	AGEN	IDA ITEM	EXECUTIVE SUMMARY	Agend	a Item number: 6				
	Title:	Recommendation to Approve an Application for a Massage Establishment License for Zeal Spa Corporation at 2015 Dean St., Suite 7A, St. Charles, IL							
ST. CHARLES ILLINOIS • 1834	Presenter:	Police Chi	ef Keegan						
Meeting: Lique	or Control Co	mmission	Date: April 17, 202	23					
Proposed Cost	: \$		Budgeted Amount: \$	ı	Not Budgeted:				
TIF District: Cl	noose an iten	1.							
Executive Sum	mary (if not	budgeted,	olease explain):						
Zeal Spa Corpo	oration, locat	ed at 2015	Dean St., Suite 7A, applied for a m	nassage	license.				
The backgroun information.	d investigation	on has been	completed. Please see the attached	d packe	et for further				
Attachments (ologeo list):								
Massage Estab		olication							
Background Ch									
Site Plan									
Business Plan									
Recommendat	ion/Suggest	ed Action (briefly explain):						

Recommendation to approve an application for a Massage Establishment License for Zeal Spa located

at 2015 Dean St., Suite 7A, St. Charles, IL.

Police Department

Memo



Date: 4/7/2023

To: Lora Vitek, Mayor-Massage Commissioner

From: James Keegan, Chief of Police

Re: Background Investigation: Massage (Asian Essence Spa-2015 Dean Street, Suite 7A)

The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above-mentioned establishment. Asian Essence.

This site was the former location of Shangri-La Spa, which had its Massage License revoked for cause of January 2nd, 2018. City ordinance prohibits another massage location for occupying this space for a period of 5-years. That being said, the moratorium has since expired and Asian Spa is seeking to occupancy this space

As is customary procedure, a detective was assigned to this investigation and reviewed not only the site location via an inspection, but also the corresponding application and applicants. Our overall background investigation was very thorough and comprehensive. We found nothing of a derogatory nature that would preclude either the site location or the applicants from moving forward with a massage license, subject to Council/Commission approval.

Thank you in advance for your consideration in this matter.

Police Department



Date: 04/05/2023

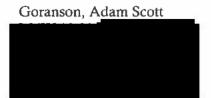
Chief Keegan via Chain of Command

From: Commander Drew Lamela #340 DU 340 M 31

RE: Massage Establishment Background / DanDan Li and Adam Goranson - Asian Essence Spa

The purpose of this memo is to document the background investigation of DanDan Li and Adam Goranson pursuant to her application for Massage Establishment License for Asian Essence Spa.

APPLICANT:



Adam stated that he has resided at his address for approximately 2 years. Adam has no contacts through the Chicago Police Department's I-CLEAR system.

Adam has no contacts through our department's New World System.

According to the Kane County and Cook County Circuit Clerk's Office, Adam Goranson has no current or prior cases.

A check through TLOxp shows Adam Goranson has never had any bankruptcies, liens, criminal or civil case judgments against him. (TLOxp is a law enforcement search engine)

Adam is a U.S. Citizen and was born in Chicago, Illinois. possesses valid Illinois Driver's License (See attached copy of driver's license)

Adam does not possess a State of Illinois Massage Therapist License.

I logged onto the Illinois Department of Financial & Professional Regulations web site. I ran Adam, which indicated that he was "No Record".

APPLICANT:

Li, DanDan

DanDan resides at the above address Illinois. The DuPage County Sheriff's Department records do not contain any criminal/conviction information for DanDan.

DanDan attended Estelle Medical Academy in 2019 where she completed the 610 hour course for Massage Therapist. (See attached certificate)

DanDan possesses a valid State of Illinois Massage Therapist License #227.021522.

I logged onto the Illinois Department of Financial & Professional Regulations web site. I ran DanDan's Massage Therapist License, which came back "Active" with "No Discipline". (See attached IDFPR document)

DanDan has no contacts through the Chicago Police Department's ICLEAR System.

