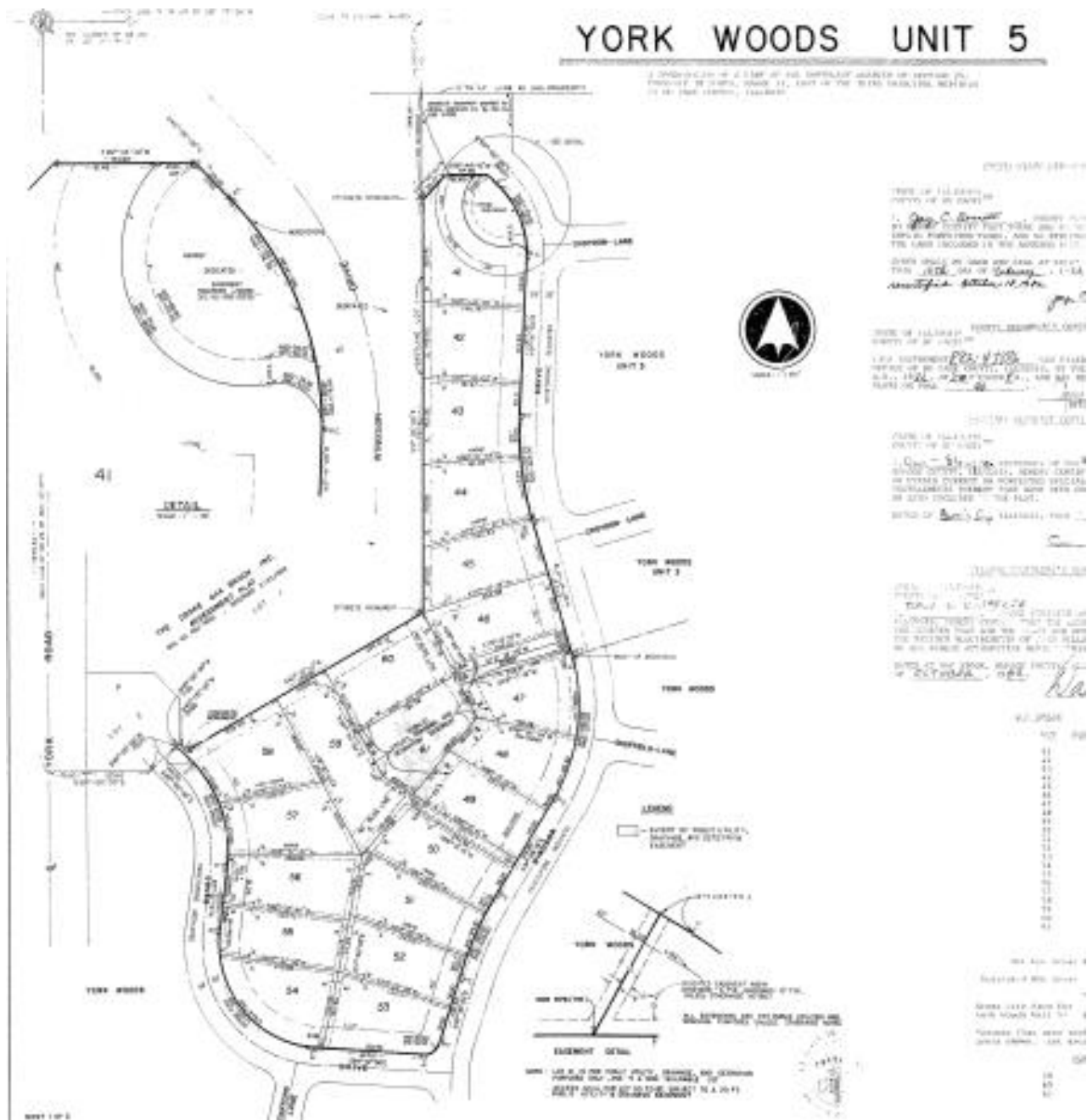
Commencing at the North West Corner of the North East 1/4 of Section 25, Also Being the Intersection of the Center Lines of York Road and 22nd Street (Cermak Road); thence South 0 Degrees 00 Minutes 00 Seconds East, Along the West Line of the North East 1/4 of Said Section 25, Also Being The Center Line 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

