

VILLAGE OF DOWNERS GROVE
Report for the Village
6/11/2024

SUBJECT:	SUBMITTED BY:
5230 Walnut Avenue - Special Use	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval for a Special Use to operate a vehicle body and paint finishing shop at 5230 Walnut Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2023-2025 include a *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

UPDATE & RECOMMENDATION

This item was discussed at the June 4, 2024 Village Council meeting. Staff recommends approval on the June 11, 2024 Active Agenda per the Plan Commission's 5:1 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district that is compatible with the Comprehensive Plan and meets all standards for approval for a Special Use found in Section 28.12.050 of the Municipal Code. The one dissenting Plan Commissioner did not indicate their reason for not supporting the recommendation.

BACKGROUND

Property Information and Zoning Request

The petitioner is requesting approval of a Special Use to operate a vehicle body and paint finishing business at 5230 Walnut Avenue. The property is zoned M-1, Light Manufacturing. The proposed use is an allowable Special Use in the M-1 district. The petitioner, Autobody Unlimited, is currently located at 5100 Thatcher and is seeking Special Use approval to expand into a larger space at 5230 Walnut Avenue. The business will provide automotive body repair, painting, and detail service. All business operations will be conducted internally, with the 26,000 square foot building accommodating office space, one vehicle paint spray booth, nine vehicle service bays, and 15 vehicle storage spaces. No vehicles to be stored outside of the building.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the property as light industrial/business park, which recommends uses dedicated to design, assembly, processing, packaging, storage and transportation of products, in addition to promoting the attraction of contemporary industrial users in the Belmont/Ellsworth Industrial Park. The Comprehensive Plan further recommends that improvements should be made to existing buildings, parking lots and the public rights of-way. The Comprehensive Plan also places this property within the Belmont/Ellsworth Focus Area. The Belmont/Ellsworth Focus Area key concepts include reduction of the heat island effect through providing shade on-site. These recommendations are met with the additional landscaping and pedestrian connections provided on the subject property. The proposed use is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The property is zoned M-1, Light Manufacturing. Per Section 28.5.010 of the Zoning Ordinance, a vehicle body and paint finishing shop is an allowable Special Use.

Public Comment

Prior to the Plan Commission meeting, staff received two phone calls and email communication that is included with the May 6, 2024 PC staff report. After publication of the Plan Commission packet, the Village received additional communication, which is also attached. The comments expressed concerns about the use, specifically related to potential odors and environmental impacts from the spray booth, in addition to noise and traffic impact from the proposed use and the Ellsworth Business Park in general.

A total of eighteen (18) persons provided public comment during the public hearing. Their comments were consistent with the concerns outlined in communications prior to the Plan Commission meeting, focusing on noise, odor, and environmental impacts. The petitioner addressed these concerns at the Plan Commission public hearing by describing his past inspections with the Village and IEPA and sharing his compliance over decades of business in the Ellsworth Business Park. The petitioner confirmed that their business is registered with the Illinois EPA, the regulatory body for such items as business waste and air quality control. The petitioner also confirmed they are compliant with all IEPA rules and regulations. With their existing business operations, the IEPA reviews waste pickup and requires the business to log and properly dispose of all paint waste. The IEPA also ensures that no waste dumping occurs on site. The petitioner has stated that they use water based paint for their painting applications, which is the current industry standard, which replaced more volatile chemicals that were previously used for spray booth operations.

The Village requires a spray booth permit to ensure all applicable building and fire codes are met. The Building Code requires all spray booths must meet certain ventilation requirements. Once the spray booth is installed a final inspection is completed. The Village's Fire Prevention Division conducts annual inspections of the spray booth ensuring that the air filters are maintained, in addition to fire protection equipment is in service and also maintained. Additionally, Municipal Code Section 28.10.040 requires the petitioner to meet operational performance standards for noise and odors for the proposed use.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated May 6, 2024

Public Correspondence (Prior to Plan Commission)

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: June 11, 2024
(Name)

RECOMMENDATION FROM: Plan Commission FILE REF: 24-PCE-0011
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 5230 WALNUT TO PERMIT A VEHICLE BODY AND PAINT FINISHING SHOP", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall authorize a special use to permit a vehicle body and paint refinishing shop at 5230 Walnut Avenue.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
5230 WALNUT AVENUE TO PERMIT A
VEHICLE BODY AND PAINT FINISHING SHOP**

WHEREAS, the following described property, to wit:

LOT 17 IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO BELMONT, BEING A SUBDIVISION OF PART OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1919 AS DOCUMENT 137824, IN DUPAGE COUNTY, ILLINOIS (EXCEPT FROM SAID LOT 17 THE NORTH 80 FEET THEREOF DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17 AND RUNNING SOUTHERLY ALONG THE WEST SIDE OF SAID LOT 17, A DISTANCE OF 80 FEET; THENCE EASTERLY 500 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 17 TO THE EAST LINE OF SAID LOT 17; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 17 A DISTANCE OF 80 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 499.7 FEET TO THE POINT OF BEGINNING; AND EXCEPT FROM SAID LOT 17 THE WEST 305 FEET THEREOF AS MEASURED ALONG THE SOUTH AND NORTH LINES THEREOF.

Commonly known as: 5230 Walnut Avenue, Downers Grove, IL 60515
PINs: 08-11-408-022

(hereinafter referred to as the "Property") is presently zoned in the "*M-1, Light Manufacturing Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a vehicle body and paint finishing shop; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on May 6, 2024 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to permit a vehicle body and paint finishing shop.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated May 6, 2024, plans and documents attached thereto except as such plans may be modified to conform to the Village codes and ordinances;
2. No vehicles may be test driven in residential neighborhoods. All test drives are limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include Ogden Avenue, Belmont Road, Warren Avenue, and Main Street.
3. Inoperable vehicles are not permitted to be stored outside.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

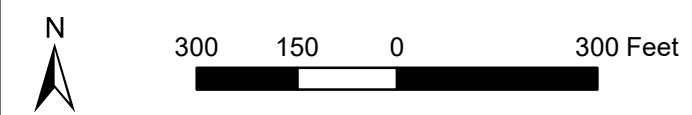
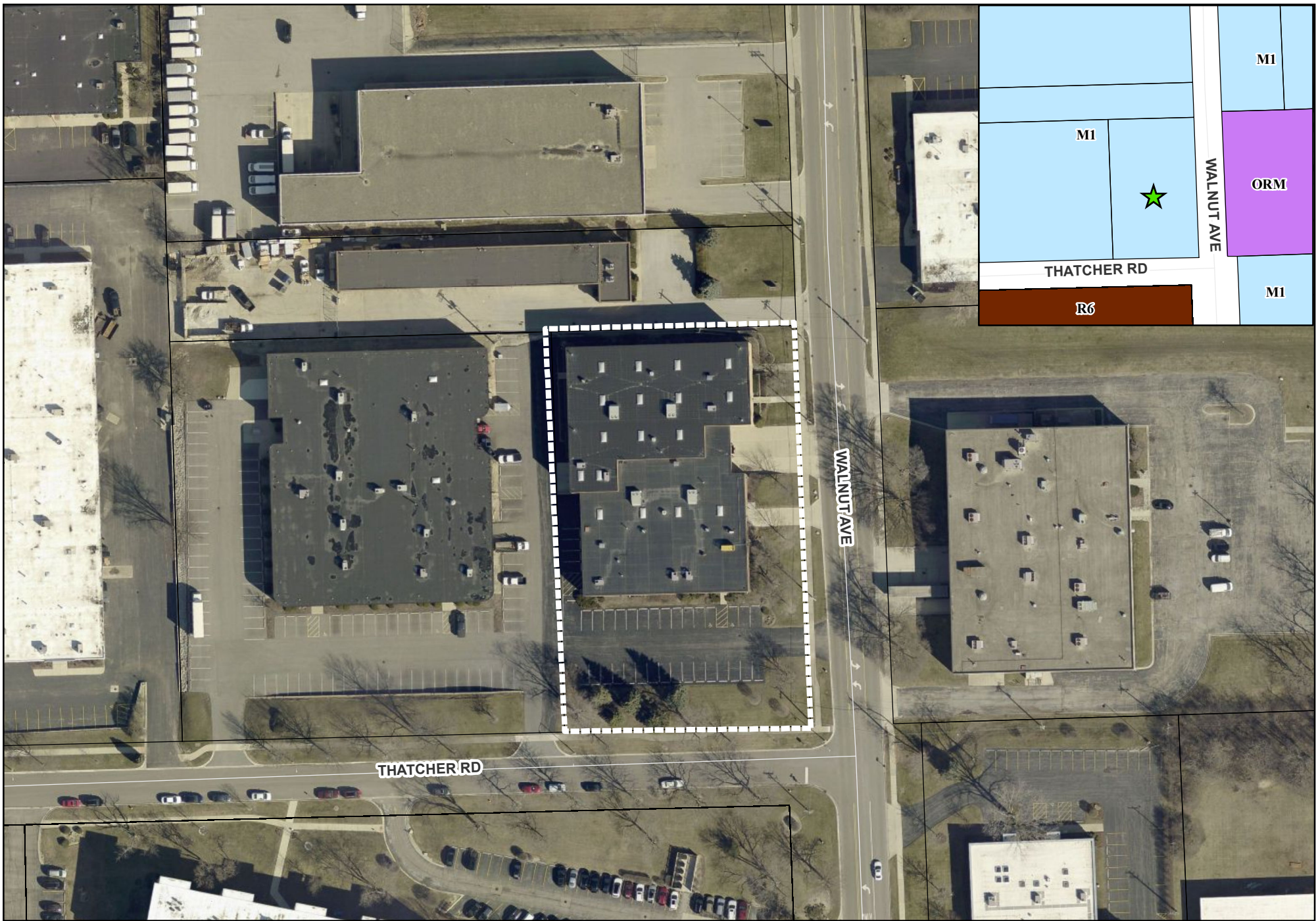
Passed:

Published:



Attest: _____

Village Clerk

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5230 Walnut Avenue - Location Map

-  Subject Property
-  Sign Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 6, 2024 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
24-PCE-0011 5230 Walnut Avenue	Special Use for vehicle body and paint finishing shop	Emily Hepworth, AICP Development Planner

REQUEST

The petitioner is requesting approval of a Special Use to operate a vehicle body and paint finishing shop at 5230 Walnut Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: MacNeil Real Estate Holdings
1 MacNeil Court
Bolingbrook, IL 60440

PETITIONER: Daniel Resendiz
Auto Body Unlimited
5100 Thatcher Rd
Downers Grove, IL 60615

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
EXISTING LAND USE: Light Industrial Business Park
PROPERTY SIZE: 1.43 acres (62,206.7 square feet)
PINS: 08-11-408-022

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M-1, Light Manufacturing	Light Industrial / Business Park
SOUTH:	R-6, Residential Apartment/Condo 6	Office / Corporate Campus
EAST:	ORM, Office, Research & Manufacturing	Light Industrial / Business Park
WEST:	M-1, Light Manufacturing	Light Industrial / Business Park

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

24-PCE-0011, 5230 Walnut Avenue
May 6, 2024

Page 2

1. Location Map
2. Project Narrative
3. Special Use Criteria
4. Plat of Survey
5. Floor Plan
6. Site Plan

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use to operate a vehicle body and paint finishing business at 5230 Walnut Avenue. The property is zoned M-1, Light Manufacturing. The proposed use is an allowable Special Use in the M-1 district.

The petitioner, Autobody Unlimited, is currently located at 5100 Thatcher and is seeking Special Use approval to expand into a larger space at 5230 Walnut Avenue. The business will provide automotive body repair, painting, and detail service. All business operations will be conducted internally, with the 26,000 square foot building accommodating office space, one vehicle print spray booth, nine vehicle service bays, and 15 vehicle storage spaces with no vehicles to be stored outside of the building. The petitioner is proposing to remodel the interior of the building and make site improvements, but will not be remodeling the building façade.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned M-1, Light Manufacturing. Per Section 28.5.010 of the Zoning Ordinance, a vehicle body and paint finishing shop is an allowable Special Use. In addition to the interior build out, the petitioner will provide pedestrian connections to the public sidewalk in addition to a construction of a landscaping island in the parking lot.

With regards to off-street parking, the petitioner's application states that there are nine proposed vehicle service bays, thus the petitioner is required to have 18 parking spaces per Section 28.7.030 and 28.7.130. Including the vehicle service area, the building will house business office space for the petitioner, requiring 11 additional parking spaces. There are 29 outdoor parking spaces and 15 interior parking spaces, for a total of 44 spaces provided with this proposal, which meets the requirements of the Zoning Ordinance.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the land use of the property as light industrial/business park, which recommends uses dedicated to design, assembly, processing, packaging, storage and transportation of products, in addition to promoting the attraction of contemporary industrial users in the Belmont/Ellsworth Industrial Park. The Comprehensive Plan further recommends that improvements should be made to existing buildings, parking lots and the public rights of-way. The Comprehensive Plan also places this property within the Belmont/Ellsworth Focus Area. The Belmont/Ellsworth Focus Area key concepts include reduction of the heat island effect through providing shade on-site. These recommendations are met with the additional landscaping and pedestrian connections provided on the subject property.

