



AGENDA
LOVES PARK ZONING BOARD OF APPEALS
June 17, 2021

CITY COUNCIL CHAMBERS
100 HEART BOULEVARD
5:30 P.M.

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **May 20, 2021** meeting
3. Report from the Zoning Office - None
4. Unfinished business – None
5. New business –
 - A. **4624 ARLINGTON STREET** – A Variance from a required 57 foot front yard building setback to a requested 38 foot front yard building setback in the R1 (Single Family Residential) Zoning District.
 - B. **4624 ARLINGTON STREET** – A Variance in height from a permitted 15 foot high for an accessory structure to a requested 21 foot in height for an accessory structure, from peak to grade, in the R1 (Single Family Residential) Zoning District.
 - C. **5319 BENNETT STREET** – A Variance to widen a portion of an existing gravel driveway in front of and alongside of the garage in the R1 (Single Family Residential) Zoning District.
 - D. **6803 FOREST HILLS ROAD** – A Special Use Permit for a car wash in the CR (Commercial Retail) Zoning District.
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, MAY 20, 2021
5:30 P.M.
COUNCIL CHAMBERS

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:35 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, LYNDI TOO HILL,
BEN DANIELSON, MIKE OWENS, SHAWN NOVAK, CATHY
NELSON

OTHERS PRESENT: ANDREW QUINTANILLA – ZONING OFFICER
ATTORNEY PHIL NICOLOSI

ABSENT: SHEILA MILLS, SECRETARY

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting April 15, 2021. Second by Mrs. Nelson. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- A. **8400 E. RIVERSIDE BOULEVARD (12-01-176-018, 12-01-176-019, 12-01-176-022)** –
Zoning Map Amendment from the IL and E. Riverside/I90 Overlay Zoning District to the CR
and E. Riverside/I90 Overlay Zoning District. Appropriate notice has been given.

Bruce Burrell, Vice-President, Skyland Corp., 4805 Interstate Blvd., Loves Park, IL was
sworn in as Petitioner and stated that they are seeking a Zoning Map Amendment for the
three parcels and feel the amendment will be beneficial to the area.

No objectors present.

Mr. Owens moved to approve a Zoning Map Amendment from the IL and E. Riverside/I90
Overlay Zoning District to the CR and E. Riverside/I90 Overlay Zoning District for the
property known as 8400 E. Riverside Blvd. (12-01-176-08, 12-01-176-019, and 12-01-176-
022). Second by Mrs. Nelson. The findings of the facts have been met and discussed in
accordance with the zoning recommendations provided.

MOTION APPROVED 6-0

B. **TEXT AMENDMENT** – Section 102-337, (d), Review Required.

Mr. Quintanilla commented that the reason for the text amendment is to allow for review of variance requests in the Overlay Districts.

No objectors present.

Mrs. Nelson moved to approve a Text Amendment – Section 102-337, (d), Review Required. Second by Mrs. Novak.

MOTION APPROVED 6-0

6. PUBLIC PARTICIPATION AND COMMENT

7. General Discussion

None

Mr. Owens moved that the meeting be adjourned. Second by Mrs. Novak. Motion carried by voice vote. The meeting adjourned at 5:50 p.m.

Sheila Mills, Secretary



Property Code: 11-12-481-012

Petitioner: Robert Schlensker and Michelle Schlensker
4624 Arlington Street
Loves Park, Illinois 61111



ZONING BOARD OF APPEALS

Community Development Department

Date: June 4, 2021

SUBJECT:	A Variance from a required 57 foot front yard building setback to a requested 38 foot front yard building setback in the R1(Single Family Residential) Zoning District. A Variance in height from a permitted 15 foot high for an accessory structure to a requested 21 foot in height for an accessory structure, from peak to grade, in the R1 (Single Family Residential) Zoning District.
LOCATION:	4624 Arlington Street Parcel (11-12-481-012)
ZONING DISTRICT:	North R1 (Single Family Residential) South R1 (Single Family Residential) East R1 (Single Family Residential) West R1 (Single Family Residential)
RELEVANT PROPERTY INFORMATION:	<p>Required: An average building setback of 57 feet.</p> <p>Requested: An average building setback of 38 feet.</p> <p>Required: Accessory structure maximum height 15 feet from peak to grade.</p> <p>Requested: Accessory structure height increased to 21 feet from peak to grade.</p> <p>Strict interpretation would result in practical difficulty inconsistent with how the area has been developed. Many homes have structures that exist within the average setbacks on this street. All of the lots on this street are river front properties, and almost all of them are different, or irregular, as lots go in this area of the City. The requested height increase for the structure will mimic the roof line of the residence, which should create a continuity between both structures, unlike many structures in the same district. Enforcement of the regulation would prevent the owner of being able to utilize his property, by making improvements, in the same zoning district. Granting of either variance shall not be deemed special privilege. The property owner will be building a structure that matches the home, in building materials and in height, therefore, preserving the integrity of how the area has developed. The proposed additions will positively impact the area and increase property values in the zoning district. None of the improvements intended, will likely be a detriment to the health and welfare of the surrounding residents or properties.</p>

Recommendation: **Approval** - A Variance from a required 57 foot front yard building setback to a requested 38 foot front yard building setback in the R1(Single Family Residential) Zoning District.

Recommendation: **Approval** - A Variance in height from a permitted 15 foot high for an accessory structure to a requested 21 foot in height for an accessory structure, from peak to grade, in the R1 (Single Family Residential) Zoning District.

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIONS**

VOTE:

APPROVAL:

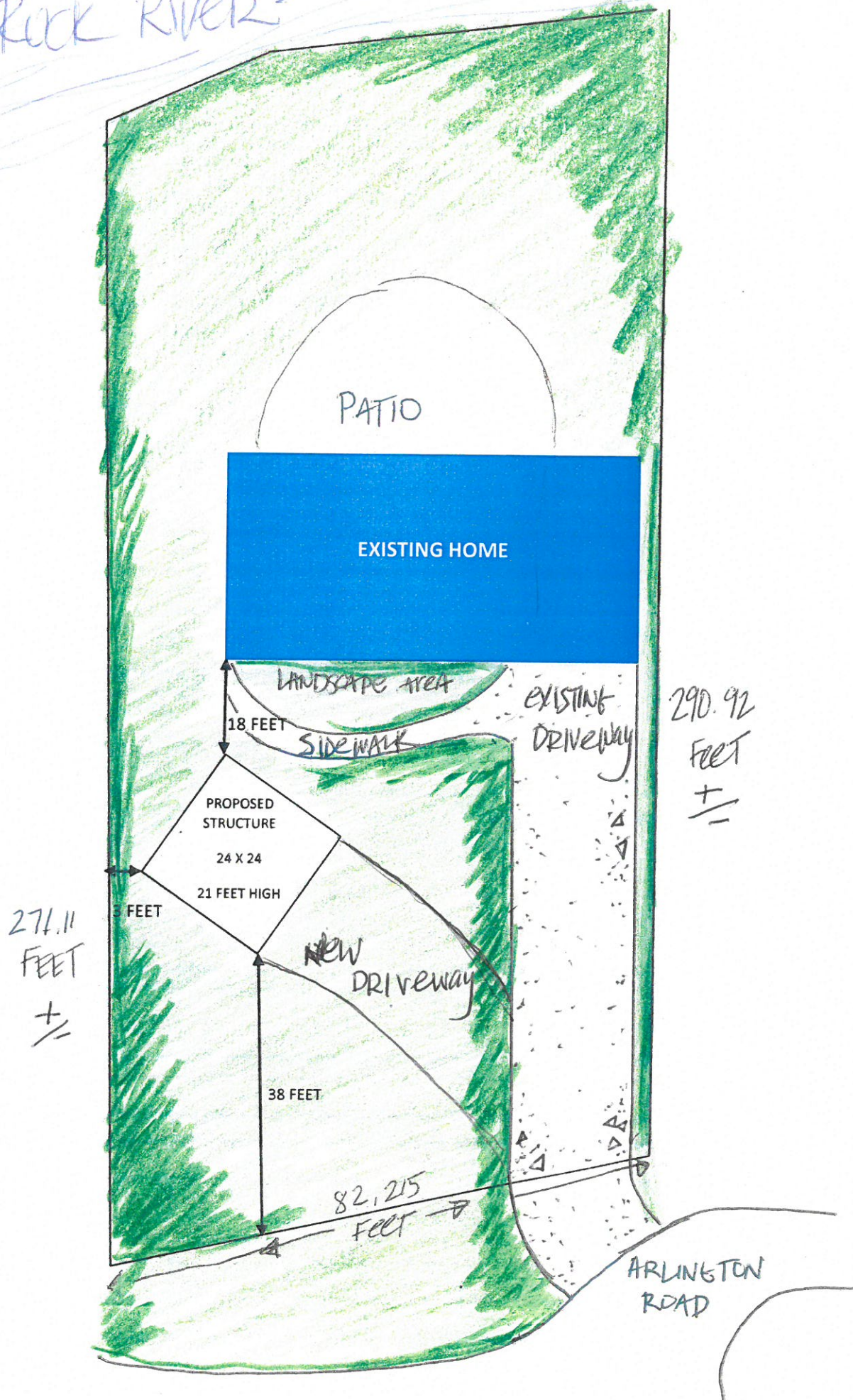
DENIAL:

TABLED:

CONDITIONS:

**AUDIENCE
COMMENTS:**

Rock River



NOT TO
SCALE





High Peak
like Houses
Pitch



← Solid window

WHITFORD - TO WATCH HOUSE SHINGLES

Less Rock
on Back or
Towards back
half of garage
East wall

More Rock
→ towards Front on
garage Both sides
Maybe not possible w/ window.



MAIN
DARK -
SOLID -
NO WINDOW



← STONE ON
CORNERS

& A WOOD SHAKE
SIDING SAME
COLOR AS HOUSE
OR CEDAR

SHOWS THE HIGHER PEAK WE WOULD USE ON ROOF,
IT MATCHES THE HOUSE PITCH.