I. Swidler

2410905 W

IC DUPAGE

AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

dated as of December 15, 2004

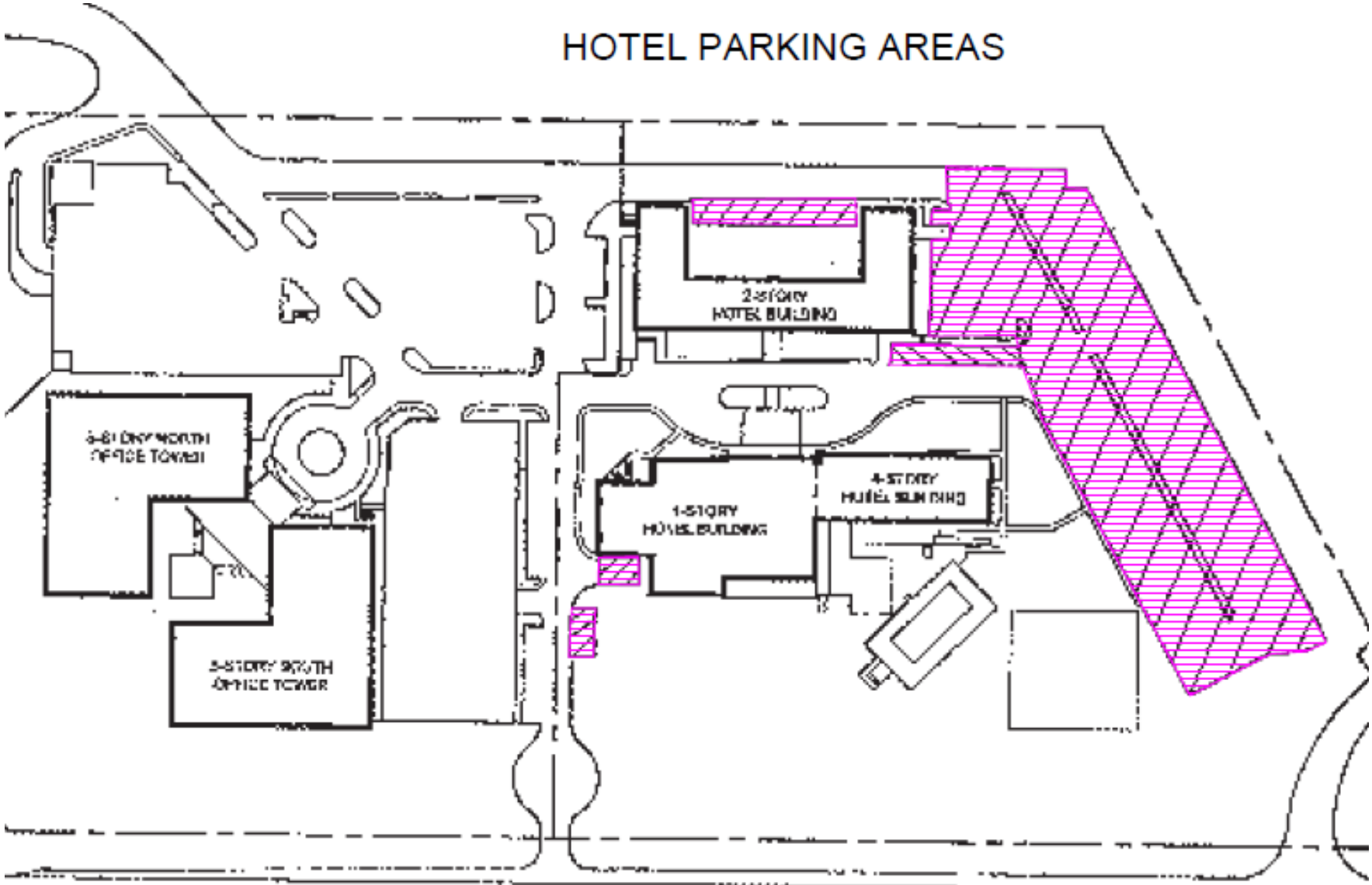
by and between

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

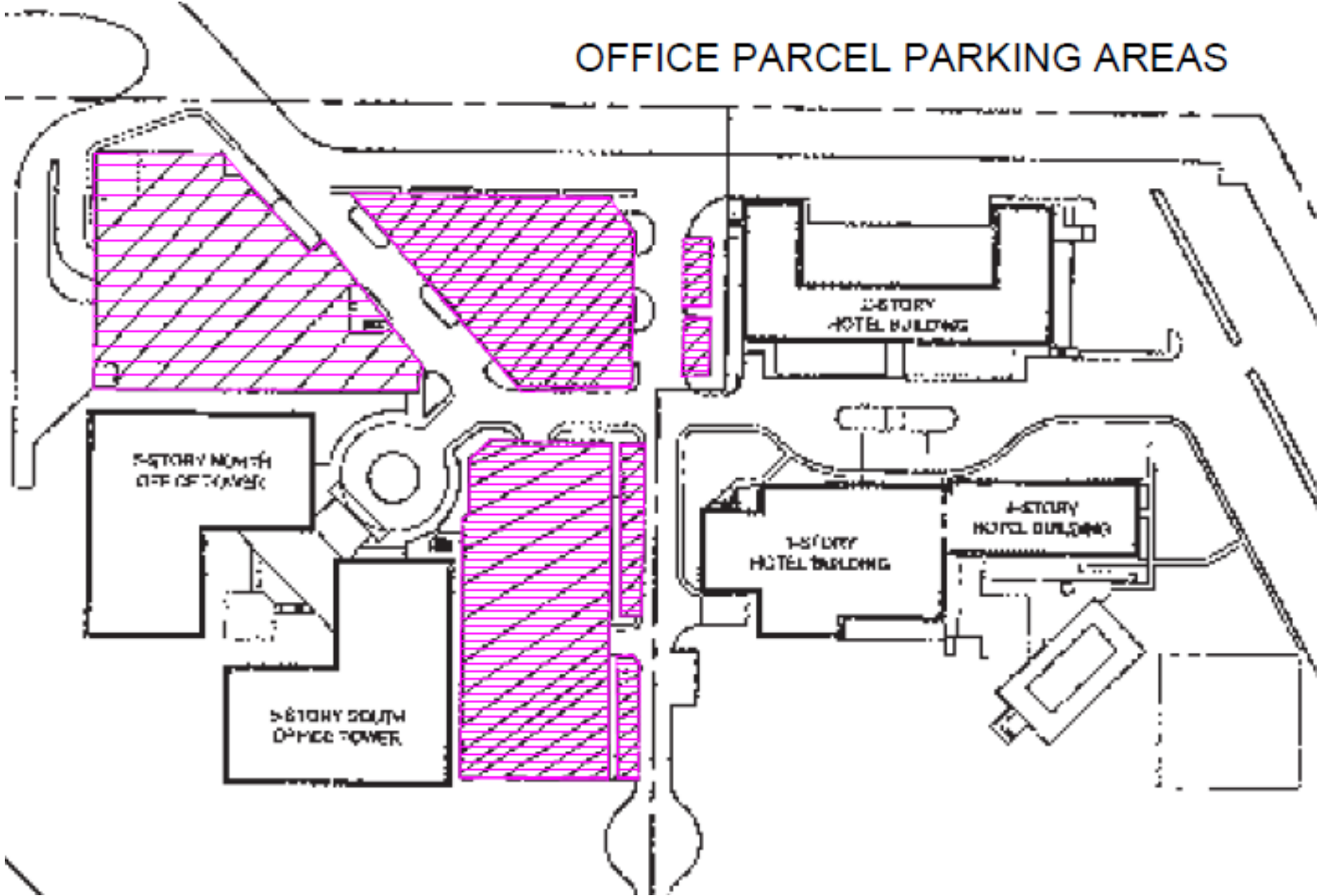
and

2301 YORK ROAD LLC,
an Illinois limited liability company

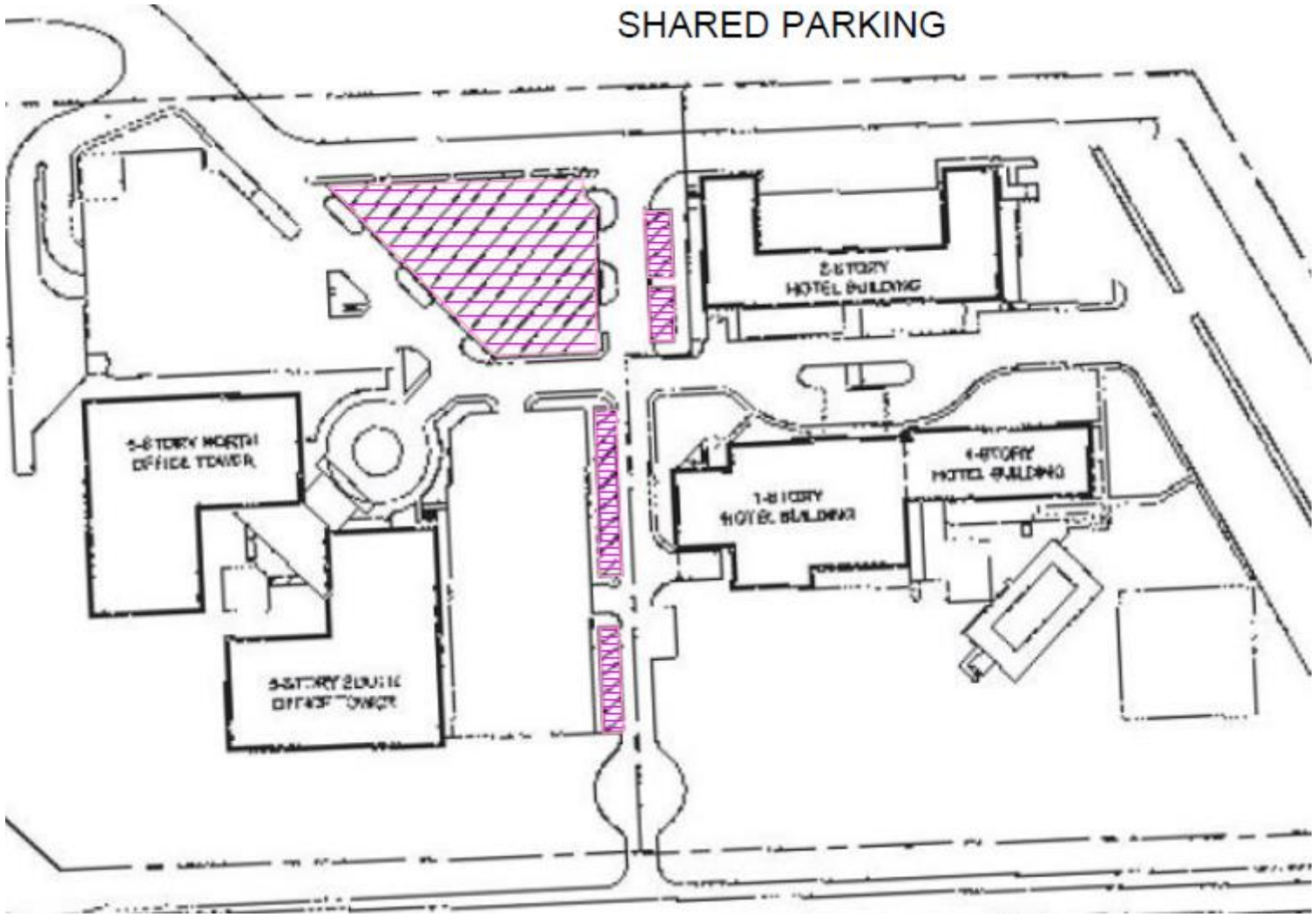
Existing conditions – The Drake hotel exclusive parking areas