The proposed use is consistent with the Comprehensive Plan.

ENGINEERING/PUBLIC IMPROVEMENTS

While there are no public improvements proposed, two site improvements are proposed. Two pedestrian connections from the public sidewalks along Thatcher Road and Walnut Avenue are proposed to connect an entrance door on the south side of the building to the public right of way. A landscape island is

proposed directly west of the parking row adjacent to the south building wall, in compliance with Section 28.8.030.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application and has no concerns.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff received two phone calls and the attached communications expressing concerns about the use, specifically related to potential odors and environmental impacts from the spray booth, in addition to noise and traffic impact from the proposed use and the Ellsworth Business Park.

The petitioner confirmed that their business is registered with the Illinois EPA, the regulatory body for such items as business waste and air quality control. The petitioner also confirmed they are compliant with all IEPA rules and regulations. With their existing business operations, the IEPA reviews waste pickup and requires the business to log and properly dispose of all paint waste. The IEPA also ensures that no waste dumping occurs on site. The petitioner has stated that they use water based paint for their painting applications, which is the current industry standard, which replaced more volatile chemicals that were previously used for spray booth operations.

The Village requires a spray booth permit to ensure all applicable building and fire codes are met. The Building Code requires all spray booths must meet certain ventilation requirements. Once the spray booth is installed a final inspection is completed. With a spray booth, the Village's Fire Prevention Division conducts annual inspections of the spray booth ensuring that the air filters are maintained, in addition to fire protection equipment is in service and also maintained. Additionally, Municipal Code Section 28.10.040 requires the petitioner to meet operational performance standards for noise and odors for the proposed use.

The petitioner will also address these concerns at the Plan Commission public hearing.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use approval for a vehicle body and paint finishing shop. The review and approval criteria is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report, and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.050.H Standards for Approval of Special Uses

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the petitioner has presented evidence to support each of the following conclusions:

- (1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements*

24-PCE-0011, 5230 Walnut Avenue
May 6, 2024

Page 4

in the vicinity.

DRAFT MOTION

Staff will provide a recommendation at the May 6, 2024 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 24-PCE-0011:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 24-PCE-0011, subject to the following conditions:

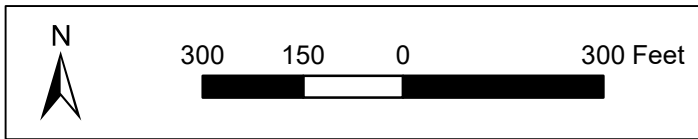
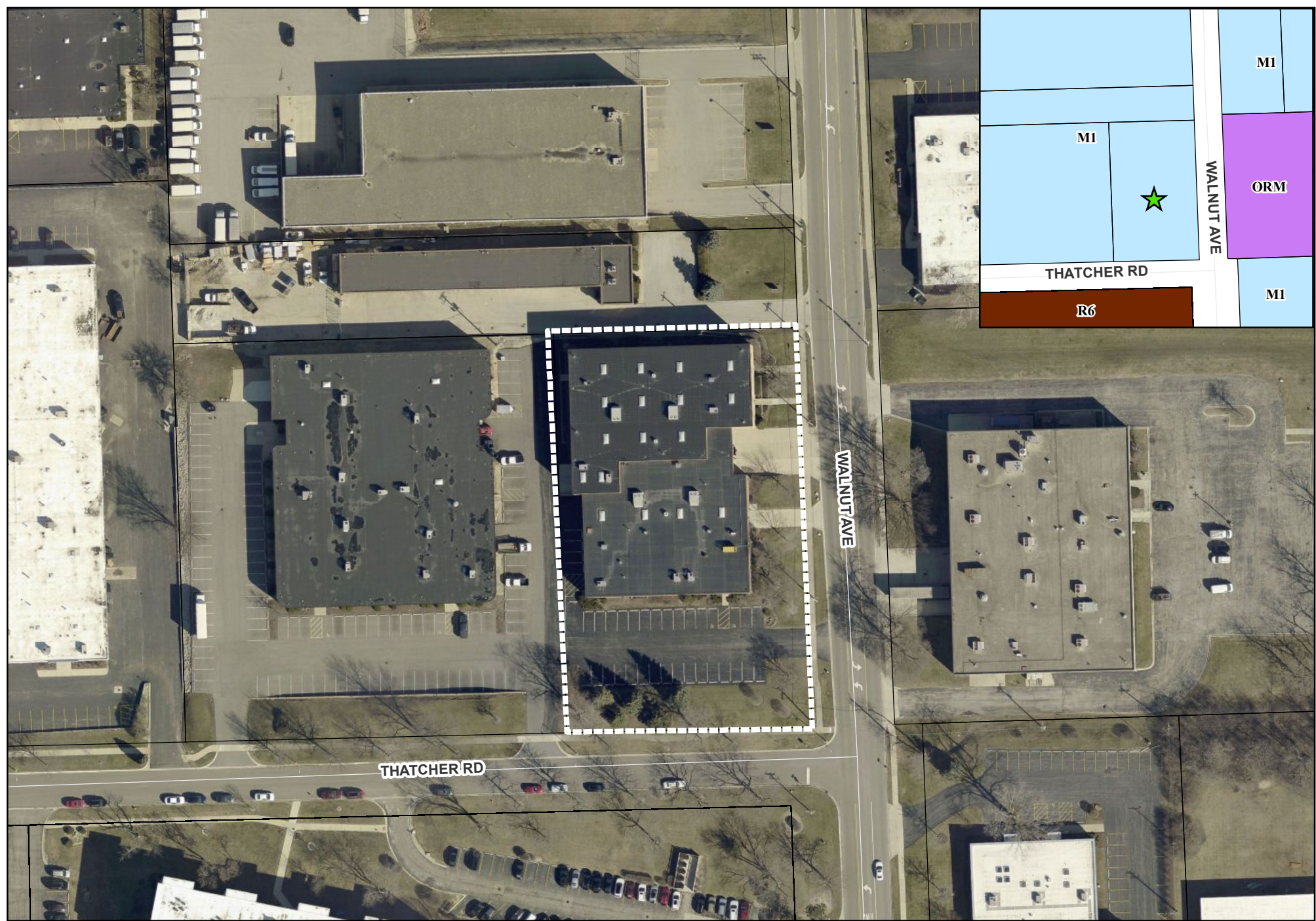
1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances;
2. No vehicles may be test driven in residential neighborhoods. All test drives are limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include Ogden Avenue, Belmont Road, Warren Avenue, and Main Street.
3. Inoperable vehicles are not permitted to be stored outside.

Staff Report Approved By:





Stanley J. Popovich, AICP
Community Development Director

SP:eih
-att



5230 Walnut Avenue - Location Map

-  Subject Property
-  Sign Location



5100 Thatcher Rd. ♦ Downers Grove, IL 60515
630/964-9694 ♦ Fax 630/964-4978

Tuesday, April 30, 2024

To Whom It May Concern,

AutoBody Unlimited, a cornerstone in our community for over three decades, is seeking a Special Use approval to relocate our operations two blocks from our current location. As a dedicated automotive repair service, we specialize in a comprehensive range of auto body repair and painting services. Our commitment to quality and customer satisfaction has been the driving force behind our long-standing reputation.

Our operations encompass a full spectrum of auto body work, including but not limited to, collision repair, paint jobs, and customization services. We employ a team of certified professionals who leverage the latest in automotive repair technology to ensure every vehicle is returned to its pre-accident condition or better. Our facility is equipped with state-of-the-art tools and equipment, enabling us to handle projects of any scale efficiently.

The proposed relocation is a strategic move to enhance our service capabilities and accessibility. This special use will allow us to continue providing top-tier automotive repair services in a more modern and spacious facility, further contributing to our community's economic vitality.

We respectfully request your support in our application for this Special Use, ensuring AutoBody Unlimited's legacy of quality service and community partnership continues for years to come.

Sincerely,

Daniel Resendiz
Owner



Special Uses

Review and Approval Criteria

Form #PC02

Address of Project Site: 5230 Walnut Ave.

A detailed response to all of the standards shall be provided, specifying how each standard is or is not met.

Section 28.12.050.H. Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

Auto Body Repair is an authorized Special Use in the M1 zoning district

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

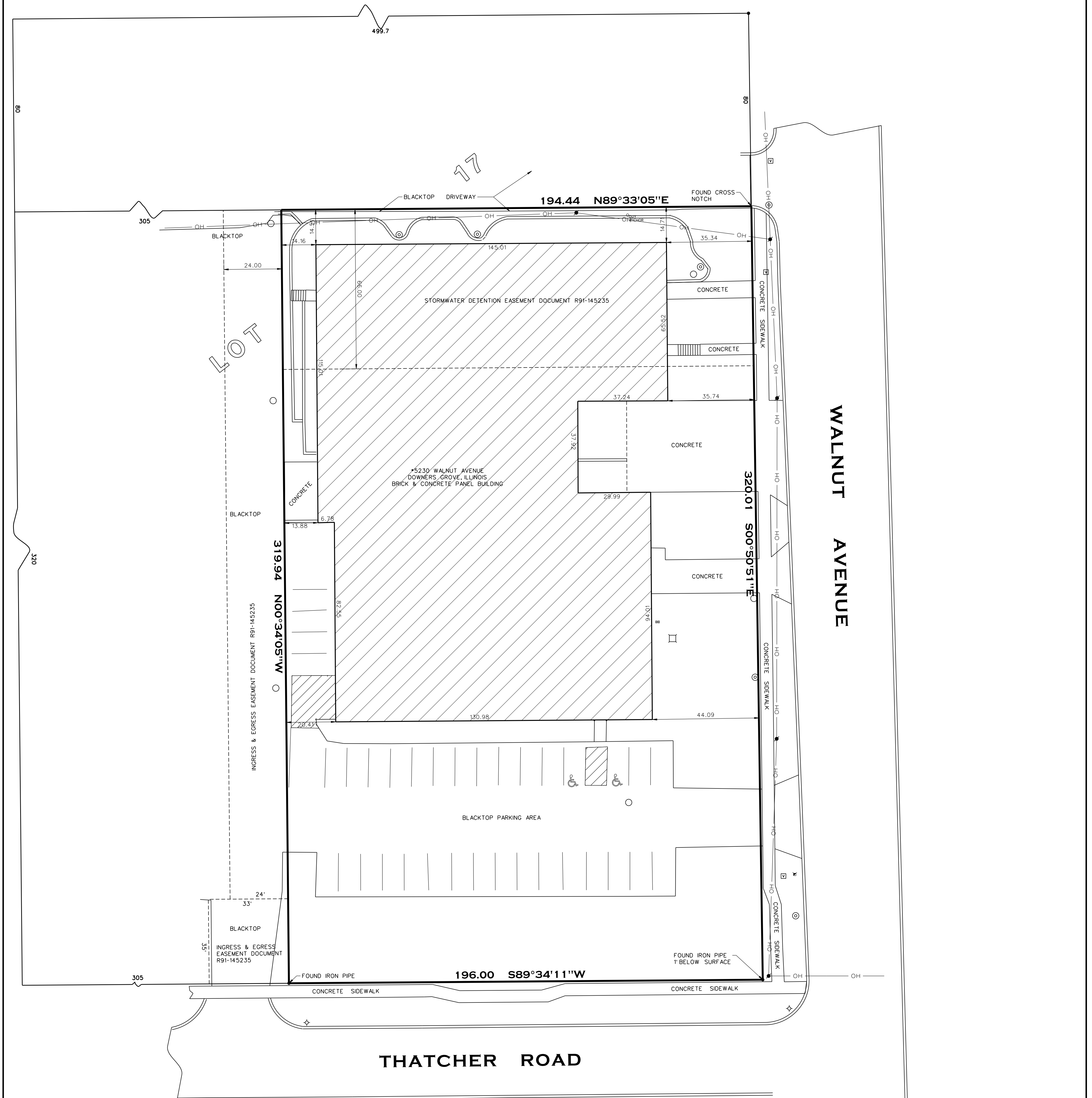
We would like to hire more technicians but can not do so at our current location due to space

3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

We have always maintained a extremely clean AND SAFE ENVIRONMENT FOR EMPLOYEES AND THE NEIGHBORHOOD BOTH INSIDE AND OUT OF OUR BUILDING

PLAT OF SURVEY

LOT 17 IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO BELMONT, BEING A SUBDIVISION OF PART OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1919 AS DOCUMENT 137824, IN DUPAGE COUNTY, ILLINOIS (EXCEPT FROM SAID LOT 17 THE NORTH 80 FEET THEREOF DESCRIBED AND BOUNDED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17 AND RUNNING SOUTHERLY ALONG THE WEST SIDE OF SAID LOT 17, A DISTANCE OF 80 FEET; THENCE EASTERLY 500 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 17 TO THE EAST LINE OF SAID LOT 17; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 17 A DISTANCE OF 80 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 499.7 FEET TO THE POINT OF BEGINNING; AND EXCEPT FROM SAID LOT 17 THE WEST 305 FEET THEREOF AS MEASURED ALONG THE SOUTH AND NORTH LINES THEREOF)



