



**VILLAGE OF LINDENHURST**  
**Regular Plan Commission Meeting Agenda**  
**Wednesday, September 20, 2023**  
**7:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes from the Plan Commission Meeting of July 10, 2023
- V. New Business
  - A. Public Hearing and Recommendation – Special Use Permit – 2238 E. Grand Avenue – Healing Hands Spa
- VI. Staff Updates
- VII. Public Comment
- VIII. Adjournment

**VILLAGE of LINDENHURST**  
**Plan Commission Meeting Minutes**  
**July 10, 2023**

**CALL TO ORDER**

Chairman Aswad called the meeting to order at 5:30 pm.

**ROLL CALL**

Present were Chairperson Andrew Aswad, Commissioners William Douglas, Robert Buehler, Phil Rovang, Jon Feld, and Chris Gheysen. No commissioners were absent.

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

**APPROVAL OF THE MINUTES**

Minutes from the Plan Commission Meeting of June 21, 2023 were presented for approval.

Commissioner Gheysen amended a section of the minutes where a question attributed to him was actually made by Commissioner Rovang. Commissioner Rovang made a motion, seconded by Commissioner Gheysen, to approve the minutes from the Plan Commission Meeting of March 1, 2023 as amended.

**VOICE VOTE**

Aye – 6

Nay – 0

Motion carried.

**NEW BUSINESS**

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

Chairman Aswad opened the floor to the public to discuss possible text amendment pertaining to the property located at 616 N. Bridgeport Terrace. Secretary Gheysen performed the swearing in of members of the public interested in speaking.

Mr. Ruperto Montejo took the floor to discuss the nature of his business. He indicated that the business would be a personal training gym focusing on power lifting and Olympic-style weightlifting. Mr. Montejo and his wife have experience in power lifting and have competed in contests around the country. The gym would have normal operating hours, but the busiest times would be early in the morning and late in the evening. Along with personal training classes which would include the use of free-weights and machines, the business may hold occasional powerlifting meets that serve as qualifiers to larger competitions.

Mr. Johnson indicated that this request for personal training is in-line with a text amendment the Plan Commission, and subsequently the Village Board, made in 2019 for Play Tyme Gym in the Community Business (CB) District. Both uses are categorized by the same NAICS number #713940. At that time, the Board did not make the amendment to any other zoning districts. Mr. Johnson also indicated that this was the former location of Hol Athlete, who also

conducted a similar use, but it was discovered that Hol Athlete never applied for a business license with the Village and therefore the use was never vetted.

Commissioner Feld asked if there were any complaints lodged against Hol Athlete during their time operating in that Unit. Mr. Johnson stated that he was not aware of any.

Commissioner Rovang asked if there were any other zoning districts which should also have this use. Mr. Johnson stated that the staff considered that question as well. The only likely other zoning district may be the Business Park (BK) zone for an activity such as crossfit training. However, with the Falling Waters Business Park predominately occupied, the expansion of this use to those zoning districts didn't feel necessary at the time.

Chairman Aswad asked if the staff has considered any process changes to prevent instances like Hol Athlete operating without a business license again. Mr. Johnson stated that the staff has already gone through such a discussion, and have adapted their business license process for new businesses. All new businesses will undergo a "use" review prior to issuance of a business license to ensure compliance with zoning.

Commissioner Douglas 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 – 6

Nay – 0

Motion carried.

#### **STAFF UPDATES**

Village Administrator Johnson reported on the following:

- Car Wash Development

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

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

#### **VOICE VOTE**

Aye – 6

Nay – 0

Motion carried.

The meeting was adjourned at 5:44 pm.

Date Approved\_\_\_\_\_

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**Andrew Aswad, Chairman**

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**Chris Gheysen, Secretary**



## MEMORANDUM

**DATE:** September 15, 2023

**TO:** Chairman and Members of the Plan Commission

**FROM:** Clay T. Johnson, Village Administrator

**RE:** Plan Commission Supplement – September 20, 2023 Meeting

**A. Public Hearing and Recommendation: Special Use Permit – 2238 E. Grand Avenue – Healing Hands Spa**

**Property Owner:** Diane M. Healy, Trustee of James A. Healy Living Trust  
**Name of Applicant:** Healing Hands Spa, Qingguo Wang  
**Street Address of Property:** 2238 E. Grand Avenue  
**Existing Zoning Classification:** CB – Community Business  
**Requested Zoning Action:** Special Use Permit

The Village is in receipt of development and business license applications from Ms. Quingguo Wang on behalf of her business, Healing Hands Spa which would like to locate in the commercial building located at 2238 E. Grand Avenue. This business would occupy a vacant unit within the Grand Plaza, located between McDonalds and Mobil Gas Station/Convenience store along Grand Avenue. The property is designated Community Business (CB) per the Village's zoning map.

As the enclosed narrative from the applicant indicates, Ms. Wang would like to open a business which would include massage therapy and potentially expand to other non-surgical cosmetic procedures in, or by, 2024. Ms. Wang has practiced massage therapy out-of-state and would like to open a new practice in Lindenhurst. Ms. Wang has submitted her Illinois massage therapy license to the Village and submitted to a background investigation.