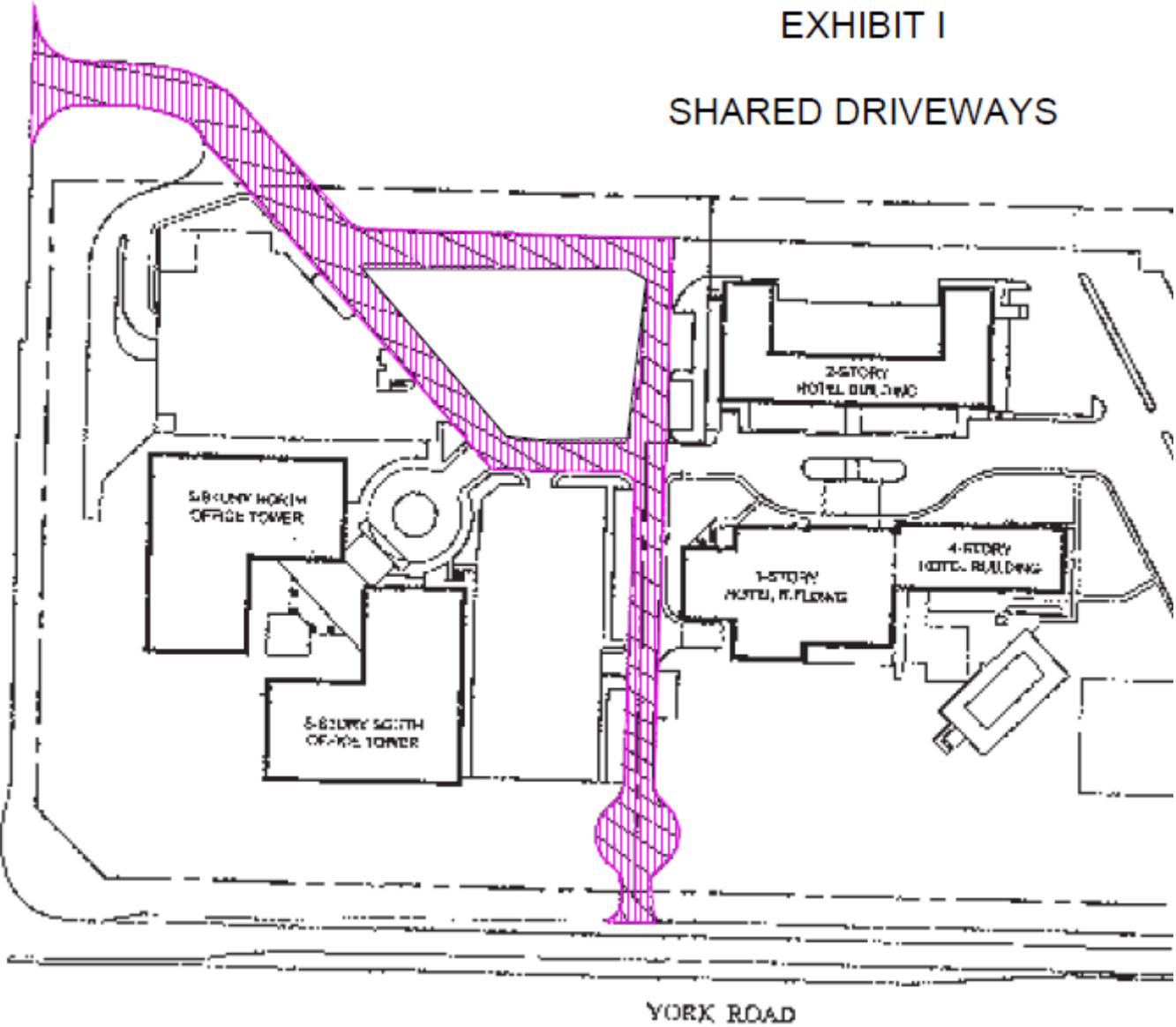
Existing conditions – office complex exclusive parking areas



