

REGULAR MEETING  
TUESDAY, JANUARY 24, 2023  
7:00 P.M.

"Please be advised that any proposed documents attached hereto are in draft form and vary from the final versions which are adopted at the meeting as set forth herein."

1. CALL TO ORDER
2. ROLL CALL
3. PRESIDENT'S OPENING COMMENTS

A. Kevin Fleege Swearing-In

B. Preliminary Board Review for Planned Development:

1. The Overlook of Oak Brook – Preliminary Board Review of an Amendment to a Planned Development for a Stand-Alone ATM in the Parking Lot of The Overlook

2. 2301 York Road – Drake Oak Brook Hotel Planned Development – Preliminary Board Review

*Drake Hotel  
Curb Cut  
off Dover*

4. PUBLIC COMMENT AGENDA ITEMS
5. APPROVAL OF MINUTES

A. Regular Board of Trustees Meeting of January 10, 2023

B. Regular Executive Meeting Minutes of December 13, 2022

CONSENT AGENDA:

6. All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

A. Accounts Payable for Period Ending: January 19, 2023 - \$864,672.47

Herman  
/Manzo/Yusuf

Significant Items Included in Above:

1. LEGAL SERVICES:

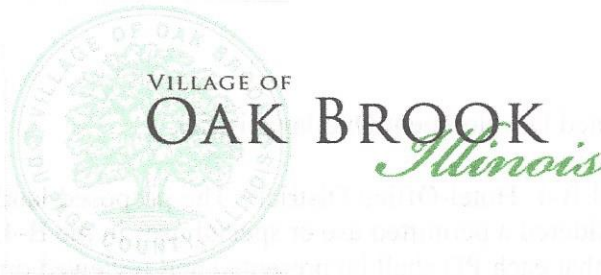
- a) Clark, Baird, Smith, LLP. – December 2022 – \$2,555.00 (FY22 YTD - \$90,509.00)
- b) Lamp Law, LLC. - Legal Services – December 2022 - \$3,333.33 (FY22 YTD - \$39,999.96)
- c) Ottosen, Dinolfo, Hasenbalg & Castaldo – November & December 2022 - \$35,716.57 (FY22 YTD - \$238,128.03)

TOTAL LEGAL BUDGET FOR 2022 IS \$266,800.00

TOTAL LEGAL BILLS PAID FOR 2022 - YTD - \$405,610.54

2. Axon Enterprise Inc. – Inv.# INUS127070 – PD Equipment - \$22,161.21
  3. Current Technologies Corp. – Inv.#13119 - IT Hardware Upgrade - \$43,725.78
  4. DU-COMM – Inv.#18417 – Quarterly Shares February 1, 2023 – April 30, 2023 - \$121,421.00
  5. BCBS HMO – Health Care Services – January 2023 - \$79,096.09
  6. DuPage Water Commission – December 2022 - \$310,359.70
  7. DCVB-Co-Op Advertising – Quarterly Dues – October 2022 – December 2022 - Inv.#131665-4 - \$34,217.06
- TOTAL DUPAGE CONVENTION & VISITORS BUREAU BUDGET FOR 2022 - \$87,500  
TOTAL PAID FOR 2022 - \$124,641.49

- B. Approval of Payroll Paydate: January 12, 2023 - \$785,301.98 Herman  
/Manzo/Yusuf
- C. Village of Oak Brook – Monthly Financial Reports December 2022 Herman  
/Manzo/Yusuf
- D. Ordinances & Resolutions
  1. ORDINANCE G-1227, An Ordinance Amending Title 13 (Zoning Regulations) of the Village of Oak Brook Code of Ordinances as it Relates to Accessory Uses and Structures Regulations Herman/Yusuf
- E. Development Services Referral
  1. 1600 16<sup>th</sup> Street – Sign Variations for Wall Signs Herman/Yusuf
- F. Authorization to Seek Bids:
  1. Golf Course Cart Fleet Replacement Herman/Manzo
  2. Golf Course Commodities Herman/Manzo
7. ITEMS REMOVED FROM CONSENT AGENDA
8. ACTIVE BUSINESS
  - A. Confirmation of Appointments
    1. Appointment of Baker Nimry to Planned Development Commission Lalmalani
  - B. Ordinances & Resolutions
    1. RESOLUTION R-2054, A Resolution Approving and Authorizing the Award of Contract for HVAC Building Automation System Services to Trane U.S., Inc. Tiesenga
    2. RESOLUTION R-2067, A Resolution Approving and Authorizing the Award of Contract for State Bid Bulk Deicer Salt to Cargill, Inc. Tiesenga
    3. RESOLUTION R-2068, A Resolution Approving an Amendment to the Intergovernmental Agreement Between the Village of Oak Brook, Illinois and the Illinois Department of Transportation for State Maintained Traffic Signals Tiesenga
    4. ORDINANCE G-1228, An Ordinance Amending Title 6 (Police Regulations) Chapter 2 (Animal Control) of the Village of Oak Brook Code of Ordinances Herman/Reddy/  
Yusuf
    5. ORDINANCE G-1229, An Ordinance Repealing Title 4 Chapter 2 of the Village of Oak Brook Code of Ordinances Lalmalani