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 September 20, 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 Healing Hands Spa for the property at 2238 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

<b>Development or Business Name:</b> Healing Hands Spa		
Development or Business Address: 2238 E Grand Ave, Lindenhurst, IL		
Parcel Identification Number (PIN):		Acreage of Property:
<b>Applicant Name:</b> Qingguo Wang		
Applicant Address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]	Email: [REDACTED]

### Contact Information

<b>Property Owner Name:</b> <i>Diane M. Healy Trustee of James A. Healy Living Trust</i>		
Company:		
Applicant Address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]
Phone: 3473998533	Cell: [REDACTED]	Email: [REDACTED]
<b>Primary Contact Name:</b> Meng Wang		
Relationship to Applicant: Niece		
Phone: [REDACTED]	Cell: [REDACTED]	Email: [REDACTED]
<b>Additional Staff Name:</b>		
Relationship to Applicant:		
Phone: [REDACTED]	Cell: [REDACTED]	Email: [REDACTED]
<b>Additional Staff Name:</b>		
Relationship to Applicant:		
Phone: [REDACTED]	Cell: [REDACTED]	Email: [REDACTED]

### 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](#).

Qingguo Wang

Name of Applicant

Qing Gao Wang

Signature of Applicant

8/28/2023

Date

Diane M. Healy Trustee of James M. Healy Living Trust

Name of Property of Owner (if different)

Diane M. Healy Trustee

Signature of Property of Owner (if different)

8-29-23

Date



# Letter of request

Qingguo Wang

08/28/2023

**Brand Image:** The name "Healing Hands Spa" conjures an image of skilled professionals using hands to heal and rejuvenate customers.

**The services that we will prove:**

- Swedish Massage: This is a gentle, relaxing massage that uses long, gliding strokes, kneading, and circular movements to promote overall relaxation, improve blood circulation, and relieve muscle tension.
- Deep Tissue Massage: This massage is designed to target deeper muscle layers and connective tissues. It uses more intense pressure and slow strokes to release chronic muscle tension and alleviate pain.
- Hot Stone Massage: In this technique, smooth, heated stones are placed on specific points on the body to warm and relax the muscles. The therapist may also use the stones to massage the body, providing a deeply soothing experience.
- Reflexology: Reflexology involves applying pressure to specific points on the hands and feet, which correspond to different organs and systems in the body. It aims to promote overall relaxation and balance.

**By the year of 2024, the services we will be adding:**

- Non-Surgical Cosmetic Procedures: Medical spas offer a variety of non-invasive or minimally invasive cosmetic treatments, which may include:
- Botox and Dermal Fillers: To reduce the appearance of wrinkles and fine lines.
- Laser Hair Removal: For long-term hair reduction.

**Distinctiveness:** Wellness and Relaxation Services: In addition to medical treatments, we will focus on offering traditional spa services, such as massages, body treatments, and relaxation therapies, to provide a holistic experience for clients. We are committed to providing top-notch service and meeting the evolving needs of our clients. With these new additions and improvements, "Healing Hands Spa" aims to elevate the level of relaxation and wellness our customers can expect when they visit our establishment.

**Local Considerations: 2238 E Grand Ave, Lindenhurst, IL 60046**

As part of our expansion plans, "Healing Hands Spa" will be adding two additional private rooms to enhance the customer experience and accommodate a growing clientele. These private rooms will be designed to provide a serene and tranquil atmosphere, ensuring our clients receive personalized attention and relaxation during their sessions.

Additionally, to improve operational efficiency, we will be setting up a dedicated washer/dryer in one of our available rooms. This will enable us to handle laundry and linens in-house, ensuring that our spa maintains the highest standards of cleanliness and hygiene.

Furthermore, in response to valuable customer feedback, we will be introducing a new shower room for added convenience. This will allow clients to freshen up before or after their treatments, enhancing their overall spa experience.

The spa is owned by Qingguo Wang 70 years old female.

We are delighted to serve our clients during our extended operating hours, which run from 10 am to 8 pm, seven days a week, ensuring flexibility and accessibility for our valued customers.

Based on our successful business experience in California, we are confident in our capability to provide contracting services for plumbing and renovation at the new location of "Healing Hands Spa." As a part of this arrangement, we kindly request a three-month rent concession to support the renovation process. Therefore, we kindly request the landlord to arrange for a professional cleaning service to thoroughly clean the retail store before we commence operations.

VILLAGE OF LINDENHURST  
PUBLIC NOTICE REGARDING A HEARING ON A  
PETITION FOR A SPECIAL USE PERMIT  
PUBLIC NOTICE IS HEREBY GIVEN that the Linden-  
hurst Plan Commission will conduct a public hearing on  
Wednesday, September 20, 2023 at 7:00 p.m., at the Linden-  
hurst Village Hall, 2301 E. Sand Lake, Lindenhurst, Illinois,  
to discuss and hear testimony about an application request-  
ing approval of a special use permit and any other zoning  
relief necessary to allow a massage therapy establishment  
on a portion of the property located at 2238 E. Grand Ave-  
nue, Lindenhurst, Illinois, and identified by the following  
Permanent Index Number (PIN): 06-02-400-026.  
All persons interested in the application should attend and  
will be given an opportunity to provide written and oral tes-  
timony on the application for zoning relief. The public hear-  
ing may be continued from time to time without further  
public notice.  
Published in Daily Herald September 1, 2023 (4604926)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

### Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/01/2023

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

  
Designee of the Publisher of the Daily Herald

Control # 4604926

