#### 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 Received Date

FEB | 42020 FEB | 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 1L25 St Charles, 1L 60174

2. Applicant Information:	Name Summit Holding	19 630-708-8284
	Address (aN518 IL 25 StC	haples Fax 224-523-7755
	IL (	GOITH Email odmin@TMA-chicago.com

3. Owner of record information:	Name EtoChicago UC	Phone 630-708-8284
	Address 6N518 1L25 ST Charles IL	Fax 224-523-7755
	A = 0 d - 1	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 tequipment
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)  CONVECT THE SINGLE USE BUILDING INTO MIXED USE COMMERCIAL, IMPROVE EXISTING PARKING LOT/ADD HC PARK ING, ADD & 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 <a href="www.kanedupageswed.org/luo.pdf">www.kanedupageswed.org/luo.pdf</a> ), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.  Endangered Species Consultation Agency Action Report (available in pdf form at <a href="http://dnr.illinois.gov/ecopublic/">http://dnr.illinois.gov/ecopublic/</a> ) 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.
Record Owner Date

Date

Applicant or Authorized Agent

#### 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.
Nai	Dummit Enfac Drise UC Date Date
	How does your proposed use relate to the existing uses of property within the general area of the property in question?    STEERT   ACROSS THE STEERT.
	What are the zoning classifications of properties in the general area of the property in question?
BUBU	How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?  SINESS & PROFESSIONAL OFFICES ARE A PERMITTED USE. THE ILDING: IS CURRENTLY OCCUPIED BY A MOSQUITO AUTHORITY BUSINESS THE BUILDING IS LARGING THAN THEY NEED, IT IS LOCATED ON ICT, 25 WHIGH IS A DESIRABLE LOCATION FOR FUTURE TENANTS
THE ALL WI	What is the trend of development, if any, in the general area of the property in question?  E BILDING THE BECOME AN EYESOKE IN A VERY VISIBLE LOCATION.  E OWNIERS WOULD LIKE TO KENIOVATE IT TO BECOME AN  FRACTIVE PROFESSIONAL CENTER IN A PROMINENT LOCATION  THOUT DISTURBING THE EXISTING WELL AND ON THE  OPERTY IN ANY WAY.
1	How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?  KELATES PECFECTLY SINCE THE LAND USE PLAN  SIGNATION IS UKBAN NEIGHBORHOODS/MIXED USE-INFILL.  WOULD BRING NEW EUSINESSES 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

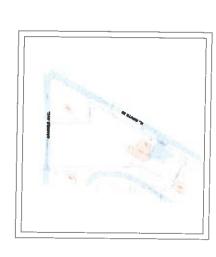
ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS

# EARTHWORK, DRAINAGE, STORM SEWER PAVING & EROSION CONTROL

2020

ETO CHICAGO LLC dba "THE MOSQUITO AUTHORITY" 6N818 I. ROUTE 25 5T, CHARLES, IL 89/74

OWNER/DEVELOPER



SURVEY INFORMATION DERIVED FROM DATA FROMDED BY: Advances de Sakkernog & Madping 18 East VML SON STREET BOATMAL, GOSTO (SOS) #79 DEOD

NOTES:

LOCATION MAP

FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
S.B.
COUNTY OF KANE)



## SHEET INDEX

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

# BENCHMARKS:

SOURCE BENCHMARK: NGS MONUMENT DESIGNATION: KANEDI 28 BTATE/COLANT: ILKANE USGS QXAD - GENEVA (1889)