NO DORMERS OR FULL WINDOWS THAT OPEN
JUST ONE WINDOW HIGHER IN PEAK ON EACH SIDE
ONE MAIN DOOR FACING HOUSE

Recommended Findings of Fact of City Staff based on the information provided by the applicant

Findings as Required by Loves Park Ordinance - Each enumerated finding must be considered before a petition for a variation may be approved.

Mark **"Yes,"** if the findings have been considered and found to be relevant and true. Mark **"No,"** if the findings have been considered and found to be not true. If you mark **"No,"** please explain why in the space provided below each finding. Mark **"N/A,"** if the findings are not applicable to the situation.

Location: 4624 Arlington Street

 ZBA

- 1 - ☐ Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter.

Reason:

- 2 - ☐ There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zoning district.

Reason:

- 3 - ☐ Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

Reason:

- 4 - ☐ The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on the other properties classified in the same zoning district.

Reason:

- 5 - ☐ The granting of the variation will not be detrimental to the public health, safety, welfare or material injurious to properties or improvements in the vicinity.

Reason:

- 6 . _____ The concurring vote of four members of the board shall be necessary to recommend the authorization of any variance in this chapter.
-
-

These findings are based on staff interpretation of the required findings necessary for approval of a variation. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a variation.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: 4624 Arlington Street
Variance from 57 foot bsl to requested 38 foot bsl

Chairman
Mike Owens

Signature

Date

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These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: **4624 Arlington Street**
Variance from 15 foot high accessory structure to 21 foot high

Chairman
Mike Owens

Signature

Date



ZONING BOARD OF APPEALS

Community Development Department

Date: June 4, 2021

SUBJECT: A Variance to widen a portion of an existing gravel driveway in front of and alongside of the garage in the R1 (Single Family Residential) Zoning District.

LOCATION: 5319 Bennett Street
Parcel: 12-12-226-040

ZONING DISTRICT:

North	R1 (Single Family Residential)
South	R1 (Single Family Residential)
East	R1 (Single Family Residential)
West	R1 (Single Family Residential)

**RELEVANT
PROPERTY
INFORMATION:**

Required: A driveway that is a hard-surfaced, dust free area used for direct access from a thoroughfare to an off-street parking space or private garage.

Requested: Widen a portion of an existing gravel driveway in front of and alongside of the existing garage, as presented on the site plan.

Strict interpretation and enforcement of the regulation would result in practical difficulty for the property owner. The property owner has a gravel driveway that has existed for up to 20 years. The owner wishes to seek a variance for a large portion of the driveway so that he may make it impervious, which the code requires. The remaining portion of the gravel driveway shall remain as gravel, and maintained as such. The owner cannot increase the footprint of the remaining gravel portion. The area has several residences that continue to have gravel drive areas, legal non-conforming, properties. The owner does have conditions applicable to his property that do not exist with the majority of the properties in the neighborhood. Many properties have expanded driveways to accommodate additional off-street parking. The variation will not appear special privilege, given that the owner is bringing the surface area into compliance with the variation request. The exterior improvements will not adversely impact other properties or general welfare of residents and landowners.

Recommendation **Approval** - A Variance to widen a portion of an existing gravel driveway in front of and alongside of the garage in the R1 (Single Family Residential) Zoning District.

ATTACHMENTS: See attachments

**ZONING BOARD
RECOMMENDATIO
NS**

VOTE:

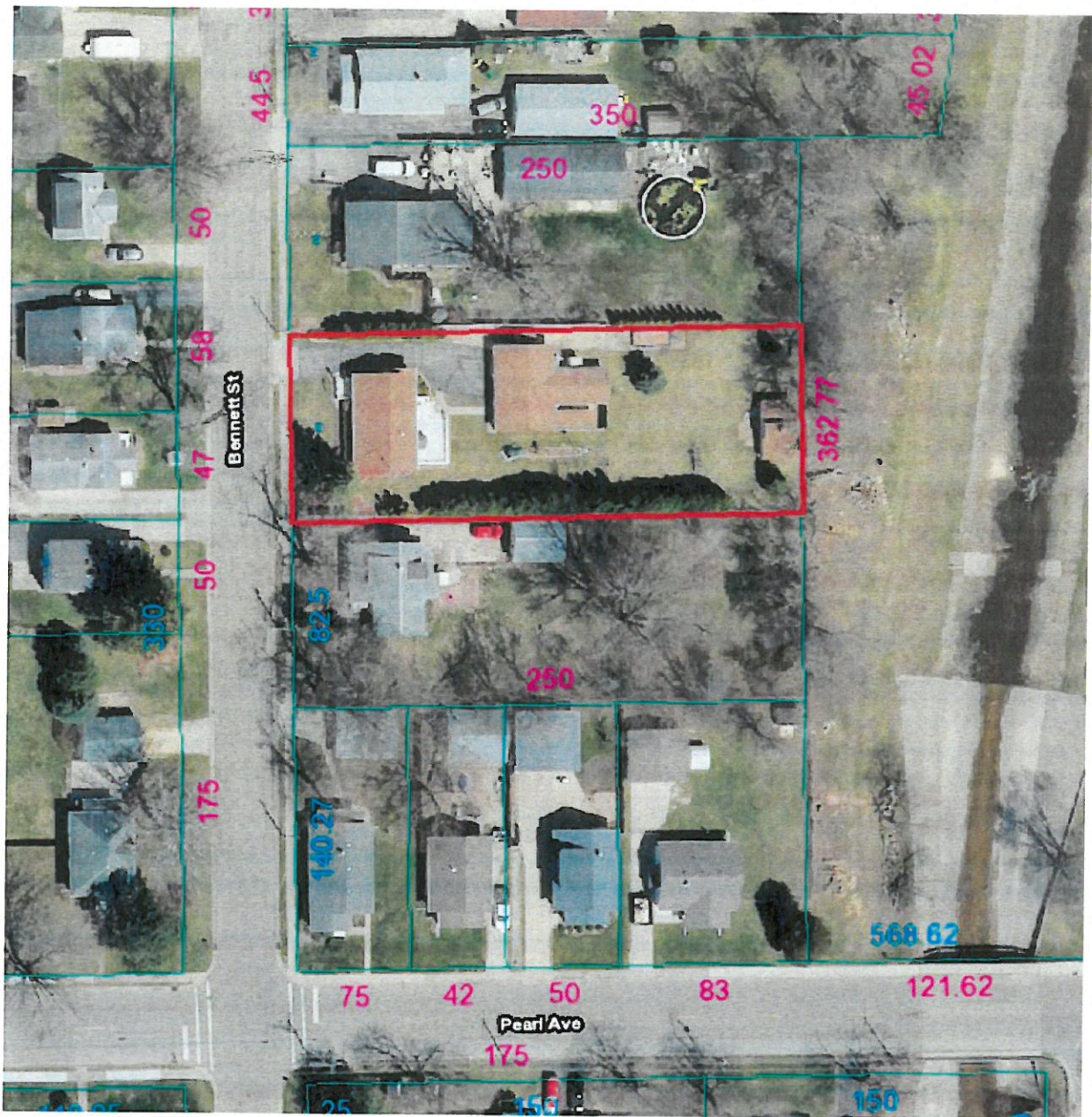
APPROVAL:

DENIAL:

TABLED:

CONDITIONS:

**AUDIENCE
COMMENTS:**

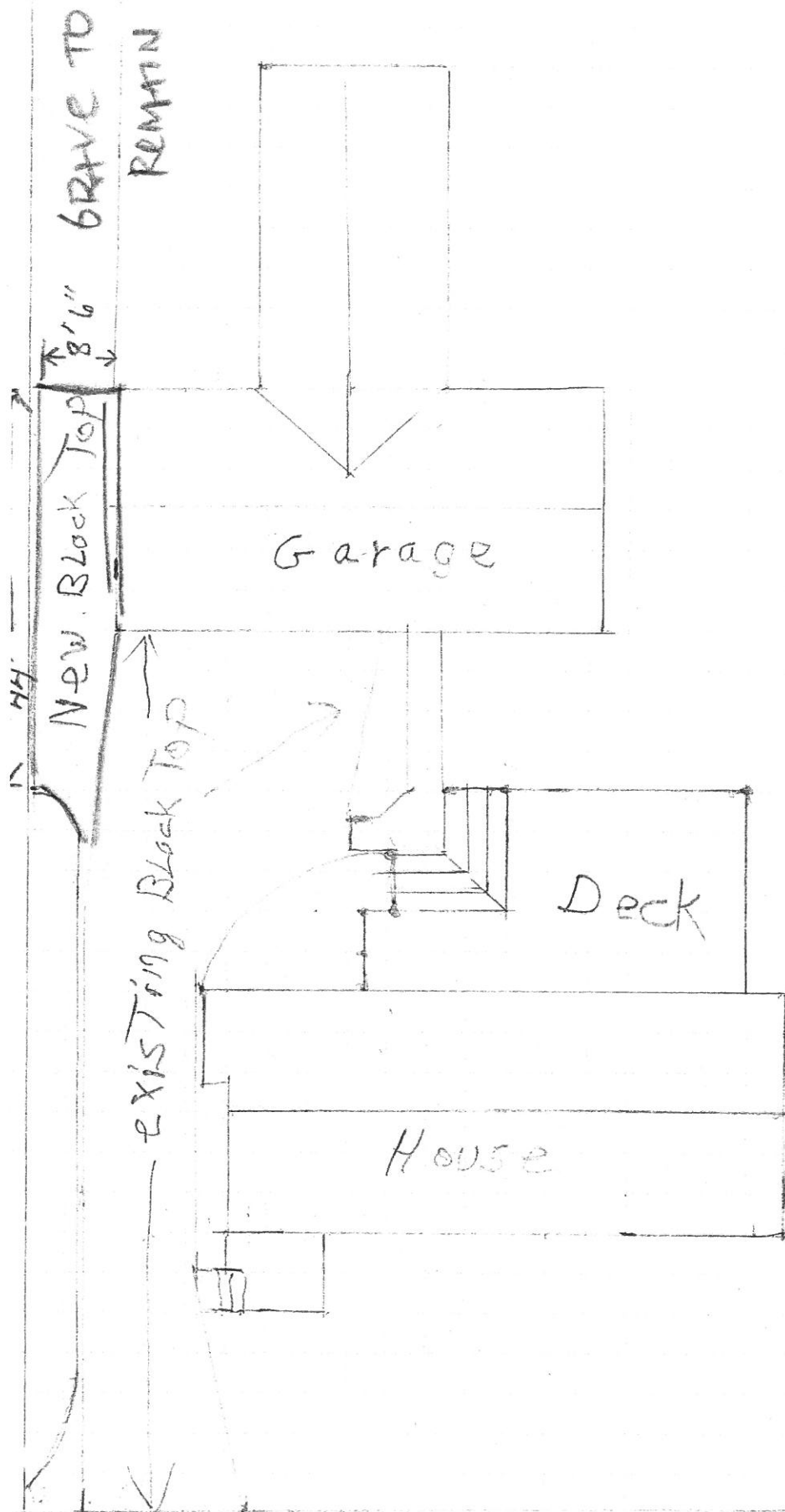


Property: 5319 Bennett Street

Property Code: 11-12-226-040

Applicant: George Harp
5319 Bennett Street
Loves Park, Illinois 61111

Petitioner: George Harp
5319 Bennett Street
Loves Park, Illinois 61111







Recommended Findings of Fact of City Staff based on the information provided by the applicant

Findings as Required by Loves Park Ordinance - Each enumerated finding must be considered before a petition for a variation may be approved.