DanDan has no contacts through our department's New World System.

DanDan has no contacts through the Kane County Aegis system.

A check through TLOxp shows DanDan Li has never had any bankruptcies, liens, criminal or civil case judgments against her. (TLOxp is a law enforcement search engine)

According to the Kane County, DuPage County and Cook County Circuit Clerk's Office, DanDan has no current or prior cases.

I logged onto www.google.com and did not locate any negative articles or police / arrest reports for DanDan Li.

DanDan Li was born in the People's Republic of China and moved to the United States in 2017. DanDan provided me with a copy of her United States of America Permanent Resident Card DanDan provided me with a copy of her Illinois Driver's License (See attached documents)

I logged onto TLOxp, which is a Law Enforcement Data Base. I ran DanDan's Social Security number, which registered to her. TLOxp did not list any additional licenses registered to DanDan.

On 03/27/2023, DanDan and Adam submitted fingerprints to the City of St. Charles.

On 03/30/2023, I met with DanDan Li and Adam Goranson at the St. Charles Police Department where they signed waiver allowing me to conduct this background investigation. Adam stated that he and DanDan will be co-owners of Asian Essence Spa. Adam stated that he and DanDan formed Zeal Spa Corporation and their incorporation date was on 03/16/2023. Adam and DanDan stated that Asian Essence Spa will be located at 2015 Dean Street "7A" in St. Charles, Illinois.

Adam stated that he would be the on-site manager and would not be preforming massages. DanDan advised that she would also be listed as a manager. DanDan stated that she would be the only employee conducting massages. DanDan and Adam stated that once their business begins to grow, they will be hiring more massage therapists and possibly another manager. Adam and DanDan stated that as of now, they will be the only employees.

Adam and DanDan stated that they will be signing a one-year lease with the owner of 2015 Dean Street "7A", Nicole "Lifa" Jiang. Adam stated that if the business continues to grow within the one-year of signing the lease, they will have an option to extend their lease to three years. Adam and DanDan stated that once their license is approved, they would sign the lease for the business. (See attached copy of lease)

2015 Dean Street "7A" is the former site of Shangri La Massage and Spa. Adam and DanDan stated that they will not be making any restorations to the business. Adam and DanDan provided me with a floor plan of the business. (See attached floor plan in lease agreement) Adam and DanDan advised that there are ten rooms designated for massages, two dry sauna rooms and a men's and women's restroom. Adam and DanDan stated that table showers will not be offered. Adam and DanDan stated that there is a fully equipped laundry room and a kitchen area for employees only that will be used as a break room.

Adam and DanDan stated that the business will be open from Monday – Sunday from 10:00 am – 9:00 pm. DanDan stated that they would be advertising on Groupon.com and on Google Ad. Adam and DanDan stated that they anticipate opening the business in early to middle of June, 2023.

Adam and DanDan provided me with a copy of their Certificate of Liability Insurance through PCF Insurance Services of the West, LLC DBA Total Insurance Services. (Policy #BZS62579634) The insurance coverage is for \$1,000,000.00 for each occurrence and \$2,000,000.00 in aggregate. The insurance binder is compliant with the Massage Establishment License, Local Ordinance 5.20. (See attached copy of insurance policy)

I logged onto the Illinois Secretary of State website and ran Zeal Spa Corporation. The search revealed that the corporation is in Good Standing. Adam provided me with a copy of the Articles of Incorporation. (See attached document)

DanDan and Adam stated that they have reviewed the definitions and requirements of Massage Therapist License, Local Ordinance Chapter 5.20.

On 04/05/2023, at 1200 hours, I went to 2015 Dean Street "7A" in St. Charles, Illinois to conduct an inspection of the business. (Formally known as Shangri La Spa) The business is located in a strip mall on the south side of Dean Street. There is a large white address sign at the private drive with the numbers "2015" on the top. Located on the sign are names of other businesses within the strip mall. Shangri La Spa is still listed on the sign as one of the businesses.