LEGEND

⊙	SANITARY MANHOLE	⊞	MAILBOX
⊙	SANITARY CLEANOUT	⊞	DOWNSPOUT
⊙	STORM MANHOLE	⊞	LIGHT POLE
⊙	STORM CATCH BASIN	⊞	OVERHEAD LIGHT POLE
⊙	STORM INLET	⊞	ELECTRIC MANHOLE
⊙	STORM CLEANOUT	⊞	TRAFFIC SIGNAL POLE
⊙	FLARED END SECTION	⊞	TRAFFIC CONTROL BOX
⊞	TRANSFORMER	⊞	TRAFFIC SIGNAL VAULT
⊞	ELECTRICAL BOX	⊞	RAILROAD SIGNAL POLE
⊞	CABLE T.V. BOX	⊞	RAILROAD SIGNAL VAULT
⊞	TELEPHONE BOX	⊞	UTILITY POLE
⊞	TRAFFIC CONTROL BOX	⊞	OVERHEAD WIRES
⊞	ELECTRIC HANDHOLE	⊞	UNDERGROUND ELECTRIC
⊞	COMMUNICATION MANHOLE	⊞	UNDERGROUND GAS
⊞	ELECTRIC METER	⊞	UNDERGROUND TELEPHONE
⊞	GAS METER	⊞	UNDERGROUND FIBER OPTIC
⊞	GAS VALVE	⊞	UNDERGROUND CABLE T.V.
⊞	B-BOX	⊞	WATER MAIN
⊞	WATER VALVE	⊞	SANITARY SEWER
⊞	WATER VALVE VAULT	⊞	STORM SEWER
⊞	FIRE HYDRANT	⊞	FENCE LINE
⊞	POST INDICATOR VALVE	⊞	GUARD RAIL
⊞	WATER METER	⊞	DECIDUOUS TREE
⊞	PARKING METER	⊞	PIKE TREE
⊞	FLAG POLE	⊞	DRIVE IRON PIPE
⊞	IFLINE MARKER	⊞	FOUND IRON PIPE
		⊞	CROSS CUT IN CONCRETE
		⊞	M = MEASURED DIMENSION
		⊞	R = RECORD DIMENSION

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)SS
 THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD. HAVE MADE A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. FIELD WORK COMPLETED 02/15/2024.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 15TH DAY OF FEBRUARY, A.D. 2024



WEBSTER, McGRATH AND AHLBERG, LTD.
 BY: _____
 ILLINOIS LAND SURVEYOR NO. 2689
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
 207 S. NAPERVILLE STREET
 WHEATON, ILLINOIS 60187
 (630) 668-7603



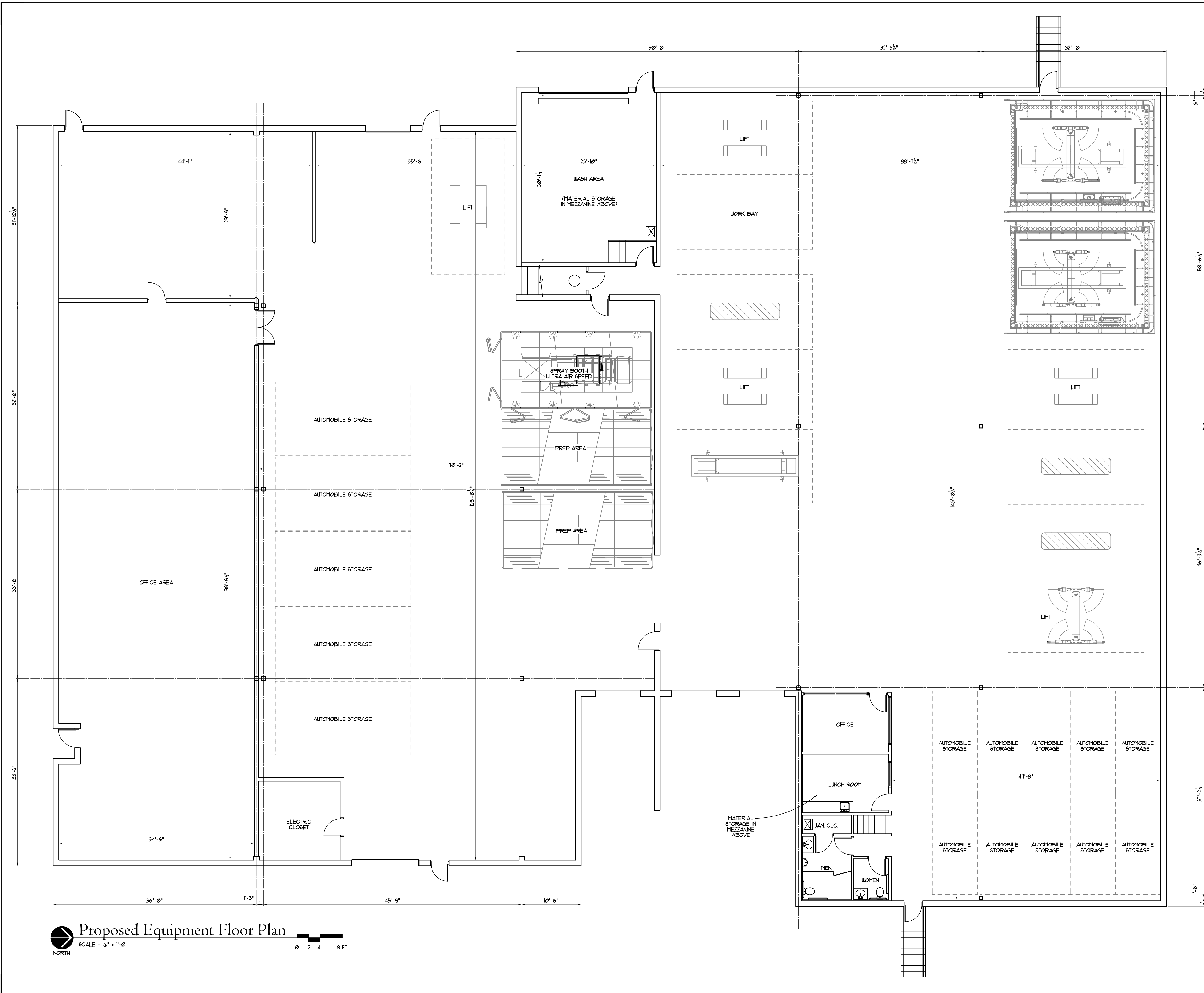
Rev	Date	Description	By

PLAT OF SURVEY			
JOB #:		DATE:	
40531		02/15/2024	
SCALE:		1"=20'	
SURV: GA DRAWN: GA DESIGN: GA			
FILE #:		D-31716	
SHEET #:		1 of 1	

WEBSTER, McGRATH & AHLBERG LTD.
 LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 Over a Century of Service to our Clients
 2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
 ph: (630)668-7603 web: www.wmahl.com
 Design Firm License No. 184-203101

LOCATION: 5230 WALNUT AVENUE DOWNERS GROVE, ILLINOIS
 PREPARED FOR: MACNEIL REAL ESTATE HOLDINGS, LLC
 1 MACNEIL COURT
 BOLINGBROOK, ILLINOIS 60444

Tuesday, April 16, 2024 7:36 PM
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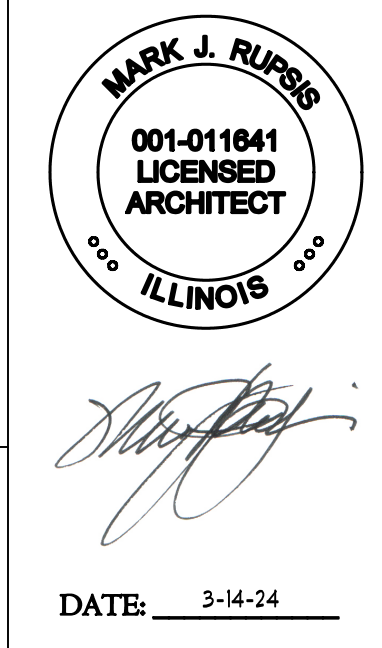
Proposed Equipment Floor Plan
 SCALE = 1/8" = 1'-0"
 NORTH
 0 2 4 8 FT.

Mark J. Rupsis - Architect
 822 Mumby Drive
 Joliet, Illinois 60435
 630.740.6956 FAX - 630.405.6764
 www.mjrps.com

Interior Non-Structural Renovation Plans for
Autobody Unlimited
 5230 Walnut Avenue
 Downers Grove, Illinois 60515
 MacNeil Real Estate Holdings, LLC

Issued for	Date
SPECIAL USE PERMIT	3-14-24
Revisions	Date
REVIEW COMMENTS	4-16-24

I hereby certify that these plans were prepared under my direct supervision, & to the best of my knowledge conform to the building codes & ordinances of DOWNERS GROVE, ILLINOIS



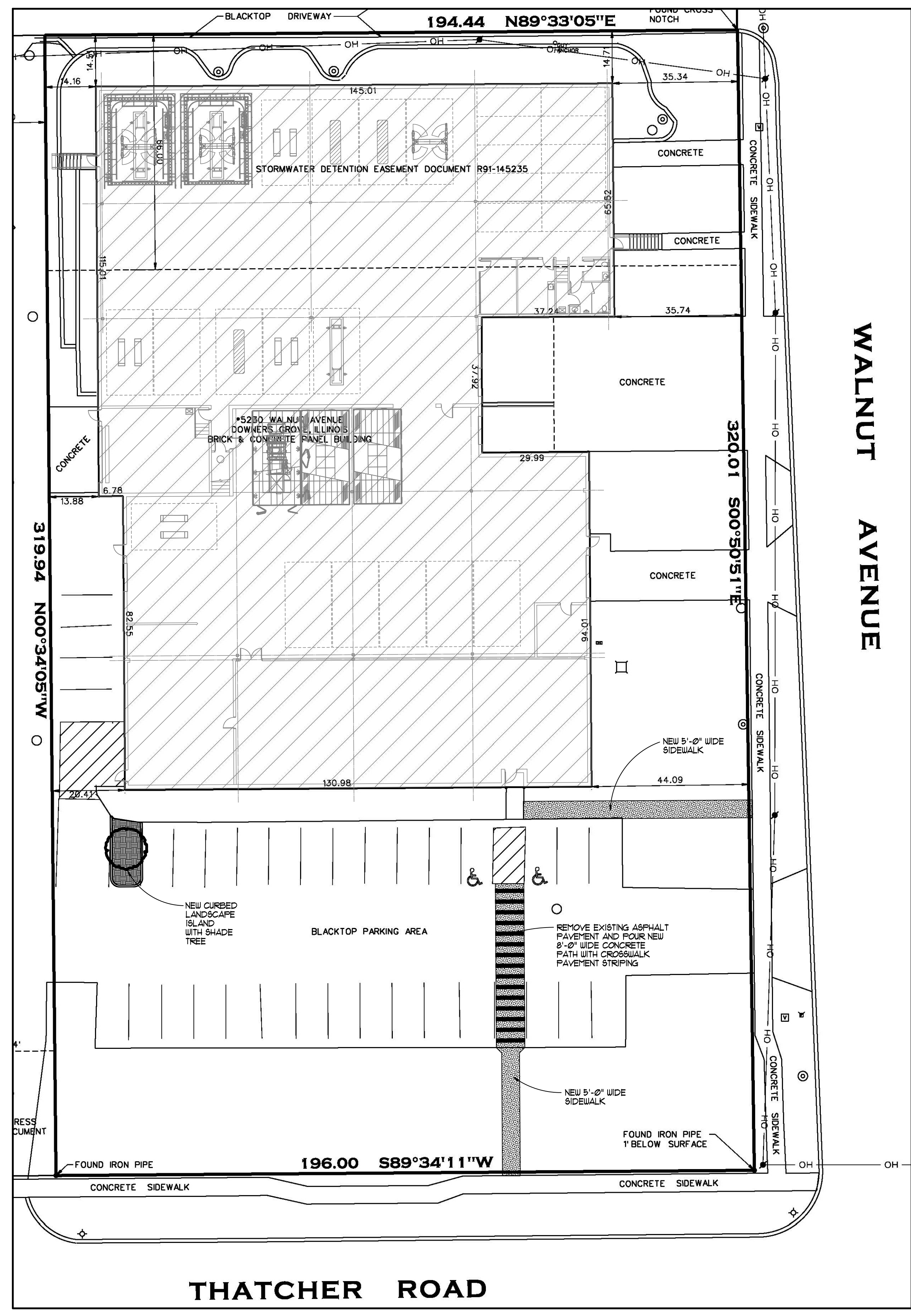
Proposed Equipment Floor Plan

Drawn by: MUR
 Checked by: MUR

Job no: 2402.07
 Sheet: AI

FOR SHEETS: AI
 LICENSE EXPIRES: 11-30-24
 DATE: 3-14-24

Tuesday, April 16, 2024 7:37 PM
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Site Plan
SCALE - 1" = 20'-0"
NORTH

WALNUT AVENUE

THATCHER ROAD

Mark J. Rupsis - Architect
822 Mumby Drive
Joliet, Illinois 60435
630.740.6956 FAX - 630.405.6764
www.mjrpsis.com

Interior Non-Structural Renovation Plans for
Autobody Unlimited
5230 Walnut Avenue
Downers Grove, Illinois 60515
MacNeil Real Estate Holdings, LLC

Issued for	Date
SPECIAL USE PERMIT	3-14-24
Revisions	Date
REVIEW COMMENTS	4-16-24



Proposed Site Plan

Drawn by: MUR Checked by: MUR

Job no: 2402.07

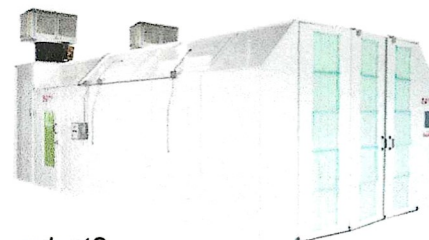
Sheet: **A2**

To the Plan Commission of the Village of Downers Grove:

My name is John Bauer. I live in the Cameo West condo at 5300 Walnut Ave Downers Grove Ill.

