

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
 719 S. Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

4547

<i>Received Date</i>
FEB 14 2020
FEB 14 2020

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-11-256-007
	Street Address (or common location if no address is assigned): 6N518 IL 25 St Charles, IL 60174

2. Applicant Information:	Name ^{Enterprises LLC} Summit Holding	Phone 630-708-8284
	Address 6N518 IL 25 St Charles IL 60174	Fax 224-523-7755
		Email admin@TMA-chicago.com

3. Owner of record information:	Name ETO Chicago LLC	Phone 630-708-8284
	Address 6N518 IL 25 St Charles IL 60174	Fax 224-523-7755
		Email admin@TMA-Chicago.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: URBAN NEIGHBORHOODS/MIXED USE INFILL

Current zoning of the property: B-1 + F

Current use of the property: BUSINESS

Proposed zoning of the property: B-3 with Special Use for vehicles + equipment

Proposed use of the property: BUSINESS AND STORAGE

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

CONVERT THE SINGLE USE BUILDING INTO MIXED USE COMMERCIAL; IMPROVE EXISTING PARKING LOT/ADD HC PARKING; ADD A PARKING LOT TO THE NORTH SIDE OF THE BUILDING;

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- N/A Endangered Species Consultation Agency Action Report (available in pdf form at <http://dmr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

021420

Record Owner

Date

Applicant or Authorized Agent

Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Summit Enterprise LLC
Name of Development/Applicant

021420
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

THERE IS A B-3 PROPERTY DIRECTLY ACROSS THE STREET.

2. What are the zoning classifications of properties in the general area of the property in question?

PUD, B-3, B-1, B-4, F

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

BUSINESS & PROFESSIONAL OFFICES ARE A PERMITTED USE. THE BUILDING IS CURRENTLY OCCUPIED BY A MOSQUITO AUTHORITY BUSINESS BUT THE BUILDING IS LARGER THAN THEY NEED. IT IS LOCATED ON IL RT. 25 WHICH IS A DESIRABLE LOCATION FOR FUTURE TENANTS

4. What is the trend of development, if any, in the general area of the property in question?

THE BUILDING HAS BECOME AN EYESORE IN A VERY VISIBLE LOCATION. THE OWNERS WOULD LIKE TO RENOVATE IT TO BECOME AN ATTRACTIVE PROFESSIONAL CENTER IN A PROMINENT LOCATION WITHOUT DISTURBING THE EXISTING WETLANDS ON THE PROPERTY IN ANY WAY.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

IT RELATES PERFECTLY SINCE THE LAND USE PLAN DESIGNATION IS URBAN NEIGHBORHOODS/MIXED USE-INTEN. IT WOULD BRING NEW BUSINESSES TO THE AREA



ETO CHICAGO LLC dba Mosquito Authority

Mosquito Authority is a mosquito abatement company. The company was founded in 2008 by Joey Osbourn in Hickory North Carolina. There are 160 franchise groups with over 400 areas being serviced in 38 states in the United States. The primary focus is residential mosquito abatement, but commercial businesses use our services as well.

Mosquito Authority of Chicago was founded in 2011. We are family owned and operated. We have been operating for 8 full seasons, currently beginning our 9th season. We service over 1500 customers from Woodstock to Dwight. Commercial customers include hotels, restaurants, equestrian centers, churches, soccer fields, and country clubs.

What we do.

We use a 92% water based solution of bifenthrin as our main active additive. Bifenthrin is a pyrethroid, a synthetic pyrethrum. Pyrethrum is derived from the African chrysanthemum. It is a broad spectrum insecticide. It is not considered organic even though the chemical compound mirrors a flower. We do provide an organic treatment which is primarily essential oils. It is still considered a pesticide and controlled by the EPA.

We treat properties using Integrated Mosquito Management.

First we determine if there is a mosquito problem. Our customers are our surveillance method. We then inspect and eliminate mosquito breeding habitat. Habitat that we can not eliminate, is treated to prevent additional adult mosquitoes from developing. Lastly we treat mosquito habitat and harboring areas with our solution to eliminate adult mosquitoes. The treatment is a residue treatment lasting for 21 days. Our service is guaranteed, in that if mosquitoes become bothersome, we will retreat at no cost to the customer

We provide this service for these reasons.