Mark "Yes," if the findings have been considered and found to be relevant and true. Mark "No," if the findings have been considered and found to be not true. If you mark "No," please explain why in the space provided below each finding. Mark "N/A," if the findings are not applicable to the situation.

Location: 5319 Bennett Street

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-
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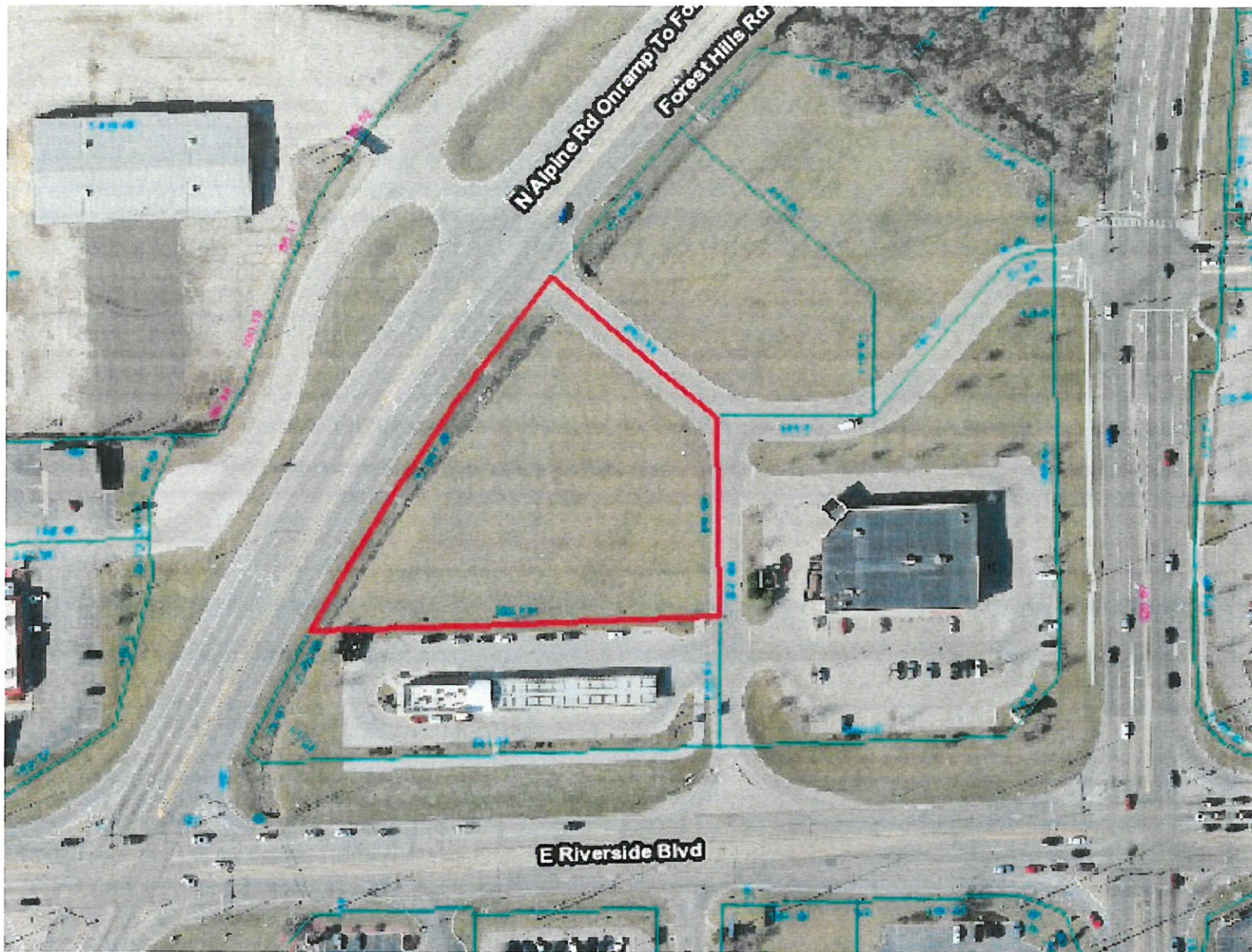
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These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of Appeals agenda item: 5319 Bennett Street
Variance to widen the driveway

Chairman
Mike Owens

Signature

Date



Property Address:	6803 Forest Hills Road
Parcel Number:	12-05-177-011
Owner	Highland Park CVS, LLC CVS Caremark Corp #8530 One CVS Drive Woonsocket, RI 02985
Applicant:	PWS Holdings 19, LLC 4609 33 rd Avenue, #400 Fargo, ND 58104



ZONING BOARD OF APPEALS

Community Development Department

Date: June 10, 2021

SUBJECT: A Special Use Permit for a car wash in the CR (Commercial Retail) Zoning District.

LOCATION: 6803 Forest Hills Road

PARCEL (S) 12-05-177-011

ZONING DISTRICT:

North	CR (Commercial Retail)
South	CR (Commercial Retail)
East	CR (Commercial Retail)
West	CG (Commercial General)

**PROPERTY
INFORMATION AND
RELEVANT FACTS:**

Landscape
Required:

The applicant is required to provide a mounded landscape buffer across all frontages. The buffer is required to be 8 feet in depth, observing ingress/egress. The landscaping is required to be composed of a combination of trees (including evergreens), shrubs, ground cover, and some combination of live plants that should be salt tolerant.

Provided:

The landscape provides a variety of mixes plants and trees. The landscape plan does not provide much on the eastern side of the development. The trees provided for the overall development are smaller decorative trees that will enhance the aesthetics of the property, but at maturity, they will not compliment the varied tree heights that exist at for the neighboring CVS.

Signage
Required:

A sign shall be required to meet the established standards and requirements set forth in Article VI, Section 102-284.

Provided:

The applicant is proposing a 20 foot tall pylon sign.

Parking
Required:

There are 7 required parking spaces for this development.

Provided:

There are 6 parking stalls provided. An additional 12 parking stalls with vacuums will be provided.

Dumpster
Required:

A dumpster enclosure is required for trash removal for the development.

Provided:

A dumpster enclosure is identified on the site plan and will be provided.

The establishment of the special use will not be detrimental to the safety and general welfare of the public. The use will support higher than normal traffic given the nature of the use, but is situated in an area that can support the higher traffic volumes. The use will not diminish or impair property values. The establishment of a new business is an enhancement to the area and an improvement to the zoning district. The proposed use is a service use, which should compliment the retail uses on the adjacent properties. Mixed commercial uses are encouraged in the Commercial Retail Zoning District. Adequate access roads, drainage, and ingress/egress will be provided. The property is part of a larger cluster of properties that utilize several access points that minimizes congestion to the area.

RECOMMENDATION: **Approval** - A Special Use Permit for a car wash in the CR (Commercial Retail) Zoning District.

Conditions:

1. The Special Use Permit shall be renewed 1 year from approval.
2. The landscape plan shall include a variety of mixed trees that range from 8 feet to 25 feet at maturity, and be dispersed around the perimeter of the property. Additionally, a landscape bed shall be provided around the parking area on the eastern part of the development. It shall mirror the landscaping being provided on the Forest Hills Road frontage. The mixed tree variety and additional landscape bed shall be approved and coordinated with Staff.
3. The dumpster area shall be obscured with landscaping.
4. The sign for the establishment shall meet the requirements established in Article VI, Section 102-284.
5. The parking provided for this establishment shall be sufficient.

APPROVAL / DENIAL / TABLED

ATTACHMENTS:











See attachments

**ZONING BOARD
RECOMMENDATIONS:**

Vote: _____

CONDITIONS:

**AUDIENCE
COMMENTS:**

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	ACE BAN	Acacia saligna "Sagebrush" Crested Red Bud	1.5" Cal	Container	4
	BET BAN	Banksia integrifolia "Venus TM" Pineapple Dream Paper Birch	1.5" Cal	Container	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	ESKO REL	Euonymus alatus "Witch TM" Forsythia	2 gal.	Container	4
	FOT GUN	Forsythia Yellow Gold garden	2 gal.	Container	13
	HYD WED	Hydrangea Hydrangea "Petal of Pearl" Petal of Pearl	2 gal.	Container	16
	PK GUN	Philadelphus Dwarfed Golden Blue Star	2 gal.	Container	9
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	DE GUN	Delphinium Delphinium "Blue Wonder"	1 gal	Container	16
	WIL GUN	Witch Witch "Witch"	2 gal.	Container	25
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	ROCK	River Rock	-	-	2,799 sf
	SOO	Top Soil	-	-	60,412 sf

LANDSCAPING NOTES

1. TREE PITS 18" DIAMETER SPACES

2. 30% MINIMUM ROCK GROUND COVER

3. 43.25 SF TOTAL LANDSCAPE AREA

4. 1.44 SF OF ROCK GROUND COVER MINIMUM

5. 2.799 SF OF ROCK GROUND COVER PROVIDED

KEY NOTES

1. ALL ROCK PLANTING SHALL BE INSTALLED WITHIN 10' OF THE EXISTING CURB OR SIDEWALK.

2. ALL ROCK PLANTING SHALL BE INSTALLED WITHIN 10' OF THE EXISTING CURB OR SIDEWALK.

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9. ALL ROCK PLANTING SHALL BE INSTALLED WITHIN 10' OF THE EXISTING CURB OR SIDEWALK.