I would like to voice my opposition to the petition seeking Special Use approval for a vehicle body and paint finishing shop 24-PCE-00111 with questions for the following reasons:

1. Whether using solvent-based or waterborne paint, it is nearly impossible to avoid volatile organic compounds (VOCs)
2. Exposure to VOCs can cause eye, nose, and throat irritation; shortness of breath; headaches; fatigue; nausea; dizziness; and skin problems. Higher concentrations of VOCs can irritate the lungs, as well as damage the liver, kidney, and central nervous system.
3. In a workshop environment, it can often take hours for overspray to clear. This increases the risk of breathing in materials of Volatile Organic Compound (VOC's) emissions, which are harmful to human health and vegetation when present at high enough concentrations. This presents a significant risk to the surrounding environment. For this reason, paint booths serve a great deal of responsibility by keeping us and others safe from illnesses that could be long-term or fatal.
4. Does the spray booth have three- or two-stage NESHAP filtration? If it is two-stage, it means that your overspray will pass through 2 different filters before it is exhausted. If it is a three-stage filtration, it will go through three different filters. This is to ensure that the air is properly filtered of all contaminants before exhausted. Do they have a NESHAP sanding booth with two MERV 11 filter boxes for recirculated air? https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=90529
5. What Environmental, and Economic Impacts and Additional Analyses were conducted as required by the EPA? https://www.epa.gov/system/files/documents/2022-11/FR-PaintStripping_Final%20Rule.pdf
 - A. What are the affected facilities?
 - B. What are the air quality impacts?
 - C. What are the cost impacts?
 - D. What are the economic impacts?
 - E. What are the benefits?
 - F. What analysis of environmental justice did they conduct?
 - G. What analysis of children's environmental health did they conduct?
6. Our Condo building is approximately 300 feet south of the 5230 Walnut property in question and has 155 senior residents residing here. When the wind blows out of the North, Northwest, or Northeast, are we guaranteed to be free from these toxic smells? If compliance is not guaranteed, then I/we would like to have it recorded so that we can take legal action!
7. The person spraying in the spray booth is protected with a respirator - we are not!
8. We are also concerned about the sound level of this shop working on cars and would like guarantees on that as well.
9. Lastly, everyone facing this body shop has to look at the demolished cars from their balconies that are parked in the lot waiting to be repaired.



Below are websites with regulations and laws for setting up an Auto Body shop with variances in Urban areas.

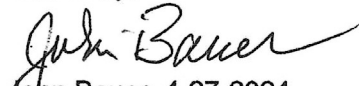
https://www.epa.gov/system/files/documents/2022-11/FR-PaintStripping_Final%20Rule.pdf

https://19january2017snapshot.epa.gov/sites/production/files/2013-12/documents/auto_refinishing_spray_booth_filters.pdf

<https://cleanair.camfil.us/2018/03/15/can-fight-air-pollution-auto-body-workshops/>

<https://relyonusa.com/6h-rule-compliance-for-spray-booths/>

Sincerely,


John Bauer 4-27-2024

To: Downers Grove Planning Commissioner
From: Michael S. Marlow, 5300 Walnut Ave., [REDACTED]
Date: April 27, 2024
Subject: Proposed Special Zoning Permit 5320 Walnut Ave. Auto Body & Paint Shop

I am a resident of the Cameo West Condominium located across from proposed auto body repair and painting facility. The location of such business directly opposite a residential condo is objectionable and detrimental to our condo community.

As a back ground our condo is a senior living (55+) residence consisting of 120 units and approximately 165 individuals. Many of our residents face environmental and respiratory issues which are common to our age demographic.

Pollution control and devices for particulate collection is essential but perhaps more important is the continuing inspection of such devices. One time inspection at the time of buildout does not insure compliance with pollution standards. Just as with food providers, continuous repeated inspection is required. Simple smell or visual observation does not guarantee lack of pollution particulate.

Other factors include where vehicles will be stored as they await restoration. I do not believe all car can be inside in bays at all times. Looking at damaged cars from our balconies is not a pleasant image.

What impact will tow car and flat bed trailer delivery have to traffic or noise level. Will their be restricted hours for delivery.

Simply suggesting to a owner of repair shop that they plant tree as a screen does not instill confidence of compliance. It should be mandated as part of approval.

In summary location seems imprudent. Thank you for reviewing my concerns and objections.



Michael S. Marlow
[REDACTED]

5300 Walnut Avenue, [REDACTED]
Downers Grove, IL 60515
[REDACTED]

May 1, 2024

RE: File 24-PCDE-0011 – Special Zoning

Dear Emily Hepworth:

I reside in the Cameo Condominium complex which is a 51 and over senior community. My concerns regarding the above petition are as follows:

- Noxious fumes and particulates from the paints and chemicals emanating from the source and affecting our health.
- Increased traffic flow along Thatcher Avenue, and cars parked everywhere while waiting to be worked on.
- Noise level from machinery and other equipment interfering with our living environment.
- Cars being towed and dropped off at the facility at all hours of the night.
- Cameo Condominiums are located in a residential area and, therefore, we should not be subjected to such an environmental hazard, especially at our age.

Thank you for your time and attention to my concerns.

Sincerely,

Carol Mysicka
Cameo 5300 Resident



Emily Hepworth <eheworth@downers.us>

Use of a building across from Cameo

1 message

Carol O'Toole [REDACTED]
To: eheworth@downers.us

Tue, Apr 30, 2024 at 12:58 PM

I live at 5300 [REDACTED], Walnut Avenue, Downers Grove IL 60515.

After attending a meeting at Cameo last night (April 29, 2024), I have become concerned about the impact on my health and property. The information presented to us seemed to suggest major problems. I refer you to Cameo resident John Bauer's letter.

I am also concerned about the loss of property value, the health of our employees and visitors.

My ability to attend the meeting on May 6 is not possible due to my handicap. If possible, my son or daughter-in-law may attend. They are residents of Downers Grove.

Thank you for your consideration.

Carol A. O'Toole
[REDACTED]



Emily Hepworth <eheworth@downers.us>

Special Use approval for a vehicle body and paint finishing shop 24-PCE-00111

1 message

Don Tuskey [REDACTED]

Tue, Apr 30, 2024 at 6:51 PM

To: "eheworth@downers.us" <eheworth@downers.us>

Dear Ms. Hepworth, I volunteer at a food pantry in Naperville. Boyz Body Works is right across from us. In the summer workers open the doors and other volunteers have reported the odor of paint emanating from that building. While I realize any business will insist that they follow all the rules, people are people and will do what they want to do for their comfort or pleasure. I am

against granting this Special Use Approval.

Thank you for your consideration.

Don Tuskey
5300 Walnut Avenue

[REDACTED]
Downers Grove, IL
69515-4121

May you be well, may you be happy, may you be peaceful and may you be loved.



DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

May 6, 2024, 7:00 P.M.

24-PCE-0011: A PETITION SEEKING SPECIAL USE APPROVAL FOR A VEHICLE BODY AND PAINT FINISHING SHOP. THE PROPERTY IS CURRENTLY ZONED M-1, LIGHT MANUFACTURING. THE PROPERTY IS LOCATED DIRECTLY NORTHWEST OF THE INTERSECTION OF THATCHER ROAD AND WALNUT AVENUE, COMMONLY KNOWN AS 5230 WALNUT AVENUE, DOWNERS GROVE, IL. (PIN: 08-11-408-022). DANIEL RESENDIZ, PETITIONER AND MACNEIL REAL ESTATE HOLDINGS, OWNER.

Daniel Resendiz provided an overview of his petition and explained they are currently two blocks away from the special use proposed site and want to move there to have the ability to keep more cars inside. He added they have been there for 30 years and never had a violation. He said they would be adding additional parking inside, would have no more traffic than they currently have, very few tow truck deliveries, and would be adding sidewalks.

Chairman Rickard asked Mr. Resendiz to elaborate on what type of inspections they have. Mr. Resendiz explained they have to keep a manifest of filter changes, waste disposal, and OSHA inspection.

Chairman Rickard asked the commissioners for any questions.

Commissioner Toth asked how the hazardous wastes are disposed of. Mr. Resendiz answered that an EPA company comes in and take it out and is part of the manifest.

Commissioner Toth asked what type of materials would be in that container. Mr. Resendiz responded that it is waste disposal for the solvent, which is about less than an ounce.

Commissioner Toth also inquired about the fire department conducting an inspection. Mr. Resendiz explained they check the spray booth and check manifests. He added every inspector that has come there has complimented them on the cleanliness of their shop.

Commissioner asked about the frequency of changing filters and the process of disposing them. Mr. Resendiz answered it depends on how dirty the filter is and if it is not allowing air to go through the filter; that is when they would be changed and it is disposed of through a pickup service.

Commissioner Patel asked what the proposed hours of operation are. Mr. Resendiz stated 8 a.m. to 5 p.m. Monday through Friday.

Commissioner Patel asked if they keep all the garage bay doors closed during operation. Mr. Resendiz responded that yes, most of them are and will be in the new building since it will be air conditioned.

DRAFT

Commissioner Patel asked if the shop is also collision repair. Mr. Resendiz confirmed that is what the shop is.

Commissioner Frankovic inquired if there would be any damaged vehicles stored outside at any time. Mr. Resendiz said not as storage but may be taken outside.

Chairman Rickard asked if there would be anything else going on outside the building that would be a nuisance to people in the area. Mr. Resendiz expressed they do not do any work outside.

Chairman Rickard asked for public comment.

Joanna Vince, stated she was concerned about asthma issues in residential area for her grandchildren. She expressed that through her experience as an auditor and working with owners of body repair shops, they work on older cars that contain lead and paint and wants to know how they will address that. She added that she and some of her older neighbor's struggle with air quality.

Michael Barlow, commented that his main concern is location, being directly across from a residential area with primarily age 55 and above with respiratory problems. He said he would think a study an impact statement should be done on the new proposal for being across the street from a residential community. He suggested separating commercial from residential.

Matt Sweeney stated his main concern is the air quality and a lot of people in the neighborhood with severe issues with their health. He said it was a little bit too close.

Lois (No Last Name Offered) expressed she was concerned if employees get annual blood panels to see if they are healthy from working there so long to see if the chemicals affect them.

Elizabeth Hanson asked how often did the firemen come in to inspect the filters because that was not answered. She added that annually is not good enough and they are all concerned for their health.

Roy Hudson explained that he used to work for companies and no matter how hard you try to keep things from getting into the air it still does. He said it will pose risk for health conditions to a residential area and suggested a different manufacturing area.

Dianne Batzkall, explained there are three buildings 55 and over in their complex and many with health issues. She asked how many employees will be employed there and where will they park. She added parking is a critical issue in their area. She asked if all broken cars would be kept in the building, where dumpsters would be, because she does not want to see broken cars and dumpsters from her residence. She said they should not be having this here and they need to think about and take care of the hundreds of senior citizens living in the buildings.

Chairman Rickard noted that they received multiple letters on this.

Mary (no last name offered) voiced that this is sounds like a great business but no one wants it on their lawn or in the vicinity of their residence.

Norm Molina (ph) said they all agree this space needs to be occupied, but they need to consider negative impacts on the residential property values and health and safety concerns. He said it is

DRAFT

currently zoned light manufacturing for a reason and the negative, financial, and health aspects are critical. He said they needed to be concerned with pollution and waste managements, fumes and smells from spray painting, sanding rust off cars, and ventilation systems.

Quincy Qualls commented that he looks after his 89-year-old mother with serious respiratory problems, residing at 5300 E Walnut. He voiced environment concerns and stated a lot of balconies are facing that space. He had questions on emission control, what measurements they implement to control emissions, chemical storage and disposal, noise regulation compliance, ventilation system, emergency procedures to minimize risk to the neighborhood, water pollution control, compliance with EPA regulations, and steps to minimize impact on the community to reduce noise, traffic, and visual.

Dorothy Barnes, stated her concern was the pollution of noise and exhausts and everyone's health. She asked the Commission if a facility like this moved into their neighborhood how would they feel. Ms. Barnes added that autobody shops have protective gear for employees but residents in the area will not have that and asked if they would have to wear that protective gear to protect themselves, because no one can guarantee fumes will not escape.