Asian Essence Spa will be located in suite "7A". There is one door for the establishment that face east. The business is in clear view from Dean Street. The Shangri La Spa sign is currently posted above the main door. There is a Remax sign in the front window advertising the office space for rent.

I met with the owner / manager, DanDan Li. DanDan was wearing a work smock uniform. Asian Essence Spa is not open for business at this time. DanDan and I were met by a male Asian subject who had the keys for the business. DanDan and I entered the business where I began the inspection.

As you enter the establishment there is a front lobby area with a large desk. DanDan advised that this would remain as the reception area. As you pass the front desk there is a long hallway. The first room just beyond the reception area is an office. Along the south side of the hallway I noticed two rooms designated for showers. The first shower room was a unisex shower room and just south of that room was a handicap shower room. On each side of the shower rooms were large saunas. As you pass this area, there are two massage rooms and a women's and men's restroom. The restrooms had locking mechanisms and were clean.

Along the north side of the hallway, I observed two suite areas. As you walk into the suite areas, there are four separate rooms designated for massages. As you pass the suites, there are two more rooms designated for massages. DanDan stated that she has a total of ten rooms designated for massages. I noticed that none of the rooms designated for massages had locks on them.

All of the massage rooms appeared neat and clean. Some of the rooms had massage tables and furniture and others did not. DanDan stated that she would not be using the furniture or massage tables that were left behind by the previous owner. DanDan stated that she would be placing her own massage tables in the rooms.

Located on the far west end of the business, I noticed a room with a large washer and dryer. DanDan stated that she would be cleaning the linens and uniforms at the business. Across from the laundry room was a kitchen. DanDan stated that this area would only be allowed for employees to take their breaks in. The kitchen contained a refrigerator, sink and counter space.

I informed DanDan that once Asian Essence Spa is open, she would have to post her Massage Therapist License in the lobby area. I asked DanDan if she would be hiring staff. DanDan stated that she no plans on hiring anyone else at this time. DanDan stated that once her business begins to grow, she will hire more massage therapists. I informed DanDan that she will have to post all of their Massage Therapist Licenses in the lobby as well. DanDan stated that she understood and would post all message therapist license in the front lobby/reception area.

I informed DanDan that once Asian Essence Spa is open, she will have to post the hours of operation along with a menu of the massages with the prices at the front desk. DanDan stated that she would post the signs once she opens the business. DanDan stated that the signs would be ready in early June of 2023. DanDan stated that she plans on opening her business at that time.

I asked DanDan if she had signs made for the business. DanDan stated that she and Adam are in the process of having new signs made for Asian Essence Spa. DanDan stated that she along with any and all new employees would be issued a uniform in the form of a medical smock. DanDan stated that there would be no renovations made to the business.

During the inspection, I informed DanDan that she could not serve any alcohol at the business and she stated that she understood and would not be offering alcoholic beverages. At this time, the business meets the Massage Inspection Requirements. The layout of the business matches the floor plan that was provided during this background investigation.

I received a response from the Illinois State Bureau of Identification reference Adam's fingerprints, which indicated one arrest by Chicago Police Department in 2006 for Permit DUI to Operate Motor Vehicle.

I received a response from the Illinois State Bureau of Identification reference DanDan's fingerprints, which indicated no arrests.

This concludes this background investigation.

