



**ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, DECEMBER 18, 2024, 4:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the November 20, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **V-16-24** - Public hearing, review, and action on a request submitted by BP Homes, LLC, for approval of a Variance to allow a reduced required Side Yard setback for the properties located at 1 Eric Court, 3 Eric Court, 5 Eric Court, 10 Eric Court, 12 Eric Court, and 14 Eric Court (PINS: 21-19-202-001, 21-10-202-002, 21-19-202-003, 21-19-202-008, 21-19-202-009, and 21-19-202-010). (Recommended Motion: Motion to establish findings of fact that the **standards for approval a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty or particular hardship for the Applicant**, and to **approve** of the request with no conditions.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR ZONING BOARD OF APPEALS: December 18, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the November 20, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Board Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[ZBA Minutes - 2024-11-20](#)



**DRAFT MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, NOVEMBER 20, 2024, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:00 PM, November 20, 2024. called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Victoria Harris	Board Member	Present
John Poling	Board Member	Present
Matt Steinkoenig	Board Member	Present
Michael Straza	Board Chair	Present
Nikki Williams	Board Member	Present
Zachary Zwaga	Board Member	Present

City Staff present included Jon Branham, City Planner; Kelly Pfeifer, Director of Development Services; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and Laura Keeran, Stevenson Fellow

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to approve the consent agenda as presented.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams; Board Member Zwaga

Motion passed (viva voce).

Item 4.A. Review and approval of the minutes of the October 16, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. V-10-24 - Public hearing, review, and action on a request submitted by Aruthra, LLC, for approval of Variances to allow a reduction or removal of requirements in a Planned Unit Development, a minimum lot area per dwelling unit of less than 3,300 square feet, and a reduced corner front yard, for property generally located north of the intersection of Fox Creek Road and St. Ivans Circle, consisting of approximately 6.57 acres. PIN: 21-18-153-009.

Mr. Branham presented the staff report with a recommendation for approval. He reviewed the overall project and process. He described the nature of the Variance requests to allow subdivision of the property for fee simple ownership of the units. He identified the item had been continued due to a lack of quorum at the last meeting. He reviewed the standards for review, as outlined in the staff report.

Vice Board Chair Ballantini inquired about changes since the last meeting. Mr. Branham stated a landscape plan had been provided, as per the condition of the Special Use Permit recommended approval. Ms. Pemberton added that the Applicant has continued to work with the City Engineering staff on various items.

Board Chair Straza opened the public hearing.

David Armstrong (Attorney for the Applicant) explained modifications to the plan for the drainage area along the east side of the property that had been identified since the previous meeting. He stated the reason for the Variance requests is to allow ownership rather than rental of the planned units. He provided additional project updates and highlighted the challenges of developing the property.

Jon Johnston (5 St. Ivan's Circle) expressed concerns with the proposed development, including roadway design, street parking, environmental impact, and pedestrian access.

Board Chair Straza closed the public hearing.

Vice Board Chair Ballantini made a motion, seconded by Board Member Harris, to establish findings of fact that all standards for approval of a Variance are met and to approve Variances to allow a reduction or removal of requirements in a Planned Unit Development, a minimum lot area per dwelling unit of less than 3,300 square feet, and a reduced corner front yard, for the property generally located north of the intersection of Fox Creek Road and St. Ivan's Circle, consisting of approximately 6.57 acres, as submitted.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams; Board Member Zwaga

Motion passed.

The following item was presented:

Item 5.B. V-12-24 - Public hearing, review, and action on a request submitted by Illinois Wesleyan University, for approval of Variances to allow reduced required parking setbacks

and reduced required parking lot landscaping for the property located at 1011 N. Main Street. PIN: 14-33-390-001.

Mr. Branham presented the Staff Report with a recommendation for approval. He reviewed key site conditions, as well as adjacent zoning and uses. He stated the proposal was to provide additional parking related to an expansion of a campus facility located north of the site. He reviewed the standards for review as outlined in the report.