## ITEM 3.B.2

BOARD OF TRUSTEES MEETING  
SAMUEL E. DEAN BOARD ROOM  
BUTLER GOVERNMENT CENTER  
1200 OAK BROOK ROAD  
OAK BROOK, ILLINOIS  
630-368-5000

### AGENDA ITEM

Regular Board of Trustees Meeting  
of  
January 24, 2023

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**SUBJECT:** 2301 York Road – Drake Oak Brook Hotel Planned Development –  
Preliminary Board Review

**FROM:** Rebecca Von Drasek, Development Services Director *RBV*

**BUDGET SOURCE/BUDGET IMPACT:** N/A

**RECOMMENDED MOTION:** Provide comments, suggestions, and recommendations for a proposed planned development to expand pool and banquet facilities and a condominium hotel building at the Drake Hotel.

**Background/History:**

Section 13-15-5 Procedures of the Village's Planned Development regulations provides an applicant the opportunity to submit for **Preliminary Board Review** in accordance with Subsections A1, A2 and A3. The intent and purpose of this section of the Planned Development regulations is to provide the Village Board with an overview of a development project in order to provide preliminary comments, suggestions, and recommendations to the applicant on a proposed development project. The preliminary Board review is the first step in the process outlined in the Planned Development regulations and is important to provide an applicant with early feedback on a proposal.

**Project Overview:**

Over the past several years, Village Staff has been in discussion with representatives from Drake Oak Brook about planned site improvements including the possible construction of a hotel condominium structure to be located southwest of the existing Hotel and expansion of the banquet and pool facilities. Through these discussions the property owner has decided to request approval of a Planned Development (PD) for these site improvements.

*G.S.*

**Staff Comments:**

1. The subject property is part of the Planned Development Overlay District.
2. The subject property is currently zoned B-4, Hotel-Office District. The proposed land use of Hotel Condominiums is not considered a permitted use or special uses in the B-4, District. Section 13-15-2(B) indicates that each PD shall be presented and reviewed on its own merits. As such, a new land use can be introduced into a zoning district through a PD if it is not currently permitted but the new use/project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.
3. A Planned Development application is required for the proposed condominium project at the subject property. A formal application has not yet been submitted for the development to determine the scope and number of waiver requests, which will be reviewed by the Planned Development Commission. The petitioner is requesting initial feedback on the proposed use and prospective site improvements. In addition, the petitioner has a separate request for a curb cut off Dover Drive.
4. The property is not located in either the regulatory floodway or regulatory floodplain and any development proposal shall comply with the Village's adopted stormwater ordinance requirements.

Please see the plans provided by the applicant for additional information concerning the project.

**Recommendation:**

Provide comments, suggestions, and recommendations to the applicant concerning the proposed Planned Development.



### Sample East Fence Elevation



### Sample East Fence Elevation

George G. Aravosis  
814 N. Cross Street  
Wheaton, Illinois 60187

## The Drake Oakbrook

Hotel Residence

2301 York Road  
Oakbrook, IL 60523

[illegible]

## Zoning Variance

## Site Plan

Project Number	DAK-22-805
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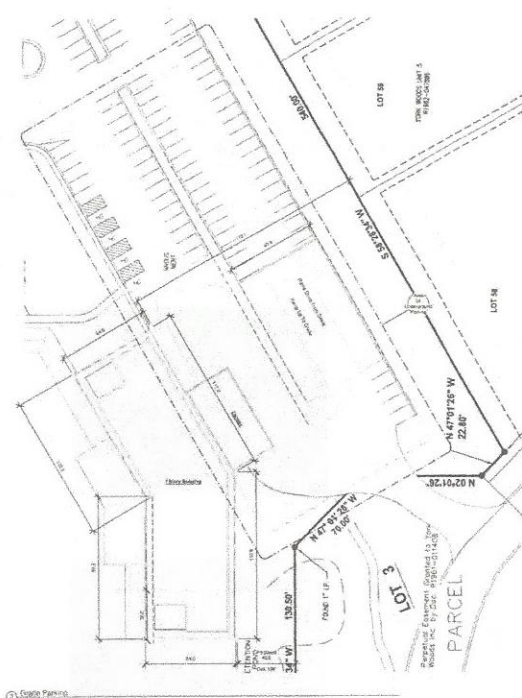
Date: 08/25/22