Commander Drew Lamela #340

P. 1 1-340

CITY OF ST. CHARLES TWO EAST MAIN STREET ST. CHARLES, ILLINOIS 60174-1984



DEPARTMENT: MAYOR'S OFFICE

PHONE: 630,377,4422

MASSAGE ESTABLISHMENT LICENSE APPLICATION

NON-REFUNDABLE

Application must be completed	r full and notarized before it will be accepted.
	•
be included with this application	the application is submitted and a current certificate of insurance must
NOTE: Applicant must be fing passport-size photographs (2)	erprinted by the St. Charles Police Department and must provide to 2 inches, head and shoulders area, facing forward) with this application
1. New License Application	ORenewal Application
2. Please select the option that bes	describes your business:
⊙ Corporation	O Partnership O Individual
3. Business Name: Zeal Spa	Corporation Sales Tax#
Business Address: 2015 Dean St	eet, St. Charles, IL 60174 Business Phone: (773) 704-0801
4. Name of Applicant:	Home Phone:
Home Addres	L City/Zip: Chicago/60613
Email Address:	_Social Security #: Date of Birth
Driver's License # **Must include a photocopy of g	Issuing State: L
5. Have you ever been convicted of	f a criminal or ordinance violation? (other than minor traffic offences):
O Yes	⊙ No
6. If yes, explain in detail:	

7. Days/Hours of Operation: Mon-Sun 10am-9pm

Yes/No Yes
_ Home Phone:
_ City/Zi
Date of birth
_ Phone: (630) 999-9099
Occupation: Owner/Manager
-
Phone: (847) 808-0062
Occupation: Massage Therapist
Phone:
_ Occupation:
olation (other than minor traffic

13. If you answered Yes to #12, will walk-ins be accepted? Yes/N	_° Yes
14. License and/or permit history. List all prior Massage Licenses/Pe sheet if needed):	rmits and current status (use additional
Issuing authority: State of Illinois Dept of Financial and Professional Regulation	Status: Expires 12/31/2024
Issuing authority:	Status:
15. Have you or any of your licensed massage therapists been sanction. Professional Regulation concerning your licensure? As a remind Therapists practicing inside the State of Illinois must be licenselicensees are NOT valid in Illinois. Yes/No No	er and per Illinois law, all Massage sed by State of Illinois. Out of state
16. If any prior licenses/permits have been revoked/suspended, state t	he reason and disposition:
Reason:	Disposition:
Reason:	Disposition:
17. Describe the building and specific location within the building who conducted: **ATTACH A FLOOR LAYOUT/DIAGRAM OF THE BUSA Approx sq ft of principal business: Massage stations 18. Describe other activities or business conducted at this location: There are (2) dry saunas for use in the building	SINESS**
19. List as indicated all massage therapists and employees. This list Liquor Commissioner within 10 days of any employment change	•
Name: DanDan Li Home	phone:
Address City/Z	•
Position employed: Owner/Manager/Massag	
State of Illinois Massage License Number: 227.021522	
Name: Home	phone:

City of St. Charles Massage Establishment License Page 4

Address:	City/Zip:	
Position employed:		
State of Illinois Massage License Number:		
Name:	Home phone:	
Address:	City/Zip:	
Position employed:	···	
State of Illinois Massage License Number:		
Name:	Home phone:	
Address:	City/Zip:	
Position employed:		
State of Illinois Massage License Number:	<u> </u>	
This Section for Corporate or	· Partnership Applications (Only
List each officer, director or shareholder owning	2 20% or more stock or controlling	interest of the
corporation/partnership:	,	,
Name Address Adam Goranson	Home Phone #	Date of Birth
DanDan Li		
		w ==
2. Has any officer, manager, director or shareholde ever been convicted of a criminal or ordinance v	2	
□ Yes ■ 1	No	
3. If yes, explain in detail:		

Affidavit

City of St. Charles Massage Establishment License Page 5

State of Illinois) SS County of Kane) I/We, the undersigned, being first duly sworn, say that I/we have read the foregoing application and that the statements therein are true, complete, and correct and are upon my/our personal knowledge and information and that I/we will not violate any of the ordinances of the City of St. Charles or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein. Signature of Applicant Signature of Applicant_ M, a Notary Public in and for said county in the state aforesaid, do hereby certify that the applicant(s), appeared before me this day in person and acknowledged that he/she/they signed the foregoing application as his/her/their free and voluntary act for the use and purposes therein set forth. Given under my hand and notarial seal this SEAL "OFFICIAL SHARON J BRINGELSON NOTARY PUBLIC, STATE OF ILLINOIS