Board Chair Straza opened the public hearing.

Mike Sewell (Representative for the Applicant) provided further background on the project. He stated the property is challenging for any development. He noted they would be providing detention at the site. He described other parking areas located nearby and the lack of landscaping.

Board Vice Chair Ballantini inquired if the proposed parking would be adequate. Mr. Sewell concurred.

Board Member Poling inquired about the existing building located at the site that was planned to be demolished. Mr. Sewell stated the building was formerly utilized as a church and office building and had little architectural or historic value.

Board Chair Straza closed the public hearing.

Board Member Williams made a motion, seconded by Board Member Poling, to establish findings of fact that all standards for approval of Variances are met and to approve Variances to allow reduced required parking lot setbacks and reduced required parking lot landscaping for the property located at 1011 N. Main Street, as submitted.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams; Board Member Zwaga

Motion passed.

The following item was presented:

Item 5.C. V-13-24 - Public hearing, review, and action on a request submitted by Brent Ericson, for approval of a Variance to allow a reduced required rear yard setback for the property located at 2204 Tori Ann Lane. PIN: 15-30-251-007.

Mr. Branham presented the Staff Report with a recommendation for approval. He reviewed key site issue and identified surrounding zoning and uses. He stated the proposed addition would be replacing an existing screened-in porch in the same location. He reviewed the standards for review as outlined in the report.

Board Chair Straza opened the public hearing.

Brent Ericson (Applicant) provided further background of the request. He stated the screened-in porch had been attached to the residence for an extended time and he was seeking to make the structure a permanent enclosure. He stated he would not be expanding the existing footprint.

Board Chair Straza closed the public hearing.

Board Member Harris made a motion, seconded by Board Member Williams, to establish findings of fact that all standards for approval of a Variance are met and to approve a Variance to allow a reduced required rear yard setback for the property located at 2204 Tori Ann Lane, as submitted.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams; Board Member Zwaga

Motion passed.

The following item was presented:

Item 5.D. V-14-24 - Public hearing, review, and action on a request submitted by Natalie Whalen, for approval of a Variance to allow a driveway less than three (3) feet from the side lot line for the property located at 1205 Greenlawn Drive. PIN: 14-34-378-004.

Mr. Branham presented the Staff Report with recommendation for approval. He reviewed key aspects of the site. He noted the work had already been completed. He identified key site issues and the surround zoning and uses. He reviewed the standards for review as outlined in the report.

Board Chair Straza opened the public hearing.

Natalie Whalen (Applicant) provided further background on the request. She described the narrow nature of the driveway access to the detached garage and the need to widen the driveway. She noted other properties in the direct vicinity had similar conditions.

Board Member Zwaga inquired when the work was completed. Ms. Whalen stated a few years ago, likely 2019.

Vice Board Chair Ballantini inquired if the Applicant resided at the residence. Ms. Whalen stated she did not reside there but rented the property.

Jennifer James (1203 Greenlawn Drive) stated her concerns with the driveway and issues with the owner.

Vice Board Chair Ballantini requested Ms. James to focus her comments to items relevant to the request. He inquired how staff responded to work without a permit and potential next steps. Ms. Pemberton explained the process for work identified to have been completed without a permit and code compliance.

Board Chair Straza closed the public hearing.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to establish findings of fact that all standards for approval of a Variance are met and to approve a Variance to allow a driveway less than three (3) feet from the side lot line for the property located at 1205 Greenlawn Drive, as submitted.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams; Board Member Zwaga

Motion passed.

New Business

Mr. Branham welcomed new Board Members Poling and Steinkoenig.

Adjournment

Board Member Zwaga made a motion, seconded by Vice Board Chair Ballantini, to adjourn the meeting.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams, Board Member Zwaga

Motion passed.