10. ALL ROCK PLANTING SHALL BE INSTALLED WITHIN 10' OF THE EXISTING CURB OR SIDEWALK.

LEGEND

1. 10' FROM EXISTING CURB OR SIDEWALK

2. 10' FROM EXISTING CURB OR SIDEWALK

3. 10' FROM EXISTING CURB OR SIDEWALK

4. 10' FROM EXISTING CURB OR SIDEWALK

5. 10' FROM EXISTING CURB OR SIDEWALK

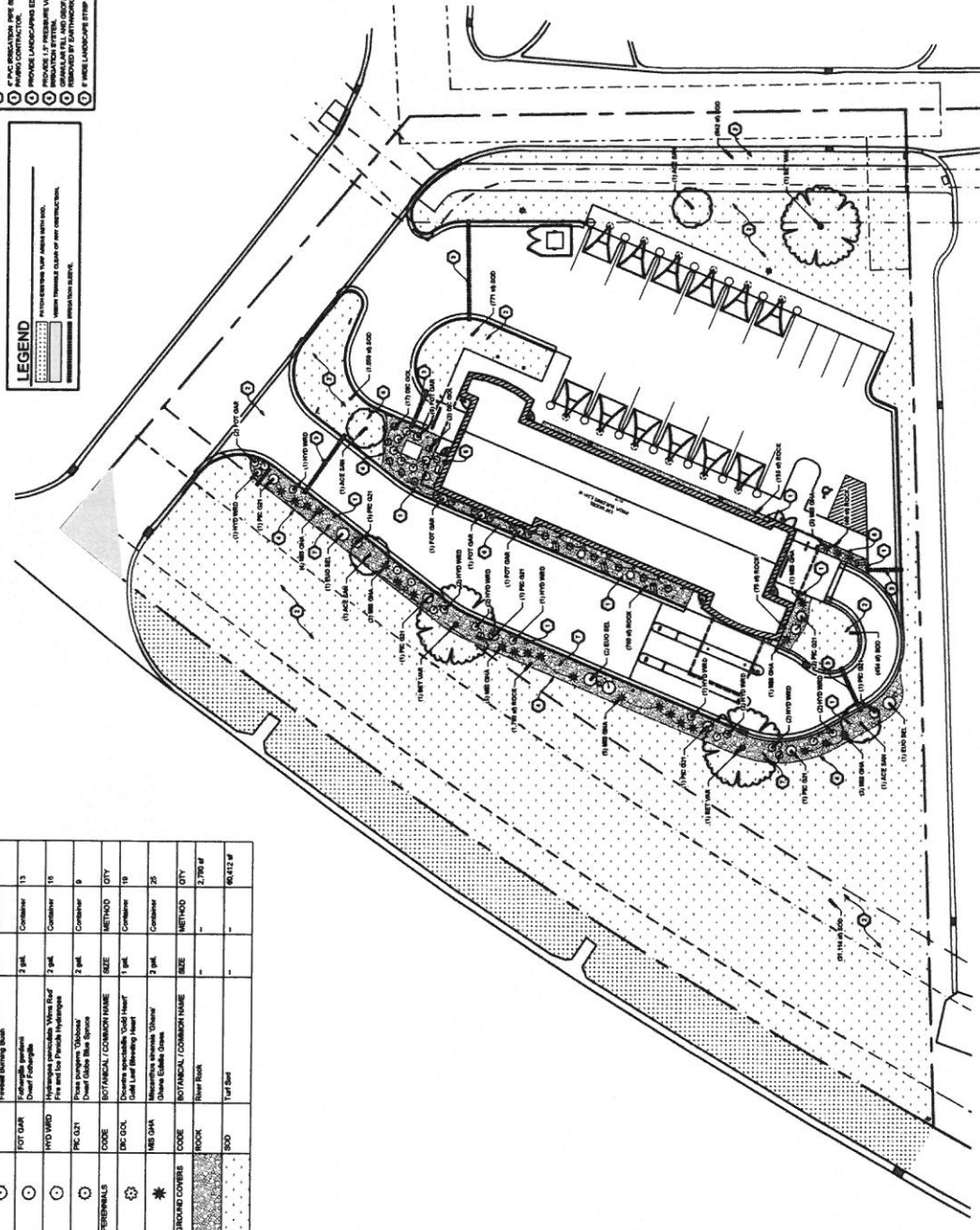
6. 10' FROM EXISTING CURB OR SIDEWALK

7. 10' FROM EXISTING CURB OR SIDEWALK

8. 10' FROM EXISTING CURB OR SIDEWALK

9. 10' FROM EXISTING CURB OR SIDEWALK

10. 10' FROM EXISTING CURB OR SIDEWALK



(N) LANDSCAPE PLAN

SCALE 1"=20'



Sheet
L1.1











PROJECT NO. 12-001
DATE 12/1/11
DRAWN BY J. L. L. L.
CHECKED BY J. L. L. L.
APPROVED BY J. L. L. L.

CHRISTIANSON
CORPORATION
1000 10TH AVE. S.E.
SUITE 400
PASADENA, TX 77501
TEL: (713) 251-0000
FAX: (713) 251-0001

CONSTRUCTION SET

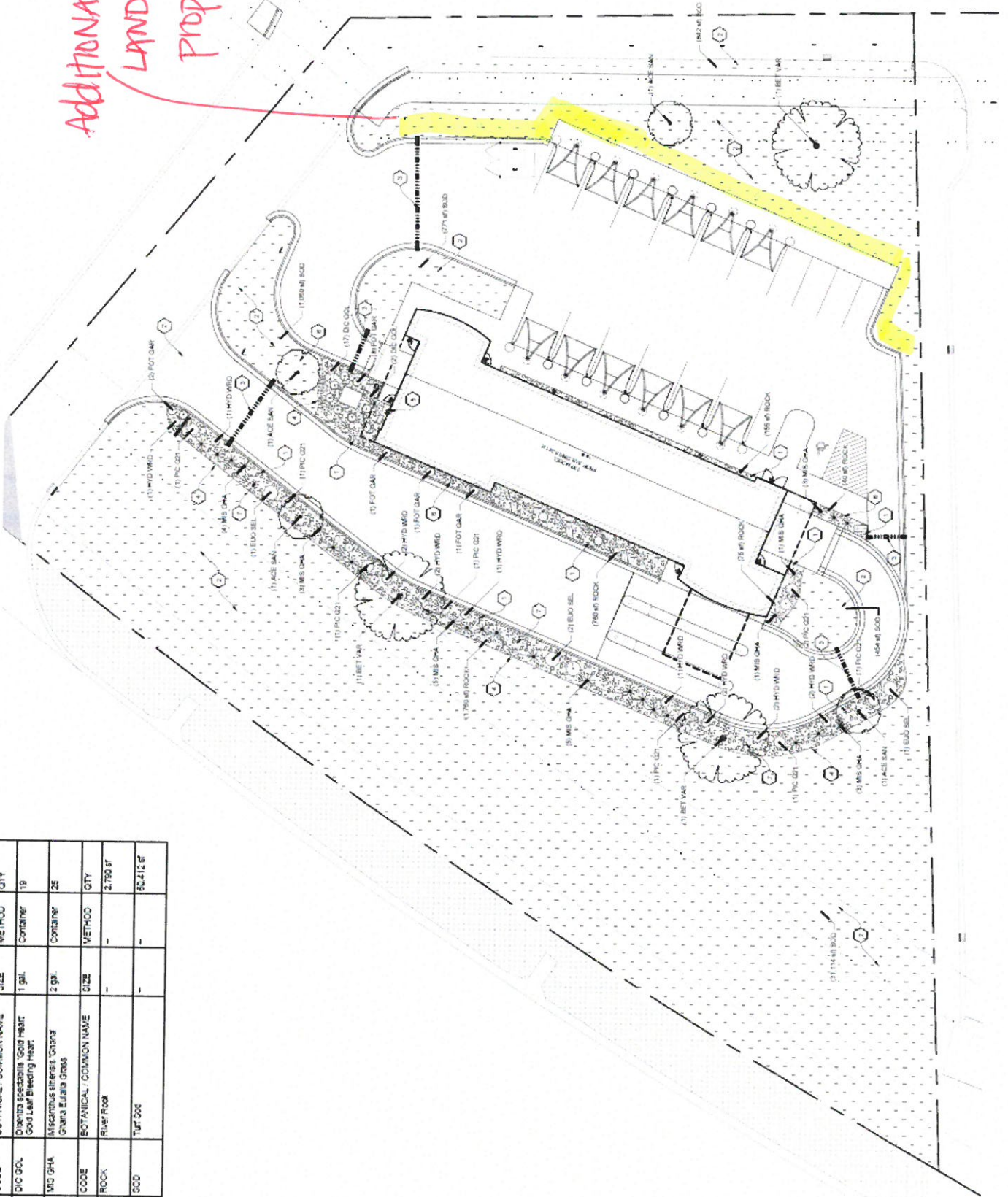
TOMMY WASH
6803 FOREST HILLS RD.
LOVES PARK, TX 75111

