



VILLAGE OF LINDENHURST
Regular Plan Commission Meeting Agenda
Wednesday, June 21, 2023
7:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes from the Plan Commission Meeting of March 1, 2023
- IV. New Business
 - A. Public Hearing and Recommendation – Special Use Permit – 1724 E. Grand Avenue – Indigo Massage Therapy
- V. Staff Updates
- VI. Public Comment
- VII. Adjournment

VILLAGE of LINDENHURST
Plan Commission Meeting Minutes
March 1, 2023

CALL TO ORDER

Commissioner Vega called the meeting to order at 7:01 pm.

CHAIRPERSON PRO TEM

Commissioner Rovang made a motion, seconded by Commissioner Douglas, to appoint Commissioner Vega as Chairperson Pro Tem in the absence of Chairperson Aswad for the Plan Commission Meeting of March 1, 2023.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

ROLL CALL

Present were Commissioners William Douglas, Bob Buehler, Phil Rovang, Rosina Vega, and Chris Gheysen. Absent were Chairperson Andrew Aswad and Commissioner Jon Feld.

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Management Analyst Karleen Gernady, and Village Clerk Jody Stoughtenger.

APPROVAL OF THE MINUTES

Minutes from the Plan Commission Meeting of February 1, 2023 were presented for approval.

Commissioner Buehler made a motion, seconded by Commissioner Rovang, to approve the minutes from the Plan Commission Meeting of February 1, 2023 as presented.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

NEW BUSINESS

**A. Public Hearing and Recommendation – 2910 Falling Waters LLC/Wesinco – Text Amendment and Special Use Permit – 2910 Falling Waters Boulevard
White City Holdings, LLC**

Commissioner Buehler made a motion, seconded by Commissioner Gheysen, to open the Public Hearing to discuss possible zoning action for the property located at 2910 Falling waters Boulevard.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

Chairperson Pro Tem Vega opened the Public Hearing at 7:03 pm.
Secretary Gheysen performed the swearing in of members of the Public.

Representatives from Wesinco presented a company overview purchased 2910 Falling Waters Boulevard, formerly owned by Keifer Flooring, to establish a manufacturing operation that involves the assembly of laboratory case goods for school and medical office use. Wesinco requests an amendment to the Village code to allow institutional furniture manufacturing within the Business Park (BK) zoning district.

Commissioners commented on the following:

- Reason for leaving current facility
- Number of employees
- Hours of operation
- Hours and volume of truck traffic
- Compliance to site exterior
- Clarification of the text amendment to Village code
- Clarification of the Special Use Permit

Chairperson Pro Tem Vega made a motion, seconded by Commissioner Gheysen, to close the Public Hearing.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

Chairperson Pro Tem Vega closed the Public Hearing at 7:21 pm.

Commissioner Gheysen made a motion, seconded by Commissioner Buehler, to recommend to the Village Board, approval of a text amendment to the Village BK zoning code and grant the Special Use Permit to 2910 Falling Waters LLC/Wesinco authorizing institutional furniture manufacturing for the property located at 2910 Falling Waters Boulevard.

ROLL CALL

Aye – 5 Chairperson Pro Tem Vega, Commissioners Douglas, Buehler, Rovang, Gheysen

Nay – 0

STAFF UPDATES

Village Administrator Johnson reported on the following:

- Car Wash development
- Economic Development Specialist
- Discussions for a potential new commercial business along Hwy 45 are in progress.

PUBLIC COMMENT

None

ADJOURNMENT

Commissioner Gheysen made a motion, seconded by Commissioner Douglas, to adjourn the meeting.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

The meeting was adjourned at 7:30 pm.

Date Approved _____

Andrew Aswad, Chairman

Chris Gheysen, Secretary



MEMORANDUM

DATE: June 16, 2023

TO: Chairman and Members of the Plan Commission

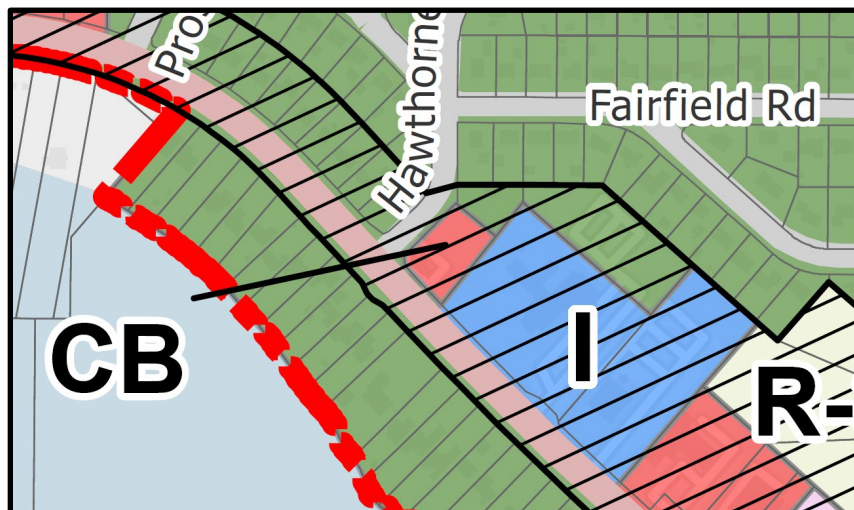
FROM: Clay T. Johnson, Village Administrator