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SILVER EDGE CONSULTANTS LLC
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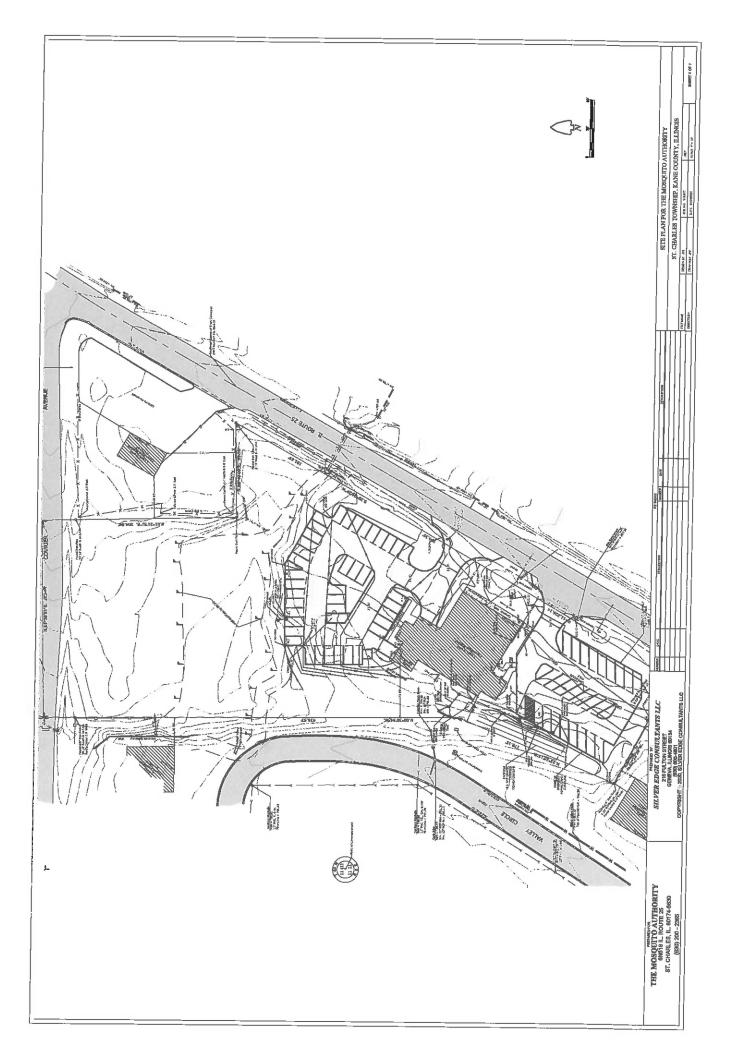
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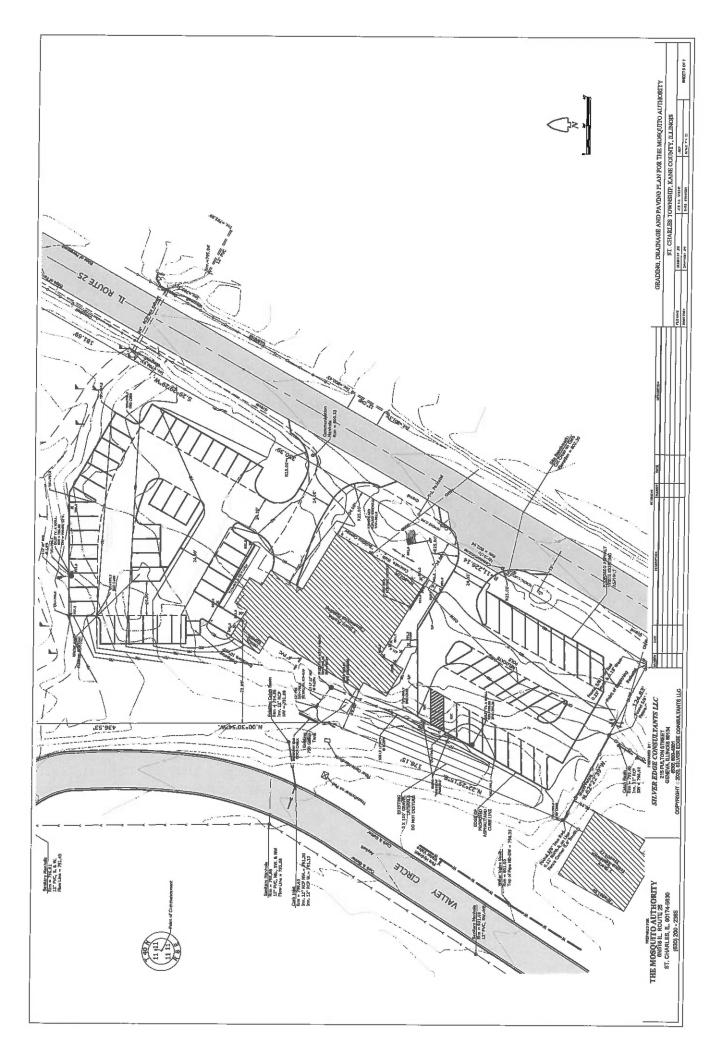