Paul Bartosick, expressed that air pollution is important, including sight pollution, and sound pollution that could have an impact on property value.

Chairman Rickard noted that the Village is recommending inoperable vehicles outside be a condition that they are not allowed to be stored outside.

Lisa Quorum (ph) stated her mother lives on the second floor of the 5300 building that faces the autobody shop, and the idea of noises and fumes coming is something to consider.

Illona Morgan asked if the employees would be noisy outside of the building and disturb the residents that want to enjoy sitting outside. She added many of their neighbors have health issues, and asked the Commission to think about their own families and if they would want this.

A resident (no name provided) asked what recourse they have as neighbors if things change from what they say they're going to do. She asked if they hire people with training or anyone off the street. She said they are not against the owners, but do not want it near their home.

Matt (no last name provided) added that he has worked in warehouses and factories before and when the weather is nice they open the doors and he worries about that and the pollution.

John Reynolds, said you also cannot get rid of the smells and odors from these types of businesses. He suggested putting it right next to the fire station instead.

Chairman Rickard asked for the staff report.

Emily Hepworth, Development Planner, gave the staff report for the petition for special use for autobody repair and paint shop. She stated is was located in the M-1 zoning district, two signs were posted on the site, and property owners within 250 feet received a mailing notice. She noted that staff received two phone calls and 20 public comments with the most concerns about the use and environmental impacts. She provided the plat of survey and described site improvements. She

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provided an overview of Downers Grove's regulations for paint and spray booths, the comprehensive plan recommendations, and standards of approval criteria. Staff found the petitioner meets all criteria required and recommends approval of the petition with conditions, including conditions 2 and 3.

Chairman Rickard said the EPA has a large hand in regulating what goes on there and understands that when an applicant applies and EPA gets involved that is a complaint driven thing. He asked if that was correct and asked what the procedure would be for odor complaints. Mr. Zawila said they have a code enforcement team and take the complaints and if it is outside their jurisdiction they would forward the complaints to the appropriate parties.

Chairman Rickard asked for questions for staff.

Commissioner Toth asked if complaints were to come into the Village, would the Planning Department be made aware of them. Mr. Zawila answered yes, and especially when related to a condition for approval.

Commissioner Toth inquired on if there was a violation of the noise ordinance how would it be handled by the Village? Mr. Zawila explained they have code enforcement officers to go out at various times to test that out.

Commissioner Toth asked if there were other auto body shops adjacent to residential areas and asked if they ever received complaints from that place. Mr. Zawila responded yes they have other body shops adjacent to residential areas but could not speak on the quantity of complaints without looking into the Village's records.

Commissioner Toth asked if they researched any complaints on similar businesses in the Village and if that could be done.

Chairman Rickard asked if someone is not in compliance with the conditions of a special use if it is revokable if found to not be in compliance.

Chairman Rickard called the petitioner back up to answer any questions or make any comments.

Mr. Resendiz stated none of the overhead doors face those condominiums, and any noise or fumes would go in their direction, and everything is contained within the spray booth. He added that he has been a painter since age 15 and is in great health and ensured they would not be able to hear any noise coming from the body shop area. He said they will have more parking spots than at their current place.

Commissioner Frankovic asked about the filtration system and what particular filters single out. Mr. Resendiz responded everything. He said the spray booth contains all fumes that go in there. He explained the sanding is contained within a filtration system of itself, so no dust will be flying outside the door.

John Pankow, equipment manager, provider of most of the equipment they will be using, said the AC system has its own filtration, vacuum system with lines are attached to sanders with its own filtration system, and then the paint booth has three filtration systems.

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Chairman Rickard asked about the number of employees. He also asked about dumpsters on the property. Mr. Resendiz answered he has 10 employees. He stated they have two dumpsters, one for garbage and one for recycling and no need for anymore. He explained they have been in the same industrial park for 30 years with no complaints or issues and ensures there will be no odor coming from there.

Chairman Rickard asked the commissioners for discussion.

Commissioner Frankovic expressed she believes they have done as much as they can to prevent any possible pollution issues and the fact that the bay doors are open on Walnut and not towards the residence should help prevent any smells or fume issues. She stated it was not new industrial construction and the neighborhood is prepared for the potential business.

Commissioner Toth appreciated everyone's concern and thinks it's legitimate, but the filtration seems to work as intended and there is no evidence that states otherwise.

Commissioner Patel said he agreed with prior comments and supported it. He said there were no data points suggesting it was unsafe for the community.

Chairman Rickard said if there were to be potential problems, the village and EPA monitors things closely and there is recourse to revoke the Special Use. He stated it was a matter of separating normal low-level nuisances when living adjacent to a longstanding industrial area and if something is out of control then there are processes in place to deal with those things. He expressed that it seemed that everything that can be put in place is put in place to prevent health hazards, odors, and nuisances from happening.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER FRANKOVIC MADE THE MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE SPECIAL USES AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLANNING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PCE-0011, SUBJECT TO THE CONDITIONS STATED IN THE STAFF REPORT.

SECOND BY COMMISSIONER TOTH

ROLL CALL:

AYE: TOTH, FRANKOVIC, K. PATEL, V. PATEL, CHAIRMAN RICKARD

NAY: ROCHE

MOTION APPROVED. VOTE: 5-1



Emily Hepworth <eheworth@downers.us>

Re-zoning 24-PCE-0011

1 message

CarolynAnderson [REDACTED]
To: "eheworth@downes.us" <eheworth@downers.us>

Fri, May 3, 2024 at 1:37 PM

We have enjoyed living in Cameo 5300 for over thirty years. We were in our late fifties when we moved in and now we are approaching ninety

We are concerned about the air quality during the summer when the doors are open, and when cars parked outside waiting for service when the inside is at capacity, This would affect our health and the value of our property.

Please reject the petition seeking approval to put a paint and body shop on the property at 5230 Walnut, Downers Grove, IL.

Your consideration of our concerns is appreciated.

PLEASE REJECT THE PETITION AT THE MAY 6,2024 MEETING.

Dave and Carolyn Anderson
[REDACTED]

Sent from my iPad



Emily Hepworth <eheworth@downers.us>

Letter in opposition to the Auto Body Shop seeking Special Use approval 24-PCE-00111

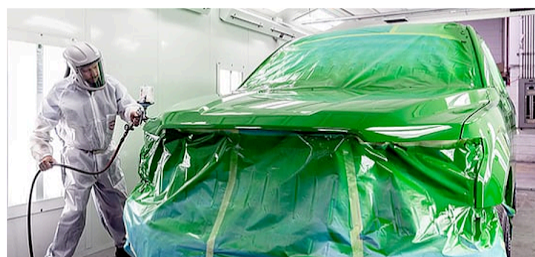
John Bauer [REDACTED]
To: "eheworth@downers.us" <eheworth@downers.us>

Wed, May 1, 2024 at 8:58 PM

My name is John Bauer. I live in the Cameo West condo at [5300 Walnut Ave Downers Grove Ill.](#)

I would like to voice my opposition to the petition seeking Special Use approval for a vehicle body and paint finishing shop 24-PCE-00111 with questions for the following reasons:

1. Whether using solvent-based or waterborne paint, it is nearly impossible to avoid volatile organic compounds (VOCs)
2. Exposure to VOCs can cause eye, nose, and throat irritation; shortness of breath; headaches; fatigue; nausea; dizziness; and skin problems. Higher concentrations of VOCs can irritate the lungs, as well as damage the liver, kidney, and central nervous system.
3. In a workshop environment, it can often take hours for overspray to clear. This increases the risk of breathing in materials of Volatile Organic Compound (VOC's) emissions, which are harmful to human health and vegetation when present at high enough concentrations. This presents a significant risk to the surrounding environment. For this reason, paint booths serve a great deal of responsibility by keeping us and others safe from illnesses that could be long-term or fatal.
4. Does the spray booth have three- or two-stage NESHAP (National Emission Standard for Hazardous Air Pollutants) filtration? If it is two-stage, it means that your overspray will pass through 2 different filters before it is exhausted. If it is a three-stage filtration, it will go through three different filters. This is to ensure that the air is properly filtered of all contaminants before exhaustion. Do they have a NESHAP sanding booth with two MERV 11 filter boxes for recirculated air? https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=90529



5. What environmental and economic impacts along with analysis of demographic factors for populations living near the Auto Body Shop were conducted as required by the EPA? https://www.epa.gov/system/files/documents/2022-11/FR-PaintStripping_Final%20Rule.pdf

- A. What are the affected facilities?
- B. What are the air quality impacts?
- C. What are the cost impacts?
- D. What are the economic impacts?
- E. What are the benefits?
- F. What analysis of environmental justice did they conduct?
- G. What analysis of children's environmental health did they conduct?

6. Our Condo building (homes) are approximately 300 feet south of the 5230 Walnut property in question and have 155 senior residents residing here. When the wind blows out of the North, Northwest, or Northeast, are we guaranteed to be free from these toxic smells? If compliance is not guaranteed, then I/we would like to have it recorded so that we can take legal action!

7. The person spraying in the spray booth is protected with a respirator - we are not!

8. We are also concerned about the sound level (noise) of this shop working on cars and would like guarantees on that as well.

9. Are vehicles involved in accidents going to be towed in and dropped off at all hours of the night?

10. Everyone facing this body shop has to look at the demolished cars from their balconies that are parked in the lot waiting to be repaired.

11. Lastly, is this "vehicle body and paint finishing shop" in compliance with the EPA regulations and restrictions for spray booths and sanding booths, EPA regulations and laws for setting up an Auto Body Shop in a new location, and EPA's compliance with variances in Urban areas? See EPA's and NESHAP websites and regulations below:

https://www.epa.gov/system/files/documents/2022-11/FR-PaintStripping_Final%20Rule.pdf

https://19january2017snapshot.epa.gov/sites/production/files/2013-12/documents/auto_refinishing_spray_booth_filters.pdf

<https://cleanair.camfil.us/2018/03/15/can-fight-air-pollution-auto-body-workshops/>

<https://relyonusa.com/6h-rule-compliance-for-spray-booths/>

Sincerely,
John Bauer



May 1, 2024

To: Planning Commission &
Council Members of Downers Grove

I am a resident at 5300 Walnut
where across the street a body and
finishing shop wants to move in.

We would be affected by the
dust and fumes, also constant noise
coming from such a close and busy
shop.

Our health will be affected from the
chemicals and dust grinding of
finishing cars.

Please let the body shop do their business
away from the close proximity of
residential homes.

We are a 55+ older community with many
health issues.

Thank You

Ruth Breier
5300 Walnut [REDACTED]
Downers Grove, IL
[REDACTED]

Emily Hepworth
ehepworth@downers.us

RE: Special use Zoning Change File 24-PCE-0011

My name is Susan Domer and I live at the Cameo West condo, 5300 Walnut Avenue, [REDACTED], Downers Grove, IL, just 300 feet south of the 5230 Walnut Avenue building this letter is pertaining to.

Here are a few reasons why I am not in favor of this petition:

1. This is a 55+ Senior Living Building and this would be very detrimental to our health as well as any of our visitors.
2. Adding more trucks to this area, the fumes, not to mention the beeping sounds of them backing up, would be very disturbing.
3. The paint fumes would be very intoxicating, especially in the spring, summer and fall. We would be limited to sitting out on our balconies or even having the windows open.
4. And this would decrease the value of our property.

Thanks for taking time to read this and hope you can reconsider their proposal.

Sincerely,

Susan Domer
5300 Walnut Ave, [REDACTED]
Downers Grove, IL 60515

[REDACTED]



Emily Hepworth <eheworth@downers.us>

Village of Downers Grove special zoning meeting May 6, 2024 concerning 5230 Walnut Avenue

Darlene Guice [REDACTED]
To: eheworth@downers.us
Cc: Darlene Guice [REDACTED]

Sun, May 5, 2024 at 9:36 PM

In regards to the Body Shop to move into vacancy at 5230 Walnut Avenue, Downers Grove, IL 60515.

Some of the concerns of the Cameo Condo Residents including myself are:

- Noise from the location when certain aspects of work is done like sanding, pounding and loud machinery
- The odor of the paints, primers, and other compounds that have very strong odors
- Particles from the sanding, painting, and other compounds covering the balconies, patios and grounds
- Traffic from customers, as well as towing, cars that could overrun onto street
- Hours of operations
- Residents not being able to enjoy sitting on their balconies, patios because of the odors, noise, and irritants in the air. There are a lot of residents in the Cameo Condo who have respiratory issues, heart conditions that can be compromised by this shop location.
- Concerns of property value
- Concern that that the other Cameo building was not contacted about the special zoning meeting as well, this will also affect them as well with odors, particles in air.
- If there are violations from the body shop, will the village of Downers Grove be responsible with tickets, making sure that codes are met and if violations will be sent to EPA, or others that need to be notified and inspections carried out.