RE: Plan Commission Supplement – June 21, 2023 Meeting

A. Public Hearing and Recommendation: Special Use Permit – 1724 E. Grand Avenue – Indigo Massage Therapy

Property Owner: Ron and Mary Hadle
Name of Applicant: Indigo Massage Therapy – Heidi Van Der Bosch
Street Address of Property: 1724 E. Grand Avenue
Existing Zoning Classification: CB – Community Business
Requested Zoning Action: Special Use Permit

The Village is in receipt of a development and business license application from Ms. Heidi Van Der Bosch on behalf of her business, Indigo Massage Therapy which would like to locate in the commercial building located at 1724 E. Grand Avenue. This building currently houses a State Farm Insurance Office and hair salon. This massage therapy business would occupy a space on the second floor of that building. The property is the parcel labeled “CB” in the illustration below.





As the enclosed letter from the applicant indicates, Ms. Van Der Bosch is a licensed massage therapist within Illinois and would like to open a business which would include massage therapy and a stretch studio. Ms. Van Der Bosch has practiced massage therapy within another chiropractic facility for roughly a decade and would like to venture out on her own and bring her practice to Lindenhurst. Our Police Department has conducted a background on the applicant to which no concerns were raised.

The NAICS Code for personal services such as massage therapy is #812199 which would include establishments such as day spas, tanning salons, and massage parlors. The uses matching this NAICS code require a special use permit pursuant to our zoning code in the Community Business (CB) district in which this property is located.

Type Of Use	NB	CB	CBR-2	PBC	O	BK	M	I	RO
Miscellaneous personal services, not elsewhere classified (NAICS #812199, 812990)		S	S	S	S		S		

Action Requested

On June 21, the Plan Commission should conduct a public hearing on the possible special use permit as requested by the applicant. If the Plan Commission views the use as not to diminish the health, welfare, or safety of the surrounding properties or the Village as a whole, a motion can be made to recommend approval of the granting of the special use permit to Indigo Massage Therapy for the property at 1724 E. Grand Avenue.

Application for Development and Zoning Approvals

This Application is used to request development approval from the Village when consideration by the Lindenhurst Plan Commission, Zoning Board of Appeals, and/or Village Board is required. This application packet is available on the Village's website at <https://www.lindenhurstil.org/>. Applicants are encouraged to review [Lindenhurst's Zoning Ordinance](#) and the [Village Code](#) to understand the Village's various development regulations. Questions may be directed to Village Hall at (847) 356-8252.

General Information

Development or Business Name: Indigo Massage Therapy		
Development or Business Address: 1724 E Grand Ave Lindenhurst IL 60046		
Parcel Identification Number (PIN):		Acreage of Property:
Applicant Name: Heidi Van Der Bosch		
Applicant Address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip Code: 60046
Phone: [REDACTED]	Cell: [REDACTED]	Email: indigomassagenstretch@gmail.com

Contact Information

Property Owner Name: Ron and Mary Hadle		
Company:		
Applicant Address: [REDACTED]		
City:	State:	Zip Code:
Phone:	Cell: [REDACTED]	Email: mebackinc@aol.com
Primary Contact Name: Heidi Van Der Bosch		
Relationship to Applicant: Self		
Phone:	Cell: [REDACTED]	Email:
Additional Staff Name:		
Relationship to Applicant:		
Phone:	Cell:	Email:
Additional Staff Name:		
Relationship to Applicant:		
Phone:	Cell:	Email:

Proposed Development

Application Request			
Please Check All That Apply			
<input checked="" type="checkbox"/>	Special Use (New or Amendment) (Exhibit 1)	<input type="checkbox"/>	Rezoning or Text Amendment (Exhibit 4)
<input type="checkbox"/>	Site Plan Review (Exhibit 2)	<input type="checkbox"/>	Planned Unit Development (Exhibit 5)
<input type="checkbox"/>	Zoning Variance (Exhibit 3)	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Other, Please Specify:		

All plans submitted with an application must include 10 hard copies (11x17) and one electronic copy.



Application for Development and Zoning Approvals

Application Materials

All applicants are required to complete and submit the following materials to be included with their application. Incomplete submittals will not be accepted.

- ☒ Letter of request: The applicant must submit a letter with this application addressed to the Village Administrator (who will forward to the appropriate review bodies) describing the requested proposal/use and outlining the reason for the request and how the request complies with the LindenHurst Zoning Ordinance.