The Meeting Adjourned at 4:56PM

CITY OF BLOOMINGTON

Michael Straza, Board Chair

Jon Branham, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR ZONING BOARD OF APPEALS: December 18, 2024

WARD IMPACTED: Ward 2

SUBJECT: **V-16-24** - Public hearing, review, and action on a request submitted by BP Homes, LLC, for approval of a Variance to allow a reduced required Side Yard setback for the properties located at 1 Eric Court, 3 Eric Court, 5 Eric Court, 10 Eric Court, 12 Eric Court, and 14 Eric Court (PINS: 21-19-202-001, 21-10-202-002, 21-19-202-003, 21-19-202-008, 21-19-202-009, and 21-19-202-010).

RECOMMENDED MOTION: Motion to establish findings of fact that the **standards for approval a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve** of the request with no conditions.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant seeks a Variance from § 44-403B, the requirement of a minimum six-foot side yard setback, to allow a zero-foot setback along one of the side lot lines of the listed properties.

The Applicant proposes to construct six (6) one-and-a-half story, approximately 1,400 square foot, detached single-family dwellings on the subject properties. For detached single-family dwellings in the R-2 (Mixed Residence) District, a minimum side yard setback of six feet is required (§ 44-403B).

Similar Variances were approved for Eric Court (numbers 6 and 8) in 2024 (V-03-24) and Megan Court (numbers 2 through 14) in 2022 (V-08-22 through V-14-22).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, December 2, 2024. Courtesy notices were mailed to 18 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

V-16-24 - Staff Report - Eric Ct.docx

V-16-24 - Building Design & Character

V-16-24 - Site Plans

TO: ZONING BOARD OF APPEALS

FROM: Economic & Community Development Department

DATE: December 18, 2024

CASE NO: V-16-24, Variance from § 44-403B of the Zoning Code

REQUEST: Public hearing, review, and action on a request submitted by BP Homes, LLC, for a Variance from § 44-403B of the Zoning Code, to allow reduced Side Yard setback requirements in the R-2 (Mixed Residential) District for the properties located at 1 Eric Court, 3 Eric Court, 5 Eric Court, 10 Eric Court, 12 Eric Court and 14 Eric Court, PINs: 21-19-202-001, 21-19-202-002, 21-19-202-003, 21-19-202-008, 21-19-202-009 and 21-19-202-010.

BACKGROUND

Request

The Applicant seeks a Variance from § 44-403B, the requirement of a minimum six-foot side yard setback, to allow a zero-foot setback along one side lot line of the subject properties.

The Applicant proposes to construct one-and-a-half story, 1,400+ SF, detached, single-family dwelling on each property. Detached single-family dwellings in the R-2 (Mixed Residence) District, require a minimum side yard setback of six (6) feet (§ 44-403B).

Similar Variances were approved for Eric Court (numbers 6 and 8) in 2024 (V-03-24) and Megan Court (numbers 2 through 14) in 2022 (V-08-22 through V-14-22).

The subject properties' Final Plat, Bill's Place Subdivision, was recorded on January 1, 2007 (Ord. No. 2007-003). The Bill's Place Subdivision was intended to be a "Cluster Subdivision" as defined in the 2006 Zoning Code, allowing for lot sizes to be reduced below the required bulk site standards of the zoning district. In R-2 (Mixed Residence) District, detached single-family dwellings were required to be constructed adjacent to one interior lot line and with at least a ten-foot side yard setback from the opposite interior side lot line (2006 Ed. § 44-6.80(b)).

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, December 2, 2024. Courtesy notices were mailed to 18 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The subject properties are comprised of six lots of record, varying from approximately 5,227 square feet to 7,840 square feet, and all located south of the intersection Ashley Drive and west of Beich Road. Currently, the lots are vacant and undeveloped but with approved locations for curb cuts for access when developed. Electrical service is already installed. The surrounding properties are classified with the R-2

(Mixed Residence) District zoning. The surrounding land uses consist of a mix of single-family dwellings and vacant land expected to be developed, also, as single-family dwellings.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-2 (Mixed Residential)	Vacant or Single-Family Dwelling
South	R-2 (Mixed Residential)	Vacant or Single-Family Dwelling
East	R-2 (Mixed Residential)	Vacant or Single-Family Dwelling
West	R-2 (Mixed Residential)	Vacant or Single-Family Dwelling

Description of Current Zoning District

The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density.

Subject Code Requirements

§ 44-403A. Site dimensions table. All development in Residential Districts District must comply with the requirements in Tables 403A through 403D and Diagram 403A unless otherwise expressly stated.

Table 403B: Bulk and Site Standards R-2 District								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
			Min.	Min.	Min.		Feet	Stories
R-2								
Detached Residential	50 feet	6,600	25 feet	6 feet	25 feet	6,600	35 feet	2.5
Attached and Multi-Residential	75 feet	7,000	25 feet	6 feet	25 feet	3,300	35 feet	2.5
Other Uses	50 feet	7,000	25 feet	6 feet	25 feet	7,000	15 feet	1

STANDARDS FOR REVIEW

As indicated in *Ch. 44, 17-8 Variations*, the Zoning Board of Appeals shall have the power to authorize Variations to this Code where there would be practical difficulties or particular hardships in carrying out the strict letter of those sections of this Code stated herein.

- 1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.**

The subject properties have varying lot widths between approximately 26 feet and 45 feet, which was common for cluster developments in 2007, but would be considered nonconforming in the current Zoning Code. Additionally, the properties are subjected to large side yard utility easements (between

10-15 feet). Considering the limited width of the lots and the recorded easements, the Applicant would be required to replat the lots to utilize the land effectively and to remove already-installed and City-approved utilities. **Standard is met.**

2. That the Variance would be the minimum action necessary to afford relief to the applicant.

The Variance would allow for the construction of similar homes to the existing surrounding medium-density single-family detached houses without a replat subdivision. **Standard is met.**

3. That the special conditions and circumstances were not created by any action of the applicant.

The Applicant did not create any special conditions or circumstances. The properties were platted to the regulations and standards of the 2006 version of the Zoning Code. During the platting process, Planning Commission and City Council approved the sizes and design of the subdivision. **Standard is met.**

4. That granting the variation request will not give the applicant any special privilege that is denied to others by the Code.

No special privileges would be granted to the applicant under these circumstances. Granting allows the Applicant to make reasonable use of their property. **Standard is met.**

5. That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.

The granting of the Variance would not be detrimental or alter the essential character of the neighborhood. The surrounding area is comprised of similarly sized single-family dwellings as proposed. Adjacent properties will benefit from development and not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. **Standard is met.**

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for granting a Variance and recommends that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that the **standards for approval of a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve the request** for a Variance to § 44-403B, for all lots, as presented.

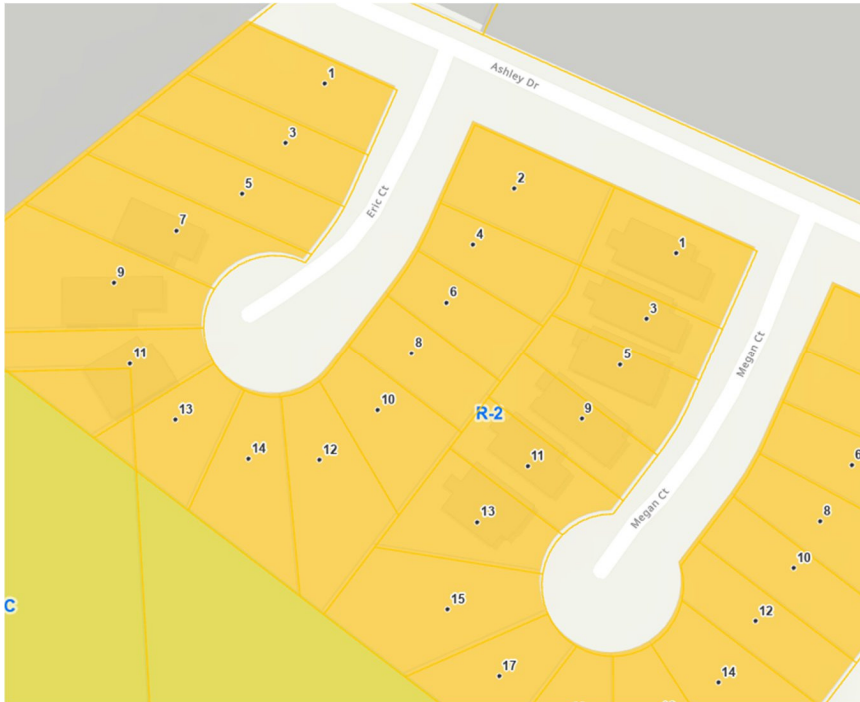
Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Bill's Place Subdivision, Final Plat
5. Neighborhood notice map