Drawn by	Author
Checked by	Checker

## Site 1

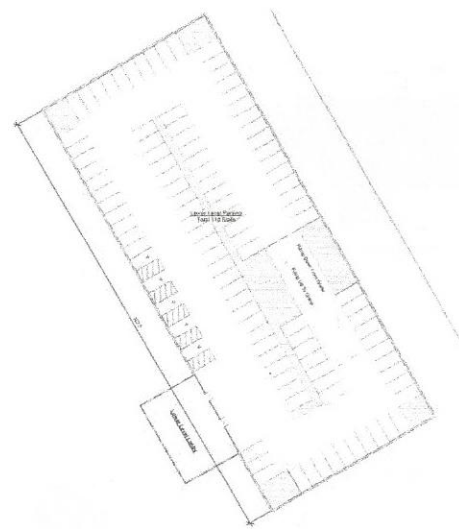
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Copyright © 2009 John Wiley & Sons, Ltd. *J. Forecast.* **29**, 103–124 (2010)  
DOI: 10.1002/for



① Site Plan  
1" = 30'-0"

Notes: 1. See Site Plan for Details.  
2. See Site Plan for Details.  
3. See Site Plan for Details.  
4. See Site Plan for Details.  
5. See Site Plan for Details.  
6. See Site Plan for Details.  
7. See Site Plan for Details.  
8. See Site Plan for Details.  
9. See Site Plan for Details.  
10. See Site Plan for Details.



② Parking Layout Plan  
1" = 30'-0"

112 400 201  
630 384 426  
www.georgearavosis.com  
George G. Aravosis  
814 N. Canal Street  
Whetstone, Illinois 60197

The Drake Oakbrook

Hotel Residence

2301 York Road  
Oakbrook, IL 60523

No.	REVISION	Date

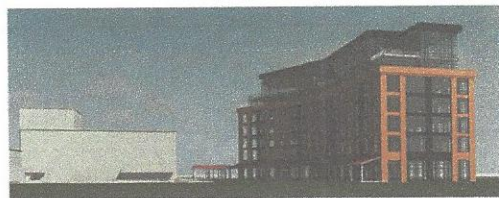
Zoning Variance

Hotel Residence  
Parking

Project Number: 01W-221905  
Date: 08.08.03  
Drawn by: Author  
Checked by: Checker

Site 2  
Scale: 1" = 30'-0"

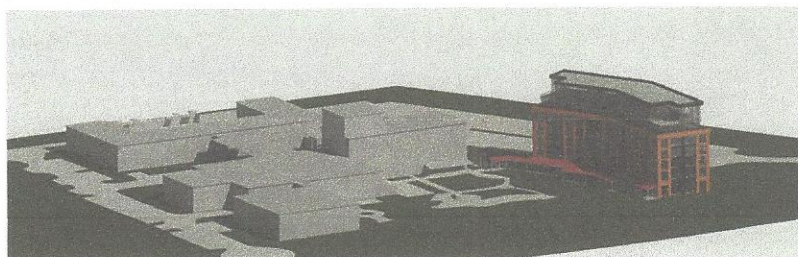




3D View 1.2  
12" = 1'-0"



3D View 2.2  
12" = 1'-0"



3D View 3.2  
12" = 1'-0"