☐ Application Fee(s)

☐ Escrow Account Deposit

☐ All required items and documents identified in Application Request's Exhibit Items

Applicant/ Owner Acknowledgements

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

1. I (We) hereby certify that the Owner is (are) the owner(s) of the described Subject Property.
2. I (we) hereby authorize the Applicant to act on my (our) behalf during the processing and presentation of this request.
3. I (We) have carefully and fully read this application, and all of the statements contained in this application packet are true.
4. I (We) fully understand and agree to comply with the terms and provisions outlined in this application, the LindenHurst Zoning Ordinance, and the LindenHurst Village Code.
5. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).
6. I (We) understand all application fees are non-refundable and cover staff review and processing of the request.
7. I (We) understand I (we) have one (1) year from the application submittal to complete the Village approval process. If no extension is sought by the Applicant or granted by the Village Board, the application will be invalidated and I (we) will need to submit a new application/application fees and comply with the LindenHurst Zoning Ordinance and LindenHurst Village Code.

Heidi VanderBosch

Name of Applicant

[Signature]

Signature of Applicant

6/1/23

Date

Mary E. Hadle

Name of Property of Owner (if different)

[Signature]

Signature of Property of Owner (if different)

5/30/23

Date

Indigo Massage Therapy LLC

June 21, 2023

Village of Lindenhurst

2301 E Sand Lake Rd

Lindenhurst, IL 60046

(847) 356-8252

To Whom it May Concern:

My name is Heidi Van Der Bosch, I am a Licensed Massage Therapist in the State of Illinois, Certified Medical Massage Practitioner, and the sole owner of Indigo Massage Therapy LLC. I am seeking to lease a second-floor space from Ron and Mary Handle at 1724 E Grand Ave Lindenhurst, IL 60046 for the sole purpose of establishing a Professional Therapeutic Massage and Stretch Studio. My hours of operation during its' initial start up will be Tuesdays 10am-7pm, Fridays and Saturdays 9am-5pm. These hours are subject to change with growing need.

I have been a resident of the Lindenhurst/Lake Villa community for over 20 years. I have worked in Lindenhurst as a Licensed Massage Therapist at a Chiropractic facility for about 10 years now. Providing the community of Lindenhurst with professional Medical Massage Therapy. I have been a Licensed Massage Therapist for over 13 years.

My goal by forming Indigo Massage Therapy LLC within the establishment of 1724 E Grand Ave, Lindenhurst, is to bring an element of holistic wellness treatment to the Lindenhurst community that does not currently exist. The function from professional therapeutic modalities which facilitate healing includes reduction in muscle pain and weakness, manage symptoms of autoimmune deficiencies like fibromyalgia and chronic migraine disorders, improve overall circulation, and produce whole body

T [REDACTED] W: INDIGOMASSAGETHERAPIST@GMAIL.COM

relaxation created by everyday stresses, anxiety, depression, poor sleep, circulation deficiencies, and muscle strain. As a result, improving overall well-being.

Regarding signage for the small business, initially I will not be requiring signage, until settled and review viable options based on the existing signage structures, as well as approval from Ron and Mary Handle as property owners of the building. I will contact the Village of Lindenhurst prior to any purchases or decisions made about signage for Indigo Massage Therapy LLC at the location.

I pray that you find these benefits useful to Lindenhurst and allow Indigo Massage Therapy LLC to join its' small business community.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Van Der Bosch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Heidi Van Der Bosch, LMT, CMMP

Application for Development and Zoning Approvals

Escrow Agreement

I, the undersigned, understand that the Village of Lindenhurst requires an escrow account to be established for payment of fees related to requests for rezoning, subdividing, development of property, special use requests, variances, appeals from an administrative decision, architectural review and annexation requests. The purpose of escrow is to provide surety for reimbursement of professional land planning review services undertaken by the Village Planning Consultant and related legal services provided by the Village Attorney.

Pursuant to Section 10.22(b) of the Lindenhurst Village Code, the Village of Lindenhurst charges a 3.5% administration fee for managing the escrow and providing payments and billing services. Monthly statements reflecting the amount debited from the escrow are mailed to the escrowee and payable upon receipt. The bill reflects the amount charged against the escrow and the like amount needed to replenish the escrow originally established. The Village Administrator is authorized to establish the escrow value based on a fair assumption of anticipated monthly billing amounts, and nature and scope of the service(s) being provided and complexity of proposal. Upon completion of the project escrow balances will be refunded.

Name of Project:	Indigo Massage Therapy LLC
Address, Location, or Legal Description of Property:	1724 E Grand Ave Lindenhurst
Action Being Requested:	Therapeutic Massage Studio
Escrow Account Billing Name:	Indigo Massage Therapy LLC
Address:	[REDACTED]
Phone number:	[REDACTED]

[Signature]

Signature of Applicant

Escrow Account Amount: \$500

State of Illinois

County of Lake

Signed before me on 06/01/2023 by Heidi Van Der Bosch

Date

Name

[Signature]

Signature of Owner

[Signature]

Signature of Notary Public

Village Administrator Approval: _____

