



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, November 2, 2021
Case #22-04

The Planning and Zoning meeting was called to order by Vice Chairperson Walberg at 6:00 P.M.

Vice Chairperson Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Present: Commissioners Ventura, Jackson, Freda, Donoval, Cardenas, Vice Chairperson Walberg

Absent: Chairman Caslin

Also Present: Mihaela Dragan, Building and Zoning Administrator, Thomas J. Halleran, City Attorney, Addy Lozano, Building and Zoning / Planning and Zoning Secretary

Vice Chairperson Walberg said the first order of business was to approve the minutes of September 21, 2021, Case #22-03, One Oakbrook Terrace, Petitioner, EFN OBT1, LLC.

Vice Chairperson Walberg asked if there was any final discussion.

MOTION Commissioner Jackson moved, and Commissioner Freda seconded the motion to approve the minutes of September 21, 2021, Case #22-03, One Oakbrook Terrace, Petitioner, EFN OBT1, LLC.

Vice Chairperson Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Commissioners Ventura, Donoval, Jackson, Freda, Cardenas, Vice Chairperson Walberg

Nays: None

Absent: Chairman Caslin

MOTION PASSED WITH A 6-0 VOTE.

Vice Chairperson Walberg asked all those who will be speaking this evening to please stand up and be sworn in.

Curtis Hurst, property owner of Oakbrook Terrace Square and Scott Weinstein, business owner of Restore were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Vice Chairperson Walberg asked Building and Zoning Administrator Dragan for her comments.

Building and Zoning Administrator Dragan took the floor and stated, we have in attendance tonight the landlord, Curtis Hurst. I met Curtis many years ago when he started the redevelopment of Oakbrook Terrace Square. Curtis has been trying to lease the spaces in the rear, and due to a lack of visibility from Roosevelt Road, they were not suitable for retail. The majority of the businesses are services such as dental office, nail shop, tanning salon, hair salon, and Waxing The City. At this time, next to the Joint Chiropractic, the new use, Restore, is proposing to occupy approximately 3,100 square feet. Scott Weinstein, the owner of the business is here tonight, and his request is for the City to allow a Special Use on the first floor of the building. The General Retail Zoning District contemplates for retail or restaurants on the first floor of a building zoned B-3. However, its been difficult to attract retail.

Curtis Hurst stated, I have been working with Scott to take up the space next to Office Depot, which will only leave one space vacant. I wanted to mention that other businesses in the square such as Wax In The City, Kiddie Academy, and The Joint Chiropractic are doing very well. Pete's Fresh Market is fantastic, it draws a lot of traffic. Most recently we have Parson Xtreme Golf, they will be opening in about three weeks, they are a nationwide manufacture and retail for custom golf clubs. It has taken us a very long time to get to this point, and we are happy to be where we are now where we are virtually full.

Scott Weinstein stated, I submitted a proposal of what we do, Restore is a franchise that started about six years ago, now we have over 100 stores open across the country. I am one of the many franchisees. My group currently has five franchises open. Three in the Chicago land area, one in Evanston, one in Deerfield, and one in Northbrook. This will be our fourth location in the Chicago land area, and we just signed a lease on a fifth location in the West Loop. We provide what we call hyper wellness. Hyper wellness is a term that describes that all our services make people feel better immediately. All our services are backed up by science, and we feel that all our services are affordable. We offer a lot of services from health and wellness to recovery. We have a lot of services that professional athletes use on a daily basis.

Commissioner Freda asked, why did you choose a retail space instead of a medical space?

Scott Weinstein answered, we are not medical. We have a medical hierarchy, but we are not classified as medical.

Commissioner Freda also asked, are you doing the nitrogen rooms where you go in for three minutes?

Scott Weinstein answered, no, we have cold body cryotherapy, which you go in a chamber, and we only use the nitrogen to cool the air. No nitrogen enters the chamber.

Commissioner Freda also asked, nitrogen can be very dangerous if it gets in the atmosphere, what is your safety procedure?