Estelle Medical Academy

This Certifies That Dan Li

has satisfactorily completed the Course of Study prescribed in



and is awarded this

Diploma

Given at Skokie, Illinois this 9th day of October 2019

Director

European Massage Therapy School DBA Estelle Medical Academy

4905 Old Ochard Shopping Center #710 Skokie, 1L 60077

C.E. Sponsor Registration # 245000074

All hours of classroom instruction held on premise at

European Massage Theraps School 2005 Old Orchard Shopping Couter, Suite 710 in Shokie, 11, 60077.

Certificate of Attendance

Student's Name

DAN DAN

IL License Number

227.021522

Title of C.E. Program

Advanced Musuage Techniques, Professional Ethics

Course Description

Advanced Massage Techniques, 20.0 hours

Professional Ethics 3.0 hours

Sexual Hagasment Prevention 1.0 hours

Date of Attendance

December 3, 8, 10, 2022

Number of C.E. Hours*

24.0 hour

Director's Signature

Date 12/15/2022



For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4298967





Illinois Department of Financial and Professional Regulation

Lookup Detail View

Contact

Contact Information

Name	City/State/Zip	DBA / AKA
DAN DAN LI		

License

License Information

License Number	Description	Status	First Effective Date	Effective Date	Expiration Date	Ever Disciplined
227021522	Licensed Massage Therapist	ACTIVE	11/13/2019	12/16/2022	12/31/2024	N

Generated on: 3/27/2023 2:04:23 PM

FORM **BCA 2.10**ARTICLES OF INCORPORATION Business Corporation Act

Fili	ng Fee: \$150						
File	#:74178286						
Аp	proved By: MAP						
	FILED						
	MAR 16 2023						
	Alexi Giannoulias Secretary of State						
1	Corporate Name: ZEAL	SPA CORPORATI	ION				
١.	Corporate Name.						
2.	Initial Registered Agent:	DANDAN LI					
		First	Name	Middle In	nitial	Last Name	
	Initial Registered Office:	Number	Street		Suite No.		
				IL			DU PAGE
_			City		ZIP Code		County
3.	Purposes for which the C The transaction of any o Corporation Act.			corporations r	may be incorpo	orated under the	e Illinois Business
4.	Authorized Shares, Issue	ed Shares and Cor	nsideration Rec	eived:			
	Class	Number of Shares Authorized	;	Number of Proposed to	of Shares		ideration to be eived Therefor
	COMMON	1000			000	\$ 1000	
_		NAN	ME & ADDRES	S OF INCOR	PORATOR	(i)	
5.	The undersigned incorporation	orator hereby decla				atements made	in the foregoing
	Dated MARCH 16	& Day ,	2023 Year				
	DANDAN LI	,	- ***				
		,	Name				
					_		