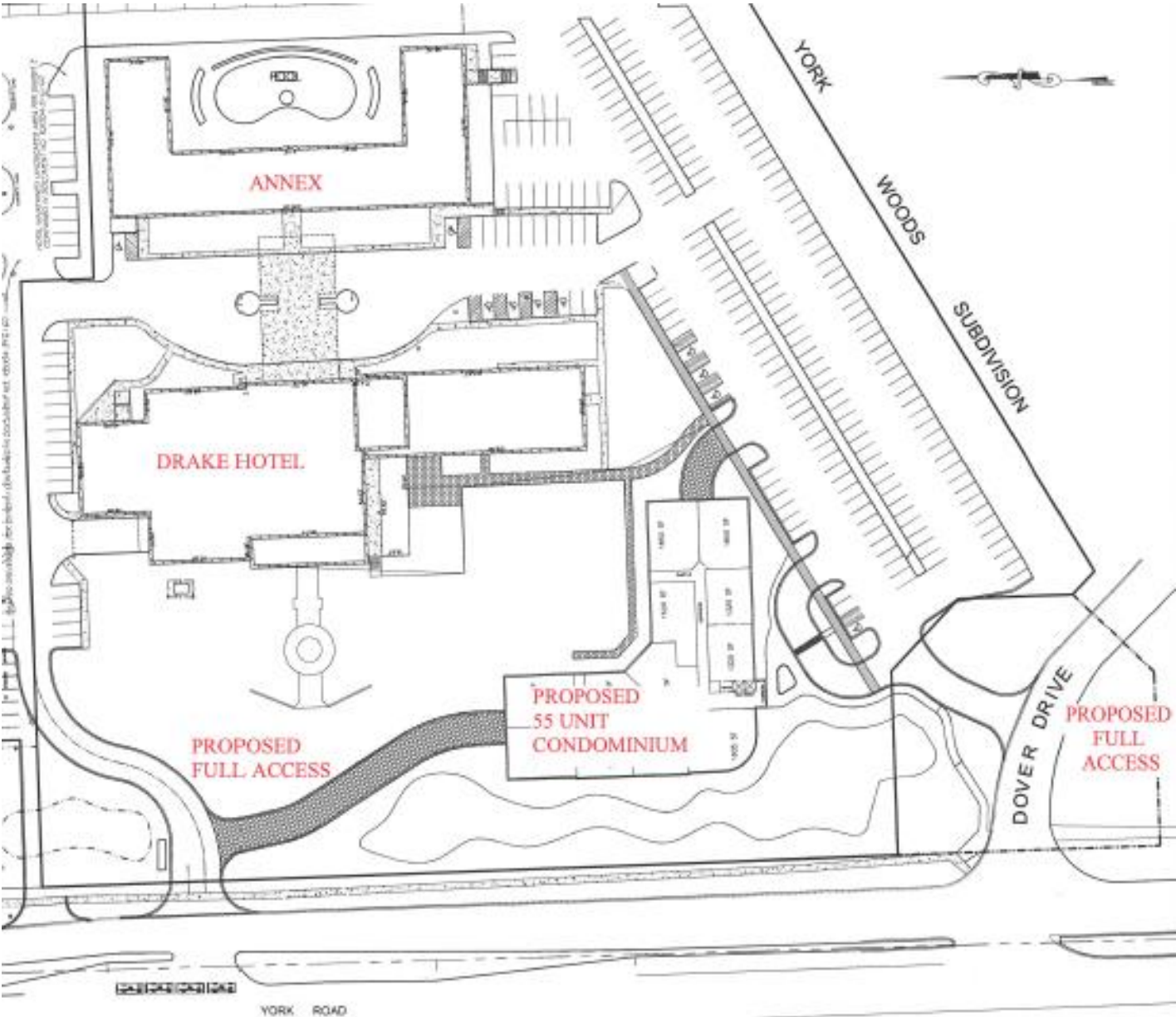
Existing conditions – shared parking



Existing conditions – shared driveways



Condominium Concept 1

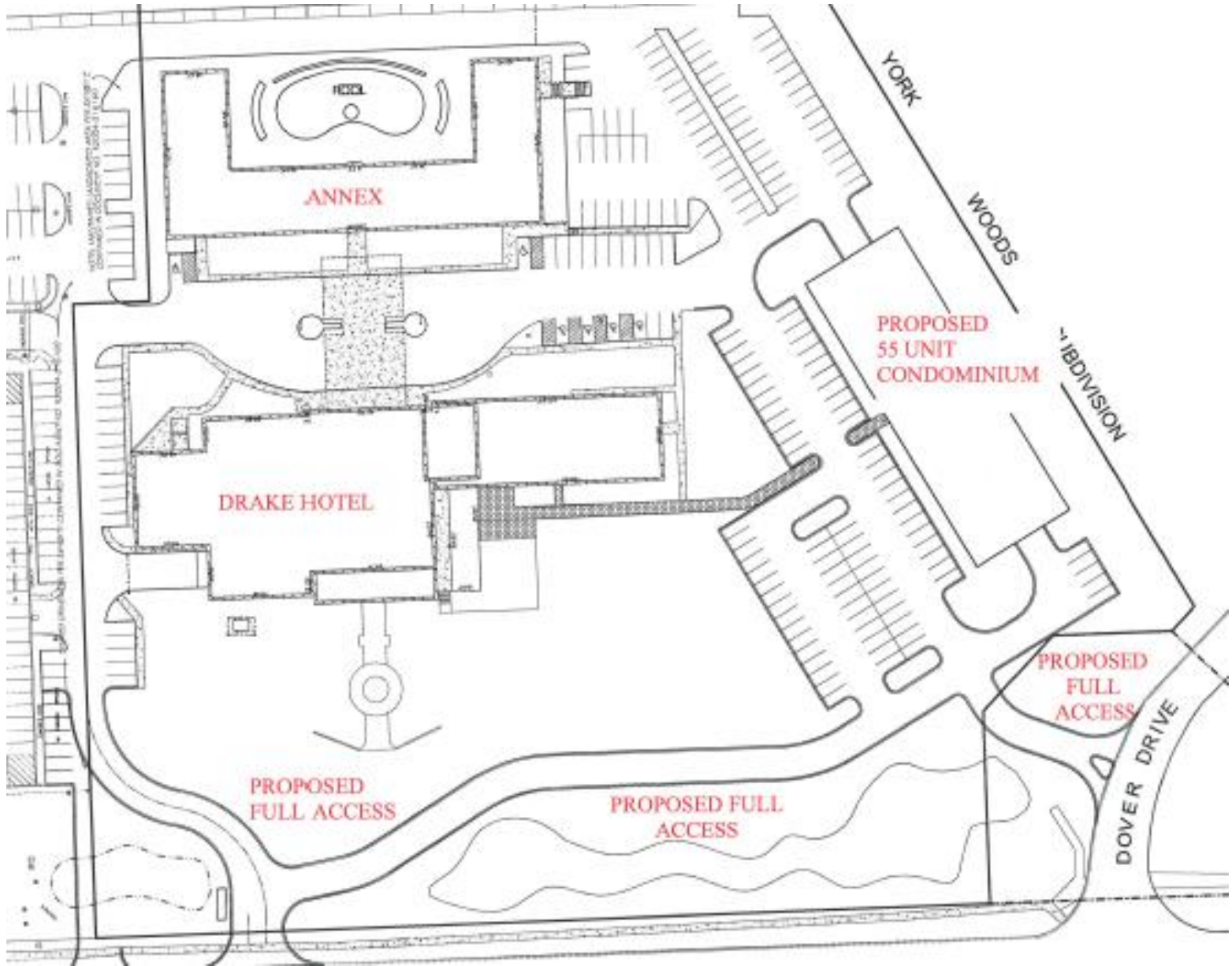


Concept 1 – site data

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	230
	Condominium 2 Spaces / Dwelling Unit	110	0	110
Total		1016	1060	1136

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

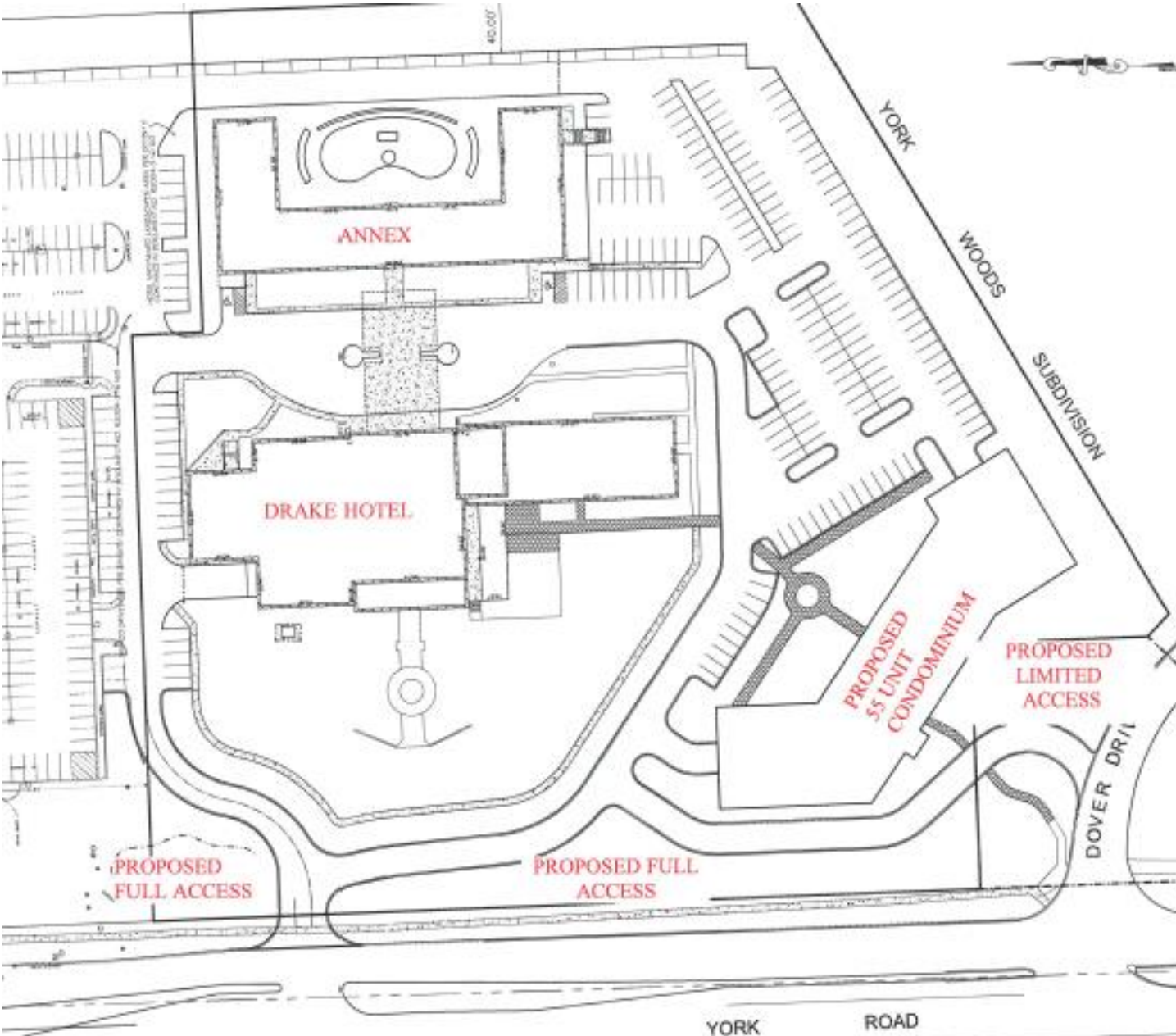


Concept 2 – site data

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	796
	Hotel 1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264	203
	Condominium 2 Spaces / Dwelling Unit	110	0	110
Total		1016	1060	1109

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	796
	Hotel 1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264	211
	Condominium 2 Spaces / Dwelling Unit	110	0	110
Total		1016	1060	1117