PLANT_SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	ACE SAN	Acer palmatum 'Sango-kaku' Coral Bark Japanese Maple	1.5" Cal.	Container	4
	BET VAR	Betula papyrifera 'Varen' TM Prairie Dream Paper Birch	1.5" Cal.	Container	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	EUO SEL	Euonymus alatus 'Select' TM Fireball Burning Bush	2 gal.	Container	4
	FOT GAR	Fothergilla gardenii Dwarf Fothergilla	2 gal.	Container	13
	HYD WRD	Hydrangea paniculata 'Wims Red' Fire and Ice Panicle Hydrangea	2 gal.	Container	16
	PIC G21	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	2 gal.	Container	9
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	DIC GOL	Dicentra spectabilis 'Gold Heart' Gold Leaf Bleeding Heart	1 gal.	Container	19
	MIS GH	Miscanthus sinensis 'Ghana' Ghana Eulalia Grass	2 gal.	Container	25
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	ROCK	River Rock	--	--	2,790 sf
	SOD	Turf Sod	--	--	60,412 sf

Additional
LANDSCAPE AREA
PROPOSED BY
STAFF

PERMANIALS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	DIC GOL	Quercus speciosa 'Gold Heart' Gold Leaf Bleeding Heart	1 gal.	Container	19
	MID GHA	Micranthus sparganii 'Chard' Giant Elephant Grass	2 gal.	Container	22
GROUND COVER	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	QTY
	ROCK	River Rock	-	-	2,750 sf
	GOD	Turf Sod	-	-	52,412 sf



Tommy's Express

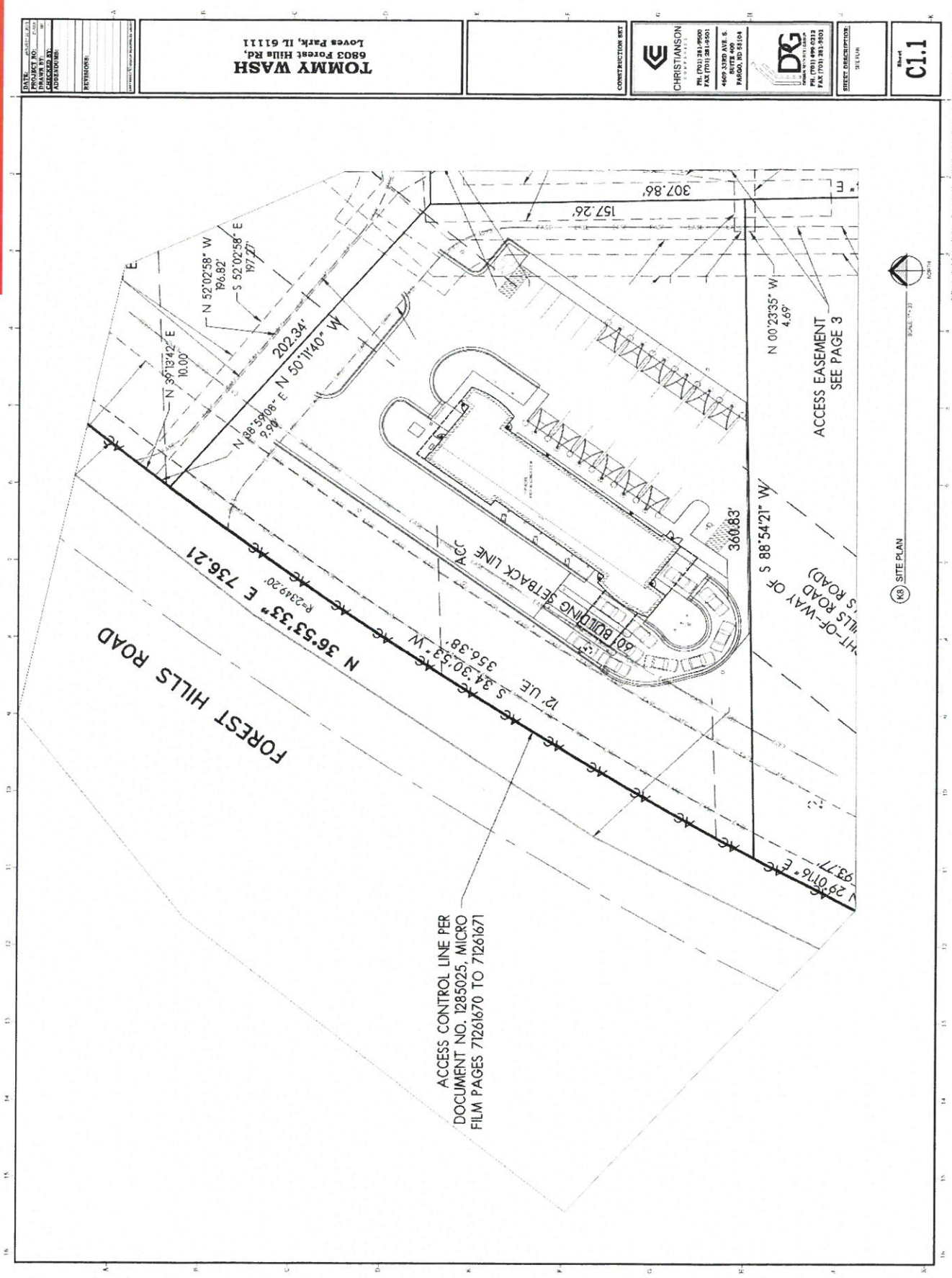
BENEFITS

Environmentally Friendly

- Every location employs an advanced water reclaim system which not only uses up to 60% less fresh water than washing at home, it also keeps 100% of used water out of the storm system.
- Every Tommy's Express uses an average of 22 gallons of fresh water per car, where a typical home wash uses 100 gallons in 10min.
- We use advanced lighting controls and all LED lights to ensure every location can monitor and manage their everyday power usage.
- Our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours.

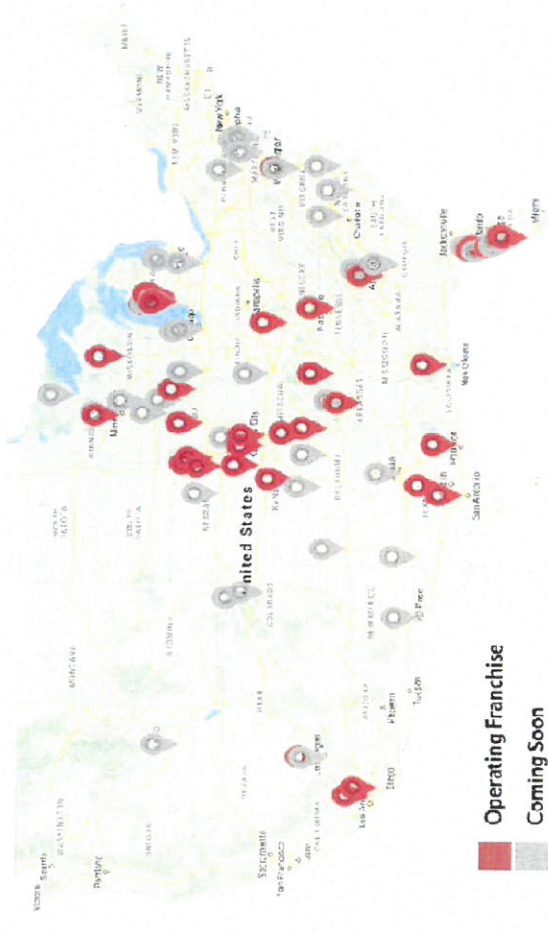


Site Plan

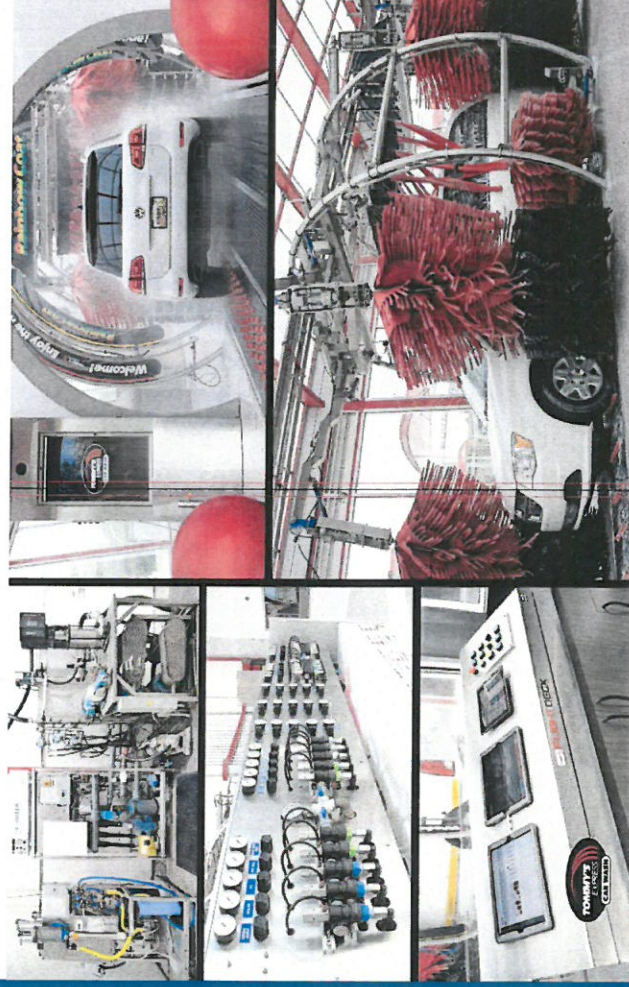


What Sets Us Apart

MAP OF LOCATIONS



- State-Of-The-Art Technology
- Conveyor belt system
- License plate reader
- TommyClub Membership and mobile App
- Environmentally friendly
- Best quality wash on the market
- Investing in the community
- High quality jobs
- Fast and efficient



[illegible]