Scott Weinstein answered, we have oxygen sensors through out the store, in this facility our nitrogen tank will be outside, and we run a line to our cryotherapy chamber. We have emergency strobe lights through out the building that indicate if there is a nitrogen leak. We have oxygen sensors that measure the oxygen, if the oxygen ever falls below 19.2% the alarm goes off. Normal oxygen is about 19.8%.

Commissioner Freda asked, how many employees will you have?

Scott Weinstein answered, 3-5 at a time.

Commissioner Freda then asked, what kind of wellness credentials do they have?

Scott Weinstein answered, we have licensed nurses who report to our nurse practitioners, they then report to our medical director. Before any IV or hyper service, the client fills out a medical history, and does a conference call with our nurse practitioner. The nurse practitioner will review the medical history to make sure the client can receive the service requested without any problems.

Commissioner Freda also asked, you mentioned IV services, are you doing invasive procedures for vitamins or whatever you are using to heal?

Scott Weinstein answered, were not necessarily using to heal, its more micronutrients. We are not providing cures to anybody.

Commissioner Freda asked, what kind of insurance do you carry should there be an accident?

Scott Weinstein answered, we carry medical liability, professional liability, and we have a \$2,000,000 policy with a \$5,000,000 umbrella on top of it.

Commissioner Freda also asked, if something were to happen in your facility as far as a nitrogen leak or fire, what would happen to your neighbors?

Scott Weinstein answered, our strobe lights would go off, we would evacuate the building and call the Fire Department, we would also notify any one on either side of us.

Commissioner Freda then asked, is there a concrete or block wall between the properties?

Curtis Hurst answered, the code requires a 1 ½ demising wall.

Commissioner Freda also asked, could the nitrogen liquid penetrate the wall?

Scott Weinstein answered, we have never had an incident, we have over 100 stores and nothing like this has ever happened. If there was a leak, we have sensors that would go off, and at that time someone would hit the vault and stop all the flow of the nitrogen.

Commissioner Ventura asked, the nitrogen tank you are storing outside, should we be worried if it is ever stolen?

Scott Weinstein answered, it can't be stolen, it weighs approximately 4000-5000 pounds.

Commissioner Jackson asked, it has been mentioned that at times the parking lot is full, with all the extra stores are we still within the ordinance for parking?

Curtis Hurst answered, yes, we are within the required parking requirements for the size of the center.

Commissioner Cardenas asked, do you need any special walls such as double dry wall in the rooms for the oxygen?

Scott Weinstein answered, no, we only have oxygen sensors not oxygen tanks.

Commissioner Cardenas also asked, will you be having any imaging equipment?

Scott Weinstein answered, no.

Commissioner Donoval asked, do your regulations require for a doctor to be present at all times?

Scott Weinstein answered, any time we are doing IV services there's a nurse on site not a doctor. We are not a medical facility.

Commissioner Freda asked, is there any medical doctors affiliated with your business?

Scott Weinstein answered, we cannot hire doctors because we are not doctors, but there is a medical director.

Commissioner Freda asked, what are their credentials?

Scott Weinstein answered, they are doctors, MD. We operate under a corporate structure. Restore provides all the medical directors and registered nurses to us. They set all the rules and policies.

Vice Chairperson Walberg opened the floor for any public participation.

None noted.

Commissioner Freda commented that she spoke to Chairman Caslin who stated he is not in favor of this particular organization to occupy space in retail.

MOTION Commissioner Jackson moved, and Commissioner Ventura seconded to approve Case #22-04.

Vice Chairperson Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Commissioners Ventura, Freda, Jackson, Cardenas, Donoval, Vice Chairperson Walberg

Nays: None

Absent: Chairman Caslin

MOTION PASSED WITH A 6-0 VOTE

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the agenda for the November 9, 2021, City Council meeting at 7:00 p.m. The next public hearing meeting will be held on November 16, 2021.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

MOTION Commissioner Jackson moved and Commissioner Ventura seconded the motion to adjourn the meeting.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Vice Chairperson Walberg adjourned the meeting at 6:25 P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary