



**VILLAGE OF LINDENHURST
Special Plan Commission Meeting Agenda
Monday, July 10, 2023
5:30 p.m.**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes from the Plan Commission Meeting of March 1, 2023
- V. New Business
 - A. Public Hearing and Recommendation – Text Amendment – 616 N. Bridgeport Terrace, Unit B – The Unit Strength Training
- VI. Staff Updates
- VII. Public Comment
- VIII. Adjournment

VILLAGE of LINDENHURST
Plan Commission Meeting Minutes
June 21, 2023

CALL TO ORDER

Chairman Aswad called the meeting to order at 7:01 pm.

ROLL CALL

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

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

APPROVAL OF THE MINUTES

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

Commissioner Gheysen made a motion, seconded by Commissioner Douglas, to approve the minutes from the Plan Commission Meeting of March 1, 2023 as presented.

VOICE VOTE

Aye – 4

Nay – 0

Abstain – 1

Motion carried.

NEW BUSINESS

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

Chairman Aswad opened the floor to the public to discuss possible zoning action for the property located at 1724 E. Grand Avenue. Secretary Gheysen performed the swearing in of members of the Public

Ms. Heidi Van Der Bosch rose and spoke about the nature of her business. She testified that she will occupy the second floor of the structure which is currently home to a salon and insurance office. Ms. Van Der Bosch is a licensed massage therapist who has practice within local chiropractic offices for almost a decade. She has decided to begin her business as a standalone practice.

Commission Gheysen asked if there were others employees or other practices associated with her business. She answered that massage therapy is the only use intended and that she is the only employee. After some discussion, Commissioner Gheysen moved to recommend approval of a special use permit for a massage therapy establishment to Indigo Massage Therapy at 1724 E. Grand Avenue.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

STAFF UPDATES

Village Administrator Johnson reported on the following:

- Car Wash Development
- Big Box Development along US 45

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 7:17 pm.

Date Approved _____

Andrew Aswad, Chairman

Chris Gheysen, Secretary



MEMORANDUM

DATE: July 6, 2023

TO: Chairman and Members of the Plan Commission

FROM: Clay T. Johnson, Village Administrator

RE: **Plan Commission Supplement – July 10, 2023 Meeting**

A. Public Hearing and Recommendation: Text Amendment – 616 N. Bridgeport Terrace, Unit B – The Unit Strength Training

Property Owner: S.T.U.D.Y.S. Ministries
Name of Applicant: The Unit Strength Training – Rupert Montejo
Street Address of Property: 616 N. Bridgeport Terrace, Unit B
Existing Zoning Classification: NB – Neighborhood Business
Requested Zoning Action: Text Amendment

The Village is in receipt of a development and business license application from Rupert Montejo on behalf of The Unit Strength Training who is looking to occupy a unit within Waterford Commons at 616 N. Bridgeport Terrace. The business is a gym/personal training establishment looking to offer weightlifting and other exercise classes as their primary operation. The site would also potentially host (up to 4 per year) powerlifting or weightlifting meets. These meets help individuals qualify for larger regional and national competitions. The proposed hours of the gym are 6AM to 8PM.

In 2019, the Village amended the zoning code to allow for gyms with sports or personal training within the Community Business (CB) zoning district as a result of a request from Play Tyme Gym. Gyms/Fitness centers for personal training and physical fitness authorized as a permitted use within the CB zoning district and referenced NAICS code number #713940. However, the use was not expanded to any other zoning district at that time. Like Play Tyme Gym, this application indicating the use as a “weight training center” would correspond to the same NAICS code.

Type Of Use	NB	CB	CBR-2	PBC	O	BK	M	I	RO
Fitness centers (NAICS #713940)		P							



You may notice that the location proposed by the applicant within Waterford Commons is the same unit(s) once home to Hol Athlete – a personal training business that is no longer operational. Because Hol Athlete was operating this location, it would be presumed that it was doing so with the appropriate zoning. However, it was determined after a business license application was received for The Unit Strength training, that Hol Athlete never applied for a business license with the Village and therefore, no use restrictions were ever reviewed. With this application, the Village has the ability to go through the proper procedures to ensure that uses comply with our zoning code.

As was mentioned in 2019, staff contends that fitness centers are a popular component of modern retail centers and that such uses should be permitted by right within our retail-oriented zoning districts.

Action Requested

The Village has advertised for a public hearing on this text amendment to occur during a special called meeting of the Plan Commission. At this meeting on July 10th, a public hearing should be conducted to solicit any comments regarding the proposed amendment to the zoning code, allowing gyms and fitness centers as a use permitted by right within the Neighborhood Business (NB) zoning district. 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 a text amendment to the Village of Lindenhurst zoning code to permit fitness centers (#713940) within the NB zoning district to the Village Board.

713940 - Fitness and Recreational Sports Centers

Top Businesses by Annual Sales for 713940 – Click for Complete Profiles:

Life Time Group Holdings Inc	Town Sports Intl Holdings Inc
St John Health System Inc	Equinox Holdings Inc
Planet Fitness Inc	St Charles Parish Pub Schools
Trustmark Mutual Holding Co	24 Hour Fitness Worldwide Inc
Affinity Group Holding LLC	Xponential Fitness Inc

This industry comprises establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports.

Illustrative Examples:

Aerobic dance or exercise centers
 Ice or roller skating rinks
 Gymnasiums
 Physical fitness centers
 Handball, racquetball, or tennis club facilities
 Swimming or wave pools

Cross-References.

- Establishments primarily engaged in providing non-medical services to assist clients in attaining or maintaining a desired weight are classified in U.S. Industry [812191](#), Diet and Weight Reducing Centers;
- Establishments primarily engaged in providing personal fitness training services are classified in Industry [812990](#), All Other Personal Services;
- Establishments primarily engaged in operating health resorts and spas where recreational facilities are combined with accommodations are classified in Industry [721110](#), Hotels

(except Casino Hotels) and Motels; and

- Recreational sports clubs (i.e., sports teams) not operating sports facilities are classified in Industry [713990](#), All Other Amusement and Recreation Industries.

<u>2007 NAICS</u>	<u>2012 NAICS</u>	<u>2017 NAICS</u>	<u>Index Entries for 713940</u>
713940	713940	713940	Aerobic dance and exercise centers
713940	713940	713940	Athletic club facilities, physical fitness
713940	713940	713940	Body building studios, physical fitness
713940	713940	713940	Dance centers, aerobic
713940	713940	713940	Exercise centers
713940	713940	713940	Fitness centers
713940	713940	713940	Fitness salons
713940	713940	713940	Fitness spas without accommodations
713940	713940	713940	Gymnasiums
713940	713940	713940	Gyms, physical fitness
713940	713940	713940	Handball club facilities
713940	713940	713940	Health club facilities, physical fitness
713940	713940	713940	Health spas without accommodations, physical fitness
713940	713940	713940	Health studios, physical fitness
713940	713940	713940	Ice skating rinks
713940	713940	713940	Physical fitness centers
713940	713940	713940	Physical fitness facilities
713940	713940	713940	Physical fitness studios
713940	713940	713940	Racquetball club facilities
713940	713940	713940	Recreational sports club facilities
713940	713940	713940	Rinks, ice or roller skating

713940	713940	713940	Roller skating rinks
713940	713940	713940	Spas without accommodations, fitness
713940	713940	713940	Sports club facilities, physical fitness
713940	713940	713940	Squash club facilities
713940	713940	713940	Strength development centers
713940	713940	713940	Swimming pools
713940	713940	713940	Tennis club facilities
713940	713940	713940	Tennis courts
713940	713940	713940	Wave pools
713940	713940	713940	Weight training centers

Clay Johnson

From: Ruperto Montejo [REDACTED]
Sent: Monday, June 12, 2023 11:23 PM
To: Clay Johnson
Cc: Jess Montejo; Guadalupe Moran
Subject: Re: Village of Lindenhurst - Text Amendment Request
Attachments: Application for Development Approval 020323 Fillable.pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Clay,

Please find application attached. I was not sure how to complete page 3, can you please provide some guidance? I signed the application attached. I am meeting with Ernest on Thursday and can get his signature then, unless you need sooner I can ask his agent for help.

Below is the gym description and service offerings. Please let me know if there is any additional information needed.

The Unit is a powerlifting and weightlifting gym that will attract training opportunities for recreational strength and conditioning athletes and competitive powerlifting and weightlifting athletes. The Unit will also be the home of the Method weightlifting team. The Unit will welcome you whether you are someone just beginning their fitness journey or are a seasoned competitor. When fully operational The Unit is planning to be open from 6am to 8pm, however the schedule will be limited for the first several months.

Service Offering

The following are the services that The Unit will provide:

- Weightlifting equipment
- Strength/Powerlifting equipment
- Free weights/dumbbells
- Limited conditioning equipment (rower/bikes).
- Team Method weightlifting training – Program base training, led by experienced and certified USA and International Weightlifting Coaches.
- Powerlifting training – Open/Program base training, monitored by experienced and certified USA Powerlifting Club Coaches.
- Strength group classes – Class led by experienced or certified USA Powerlifting Club Coach. The class follows a linear progression training method, using competition and specific/non-specific assistance movements. Meant for novice to intermediate level lifters.
- Power yoga classes – Class led by experienced or certified USA Powerlifting Club Coach. The class is an adaptive yoga stretch, paired with full assistance strength movements.
- Conditioning group classes – Cardio circuit training workouts, utilizing familiar body weight exercises and dumbbell movements.

Additionally, the unit plans to host (possibly up to 4 a year) powerlifting or weightlifting sanctioned meets. These meets are to help competitive USA powerlifting and weightlifting athletes qualify for national/regional or international meets.

Thanks

Rupert

On Mon, Jun 12, 2023 at 3:27 PM Clay Johnson <cjohnson@lindenhurstil.org> wrote:

Hi Rupert,

Thanks for taking my call earlier this afternoon. I know the zoning issue is not an obstacle you could have foreseen, but we want to ensure that your business is properly allowed to operate in that space. We are going to do our best to get you through this process quickly and easily. The first step in this process is to complete the development application that I have attached to this email. For your particular request, you'll fill out the basic information on pages 1-3 and you'll mark and fill out the sections for "Rezoning or Text Amendment (Exhibit 4)." There are requirements on Exhibit 4 (Page 11) that we don't need like a survey or site plan, but we will need a letter or narrative that describes what you plan to do at the property – how it will be used, services offered, hours of operation, etc. If there's anything that you think will help the decisionmakers better understand your business, that is welcome to be included.

We'll handle taking care of placing notice in the paper. We will target a meeting of the Plan Commission to first hear your request on Wednesday, July 5th at 7PM. That will be followed by a Village Board meeting to provide final consideration on Monday, July 10th. Once the approval is granted, we will issue the business license and you are free to operate.

If you have any questions along the way, please feel free to reach out to me.

Thanks,

Clay

Clay T. Johnson

Village Administrator

Village of Lindenhurst

2301 E. Sand Lake Road | Lindenhurst, IL 60046
cjohnson@lindenhurstil.org | (847) 356-8252