TOMMY WASH
6803 Forest Hills Rd,
Loves Park, IL 61111

CONSTRUCTION SET



CHRISTIANSON
COMPANIES

PH. (701) 281-9800
FAX (701) 281-9501

4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

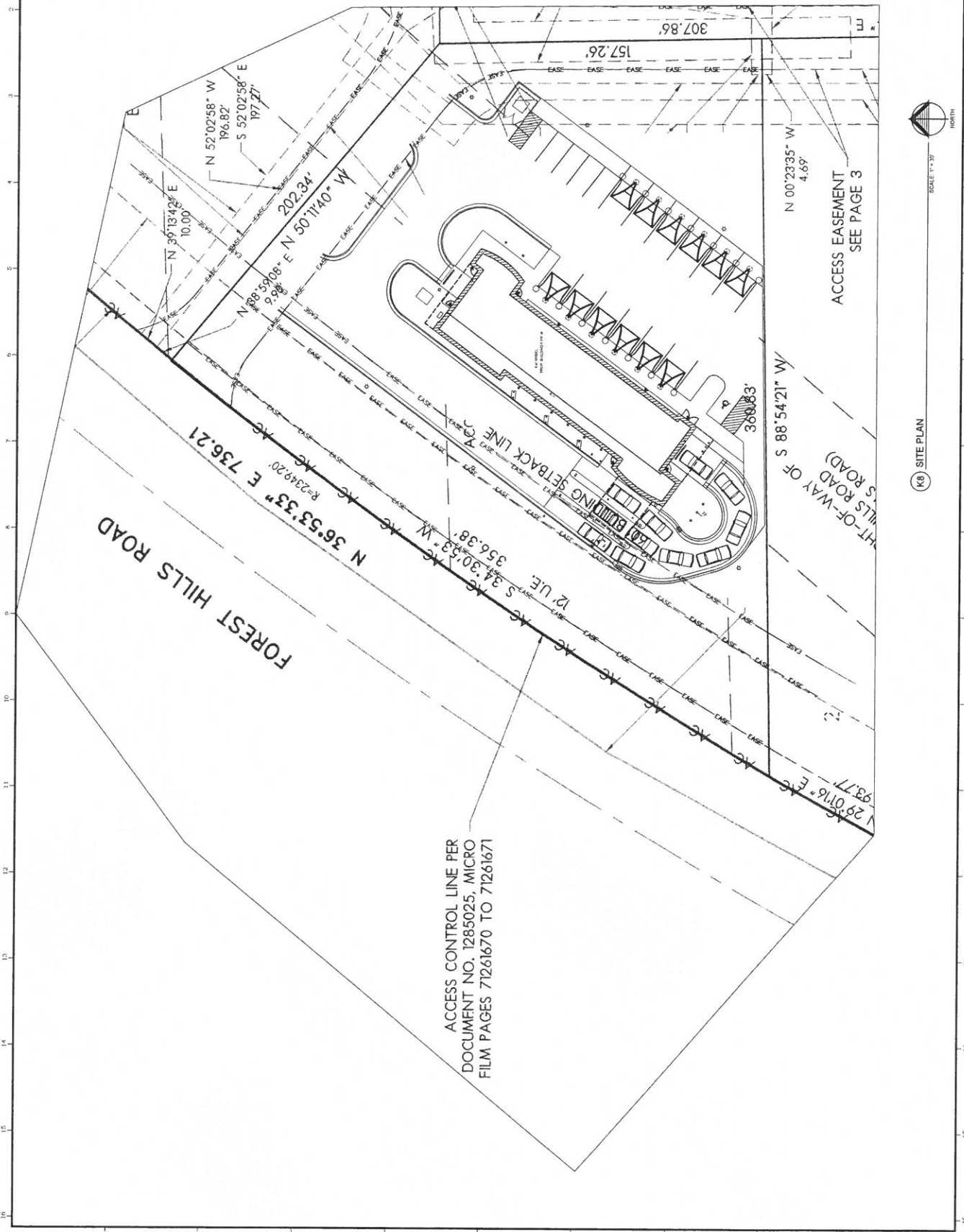


DRG
DESIGN PRODUCTS GROUP
PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:

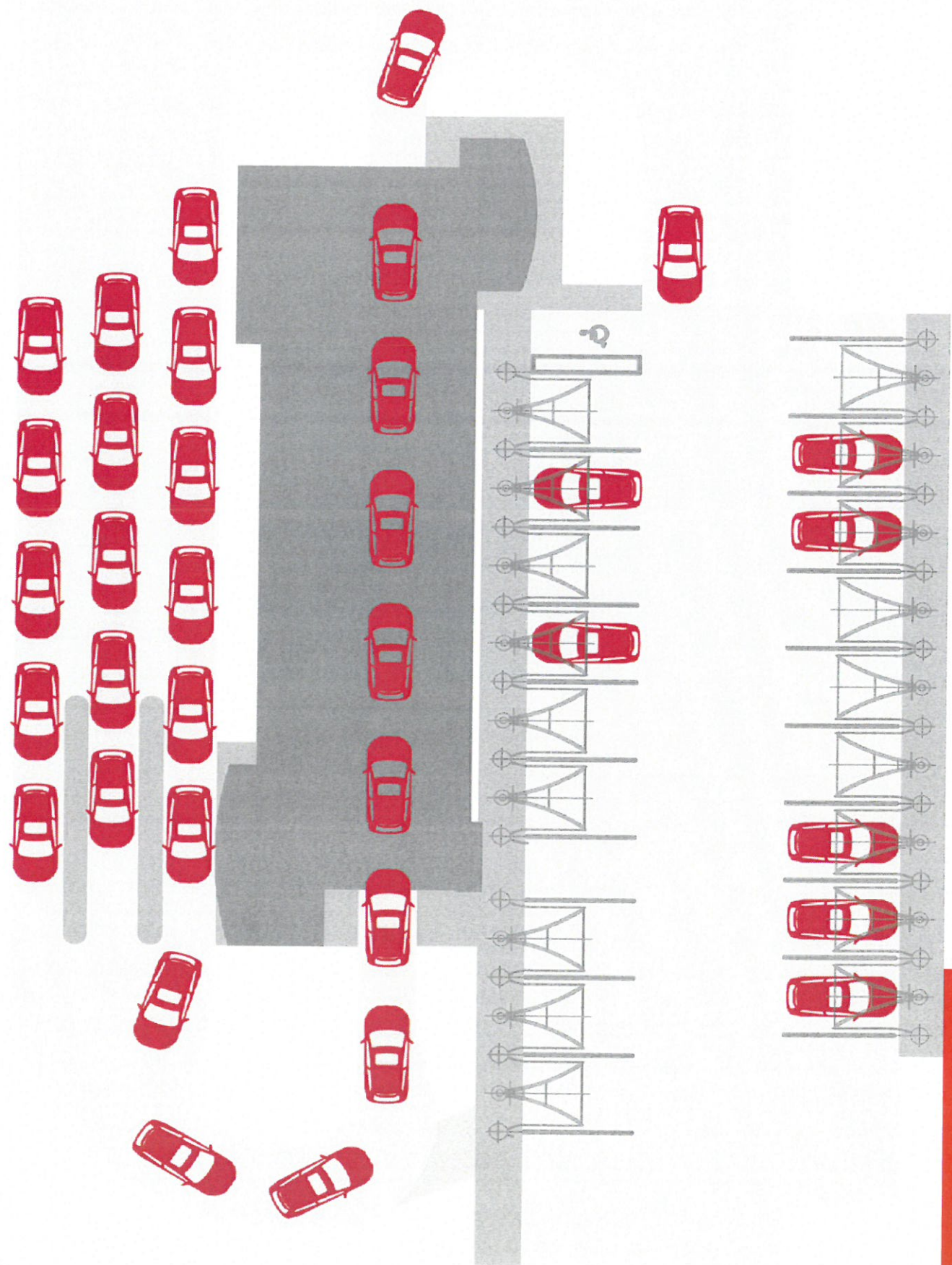
SITE PLAN

Sheet
C1.1





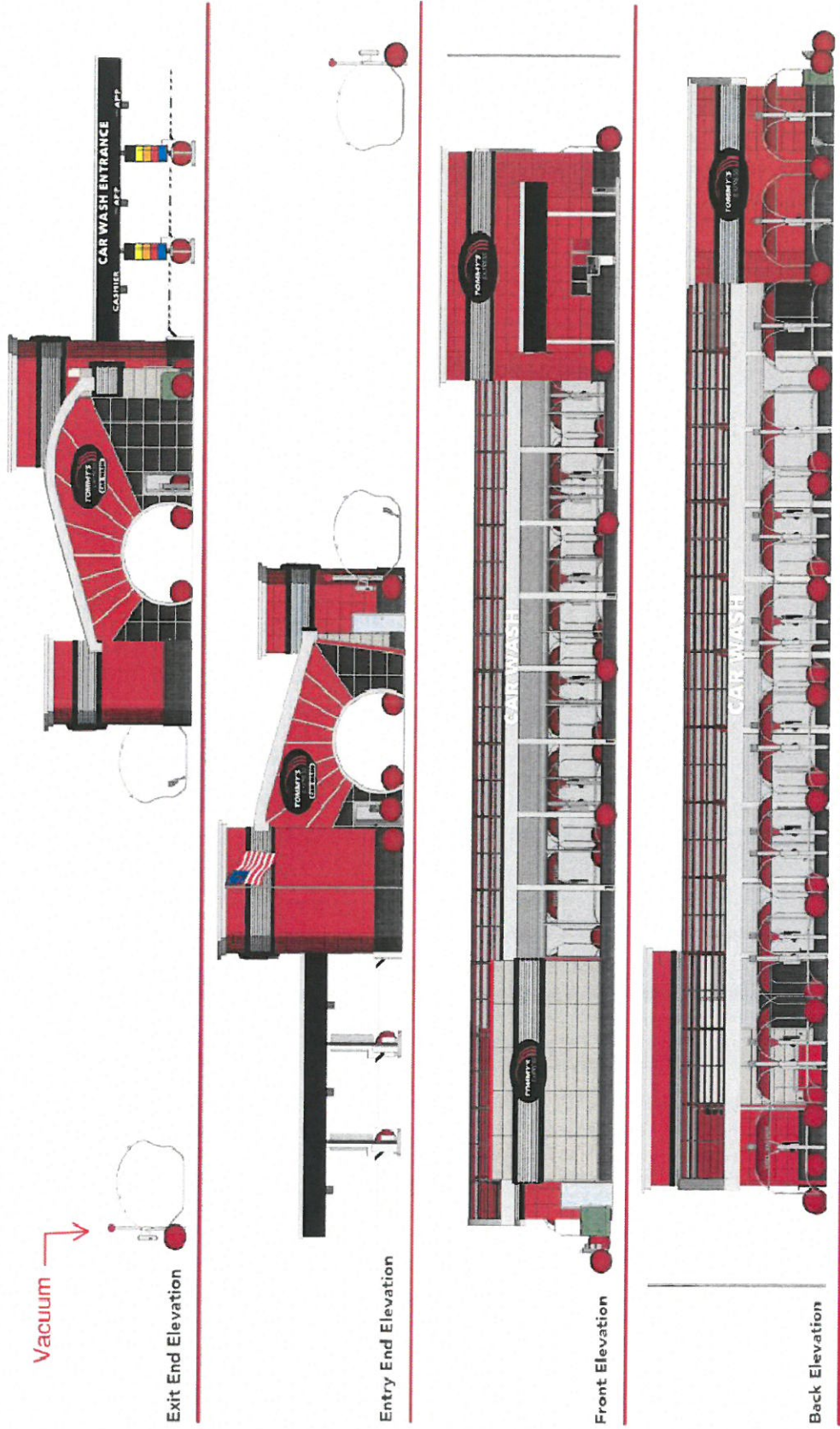
Premier Wash Systems
4609 33rd Ave. S. Suite 400
Fargo, ND 58104