This has been a very peaceful area and we the residents of 5300 Cameo would like it to stay that way. I am so sure if this was a proposal to happen on anyone on the commission board homes you would not be happy and would have concerns with your children's and family members especially elderly as we have here at Cameo Condo

Please in your decision think of the residents and their health and comfort as well as our concerns of property value and peace of mind knowing we can still be in a safe and quite environment enjoying life and retirement.

A concern Resident:

Darlene Guice

5300 Walnut Avenue, ■■■

Downers Grove, IL. 60515

5/1/2024 3:06 PM

Elizabeth Hanson [REDACTED]

5230 Walnut Ave DG, Please reject re-zoning 24-PCE-0011

To eheworth@downers.us <eheworth@downers.us>

5230 Walnut Ave DG, Please reject re-zoning 24-PCE-0011 on May 6, 2024

May 1, 2024

Dear Village of Downers Grove Planning Commission,

I object to allowing this auto body shop to destroy our Neighborhood. It will effect our future in many ways.

It will destroy our: air quality, our health, our property values, increase our noise pollution and more.

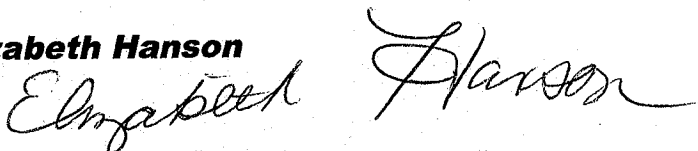
Please do not allow the approval of the special use. This is a hazard to us living across the street at 5300 Walnut Ave. Also perhaps it's time for the current owners location on Thatcher to be investigated to be certain they are abiding by the rules of operation by EPA & OSHA.

24-PCE-0011: A petition seeking Special Use approval for a vehicle body and paint finishing shop. The property is currently zoned M-1, Light Manufacturing. The property is located directly northwest of the intersection of Thatcher Road and Walnut Avenue, commonly known as 5230 Walnut Avenue, Downers Grove, IL. (PIN: 08-11-408-022). Daniel Resendiz, Petitioner and MacNeil Real Estate Holdings, Owner.

Please help us to live out our remaining years in peace. We need to be as healthy as possible without any additional unsafe hazard exposures.

Please reject the petition May 6, 2024 and confirm receiving this letter.

Elizabeth Hanson



5300 Walnut Ave [REDACTED]

Downers Grove, IL 60515

[REDACTED]

[REDACTED]

CC : Emily Hepwoth at ehepworth@downers.us



Emily Hepworth <eheworth@downers.us>

Commission of th Village of Downers Grove zoning meeting

1 message

JAQUELINE HERMES [REDACTED]

Thu, May 2, 2024 at 7:41 PM

To: "eheworth@downers.us" <eheworth@downers.us>

My name is Jackie Hermes I reside at the Cameo condos [5300 Walnut Ave.](#) I would like to Voice my opinion regarding the approval for a body and paint refinishing shop at 5320 Walnut which is 300 ft south of the property where 55 and older residency live.

My concern is about the toxic fumes and the smells from the paint we will be breathing on a daily basis. I am also concerned about the sounds and traffic from the paint shop. This can be harmful for the environment and breathing fumes maybe cause nausea.

Thank you for your time reading my concern.

Sincerely,
Jackie Hermes

My name is Roy and Renee Hudson
5300 walnut Ave

I reside at 5300 Walnut I am very opposed to this shop moving right in front of our building, I suffer with asthma and sinuses issues that I do not wish to get worse. Furthermore, this is a 55 and older with residents ranging up to ages 91 this shop will only shorten many of the resident's life span. The fact that this company wants this particular space with no consideration for the residents is very inconsiderate. We know as the weather gets warmer, they WILL have the doors open which means we will not be able to enjoy our balconies due to the smell.

The products being used you are very aware are toxic for them and worse for us we are not wearing protective masks. The paint that will be used will call irritation for the residents. Parking will be a serious problem for us, traffic will be heavier causing problem for me / others to get to and from our residence.

The noise factors another problem this is a quiet neighborhood I / we do not want to be inundated with noise all day long vulgar language and just inconsideration. Please address these concerns.

What will the air quality look like?

What are the benefits?

How will this impact the value of our property?

How will this affect the environment, air quality and safety?

Why this location that is so close to our residence WHY???

Why do have to look at wrecked cars everyday instead beautiful surroundings?

also have they met the latest EPA 2022 standard for air quality?

Please consider all these factors before giving approval humans lives are involved, surely you would not want your loves one life to be impacted by a body shop when there are other locations that are in a business area let us seniors enjoy our quiet and peaceful surroundings and safety.

Sincerely,

Roy and Renee Hudson



Emily Hepworth <eheworth@downers.us>

re-zoning @ 5230 Walnut Av.

gknigge [REDACTED]
To: "Eheworth@downers.us" <Eheworth@downers.us>

Fri, May 3, 2024 at 11:21 AM

Good morning.

I live at 5300 Walnut Av.

My main concern with re-zoning for an auto body show is the potential for **air and noise pollution** so close to our residential building. I have driven past their current location and the 2 bay doors were wide open. How does that affect any filtration system? Are pollutants escaping with the bay doors open? Will there be weekly, monthly or quarterly inspections of the filtration systems?

There is enough pollution and noise caused by the traffic on 355.

Aesthetics/traffic - I do not want to see unsightly cars parked outside & visible to all who drive by nor do I want to see increased traffic. I was told there was no traffic impact study done.

I certainly hope the property values will not be affected and I pray that our health is not adversely affected. This is a 55+ building and many here already have health issues.

I prefer to plead that this zoning NOT be approved. Better safe than sorry.

Thank you for your time.
Please confirm receipt of this correspondence.

Gail Knigge
5300 Walnut Av [REDACTED]
Downers Grove, IL 60515

May 2, 2024

Village of Downers Grove
Public Hearing Notice
Plan Commission

Regarding: Special Use Hearing on property 5230 Walnut Ave. (NW corner of Thatcher & Walnut Ave.) Downers Grove, IL. Pin # 08-11-408-022

We oppose the special use petition requesting approval for a body and paint finishing shop. We live across the street from property. We are an over 55 years old condo building.

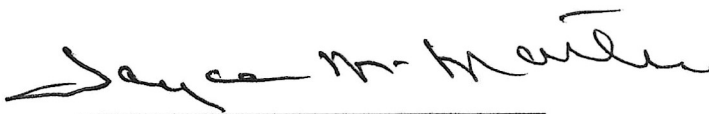
Many of us, especially my husband has a lot of health problems such as, COPD, emphysema, heart problems, etc. One of the few things he gets to enjoy is sitting on our patio as well as keeping our sliding doors open for fresh air which he will not be able to do if they are approved. Any paint fumes or sanding dust is an extreme hazard to his health and well-being as is true for many of the residents in our 120 unit building located at 5300 Walnut Ave. facing the property requesting special use.

It would be a great injustice to all of us and definitely to our health to approve this proposal.

Thank you for your consideration. I know you want the very best for all of Downers Grove residents.

Unit

Most Sincerely



Joyce Martin, Owner
5300 Walnut Ave.



McCahill
5300 Walnut Ave [REDACTED]
Downers Grove IL
60515
[REDACTED]

May 1, 2024

Village of Downers Grove Plan Commission
re: File 24-PCE-0011,
5230 Walnut Avenue

Dear Members,

I am strongly against the issuing of a Special Use approval for a vehicle body and paint refinishing shop.

This type of business is unsightly to put next to the 55 yrs. and older resident owned Cameo building. We all appreciate our "green spaces" surrounding our buildings and purchased here with that in mind. This type of business within plain view would diminish our property value.

There is a place for this business to relocate where it is not offensive, invasive, or destructive to the existing neighboring Cameo homeowners environment.

William ~~X~~ McCahill
Mary Jo McCahill

Thank you, and
thank you for all you do.



Emily Hepworth <eheworth@downers.us>

: Zoning Change to Special Use

1 message

Ed Melsbakas [REDACTED]
To: "eheworth@downers.us" <eheworth@downers.us>

Fri, May 3, 2024 at 12:28 PM

Emily Hepworth, AICP
Development Planner

My name is Ed Melsbakas. I live in a Cameo West condo at 5300 Walnut Avenue, Downers Grove, Illinois, 60515. I would like to make a few comments for your consideration in the petition seeking a Zoning Change to Special Use for a vehicle body and paint finishing shop.

The condo building is approximately 300 feet south of the 5230 Walnut Ave property in question and has 155 Senior residents residing here. In addition, this building has a requirement, 55 And Older, with availability of Independent Living. Most of the residents/owners, having relocated here, have accepted the way of life in the surrounding area, excluding traffic noise, which no one can get away from. But, overall, the quality of life, including their medical and physical issues is manageable presently.

However, the introduction of possible changes of any kind, might be counter productive with the elderly residents. Causing stress and anxiety resulting in medical or physical issues.

Thanking you in advance for your review and consideration.

Sincerely,

Ed Melsbakas



Emily Hepworth <eheworth@downers.us>

Special Use approval for vehicle body and paint finishing shop

1 message

Illona Morgan [REDACTED]
To: Ehpworth@downers.us

Fri, May 3, 2024 at 6:27 PM

My name is Illona Morgan I reside at 5300 Walnut I am very opposed to the this shop moving right in front of our building, I suffer with asthma and I do not wish to get worse. Furthermore this is a 55 and older with residents ranging up to ages 91 this shop will only shorten many of the residents life span. The fact that this company wants this particular space with no consideration for the residents is very inconsiderate. We know as the weather gets warmer they WILL have the doors open which means we will not be able to enjoy our balconies due to the smell.

The products being used you are very aware are toxic for them and worse for us we are not wearing protective masks . The paint that will be used will call irritation for the residents . Parking will be a serious problem for us, traffic will be heavier causing problem for me / others to get to and from our residence.

The noise factor another problem this is a quiet neighborhood I / we do not want to be inundated with noise all day long vulgar language and just inconsideration. Please address these concerns .

What will the air quality look like ?

What are the benefits ?

How will this impact the value of our property?

How will this affect the environment , air quality and safety?

Why this location that is so close to our residence WHY???

Why do have to look at wrecked cars everyday instead beautiful surroundings ?

Please consider all these factors before giving approval humans lives are involved , surely you would not want your loves one life to be impacted by a body shop when there are other locations that are in a business area let us seniors enjoy our quiet and peaceful surroundings and safety.

Sincerely ,
Illona Morgan

Sent from my iPad

My name is Aileen O'Hare. I live at 5300 Walnut Avenue in the Cameo West condominiums. I am very concerned about the plans to move an auto body shop that is proposed to be moving into 5230 Walnut Avenue which is located directly across from the building I live in.

My first concern is that I have asthma, but I am also concerned about the other people in my building who are also vulnerable because they also have respiratory problems and other health problems. They say that they have proper ventilation and most of the work will be done inside the building. The proper ventilation does not matter if they are allowed to have the bay doors open. Many of us will be deprived of the right to have windows open due to fumes and noise that will be created by having this type of business so close to a residential dwelling.

I am also afraid that our building might become less attractive to potential buyers who do not want to live across the street from an auto body shop.

Thank you for taking the time to read my concerns.

Dear Sir,

5-5-2024

I live at Cameo 5300 Walnut
[REDACTED], and do not want any
zoning change.

I moved into Downer Grove
in 1978.

I chose Cameo because it is
quiet, and safe.

Let us not forget the damage
Altan Tube from the odor, and
also the Lock Forner site on
Odger Ave. which is still
abandoned.

Thank you

John Depodis

Please reject re-zoning 24-PCE-0011 on May 6, 2024

May 1, 2024

Dear Village of Downers Grove Planning Commission,

I object to this request of this body shop being rezoned at 5230 Walnut Ave. Downers Grove Il. As I reside right across the street in the 5300 building.

Many of the condo owners and I feel that it will affect our property values, air quality, our health, it will also increase pollution and more. This is a 55 and older building with most all owners not being in the best of health as it is so having this kind of business directly across the street is a big concern for us all.

So please we are requesting that the planning commission reject and will not grant this building to be rezoned and reside for their business at 5230 Walnut Ave. Downers Grove. Again please reject the petition on May 6th, 2024.

Thank you sincerely,

Bonnie Roedel, 5300 Walnut Ave. [REDACTED], [REDACTED], [REDACTED]

Please confirm my request via email.

[REDACTED]
Bonnie Roedel



Emily Hepworth <eheworth@downers.us>

(no subject)

1 message

Stella Snyder [REDACTED]

Fri, May 3, 2024 at 10:36 PM

To: eheworth@downers.us, Stella Snyder [REDACTED]

5230 Walnut Ave Auto Body Shop proposal

Good evening Emily, my name is Stella A. Snyder & I live @5300 Walnut Ave West [REDACTED] I purchased a first floor unit facing North, facing the purposed Auto Body Shop. I have numerous health issues, including; Asthma, COPD, Emphysema, Congestive Heart Disease, & Pulmonary Hypertension to name a few. I'm very concerned about the Air Quality & any pollution that will be emitted from this proposed business. I have to run an air purifier & humidifier in my unit. I have concerns about whether I will still be able to sit outside on my patio & whether there will be a chance of dust, odor, & noise, should a door be propped open. Unfortunately I won't be able to attend the meeting. I just wanted to let you know my concerns ahead of time. Thank you for your consideration regarding this matter. Stella A. Snyder [REDACTED]
[REDACTED]



Emily Hepworth <eheworth@downers.us>

Subject: Proposed Auto Body Shop

1 message

Demetrius Vitson [REDACTED]
To: "Eheworth@Downers.US" <Eheworth@downers.us>

Fri, May 3, 2024 at 7:44 PM

Our concerns about the expansion of the Body Shop to a residential area are as follows:

Although village guidelines may have been met, have all Federal guidelines been met for this type of business?