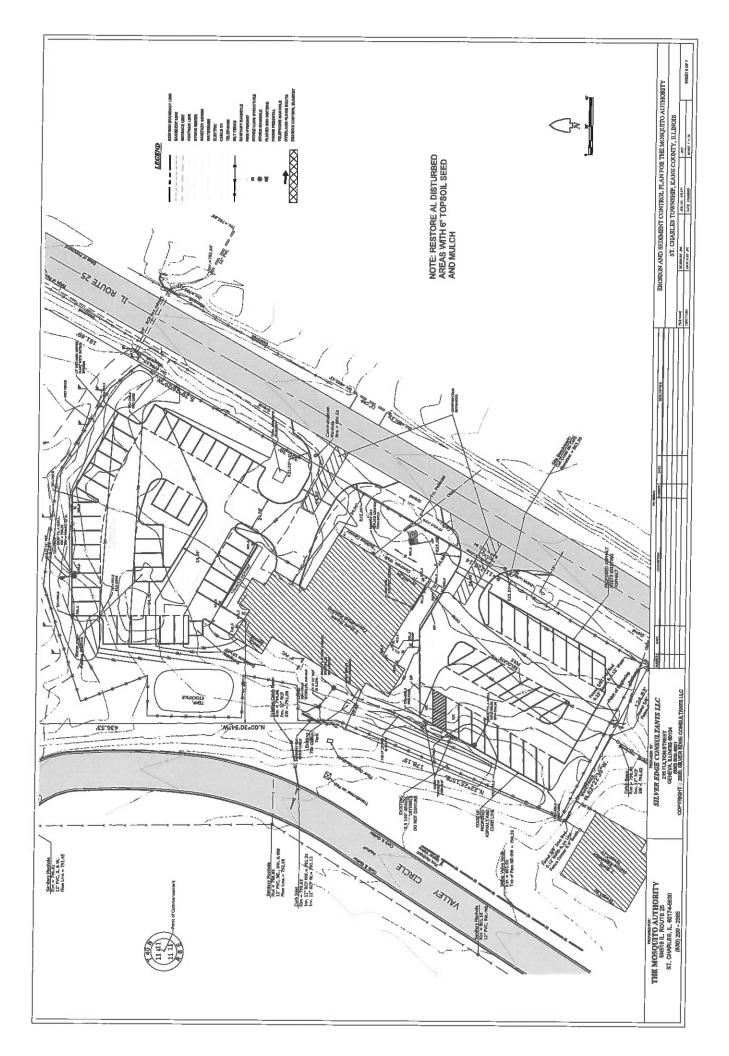
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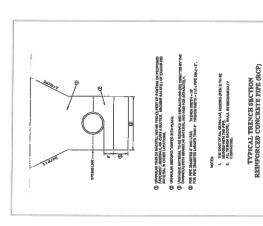
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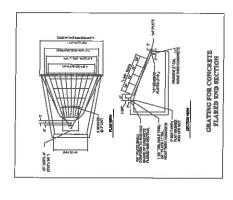
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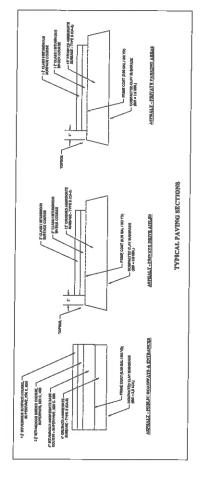


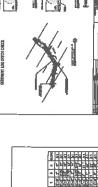




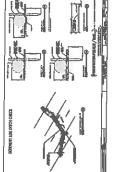


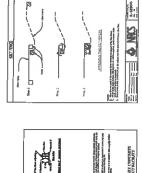


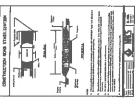




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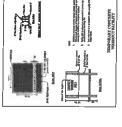
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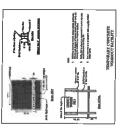
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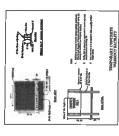
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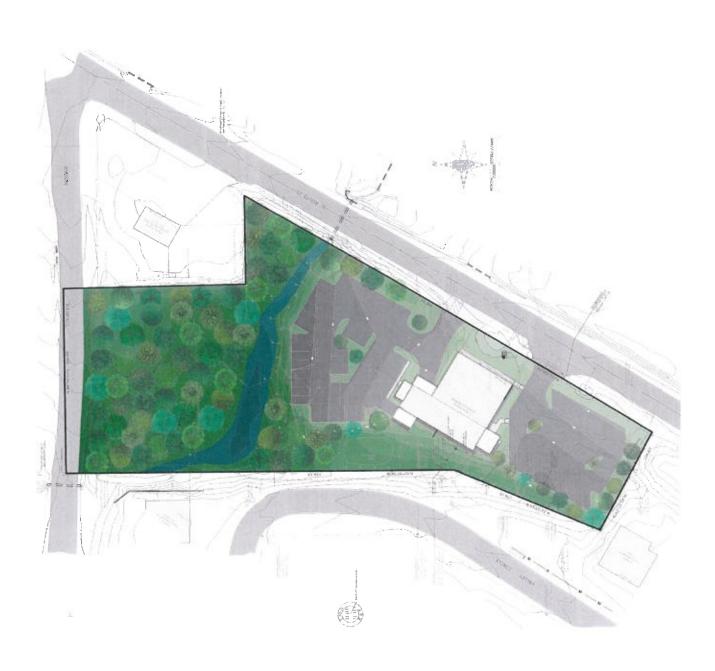






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February 27, 2020

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

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February 27, 2020

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