Customer
Location
Date
Revision

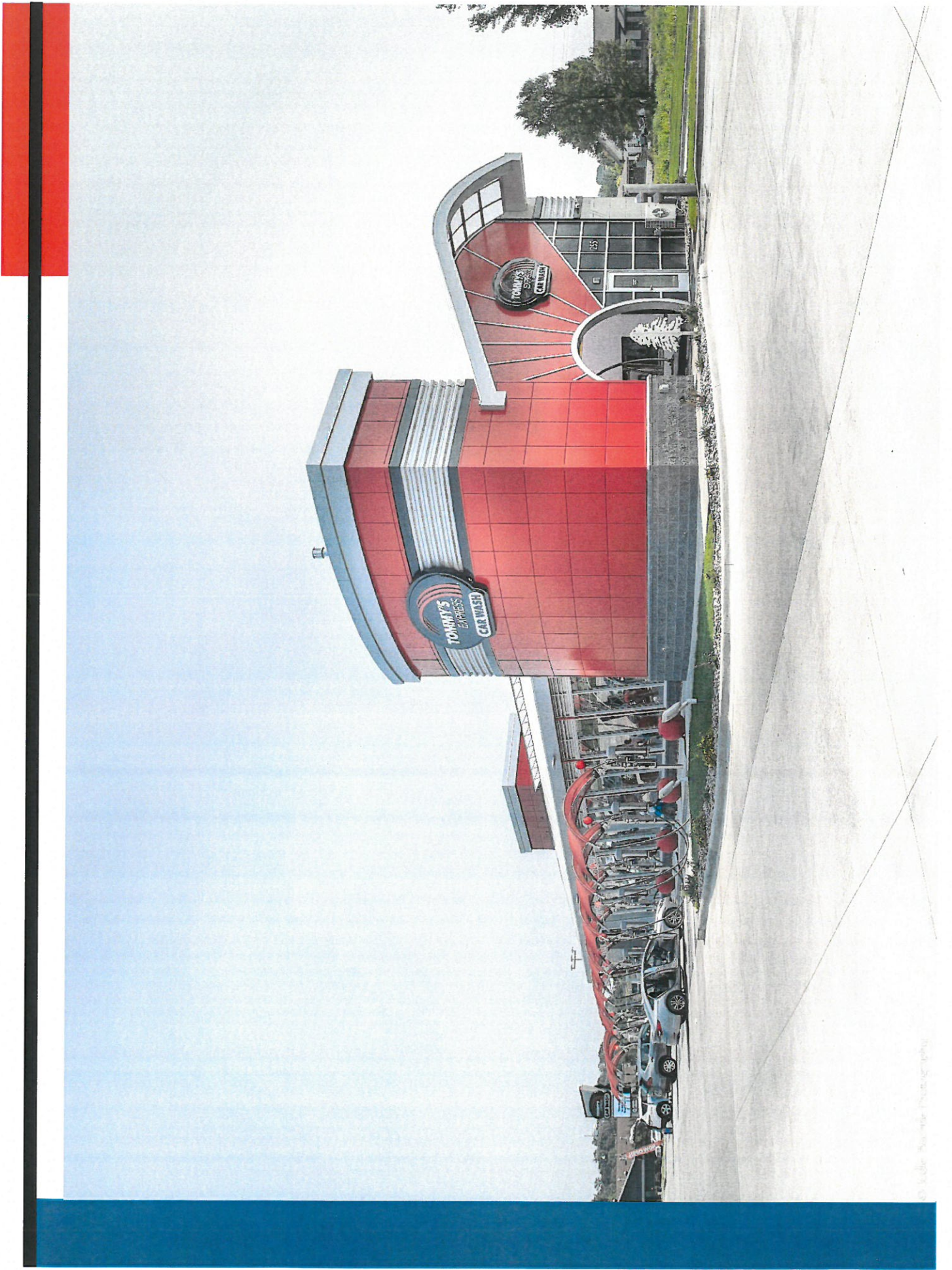
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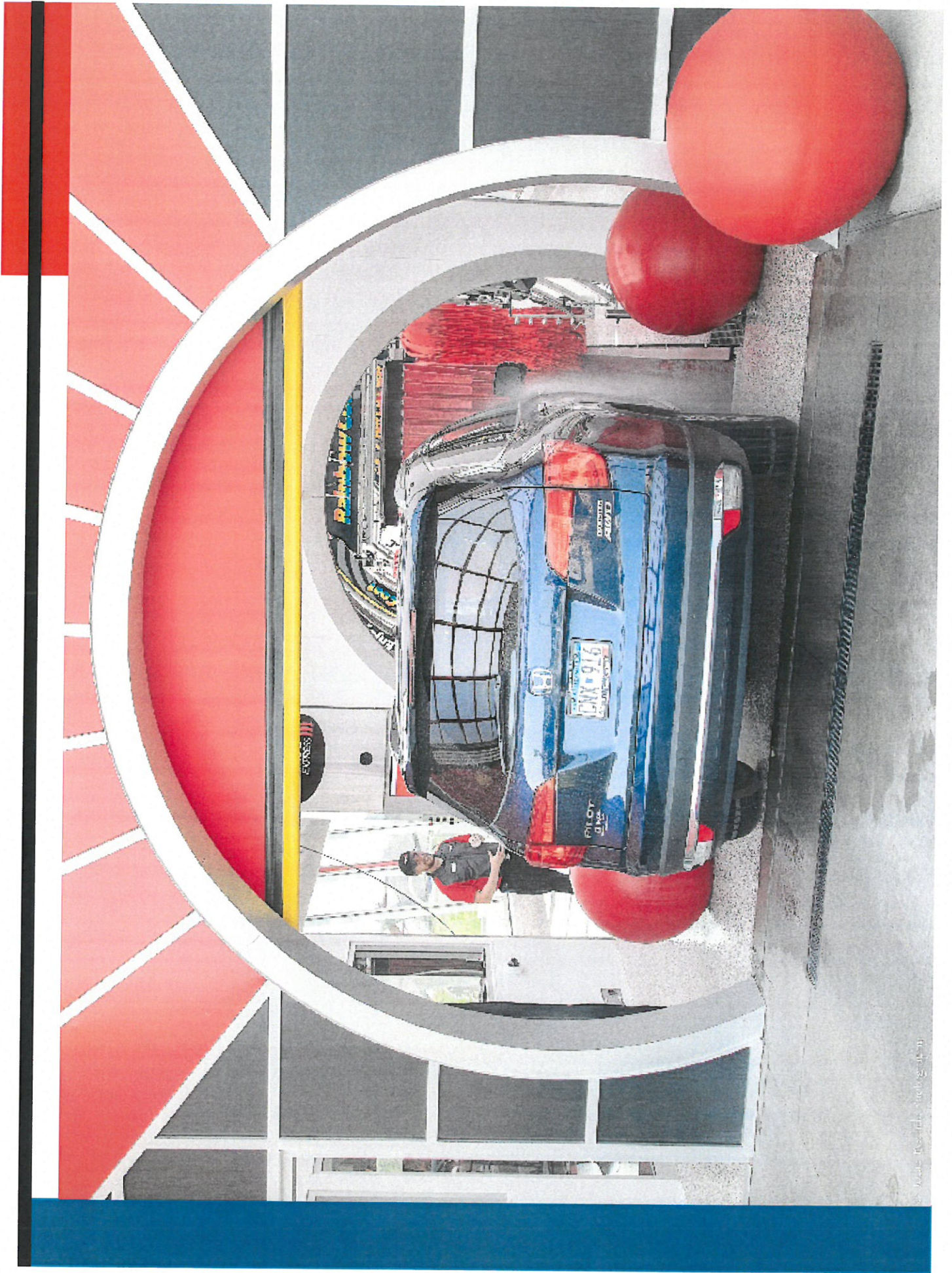
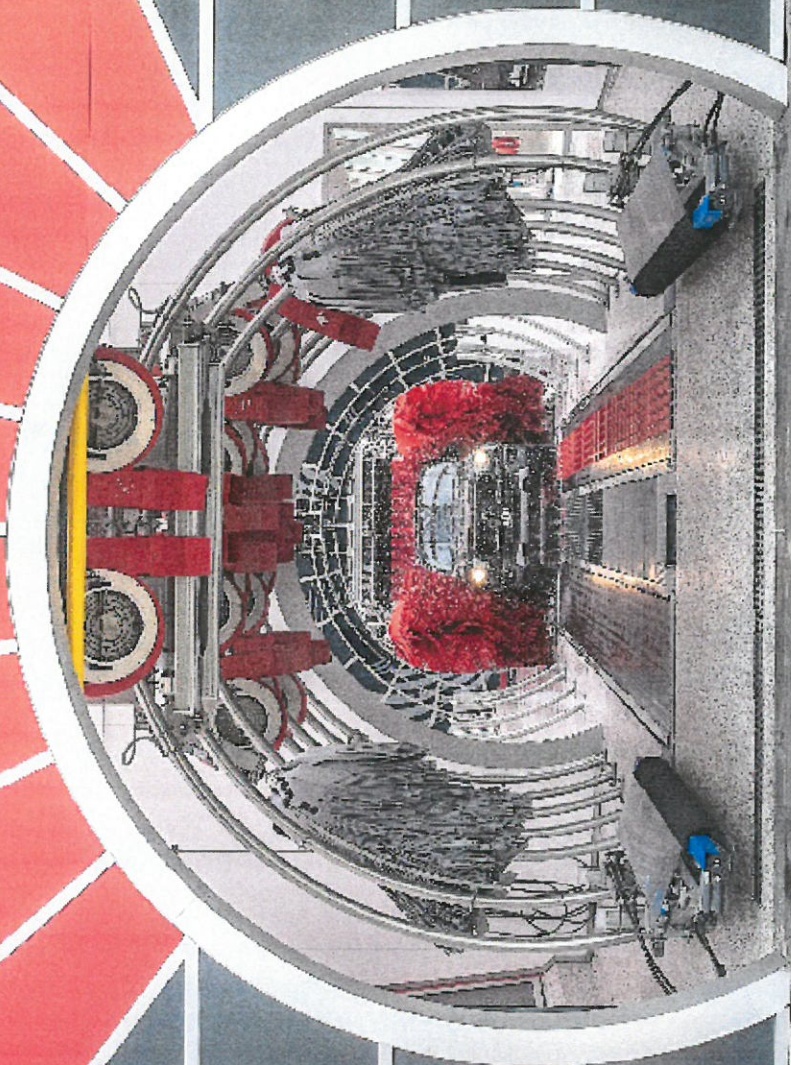