Ultimately the residential property values will decrease because of the expansion of this business.

Toxic particulates emitted in the air will effect people with asthma and lung conditions.

Residential streets will be impacted by the auto body shop traffic.

Please consider the impact this will have on seniors across the street.

Sincerely,
Demetrius Vitson
Meredyth Sebastian

5300 WALNUT AVE

5-1-2024

Hello,

I just want to add
some comments related
to Cameo Bldg-5300
WALNUT AVE.

I agree to all our
cameo neighbor says
in his letter related
to the opposition
to the vehicle body
and painting shop
24-PCE-00111 - who

2) commented what was
John Bauer.

I also know of many
grandparents that like
to sit out on ground
floor facing Thatcher
with their grandchildren
ages from newborn to
grown ups.

So, also please consider
sound level of the body
shop and towing of
many cars and drop offs
into the site.

So, if you take all
neighbors and mine into
consideration - ~~Thank you~~
very much. Thank-you

Unit 
WELDON



Emily Hepworth <eheworth@downers.us>

Auto Body Shop Proposal

Dorothy Zampa [REDACTED]

Sat, May 4, 2024 at 10:00 AM

To: eheworth@downers.us

Cc: CameoWest5300@att.net

I'm writing this letter because I have concerns about the business that would move across from Cameo West 5300 Walnut Avenue. I live directly across from the building in question on the first floor of the condos. I have one lung and cancer plus several other health conditions. Being on oxygen keeps me in doors most of the time. In the summer I like to sit outside on my patio and watch the animals and see my garden grow. As a young woman I worked as a masker in a body shop I'm familiar with the day to day operations of the business. There's no way a business like this could safely operate so close to our condos and would impair my health and what little time I have left on this earth. This is an over fifty five building with people who have a lot of health issues. Most of the owners intend to live out their lives here. The auto body shop can find another location but at our age this would be a burden on us. Thank you for taking my opinions into consideration. I won't be able to attend the meeting because of my health issues.

Dorothy Zampa [REDACTED]
[REDACTED]

Sent from my iPa



Emily Hepworth <eheworth@downers.us>

Re-zoning 24-PCE-0011

1 message

CarolynAnderson [REDACTED]
To: "eheworth@downes.us" <eheworth@downers.us>

Fri, May 3, 2024 at 1:37 PM

We have enjoyed living in Cameo 5300 for over thirty years. We were in our late fifties when we moved in and now we are approaching ninety

We are concerned about the air quality during the summer when the doors are open, and when cars parked outside waiting for service when the inside is at capacity, This would affect our health and the value of our property.

Please reject the petition seeking approval to put a paint and body shop on the property at 5230 Walnut, Downers Grove, IL.

Your consideration of our concerns is appreciated.

PLEASE REJECT THE PETITION AT THE MAY 6,2024 MEETING.

Dave and Carolyn Anderson
[REDACTED]

Sent from my iPad



Emily Hepworth <eheworth@downers.us>

Letter in opposition to the Auto Body Shop seeking Special Use approval 24-PCE-00111

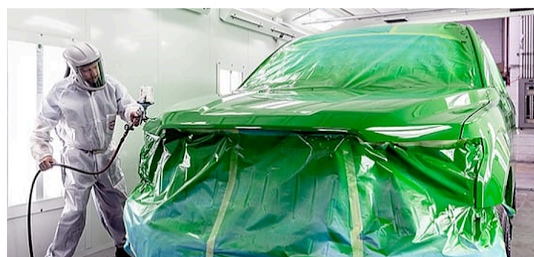
John Bauer [REDACTED]
To: "eheworth@downers.us" <eheworth@downers.us>

Wed, May 1, 2024 at 8:58 PM

My name is John Bauer. I live in the Cameo West condo at [5300 Walnut Ave Downers Grove Ill.](#)

I would like to voice my opposition to the petition seeking Special Use approval for a vehicle body and paint finishing shop 24-PCE-00111 with questions for the following reasons:

1. Whether using solvent-based or waterborne paint, it is nearly impossible to avoid volatile organic compounds (VOCs)
2. Exposure to VOCs can cause eye, nose, and throat irritation; shortness of breath; headaches; fatigue; nausea; dizziness; and skin problems. Higher concentrations of VOCs can irritate the lungs, as well as damage the liver, kidney, and central nervous system.
3. In a workshop environment, it can often take hours for overspray to clear. This increases the risk of breathing in materials of Volatile Organic Compound (VOC's) emissions, which are harmful to human health and vegetation when present at high enough concentrations. This presents a significant risk to the surrounding environment. For this reason, paint booths serve a great deal of responsibility by keeping us and others safe from illnesses that could be long-term or fatal.
4. Does the spray booth have three- or two-stage NESHAP (National Emission Standard for Hazardous Air Pollutants) filtration? If it is two-stage, it means that your overspray will pass through 2 different filters before it is exhausted. If it is a three-stage filtration, it will go through three different filters. This is to ensure that the air is properly filtered of all contaminants before exhaustion. Do they have a NESHAP sanding booth with two MERV 11 filter boxes for recirculated air? https://cfpub.epa.gov/si/si_public_record_report.cfm?Lab=NRMRL&dirEntryId=90529



5. What environmental and economic impacts along with analysis of demographic factors for populations living near the Auto Body Shop were conducted as required by the EPA? https://www.epa.gov/system/files/documents/2022-11/FR-PaintStripping_Final%20Rule.pdf

- A. What are the affected facilities?
- B. What are the air quality impacts?
- C. What are the cost impacts?
- D. What are the economic impacts?
- E. What are the benefits?
- F. What analysis of environmental justice did they conduct?
- G. What analysis of children's environmental health did they conduct?

6. Our Condo building (homes) are approximately 300 feet south of the 5230 Walnut property in question and have 155 senior residents residing here. When the wind blows out of the North, Northwest, or Northeast, are we guaranteed to be free from these toxic smells? If compliance is not guaranteed, then I/we would like to have it recorded so that we can take legal action!

7. The person spraying in the spray booth is protected with a respirator - we are not!

8. We are also concerned about the sound level (noise) of this shop working on cars and would like guarantees on that as well.

9. Are vehicles involved in accidents going to be towed in and dropped off at all hours of the night?

10. Everyone facing this body shop has to look at the demolished cars from their balconies that are parked in the lot waiting to be repaired.

11. Lastly, is this "vehicle body and paint finishing shop" in compliance with the EPA regulations and restrictions for spray booths and sanding booths, EPA regulations and laws for setting up an Auto Body Shop in a new location, and EPA's compliance with variances in Urban areas? See EPA's and NESHAP websites and regulations below:

https://www.epa.gov/system/files/documents/2022-11/FR-PaintStripping_Final%20Rule.pdf

https://19january2017snapshot.epa.gov/sites/production/files/2013-12/documents/auto_refinishing_spray_booth_filters.pdf

<https://cleanair.camfil.us/2018/03/15/can-fight-air-pollution-auto-body-workshops/>

<https://relyonusa.com/6h-rule-compliance-for-spray-booths/>

Sincerely,
John Bauer



May 1, 2024

To: Planning Commission &
Council Members of Downers Grove

I am a resident at 5300 Walnut
where across the street a body and
finishing shop wants to move in.

We would be affected by the
dust and fumes, also constant noise
coming from such a close and busy
shop.

Our health will be affected from the
chemicals and dust grinding of
finishing cars.

Please let the body shop do their business
away from the close proximity of
residential homes.

We are a 55+ older community with many
health issues.

Thank You

Ruth Breier
5300 Walnut [REDACTED]
Downers Grove, IL
[REDACTED]

Emily Hepworth
ehepworth@downers.us

RE: Special use Zoning Change File 24-PCE-0011

My name is Susan Domer and I live at the Cameo West condo, 5300 Walnut Avenue, [REDACTED], Downers Grove, IL, just 300 feet south of the 5230 Walnut Avenue building this letter is pertaining to.

Here are a few reasons why I am not in favor of this petition:

1. This is a 55+ Senior Living Building and this would be very detrimental to our health as well as any of our visitors.
2. Adding more trucks to this area, the fumes, not to mention the beeping sounds of them backing up, would be very disturbing.
3. The paint fumes would be very intoxicating, especially in the spring, summer and fall. We would be limited to sitting out on our balconies or even having the windows open.
4. And this would decrease the value of our property.

Thanks for taking time to read this and hope you can reconsider their proposal.

Sincerely,

Susan Domer
5300 Walnut Ave, [REDACTED]
Downers Grove, IL 60515

[REDACTED]



Emily Hepworth <eheworth@downers.us>

Village of Downers Grove special zoning meeting May 6, 2024 concerning 5230 Walnut Avenue

Darlene Guice [REDACTED]
To: eheworth@downers.us
Cc: Darlene Guice [REDACTED]

Sun, May 5, 2024 at 9:36 PM

In regards to the Body Shop to move into vacancy at 5230 Walnut Avenue, Downers Grove, IL 60515.

Some of the concerns of the Cameo Condo Residents including myself are:

- Noise from the location when certain aspects of work is done like sanding, pounding and loud machinery
- The odor of the paints, primers, and other compounds that have very strong odors
- Particles from the sanding, painting, and other compounds covering the balconies, patios and grounds
- Traffic from customers, as well as towing, cars that could overrun onto street
- Hours of operations
- Residents not being able to enjoy sitting on their balconies, patios because of the odors, noise, and irritants in the air. There are a lot of residents in the Cameo Condo who have respiratory issues, heart conditions that can be compromised by this shop location.
- Concerns of property value
- Concern that that the other Cameo building was not contacted about the special zoning meeting as well, this will also affect them as well with odors, particles in air.
- If there are violations from the body shop, will the village of Downers Grove be responsible with tickets, making sure that codes are met and if violations will be sent to EPA, or others that need to be notified and inspections carried out.

This has been a very peaceful area and we the residents of 5300 Cameo would like it to stay that way. I am so sure if this was a proposal to happen on anyone on the commission board homes you would not be happy and would have concerns with your children's and family members especially elderly as we have here at Cameo Condo

Please in your decision think of the residents and their health and comfort as well as our concerns of property value and peace of mind knowing we can still be in a safe and quite environment enjoying life and retirement.

A concern Resident:

Darlene Guice

5300 Walnut Avenue, ■■■

Downers Grove, IL. 60515

5/1/2024 3:06 PM

Elizabeth Hanson [REDACTED]

5230 Walnut Ave DG, Please reject re-zoning 24-PCE-0011

To eheworth@downers.us <eheworth@downers.us>

5230 Walnut Ave DG, Please reject re-zoning 24-PCE-0011 on May 6, 2024

May 1, 2024

Dear Village of Downers Grove Planning Commission,

I object to allowing this auto body shop to destroy our Neighborhood. It will effect our future in many ways.

It will destroy our: air quality, our health, our property values, increase our noise pollution and more.

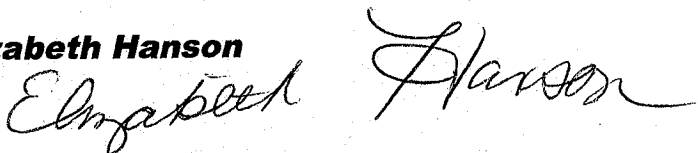
Please do not allow the approval of the special use. This is a hazard to us living across the street at 5300 Walnut Ave. Also perhaps it's time for the current owners location on Thatcher to be investigated to be certain they are abiding by the rules of operation by EPA & OSHA.

24-PCE-0011: A petition seeking Special Use approval for a vehicle body and paint finishing shop. The property is currently zoned M-1, Light Manufacturing. The property is located directly northwest of the intersection of Thatcher Road and Walnut Avenue, commonly known as 5230 Walnut Avenue, Downers Grove, IL. (PIN: 08-11-408-022). Daniel Resendiz, Petitioner and MacNeil Real Estate Holdings, Owner.

Please help us to live out our remaining years in peace. We need to be as healthy as possible without any additional unsafe hazard exposures.

Please reject the petition May 6, 2024 and confirm receiving this letter.

Elizabeth Hanson



5300 Walnut Ave [REDACTED]

Downers Grove, IL 60515

[REDACTED]

[REDACTED]

CC : Emily Hepwoth at ehepworth@downers.us



Emily Hepworth <eheworth@downers.us>

Commission of th Village of Downers Grove zoning meeting

1 message

JAQUELINE HERMES [REDACTED]

Thu, May 2, 2024 at 7:41 PM

To: "eheworth@downers.us" <eheworth@downers.us>

My name is Jackie Hermes I reside at the Cameo condos [5300 Walnut Ave.](#) I would like to Voice my opinion regarding the approval for a body and paint refinishing shop at 5320 Walnut which is 300 ft south of the property where 55 and older residency live.