Public Health. Mosquitoes are considered the most deadly animal in the world. Malaria is responsible for over 400,000 deaths in 2019. Malaria is no longer a concern in Illinois due to the creation of the Mosquito Abatement Districts in 1927 to address the mosquito problem and fund projects and operations. Currently in Illinois, mosquito borne diseases include West Nile virus, St Louis encephalitis, La Crosse encephalitis and Eastern equine and Western equine encephalitis. Additional diseases of concern are Zika, Dengue, and Chikungunya. Canine heartworm is also transmitted by the mosquito.



West Nile (Human) 2018- 176 cases 17 deaths
2019- 28 cases 1 death

Quality of life. We want families to enjoy their times together while being outside. Summer memories are made up of grilling, swinging, climbing, swimming, and sitting in the shade. Mosquitoes can ruin all of that. You can put chemicals directly onto your skin, or you can treat the areas where mosquitoes wait and eliminate them there. Families enjoy being outside when not threatened by mosquitoes.

Return on investment. We want you to enjoy your outdoor investments. Landscaping, decks, hot tubs, swimming pools, playsets, outdoor kitchens and patios are expensive investments. The annoyance of mosquitoes can keep you from enjoying these investments. Eliminating those mosquitoes will make all those investments worthwhile and valued. There is nothing worse than looking out of a window at an investment you can not enjoy.

Operation Hours

The mosquito abatement industry is a seasonal business. We start operations in mid April and continue until mid October. The hours vary slightly day to day due to commercial customers and residential customers with time restrictions. Generally our hours are 8 am to 4 pm, Monday thru Friday, and a partial day on Saturday if needed.

Staffing

Our staffing is mostly seasonal college students.

Each operator/mosquito control specialist, is licensed by the Illinois Dept Of Agriculture. They are required to pass the Illinois General Pesticide Standards exam.

During our peak season we have 20-25 specialists on staff, in a 30-40 hour per week schedule. We currently have 14 trucks in our fleet.



Fox Valley Lighting

Fox Valley Lighting is another family owned and operated business located at this location. It is a Christmas light installation company. It was started to help retain employees for year round employment. It involves the installation, removal and the storage of Christmas lights for residential and commercial structures.

Operation hours

Fox Valley Lighting operates from mid October until mid January. The hours of operation vary but generally 8 am to 5 pm, Monday thru Saturday.

Staffing

Staffing for this operation is 6-10 employees, and 3-5 trucks daily.

FINAL ENGINEERING FOR:

THE MOSQUITO AUTHORITY

ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS
**EARTHWORK, DRAINAGE, STORM SEWER
 PAVING & EROSION CONTROL**
 2020

OWNER/DEVELOPER

ETO CHICAGO LLC dba THE MOSQUITO AUTHORITY
 6N18 IL ROUTE 25
 ST. CHARLES, IL 60174

NOTES:

1) SURVEY INFORMATION DERIVED FROM DATA PROVIDED BY:
 ADVANCED QUANTUM SURVEYING
 18 EAST WILSON STREET
 BATAVIA, IL 60910
 (630) 879 1000



LOCATION MAP
 NOT TO SCALE

FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION



BENCHMARKS:

SOURCE BENCHMARK: NGS
 MONUMENT DESIGNATION: MANS1 2B
 STATE/COUNTY: ILL/KANE
 UTM ZONE: 18Q UTM - GENEVA (1985)
 ELEVATION: 803.30

SHEET INDEX

- 1.) TITLE SHEET
- 2.) GENERAL NOTES & SPECIFICATIONS
- 3.) EXISTING CONDITIONS
- 4.) SITE PLAN
- 5.) GRADING, DRAINAGE AND PAVING PLAN
- 6.) EROSION & SEDIMENT CONTROL PLAN
- 7.) CONSTRUCTION DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATE

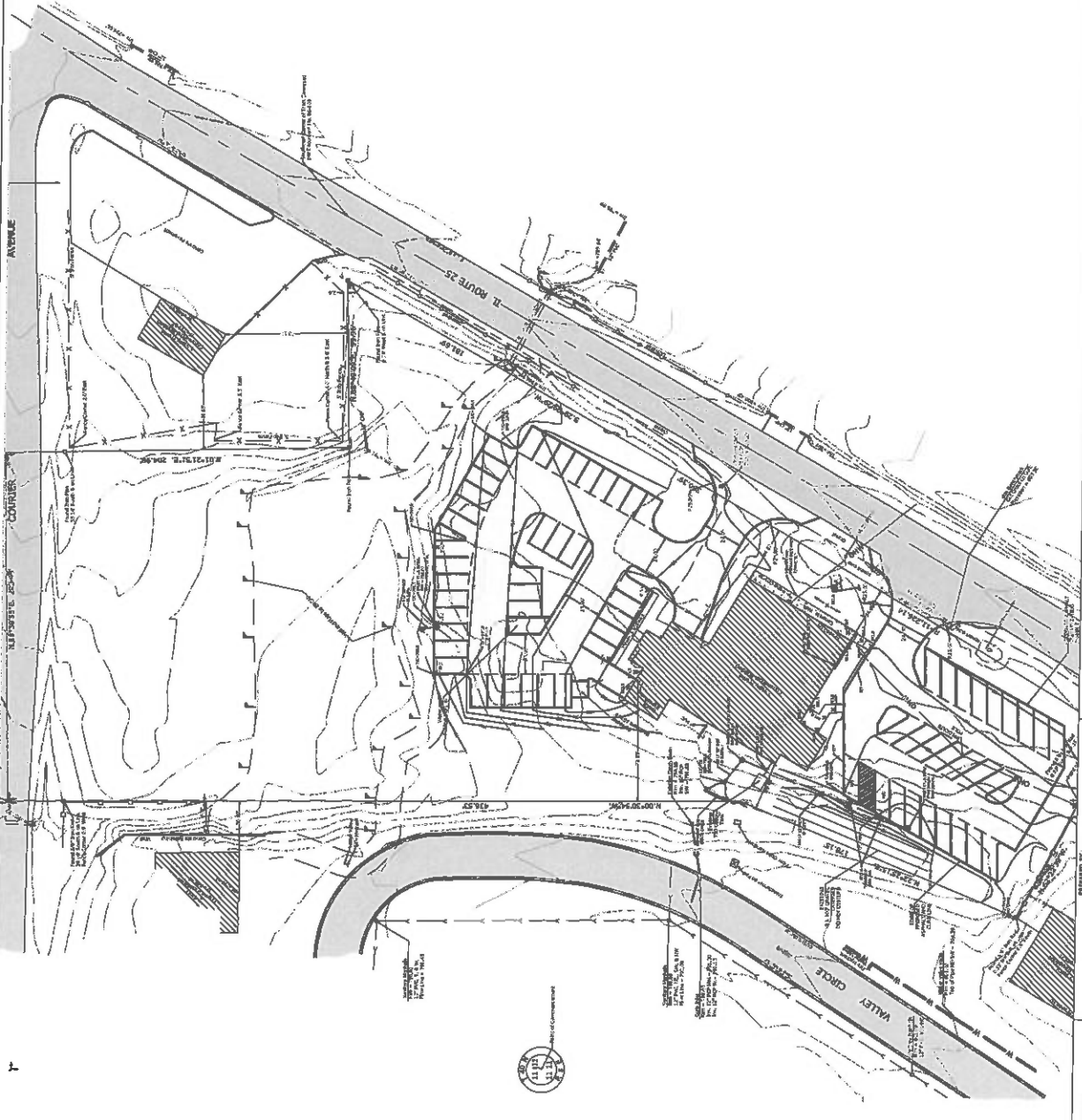
STATE OF ILLINOIS) S.E.
 COUNTY OF KANE)
 I, KEVIN SPENCER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY
 CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED BY ME OR UNDER
 MY SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSION
 OF PROFESSIONAL ENGINEERS OF ILLINOIS. THIS TECHNICAL SUBMISSION IS INTENDED TO BE
 USED IN CONNECTION WITH THE PROJECT IDENTIFIED IN THE TITLE SHEET OF THIS
 SPECIFICATION AND CONTRACT DOCUMENTS.
 DATED THIS _____ DAY OF _____, A.D. 2020.

ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-003151
 MY LICENSE EXPIRES ON NOVEMBER 30, 2021

THE MOSQUITO AUTHORITY
 6N18 IL ROUTE 25
 ST. CHARLES, IL 60174 - 5630
 (630) 200-0265

DATE	BY	REVISION	DESCRIPTION

SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 690-4801
 Illinois Professional Engineer License No. 044-05641
 COPYRIGHT © 2020, SILVER EDGE CONSULTANTS LLC

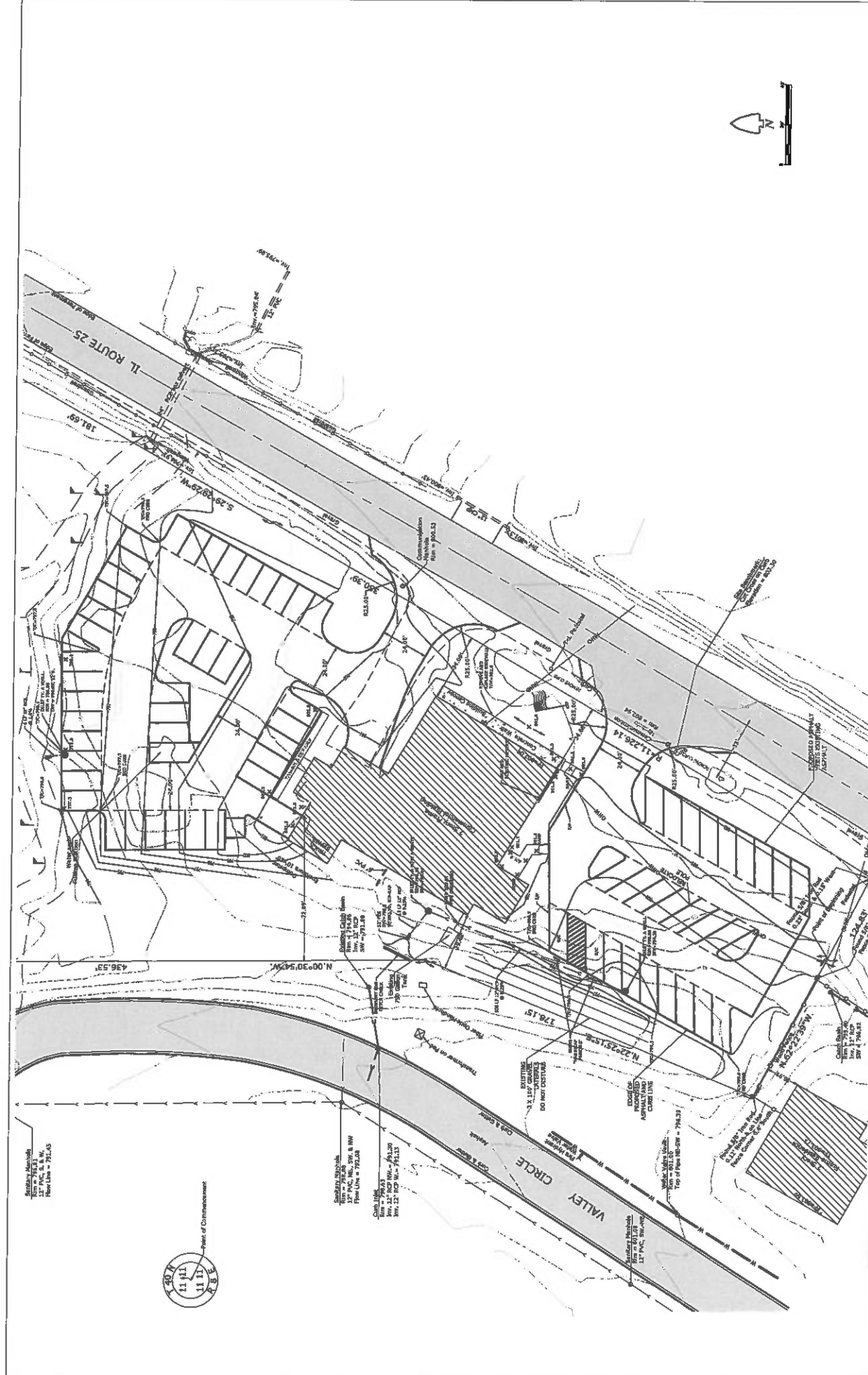


THE MOSQUITO AUTHORITY
 8031 IL ROUTE 25
 ST. CHARLES, IL 60174-6630
 (800) 200-2285

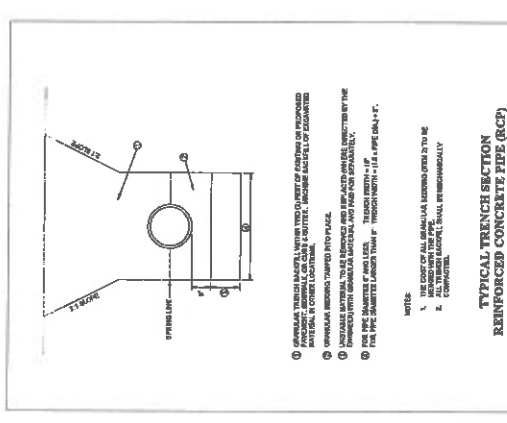
DESIGNED BY
 SILVER EDGE CONSULTANTS LLC
 216 FALTON STREET
 GLENVIEW, IL 60025
 (800) 800-4801
 COPYRIGHT © 2009, SILVER EDGE CONSULTANTS LLC

SITE PLAN FOR THE MOSQUITO AUTHORITY
 ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS

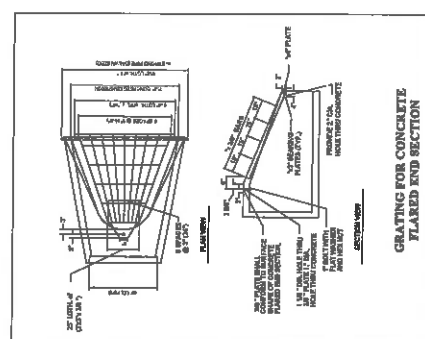
PROJECT NO. 09	DATE 02/20/09	SCALE 1/8" = 1'-0"	SHEET 4 OF 7
TOWNSHIP ST.	DATE 02/20/09	SCALE 1/8" = 1'-0"	
PROJECT NO.	DATE 02/20/09	SCALE 1/8" = 1'-0"	
TOWNSHIP ST.	DATE 02/20/09	SCALE 1/8" = 1'-0"	



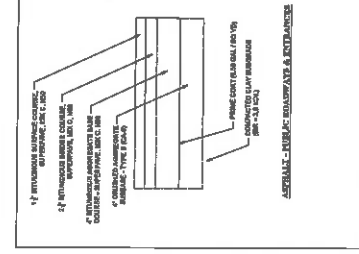
THE MOSQUITO AUTHORITY 1111 N. WASHINGTON STREET ST. CHARLES, IL 60174-6830 (630) 200-2265		PREPARED FOR: SILVER EDGE CONSULTANTS LLC 115 S. BILTON STREET ST. CHARLES, IL 60174-6830 (630) 880-8891 COPYRIGHT © 2020 SILVER EDGE CONSULTANTS LLC	
PROJECT NO. 2020-001	SHEET NO. 2020-001-01	DATE 08/14/2020	SCALE AS SHOWN
DRAWN BY J. W. WILSON	CHECKED BY J. W. WILSON	APPROVED BY J. W. WILSON	PROJECT TITLE GRADING, DRAINAGE AND PAVING PLAN FOR THE MOSQUITO AUTHORITY ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS



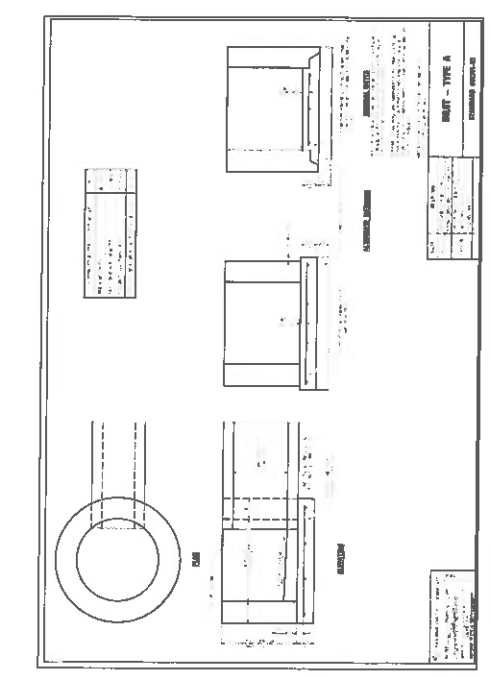
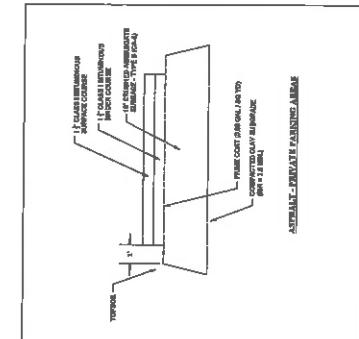
- NOTES:**
1. THE COEF. OF ALL MATERIALS SHOWN OTHER TO BE COMPATIBLE.
 2. ALL TRENCH WALLS SHALL BE REINFORCED WITH #4 BARS @ 12" O.C. MIN. THROUGHOUT.
- TYPICAL TRENCH SECTION REINFORCED CONCRETE PIPE (RCP)**



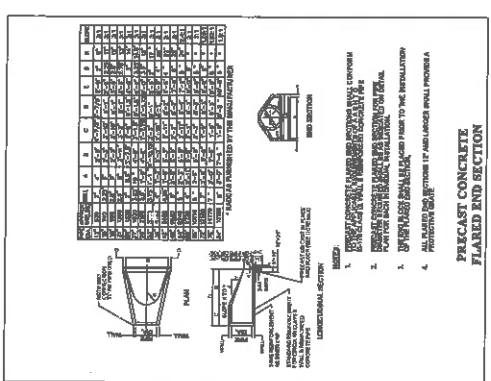
GRATING FOR CONCRETE FLARED END SECTION



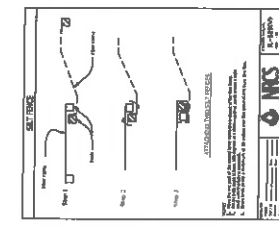
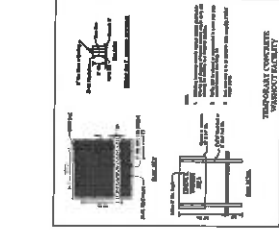
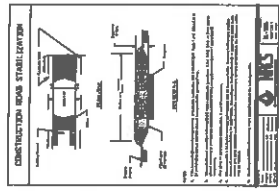
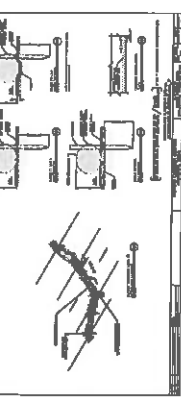
TYPICAL PAVING SECTIONS