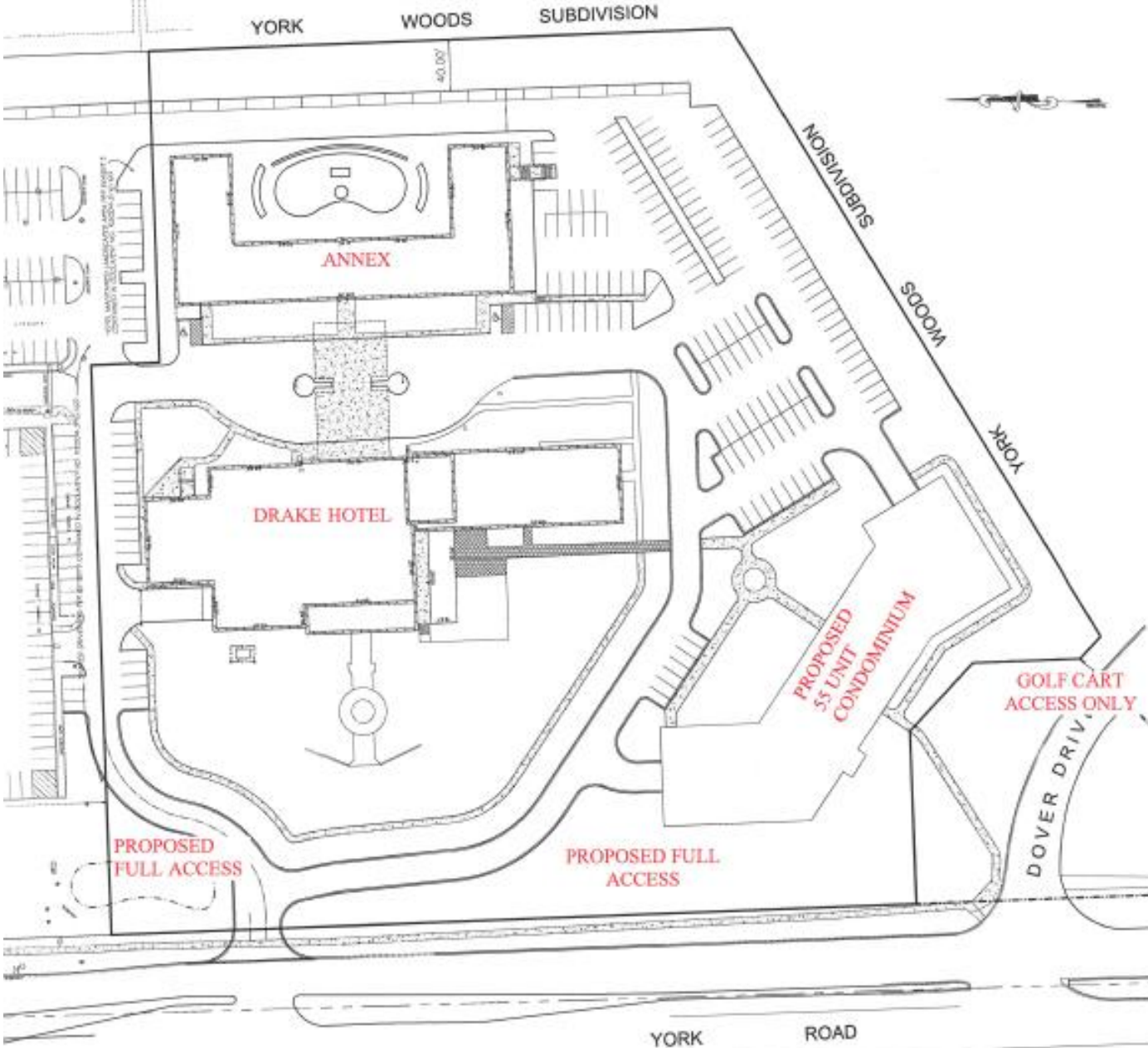
ZONING DATA	B-4 DISTRICT	CURRENT	PROPOSED
	Chapter 7, Article D, Pg 1 - 4		
Floor Area Ratio	0.6	0.11	0.17
Yard Width			
Front	100'	100'	100'
Side	50'	80'	80'
Rear	40'	40'	40'
Building Height	5 Stories	5	5
Lot Width	>200'	>200	>200

Concept 4 – site data

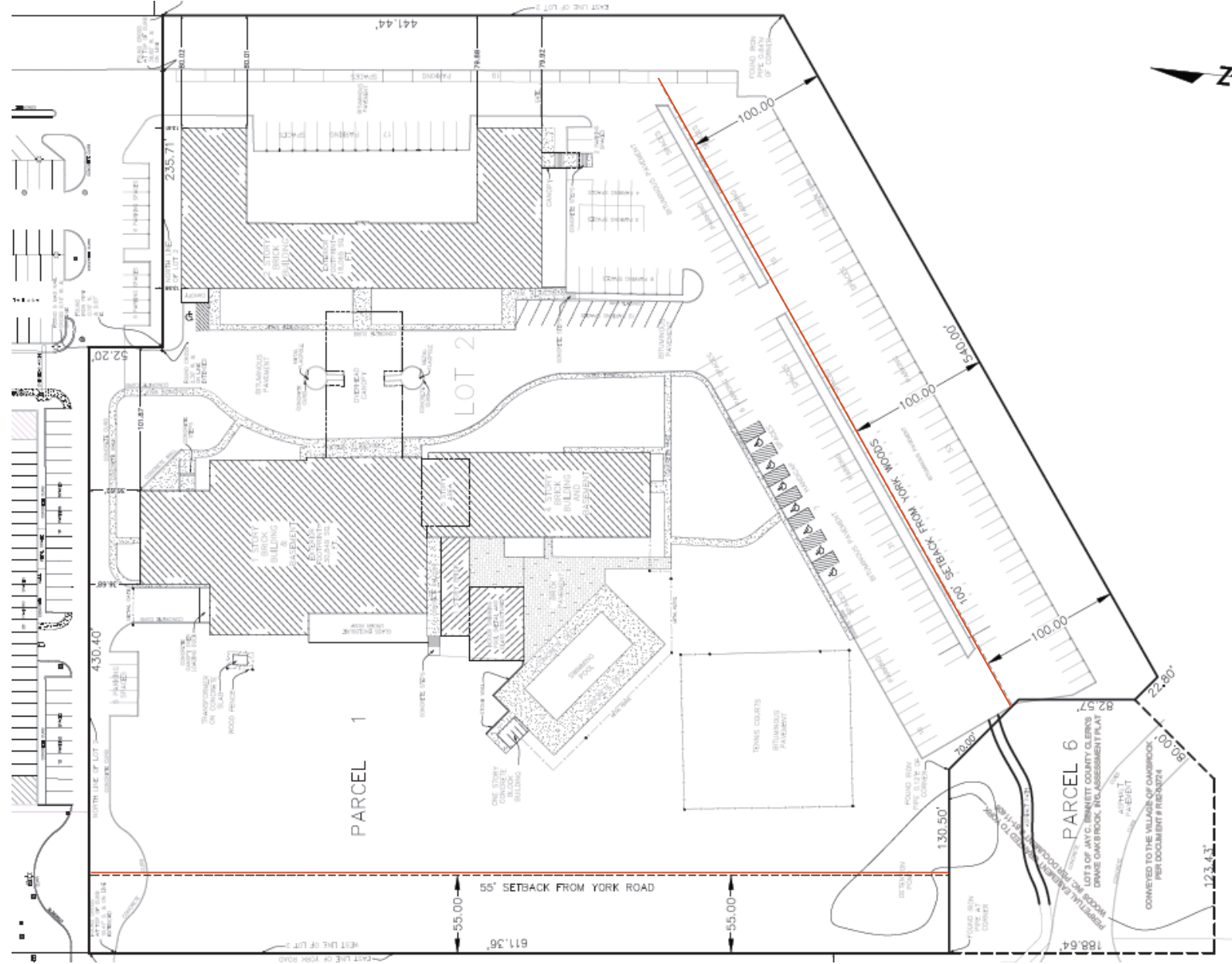
SITE DATA	VILLAGE OF OAK BROOK VILLAGE CODE	REQUIRED (by code)	CURRENT	PROPOSED
Lot Size				
Zoning	B-4 HOTEL - OFFICE			
Parking	Office 1 Space / 300 Sq.Ft.	782	796	796
	Hotel 1 Space / Room 1 Space / Dwelling Unit 1 Space / 100 Sq.Ft.	124	264	189
	Condominium 2 Spaces / Dwelling Unit	110	0	110
Total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