This document was generated electronically at www.ilsos.gov

State

City/Town

ZIP Code



Corporation/LLC Search/Certificate of Good Standing

Corporation File Detail Report

File Number	74178286	
Entity Name	ZEAL SPA CORPORATION	
Status ACTIVE		

Entity Information

Entity Type CORPORATION

Type of Corp DOMESTIC BCA

Incorporation Date (Domestic) Thursday, 16 March 2023

State ILLINOIS

Duration Date PERPETUAL

Agent Information

Name DANDAN LI

Address	

Change Date Thursday, 16 March 2023

Annual Report

Filing Date 00/00/0000

For Year

Return to Search

File Annual Report

Adopting Assumed Name

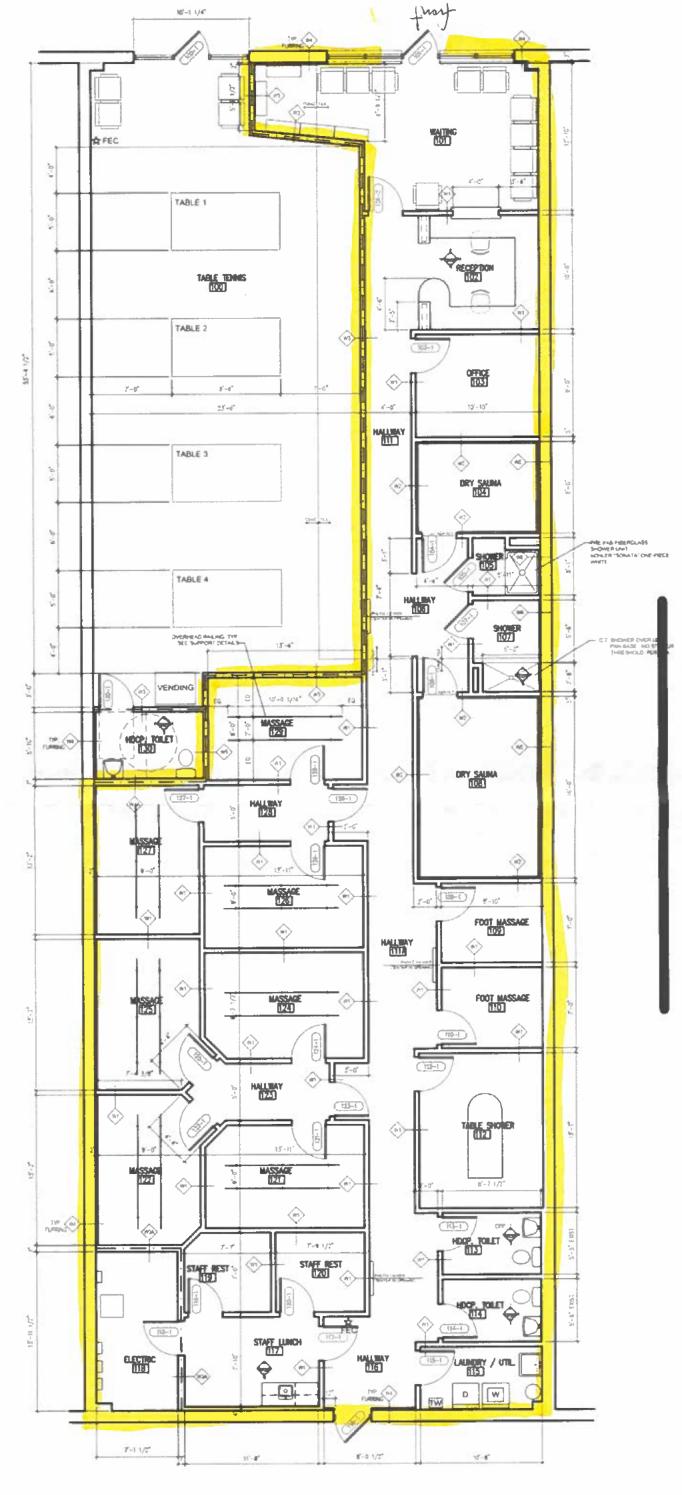
Articles of Amendment Effecting A Name Change