PRECAST CONCRETE FLARED END SECTION



PRECAST CONCRETE FLARED END SECTION



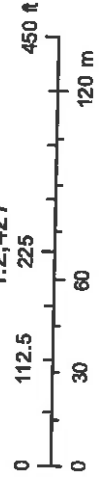


Map Title



February 27, 2020

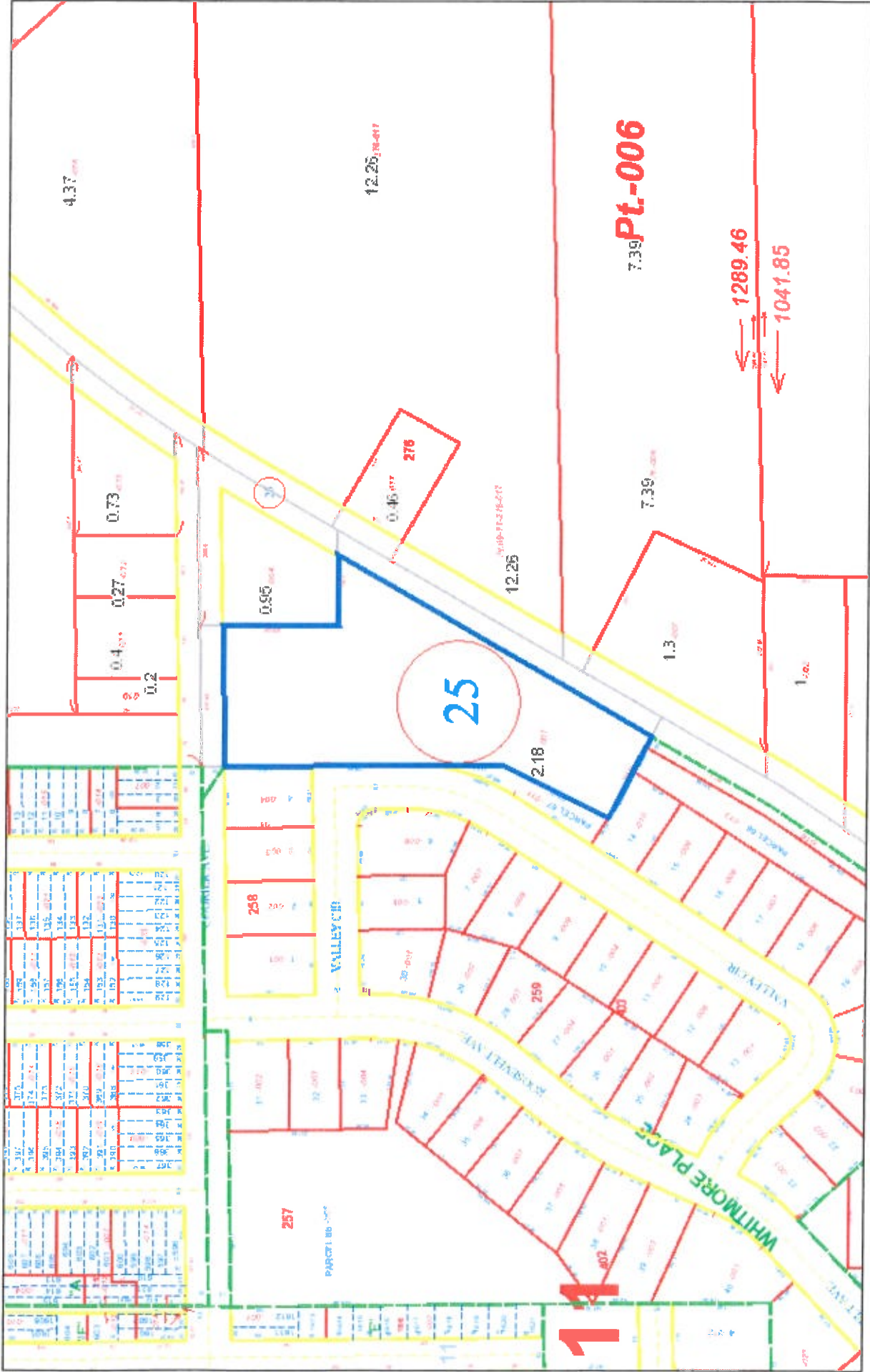
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GIS-Technologies
Kane County Illinois

Map Title



February 27, 2020

1:2,427



GIS-Technologies

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