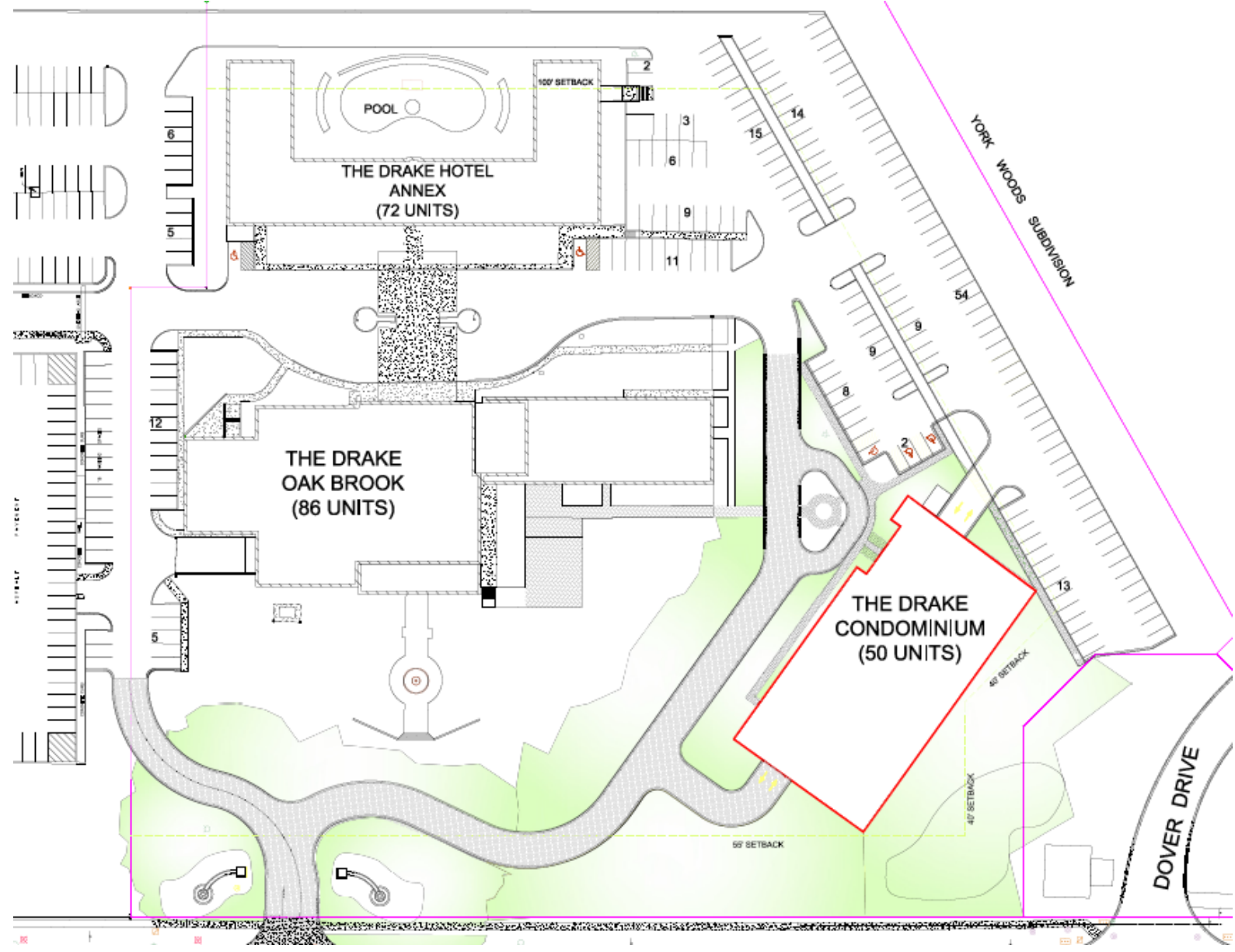
Condominium Concept 4



Setbacks for Existing Drake Hotel



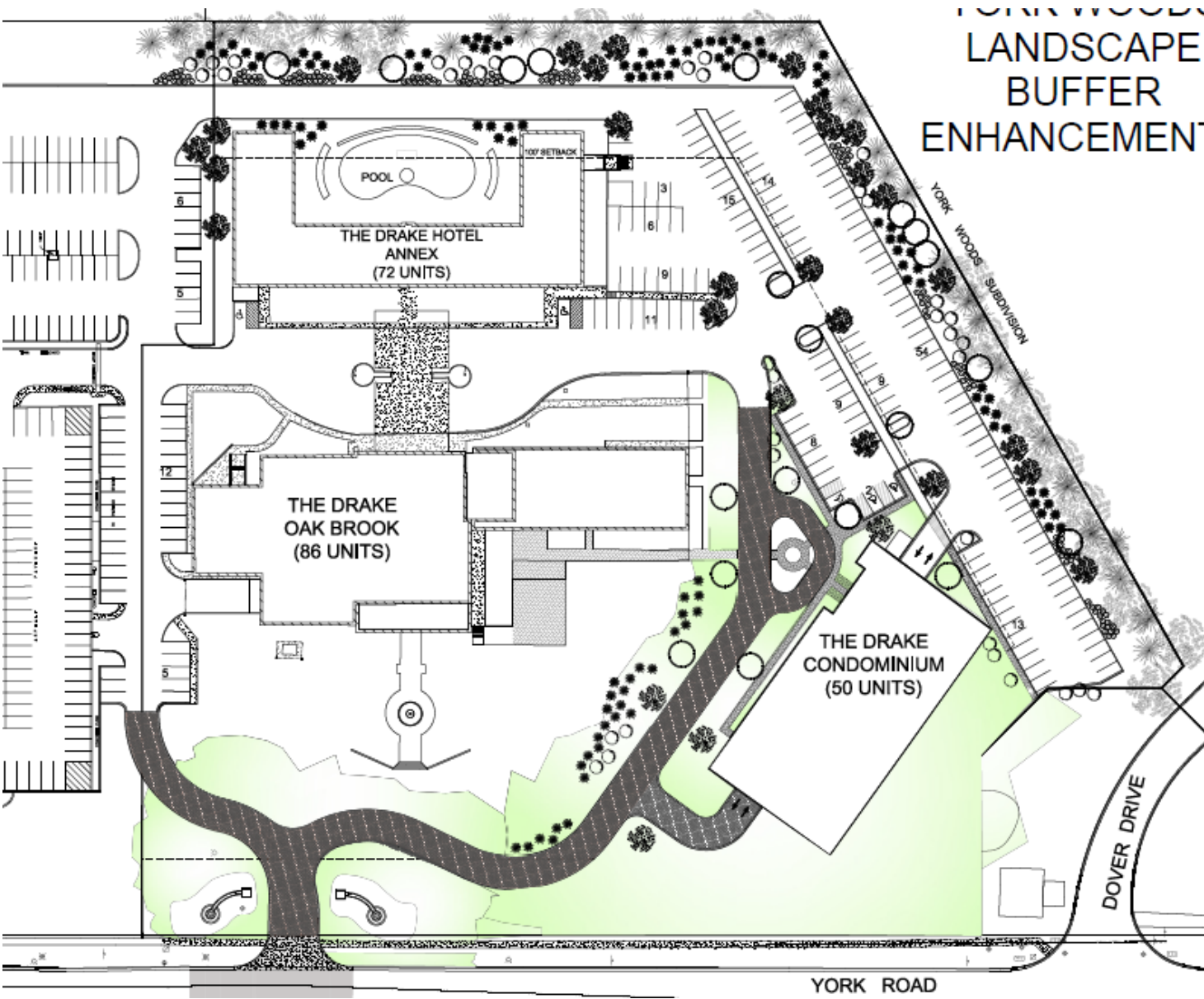
Condominium Site Plan



Condominium Site Plan/Aerial overlay



Condominium Landscape Buffer Plan





Condominium Concept 1 - west elevation comparison

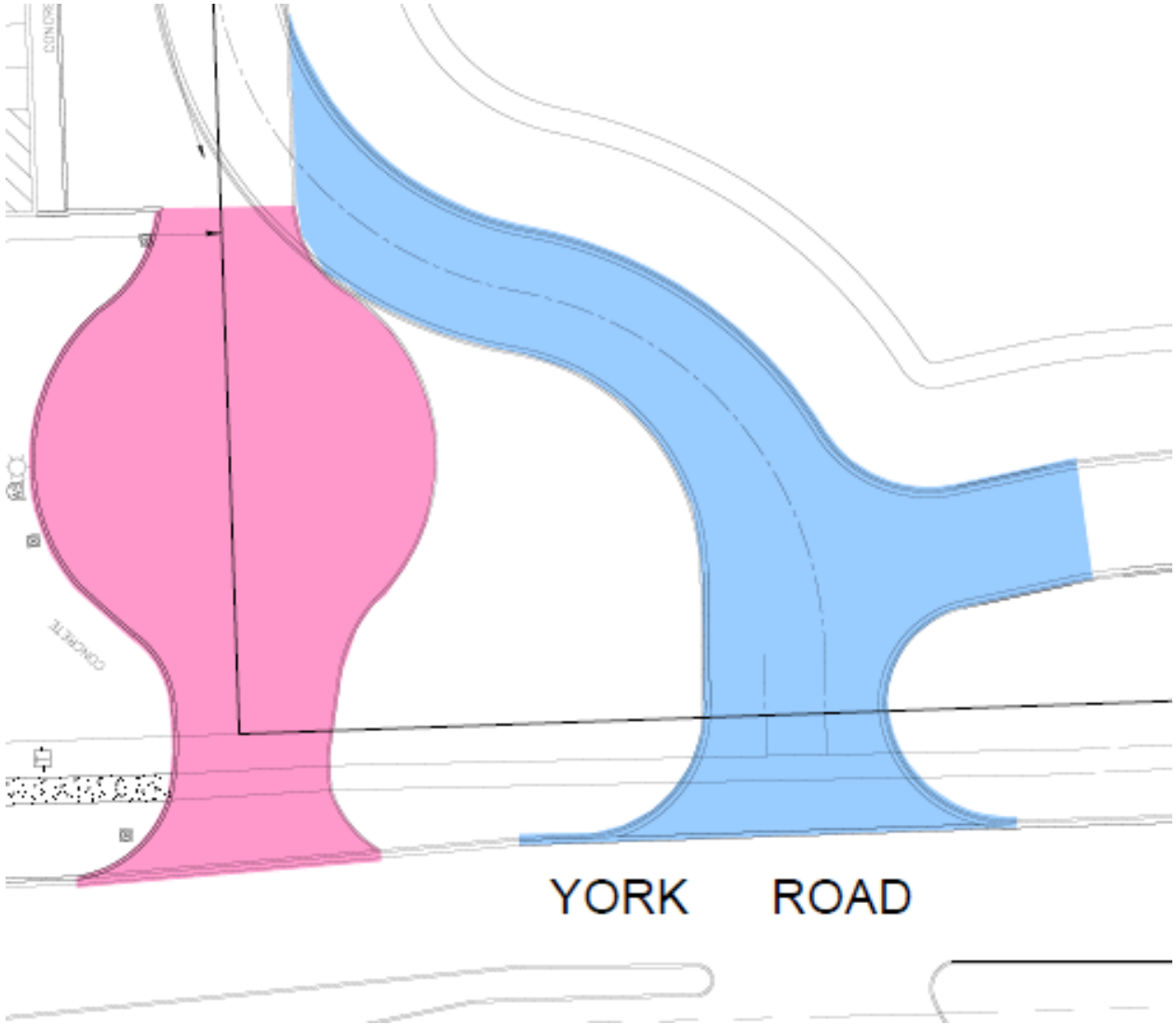


