## ETO Chicago, LLC

Rezoning from B-1 District Business and F-District Farming to B-3 District Business with a Special Use for storage of equipment and vehicles

**Special Information:** The petitioner owns and operates "Mosquito Authority" and "Fox Valley Lighting". The petitioner is interested in locating these businesses to this location. The mosquito abatement business is the primary business, with the lighting business which involves Christmas lights installation and removal for residential and commercial properties to provide employment during the winter months. The petitioner would make several improvements to the property, including conversion of the existing commercial building formerly used for a furniture store to office use, upgrades to the existing parking lot and installation of new parking lots.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Commerce/Employment. This new combined category reflects the need for non-residential land uses to be centers for commerce and to generate local employment opportunities. The suitability of various uses within this category for specific locations depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local community.

## **Staff recommended Findings of Fact:**

1. The proposed rezoning will provide for the continued use of this existing business property and encourage reinvestment and improvements to the building and site.

Attachments: Location Map Township Map

Petitioner's finding of fact sheet