312.490.2051  
A10.384.0252  
wheremarchitect@gmail.com

George G. Aravosis

834 N. Crown Street  
Whetstone, Illinois 60187

The Drake Oakbrook

Hotel Residence

2301 York Road  
Oakbrook, IL 60523

No.	ISSUE/REVISION	Date

Zoning Variance

Renderings

Project Number DRK-201805

Date 08-08-22

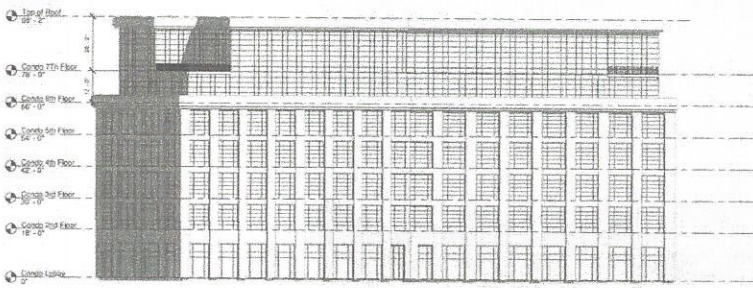
Drawn by Author

Checked by Designer

A1.00

Scale 1/8" = 1'-0"

08/08/2022 10:44:57 AM

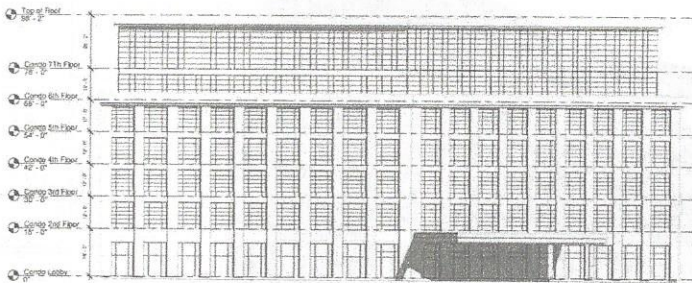


① North Elevation  
1/8" = 1'-0"

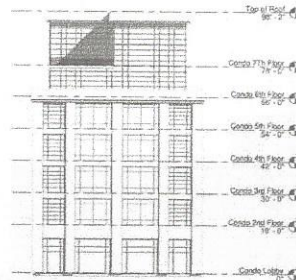
7th Floor	4,545 s.f.
6th Floor	10,507 s.f.
5th Floor	10,507 s.f.
4th Floor	10,507 s.f.
3rd Floor	10,507 s.f.
2nd Floor	10,507 s.f.
1st Floor	10,507 s.f.
Basement	10,507 s.f.
<b>Total Area</b>	<b>121,052 s.f.</b>



② East Elevation  
1/8" = 1'-0"



③ South Elevation  
1/8" = 1'-0"



④ West Elevation  
1/8" = 1'-0"

312. 491.2601  
630.361.9363  
whitman@hmc.com

**George G. Aravosis**  
854 N. Cross Street  
Wheaton, Illinois 60187

**The Drake Oakbrook**

**Hotel Residence**

2301 York Road  
Oakbrook, IL 60523

No.	DESCRIPTION	Date

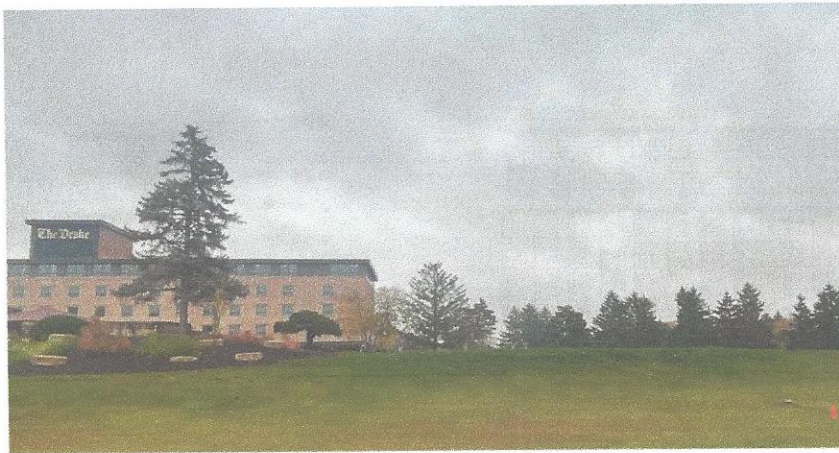
**7 Story Building**

**Elevation**

Project Number	DRK-211001
Date	09.13.22
Drawn by	AutoCAD
Checked by	Chapman
Scale	1/8" = 1'-0"

**A1.01**

W:\10000\101001\A1.01.dwg



② View East Before  
1/2" = 1'-0"