THE DRAKE HOTEL WEST ELEVATION

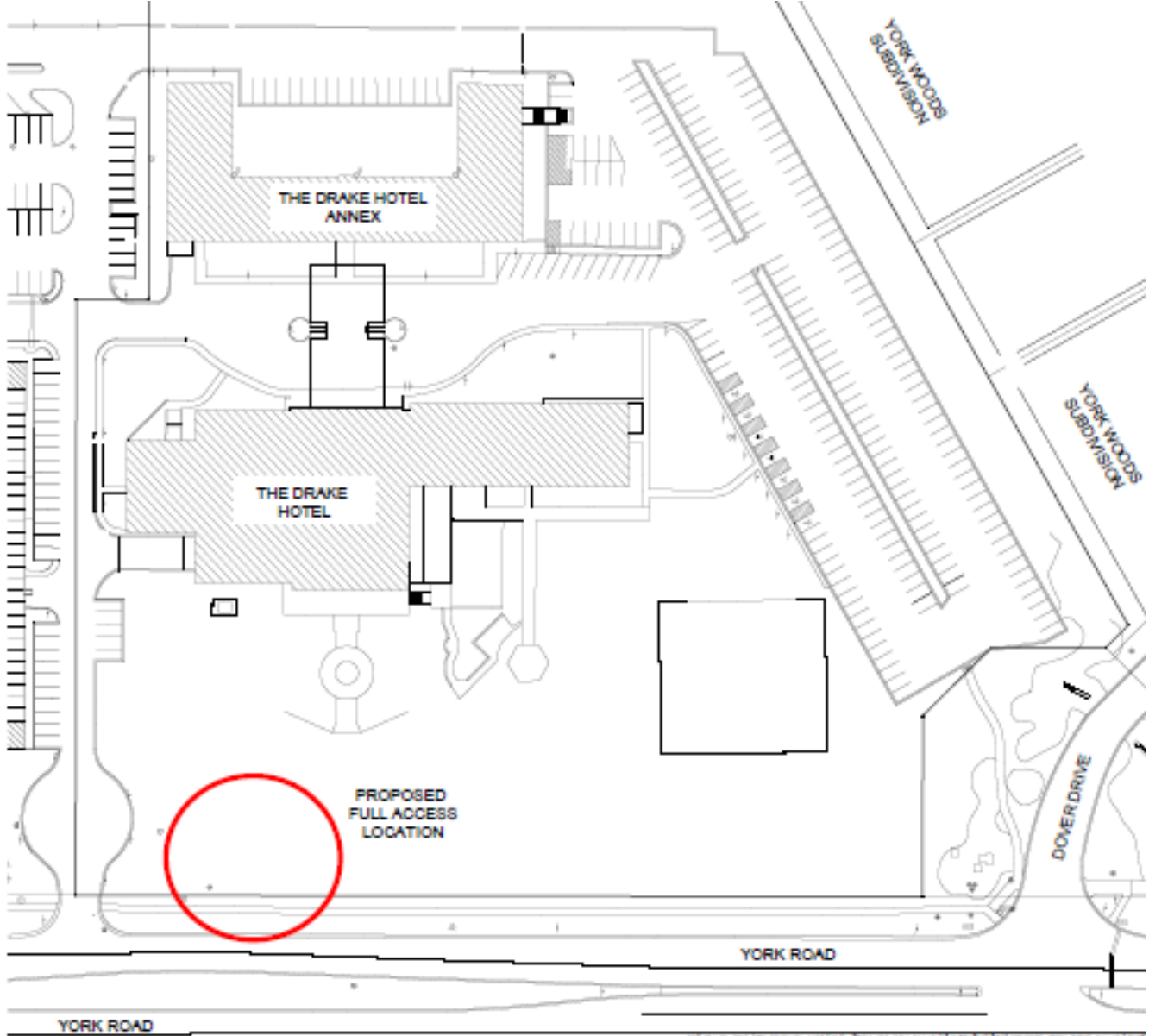
THE DRAKE CONDOMINIUMS WEST ELEVATION

Concept York Road Ingress/Egress

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



York Road Entry Location



York Road Entry Plan



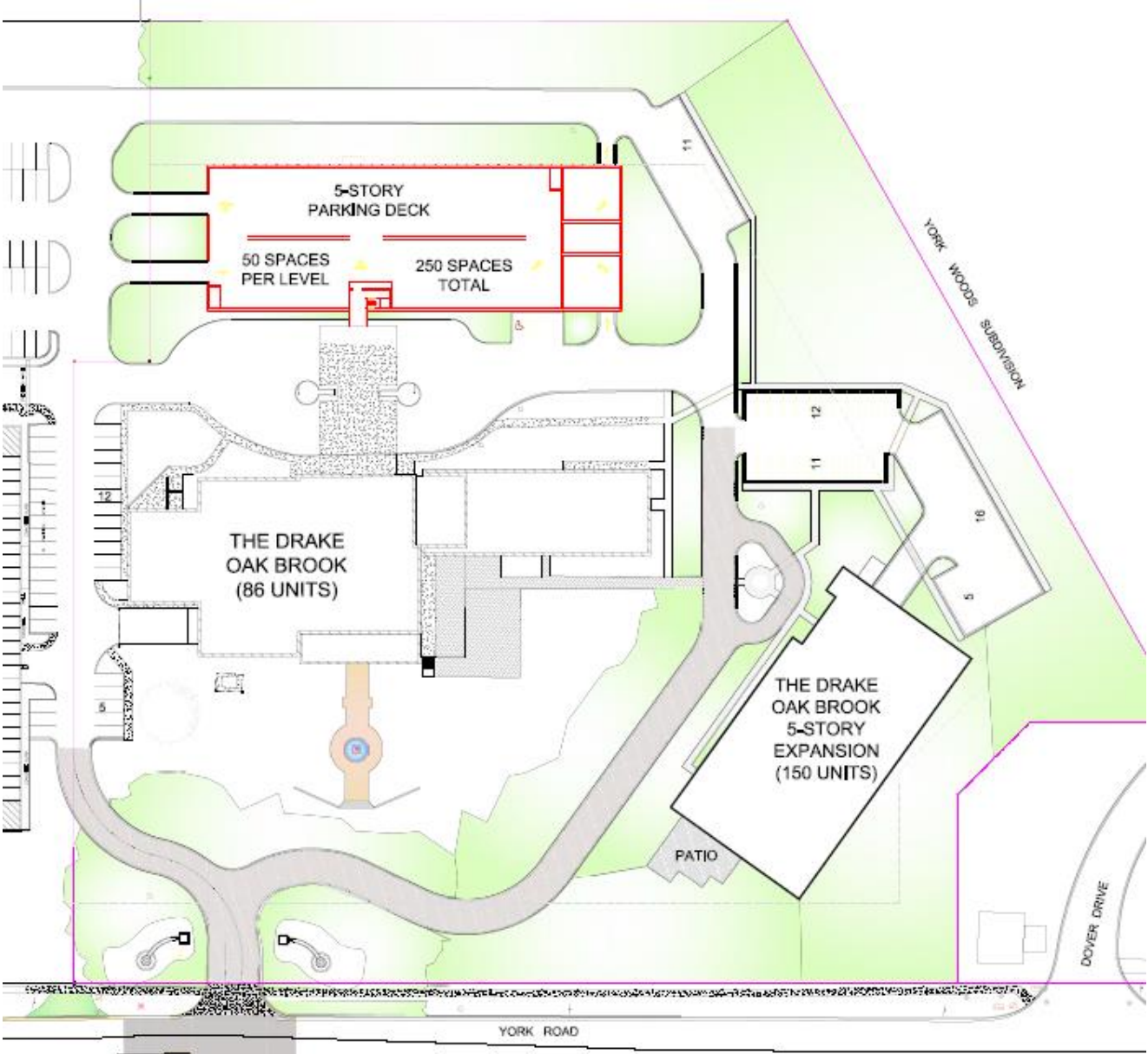
York Road Entry - Concept Rendering



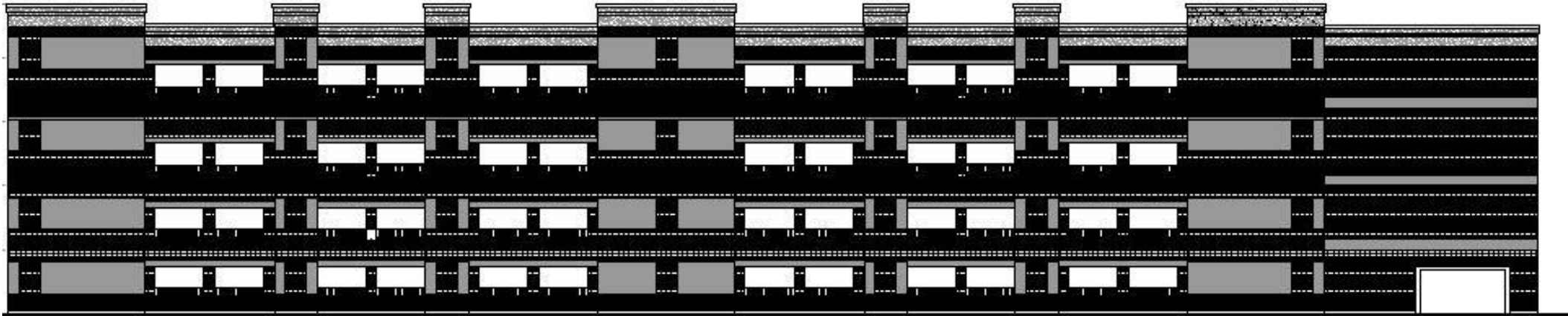
Hotel Expansion Site Plan/Aerial Overlay



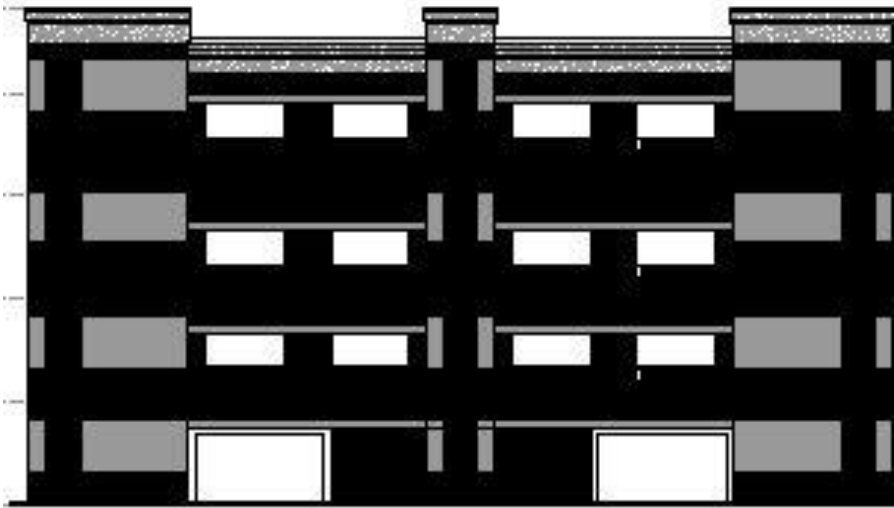
Hotel Expansion Site Plan



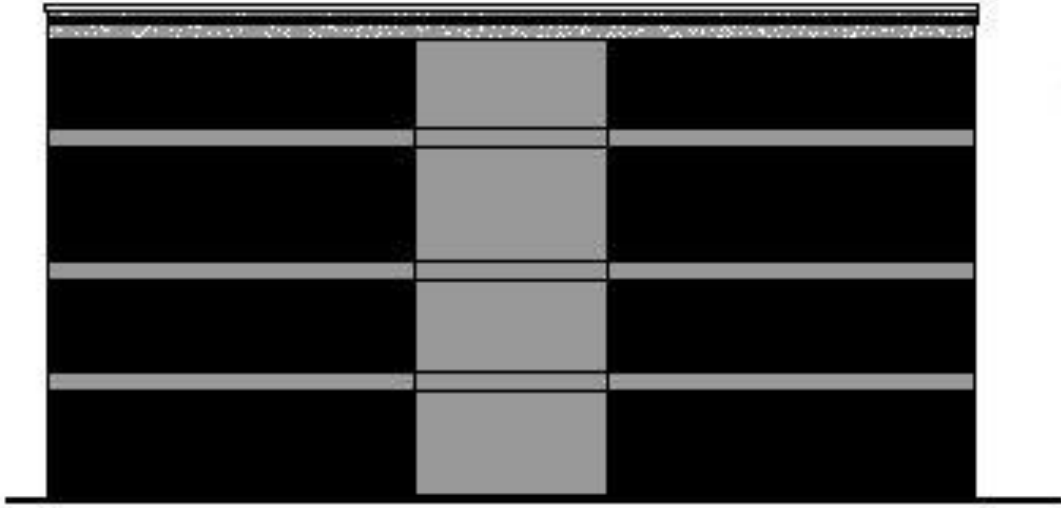
Hotel Expansion Parking Deck Elevations



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Hotel Expansion with Restaurant Rendering