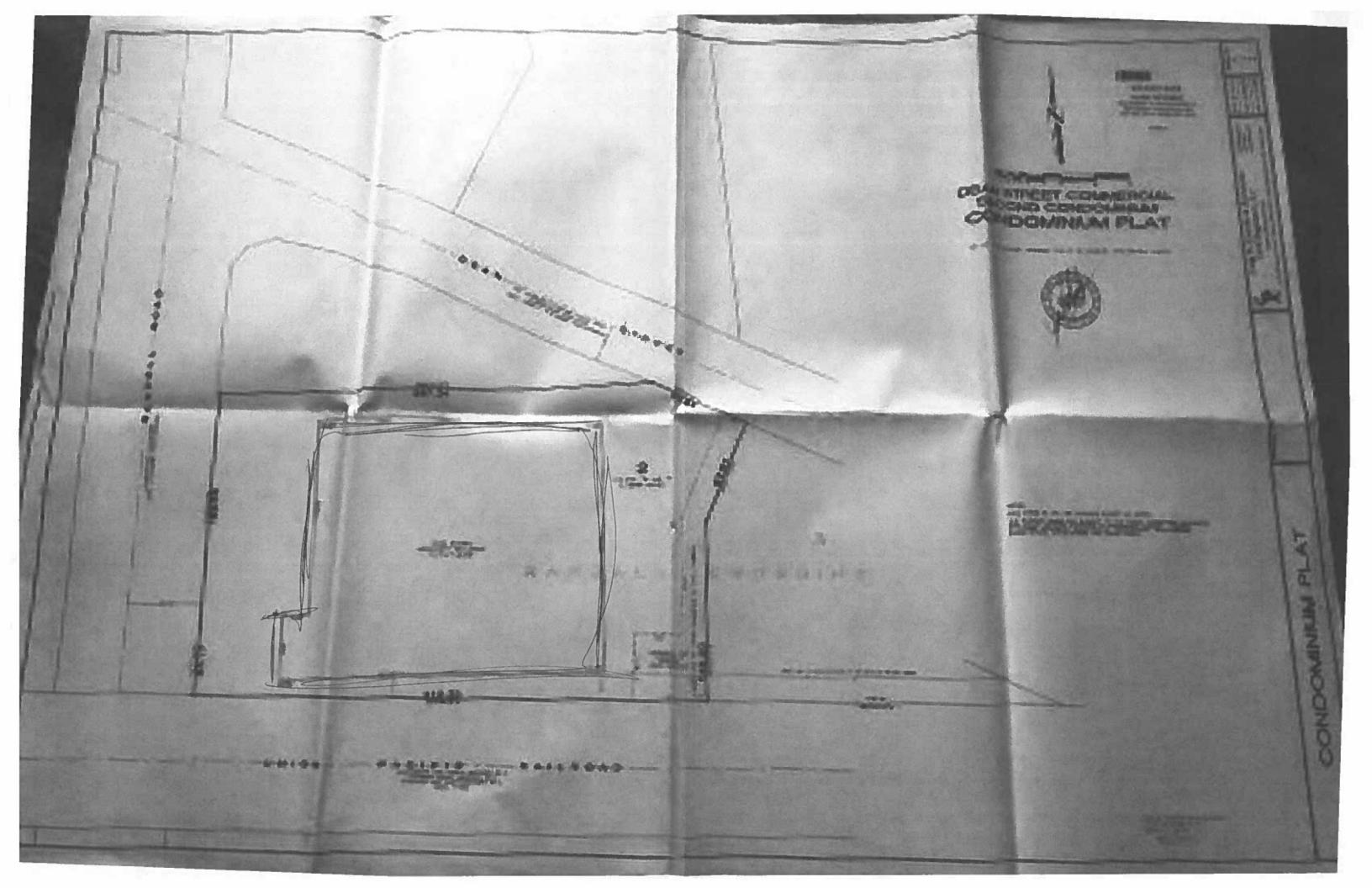
Change of Registered Agent and/or Registered Office

(One Certificate per Transaction)

This information was printed from www.ilsos.gov, the official website of the Illinois Secretary of State's Office.

Mon Mar 27 2023





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CATHLEENB

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/24/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.

PERSONAL & ADV INJURY \$ 1,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE \$ 2,000,000	lf th	SUBROGATION IS WAIVED, subject is certificate does not confer rights to	t to the	the cert	terms and conditions of ificate holder in lieu of su	the pol ich end	licy, certain p lorsement(s).	oolicies may	require an endorsemen	t. As	tatement on
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