③ 3D Looking East

312.473.2021  
630.344.9262  
wheatonarchitect@gmail.com

George G. Aravosis

214 N. Cross Street  
Wheaton, Illinois 60187

The Drake Oakbrook

Drake Oak Brook  
PUD Submittal

2301 York Road  
Oakbrook, IL 60523

PUD

Perspectives East

Project Number DRK-221805

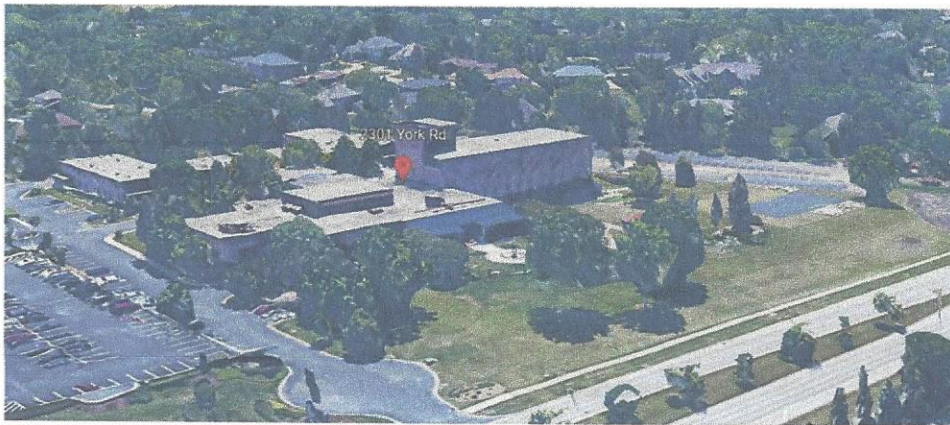
Date 01.17.23

Drawn by J. Aravosis

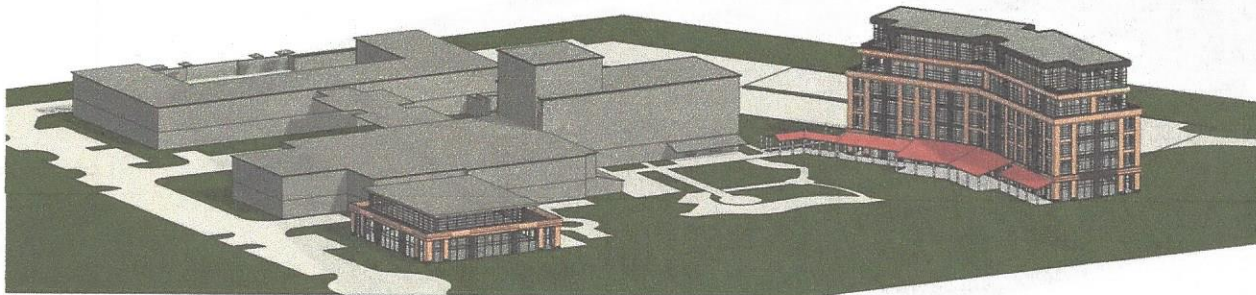
Checked by Chapter

A1.00

Scale 3/8" = 1'-0"



① Birds Eye S/E Below  
1/2" = 1/4"



② Birds Eye Looking S/E

312.493.2051  
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George G. Aravosis