My concern is about the toxic fumes and the smells from the paint we will be breathing on a daily basis. I am also concerned about the sounds and traffic from the paint shop. This can be harmful for the environment and breathing fumes maybe cause nausea.

Thank you for your time reading my concern.

Sincerely,
Jackie Hermes

My name is Roy and Renee Hudson
5300 walnut Ave

I reside at 5300 Walnut I am very opposed to this shop moving right in front of our building, I suffer with asthma and sinuses issues that I do not wish to get worse. Furthermore, this is a 55 and older with residents ranging up to ages 91 this shop will only shorten many of the resident's life span. The fact that this company wants this particular space with no consideration for the residents is very inconsiderate. We know as the weather gets warmer, they WILL have the doors open which means we will not be able to enjoy our balconies due to the smell.

The products being used you are very aware are toxic for them and worse for us we are not wearing protective masks. The paint that will be used will call irritation for the residents. Parking will be a serious problem for us, traffic will be heavier causing problem for me / others to get to and from our residence.

The noise factors another problem this is a quiet neighborhood I / we do not want to be inundated with noise all day long vulgar language and just inconsideration. Please address these concerns.

What will the air quality look like?

What are the benefits?

How will this impact the value of our property?

How will this affect the environment, air quality and safety?

Why this location that is so close to our residence WHY???

Why do have to look at wrecked cars everyday instead beautiful surroundings?

also have they met the latest EPA 2022 standard for air quality?

Please consider all these factors before giving approval humans lives are involved, surely you would not want your loves one life to be impacted by a body shop when there are other locations that are in a business area let us seniors enjoy our quiet and peaceful surroundings and safety.

Sincerely,

Roy and Renee Hudson



Emily Hepworth <eheworth@downers.us>

re-zoning @ 5230 Walnut Av.

gknigge [REDACTED]
To: "Eheworth@downers.us" <Eheworth@downers.us>

Fri, May 3, 2024 at 11:21 AM

Good morning.

I live at 5300 Walnut Av.

My main concern with re-zoning for an auto body show is the potential for **air and noise pollution** so close to our residential building. I have driven past their current location and the 2 bay doors were wide open. How does that affect any filtration system? Are pollutants escaping with the bay doors open? Will there be weekly, monthly or quarterly inspections of the filtration systems?

There is enough pollution and noise caused by the traffic on 355.

Aesthetics/traffic - I do not want to see unsightly cars parked outside & visible to all who drive by nor do I want to see increased traffic. I was told there was no traffic impact study done.

I certainly hope the property values will not be affected and I pray that our health is not adversely affected. This is a 55+ building and many here already have health issues.

I prefer to plead that this zoning NOT be approved. Better safe than sorry.

Thank you for your time.

Please confirm receipt of this correspondence.

Gail Knigge
5300 Walnut Av [REDACTED]
Downers Grove, IL 60515

May 2, 2024

Village of Downers Grove
Public Hearing Notice
Plan Commission

Regarding: Special Use Hearing on property 5230 Walnut Ave. (NW corner of Thatcher & Walnut Ave.) Downers Grove, IL. Pin # 08-11-408-022

We oppose the special use petition requesting approval for a body and paint finishing shop. We live across the street from property. We are an over 55 years old condo building.

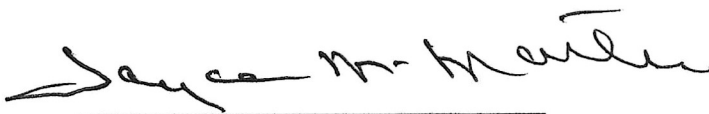
Many of us, especially my husband has a lot of health problems such as, COPD, emphysema, heart problems, etc. One of the few things he gets to enjoy is sitting on our patio as well as keeping our sliding doors open for fresh air which he will not be able to do if they are approved. Any paint fumes or sanding dust is an extreme hazard to his health and well-being as is true for many of the residents in our 120 unit building located at 5300 Walnut Ave. facing the property requesting special use.

It would be a great injustice to all of us and definitely to our health to approve this proposal.

Thank you for your consideration. I know you want the very best for all of Downers Grove residents.

Unit

Most Sincerely



Joyce Martin, Owner
5300 Walnut Ave.



McCahill
5300 Walnut Ave [REDACTED]
Downers Grove IL
60515
[REDACTED]

May 1, 2024

Village of Downers Grove Plan Commission
re: File 24-PCE-0011,
5230 Walnut Avenue

Dear Members,

I am strongly against the issuing of a Special Use approval for a vehicle body and paint refinishing shop.

This type of business is unsightly to put next to the 55 yrs. and older resident owned Cameo building. We all appreciate our "green spaces" surrounding our buildings and purchased here with that in mind. This type of business within plain view would diminish our property value.

There is a place for this business to relocate where it is not offensive, invasive, or destructive to the existing neighboring Cameo homeowners environment.

William ~~X~~ McCahill
Mary Jo McCahill

Thank you, and
thank you for all you do.



Emily Hepworth <eheworth@downers.us>

: Zoning Change to Special Use

1 message

Ed Melsbakas [REDACTED]
To: "eheworth@downers.us" <eheworth@downers.us>

Fri, May 3, 2024 at 12:28 PM

Emily Hepworth, AICP
Development Planner

My name is Ed Melsbakas. I live in a Cameo West condo at 5300 Walnut Avenue, Downers Grove, Illinois, 60515. I would like to make a few comments for your consideration in the petition seeking a Zoning Change to Special Use for a vehicle body and paint finishing shop.

The condo building is approximately 300 feet south of the 5230 Walnut Ave property in question and has 155 Senior residents residing here. In addition, this building has a requirement, 55 And Older, with availability of Independent Living. Most of the residents/owners, having relocated here, have accepted the way of life in the surrounding area, excluding traffic noise, which no one can get away from. But, overall, the quality of life, including their medical and physical issues is manageable presently.

However, the introduction of possible changes of any kind, might be counter productive with the elderly residents. Causing stress and anxiety resulting in medical or physical issues.

Thanking you in advance for your review and consideration.

Sincerely,

Ed Melsbakas



Emily Hepworth <eheworth@downers.us>

Special Use approval for vehicle body and paint finishing shop

1 message

Illona Morgan [REDACTED]
To: Ehpworth@downers.us

Fri, May 3, 2024 at 6:27 PM

My name is Illona Morgan I reside at 5300 Walnut I am very opposed to the this shop moving right in front of our building, I suffer with asthma and I do not wish to get worse. Furthermore this is a 55 and older with residents ranging up to ages 91 this shop will only shorten many of the residents life span. The fact that this company wants this particular space with no consideration for the residents is very inconsiderate. We know as the weather gets warmer they WILL have the doors open which means we will not be able to enjoy our balconies due to the smell.

The products being used you are very aware are toxic for them and worse for us we are not wearing protective masks . The paint that will be used will call irritation for the residents . Parking will be a serious problem for us, traffic will be heavier causing problem for me / others to get to and from our residence.

The noise factor another problem this is a quiet neighborhood I / we do not want to be inundated with noise all day long vulgar language and just inconsideration. Please address these concerns .

What will the air quality look like ?

What are the benefits ?

How will this impact the value of our property?

How will this affect the environment , air quality and safety?

Why this location that is so close to our residence WHY???

Why do have to look at wrecked cars everyday instead beautiful surroundings ?

Please consider all these factors before giving approval humans lives are involved , surely you would not want your loves one life to be impacted by a body shop when there are other locations that are in a business area let us seniors enjoy our quiet and peaceful surroundings and safety.

Sincerely ,
Illona Morgan

Sent from my iPad

My name is Aileen O'Hare. I live at 5300 Walnut Avenue in the Cameo West condominiums. I am very concerned about the plans to move an auto body shop that is proposed to be moving into 5230 Walnut Avenue which is located directly across from the building I live in.

My first concern is that I have asthma, but I am also concerned about the other people in my building who are also vulnerable because they also have respiratory problems and other health problems. They say that they have proper ventilation and most of the work will be done inside the building. The proper ventilation does not matter if they are allowed to have the bay doors open. Many of us will be deprived of the right to have windows open due to fumes and noise that will be created by having this type of business so close to a residential dwelling.

I am also afraid that our building might become less attractive to potential buyers who do not want to live across the street from an auto body shop.

Thank you for taking the time to read my concerns.

Dear Sir,

5-5-2024

I live at Cameo 5300 Walnut
[REDACTED], and do not want any
zoning change.

I moved into Downwood Grove
in 1978.

I chose Cameo because it is
quiet, and safe.

Let us not forget the damage
Altair Tube from the odor, and
also the Lock Forner site on
Odger Ave. which is still
abandoned.

Thank you

John Depodis

Please reject re-zoning 24-PCE-0011 on May 6, 2024

May 1, 2024

Dear Village of Downers Grove Planning Commission,

I object to this request of this body shop being rezoned at 5230 Walnut Ave. Downers Grove Il. As I reside right across the street in the 5300 building.

Many of the condo owners and I feel that it will affect our property values, air quality, our health, it will also increase pollution and more. This is a 55 and older building with most all owners not being in the best of health as it is so having this kind of business directly across the street is a big concern for us all.

So please we are requesting that the planning commission reject and will not grant this building to be rezoned and reside for their business at 5230 Walnut Ave. Downers Grove. Again please reject the petition on May 6th, 2024.

Thank you sincerely,

Bonnie Roedel, 5300 Walnut Ave. [REDACTED], [REDACTED], [REDACTED]

Please confirm my request via email.

[REDACTED]
Bonnie Roedel



Emily Hepworth <eheworth@downers.us>

(no subject)

1 message

Stella Snyder [REDACTED]

Fri, May 3, 2024 at 10:36 PM

To: eheworth@downers.us, Stella Snyder [REDACTED]

5230 Walnut Ave Auto Body Shop proposal

Good evening Emily, my name is Stella A. Snyder & I live @5300 Walnut Ave West [REDACTED] I purchased a first floor unit facing North, facing the purposed Auto Body Shop. I have numerous health issues, including; Asthma, COPD, Emphysema, Congestive Heart Disease, & Pulmonary Hypertension to name a few. I'm very concerned about the Air Quality & any pollution that will be emitted from this proposed business. I have to run an air purifier & humidifier in my unit. I have concerns about whether I will still be able to sit outside on my patio & whether there will be a chance of dust, odor, & noise, should a door be propped open. Unfortunately I won't be able to attend the meeting. I just wanted to let you know my concerns ahead of time. Thank you for your consideration regarding this matter. Stella A. Snyder [REDACTED]
[REDACTED]



Emily Hepworth <eheworth@downers.us>

Subject: Proposed Auto Body Shop

1 message

Demetrius Vitson [REDACTED]
To: "Eheworth@Downers.US" <Eheworth@downers.us>

Fri, May 3, 2024 at 7:44 PM

Our concerns about the expansion of the Body Shop to a residential area are as follows:

Although village guidelines may have been met, have all Federal guidelines been met for this type of business?

Ultimately the residential property values will decrease because of the expansion of this business.

Toxic particulates emitted in the air will effect people with asthma and lung conditions.

Residential streets will be impacted by the auto body shop traffic.

Please consider the impact this will have on seniors across the street.

Sincerely,
Demetrius Vitson
Meredyth Sebastian

5300 WALNUT AVE

5-1-2024

Hello,

I just want to add
some comments related
to Cameo Bldg-5300
WALNUT AVE.

I agree to all our
cameo neighbor says
in his letter related
to the opposition
to the vehicle body
and painting shop
24-PCE-00111 - who

2) commented what was
John Bauer.

I also know of many
grandparents that like
to sit out on ground
floor facing Thatcher
with their grandchildren
ages from newborn to
grown ups.

So, also please consider
sound level of the body
shop and towing of
many cars and drop offs
into the site.

So, if you take all
neighbors and mine into
consideration - ~~Thank you~~
very much. Thank-you

Unit 
WELDON



Emily Hepworth <eheworth@downers.us>

Auto Body Shop Proposal

Dorothy Zampa [REDACTED]

Sat, May 4, 2024 at 10:00 AM

To: eheworth@downers.us

Cc: CameoWest5300@att.net

I'm writing this letter because I have concerns about the business that would move across from Cameo West 5300 Walnut Avenue. I live directly across from the building in question on the first floor of the condos. I have one lung and cancer plus several other health conditions. Being on oxygen keeps me in doors most of the time. In the summer I like to sit outside on my patio and watch the animals and see my garden grow. As a young woman I worked as a masker in a body shop I'm familiar with the day to day operations of the business. There's no way a business like this could safely operate so close to our condos and would impair my health and what little time I have left on this earth. This is an over fifty five building with people who have a lot of health issues. Most of the owners intend to live out their lives here. The auto body shop can find another location but at our age this would be a burden on us. Thank you for taking my opinions into consideration. I won't be able to attend the meeting because of my health issues.

Dorothy Zampa [REDACTED]
[REDACTED]

Sent from my iPa