Photo: Michael S. Ingber/ISI

CAR WASH









CHRISTIANSON
COMPANIES



CHRISTIANSON COMPANIES- ABOUT US

Christianson Companies and its affiliated entities Paces Lodging Corporation, Property Resources Group, and Design Resources Group have 25+ years of commercial real estate experience. Christianson Companies has in-house land development, architecture, construction management, and property management divisions.

OUR ACCOMPLISHMENTS

- 4 Million Square Feet of Commercial Real Estate Developed Across 10 States
- 5,000+ Residential Lots Developed
- 2,700+ Multifamily Units Developed
- 930+ Storage Units Developed
- Currently Working on \$135 Million of New Vertical Development

FRANCHISES AND LARGER CHAINS WE HAVE WORKED WITH

Christianson Companies has owned/operated, leased space to, built for, sold land to, or represented all of the following:

Ace Hardware	FedEx	Sally's Beauty
Aerotek	Firehouse Subs	Sherwin-Williams
Alci	First International Bank	Sleep Inn
Alerus Bank	Ford Credit	Snap Fitness
Ally Bank	Great Clips	Sola Salons
Anytime Fitness	Great Western Bank	Sports Clips
Benedictine Health	Holiday	Sprint
Best Western	Honeywell	Starbucks
Blimpie's	Jersey Mike's	State of Arizona
BlueCross BlueShield of Minnesota	Jimmy John's	State of Minnesota
Bremer Bank	Johnson Controls	Subway
Casey's Convenience Stores	Manastay Suites	Thrivent Financial
Cetera	McDonald's	T-Mobile
Chase Bank	Metro PCS	Today's Patio
Church's Chicken	Mr. Good Sense	Tommy's Express
Corbin's	NextCare	Tractor Supply Company
Comfort Inn	Old Chicago	Unity Financial
CVS	O'Reilly's	University of North Dakota
Dairy Queen	Panda Express	UPS Store
Edward Jones	Papa John's	Wagreens
Fairfield Inn	Rainbow Clothing	Weight Watchers
Fairway Mortgage	RE/MAX	Wells Fargo
Famous Daves	Red Roof	White Banner Uniforms
Federal Bureau of Investigation	Regus	
Federico's Mexican Food	Rosati's Pizza	

KEY LEADERS



Kevin Christianson is the co-founder and president of Christianson Companies, which was formed in 1993 primarily as a developer of hotel properties in North Dakota, Montana, Colorado, Oklahoma, and Arizona. Since then, Christianson Companies has grown into the areas of land development, architecture/construction management, commercial contracting, as well as providing a full-service real estate sales/leasing/brokerage team and property management company working out of our corporate headquarters in Fargo, ND. Kevin has been in the construction industry for over twenty-five years.



Blake Carlson (Director of Development/Principal Architect). Licensed since 2005, he has worked in the industry for 20 years, and has experience in all phases of the design and construction process as well as real estate investment. His past projects include a variety of building types including single-family multi-family, commercial, manufacturing, industrial, and institutional as well as projects that included historic preservation and adaptive reuse.



Kimberly Matteson (Principal Architect and Architecture manager) has been with the company for over 15 years. She has site building and interior design experience in a variety of areas including multi-family, retail, commercial, and healthcare projects. Kimberly is committed to building strong client relationships as well as providing an exceptional team for clients. Kim oversees a design team of 10.

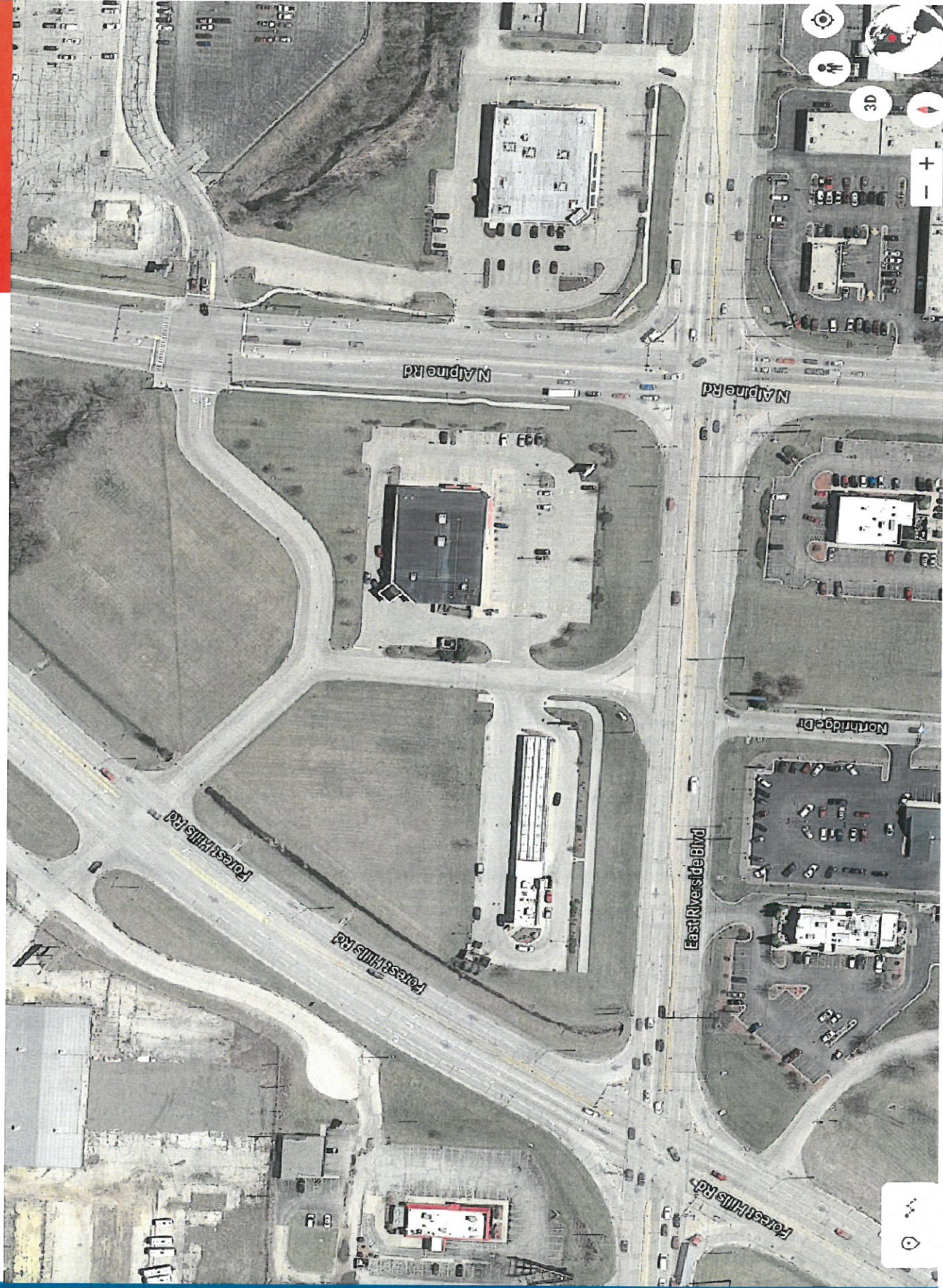


Mike Orin (Vice President of Construction). Michael has 20 years of experience in commercial, mixed use, multi-family, historic renovation, and municipal construction. Mike oversees a construction management team of 20.



Tommy's Express Car Wash

<https://youtu.be/x6sJ4eBA2CI>



Recommended Findings of Fact of City Staff based on the information provided by the applicant

Findings as Required by Loves Park Ordinance - Each enumerated finding must be met before a petition for a special use may be approved.

Mark **"Yes,"** if the findings have been considered and found to be relevant and true. Mark **"No,"** if the findings have been considered and found to be not true. If you mark **"No,"** please explain why in the space provided below each finding. Mark **"N/A,"** if the findings are not applicable to the situation.

|6803 Forest Hills Road

ZBA

- 1 _____ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

- 2 _____ The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.

- 3 _____ The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.

- 4 _____ Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

Reason:

- 5 Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Reason:

- 6 The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: **6803 Forest Hills Road**
SUP for a car wash

Chairman
Mike Owens

Signature

Date