

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 23-ZPA-01-001

HEARING DATE: February 9, 2023

PETITIONER: Spartan Boxing and Fitness

OWNER: Larry Hooker Real Estate

LOCATION: 760 Industrial Drive, Suite A

REQUEST: 1. Conditional use for a Fitness Facility (Sports Training)

MEMBERS PRESENT: Khoury, Kretschmer, Graziano, Jasper, O’Laughlin

MEMBERS ABSENT: Naatz, Williams, Stefani

STAFF MEMBERS PRESENT: Brian Simmons, Director of Community Development

Chairman Khoury called the meeting to order at 7:00 PM. Chairman Khoury reviewed meeting procedures for those present. Chairman Khoury presented minutes from a previous hearing for approval. The minutes were approved by voice vote.

Chairman Khoury called Village Case No. 23-ZPA-01-001.

Director Simmons stated the Petitioner, Spartan Boxing and Fitness, is proposing to operate a boxing training facility in the office/warehouse building located at 760 Industrial Drive, Unit A. Per the Village’s Unified Development Ordinance fitness facilities require conditional use approval within the M Limited Manufacturing District. The ZPA hearing was properly noticed in the January 25, 2023, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the subject property.

Director Simmons reviewed the location and detail of the request.

Mr. O’Laughlin inquired on parking requirements for the property. Director Simmons stated the property complied with code with the addition of the proposed business.

Angelo Dourus and Demetrious Dourus were present to answer questions from the Board. Mr. Dourus stated they currently operate other businesses within the area and recently have moved to the Village of Cary. The boxing facility has always been a dream of theirs to open and operate. They indicated they are cognizant of other businesses in the building and will work to be a good neighbor and limit any potential negative impacts which may occur from their use of the property.

Chairman Khoury asked if the Village or Petitioner had received any feedback from the public. Director Simmons stated no comments were received regarding the Petitioners application.

Chairman Khoury opened the floor to public comment. With no comment on the petition from those present, Chairman Khoury closed the public comment portion of the meeting.

Chairman Khoury entertained a motion.

Member O'Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of a conditional use for a fitness facility at 760 Industrial Drive, Unit A, subject to the following conditions:

- 1. The conditional use shall be granted to the Lake in the Hills Youth Athletic Association for the property located at 760 Industrial Drive, Unit A.**
- 2. All training activities conducted at the facility shall be performed indoors. No sports training activities shall be conducted outdoors on the subject property.**

Aye: Jasper, O'Laughlin, Graziano, Kretschmer, Khoury

Nay: None

Abstain: None

Absent: Naatz, Williams, Stefani

Motion Passed: 5-0

Director Simmons reviewed meeting dates and future cases to be presented to the Zoning Board of Appeals.

After hearing one additional case, Chairman Khoury entertained a motion to adjourn at 7:15 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,

Susan Greene

Susan Greene, Deputy Village Clerk