



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, November 16, 2021  
Case #22-05

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, Peter Pacione, 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 November 2, 2021, Case #22-04, 17W675-731 Roosevelt Road, Petitioner, Revitalize Oakbrook, LLC d/b/a Restore Hyper Wellness Oakbrook Terrace

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 November 2, 2021, Case #22-04, 17W675-731 Roosevelt Road, Petitioner, Revitalize Oakbrook, LLC d/b/a Restore Hyper Wellness Oakbrook Terrace

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.

Property Owner Gus Danos and representative George Kourafas 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 stated, the landscaping has been done and it looks great. Mr. Danos was more than willing to work with the city and provide a green wall to create a buffer between the residential and commercial properties.

Building and Zoning Administrator Dragan asked Mr. Danos to make a presentation of his request.

Gus Danos stated, I think everyone has seen the property, we removed some of the trees because they were falling in the parking lot or dead. We removed about 23 trees and we added about 150. On the residential side we added another 23 trees. Very soon we will be adding landscaping lights, we power washed the building, and cleaned the windows. We have spent a lot of money to bring it to where it was 30 years ago. I have been in town for about 25 years, and I am very happy to work with the City of Oakbrook Terrace.

Commissioner Freda commented, I remember when the building was first built, and it looks better now.

Commissioner Ventura added, I don't have any questions, I extend my compliments.

Commissioner Jackson asked, how is the occupancy in the building?

Gus Danos answered, occupancy is at about 82%. We might also be moving our office there from Midwest Road.

Commissioner Jackson then asked, can you characterize the tenants you have?

Gus Danos answered, it's a mixture, all good tenants.

Commissioner Cardenas commented, you did a great job.

Commissioner Donoval added, you did a beautiful job.

Vice Chairperson Walberg opened the floor for any public participation.

None noted.

MOTION Commissioner Jackson moved, and Commissioner Freda seconded to approve Case #22-05.

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 December 14, 2021, City Council meeting at 7:00 p.m. The next public hearing meeting will be held on December 7, 2021.

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

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

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

Vice Chairperson Walberg adjourned the meeting at 6:16 P.M.

Respectfully submitted by,

Addy Lozano

Building and Zoning / Planning and Zoning Secretary