834 N. Cross Street  
Wheaton, Illinois 60187

The Drake Oakbrook

Drake Oak Brook  
PUD Submittal

2301 York Road  
Oakbrook, IL 60523

PUD

Perspectives Birds  
Eye South/East

Project Number DF06-221805

Date 01.17.23

Drawn By Author

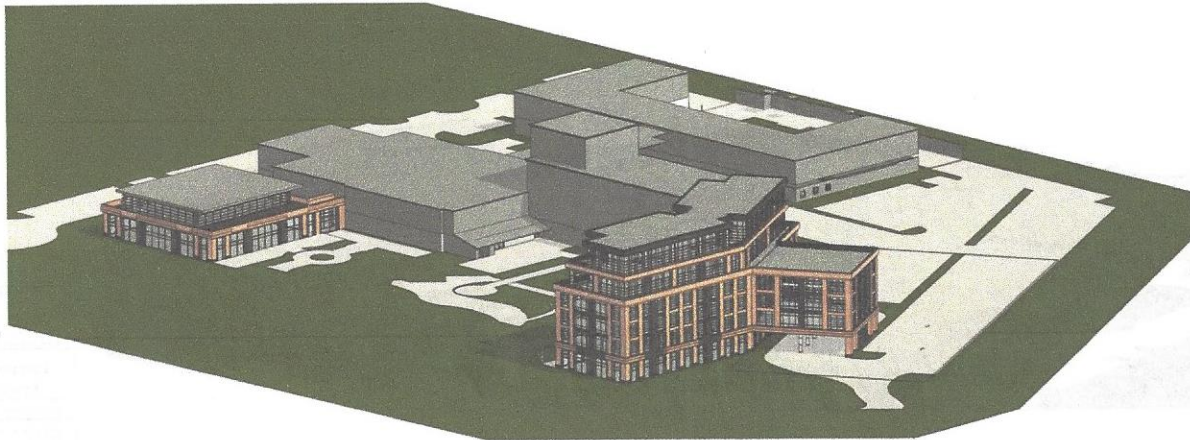
Checked By Checker

A1.01

Scale 1/2" = 1/4"



① Birds Eye N/E Before  
1" = 1'-0"



② Birds Eye Looking North/East

312.499.2091  
630.364.9292  
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George G. Aravosis

814 N. Cross Street  
Wheaton, Illinois 60187

The Drake Oakbrook

Drake Oak Brook  
PUD Submittal

2301 York Road  
Oakbrook, IL 60523

PUD

Perspectives Birds  
Eye North/East

Project Number DRK-221805

Date 01.17.20

Drawn by Author

Checked by Checker

A1.02

Scale 1" = 1'-0"



② 3D Looking East  
1" = 40'-0"



① Banquet Hall 3D1

312.493.2031  
630.264.9262  
whostonarchitect@gmail.com

George G. Aravosis

814 N. Cross Street  
Wheaton, Illinois 60187

The Drake Oakbrook

Drake Oak Brook  
PUD Submittal

2301 York Road  
Oakbrook, IL 60523

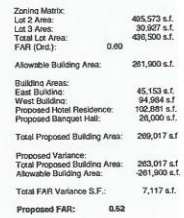
PUD

Perspective Banquet  
Hall 3D1

Project Number	DRK-221005
Date	01.17.23
Drawn by	Author
Checked by	Checker

A1.03

Scale	1" = 40'-0"
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Scale 1" = 40'-0"

312.493.2051  
630.384.9202  
wheatonarchitect@gmail.com

George G. Aravosis

814 N. Cross Street  
Wheaton, Illinois 60157

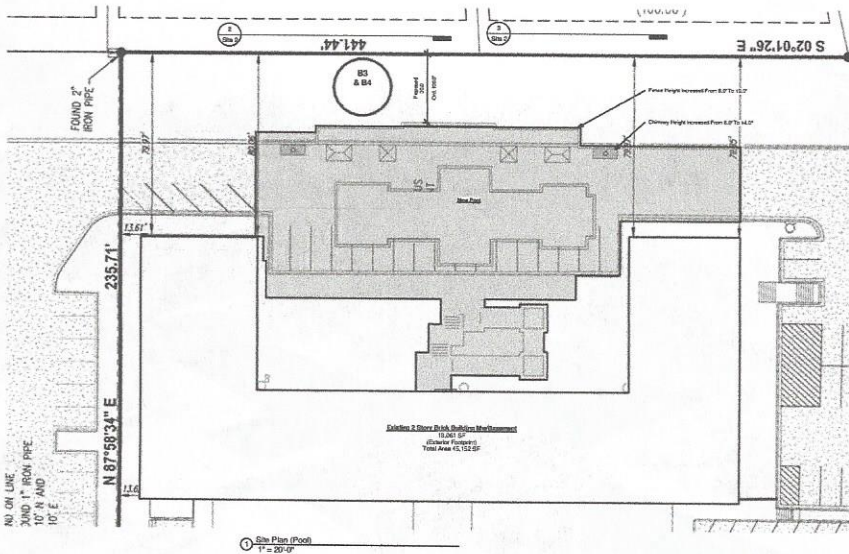
The Drake Oakbrook

Drake Oak Brook  
PUD Submittal

2301 York Road  
Oakbrook, IL 60523

**Pool Violation Letter:**

Pool: 22' x 12' x 4' Pool  
B: 22' x 12' x 4' Pool  
13-5-17 Fence Height: 13-5-17 Fence Height  
13-5-17 Structure Height: 13-5-17 Structure Height



Sample Pool East Fence Elevation 1  
12" = 1'-0"



Sample Pool East Fence Elevation 2  
12" = 1'-0"

PUD

Site Plan (Pool)

Project Number: DPK-221005  
Date: 01.17.20  
Drawn by: [Signature]  
Checked by: [Signature]  
Scale: As Indicated

Site 2