6. Site Plans (separate attachment)
7. Building Design & Character (separate attachment)

Attachment 1 - Zoning Map



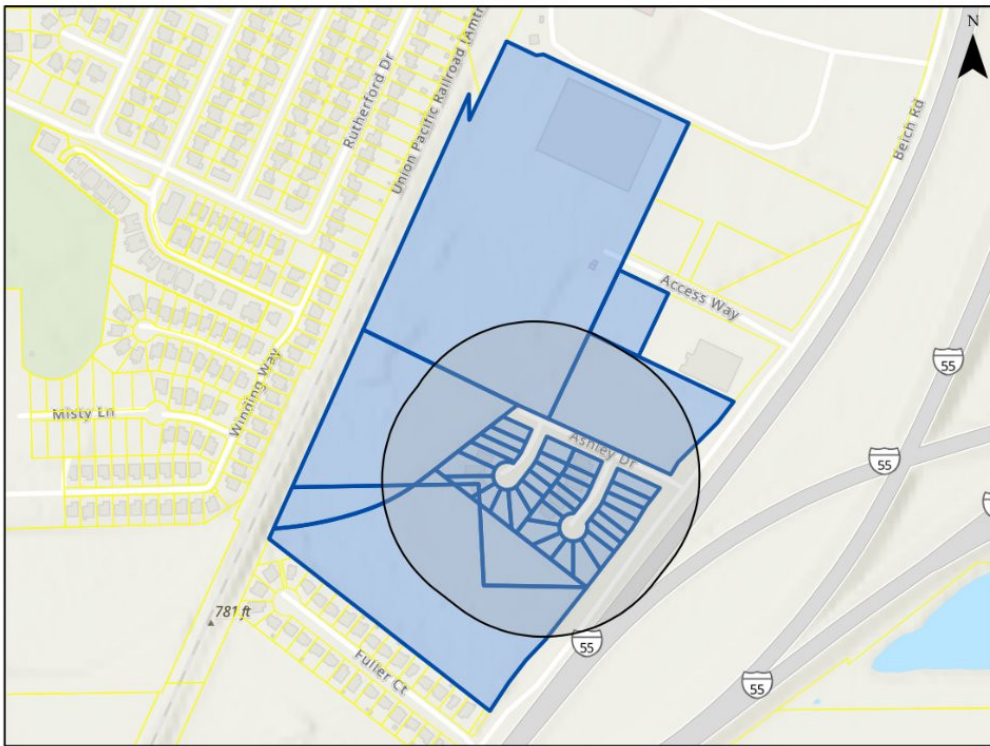
Attachment 2 - Aerial Image

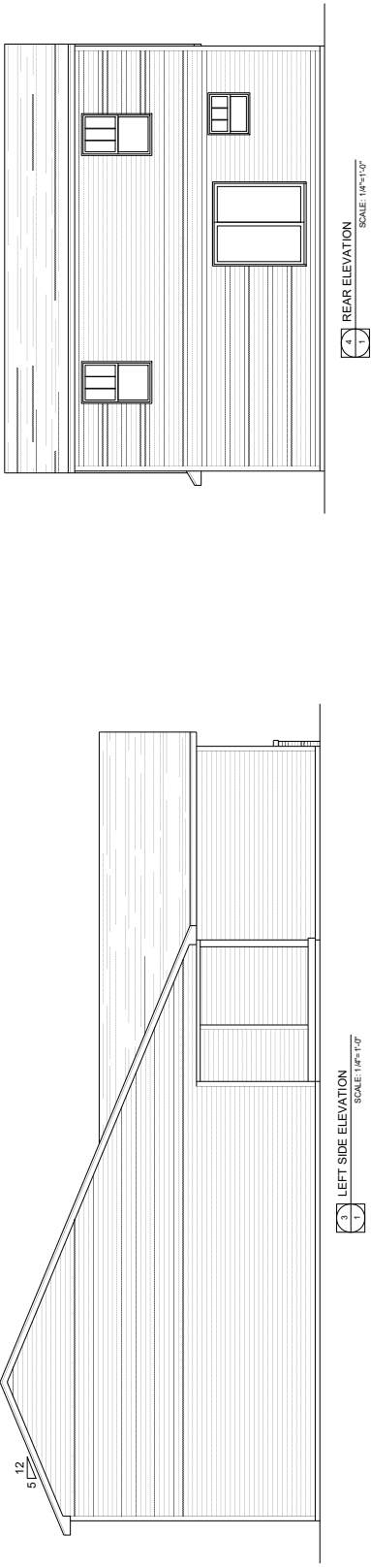
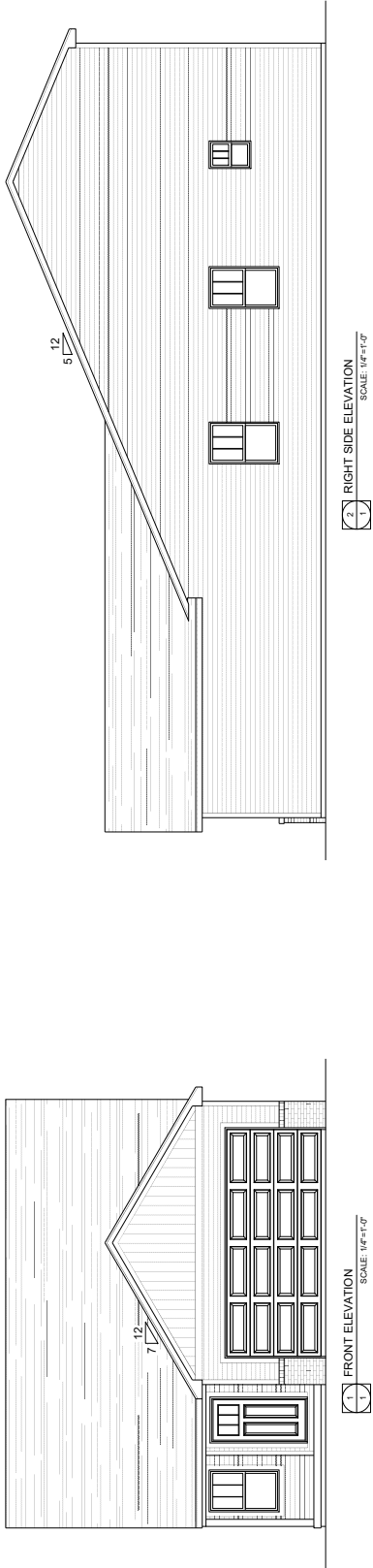


A wide-angle photograph of a residential property. In the foreground, there is a large, open grassy field. A small, dark utility box sits on the grass. In the background, a row of single-story houses with light-colored siding and dark roofs is visible. A few trees are scattered among the houses. The sky is blue with a few white clouds.

[illegible]

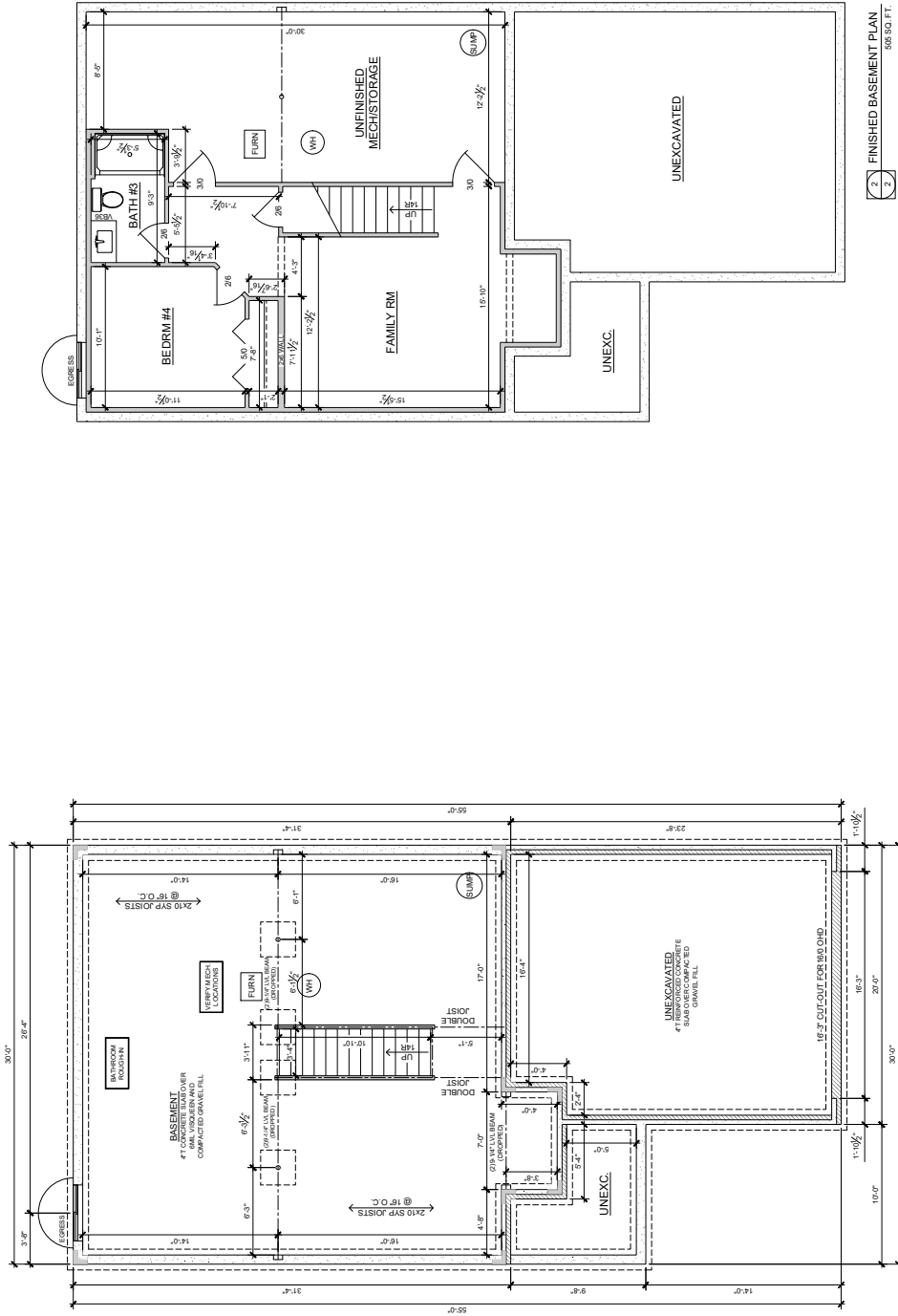
Attachment 5 - Neighborhood notice map



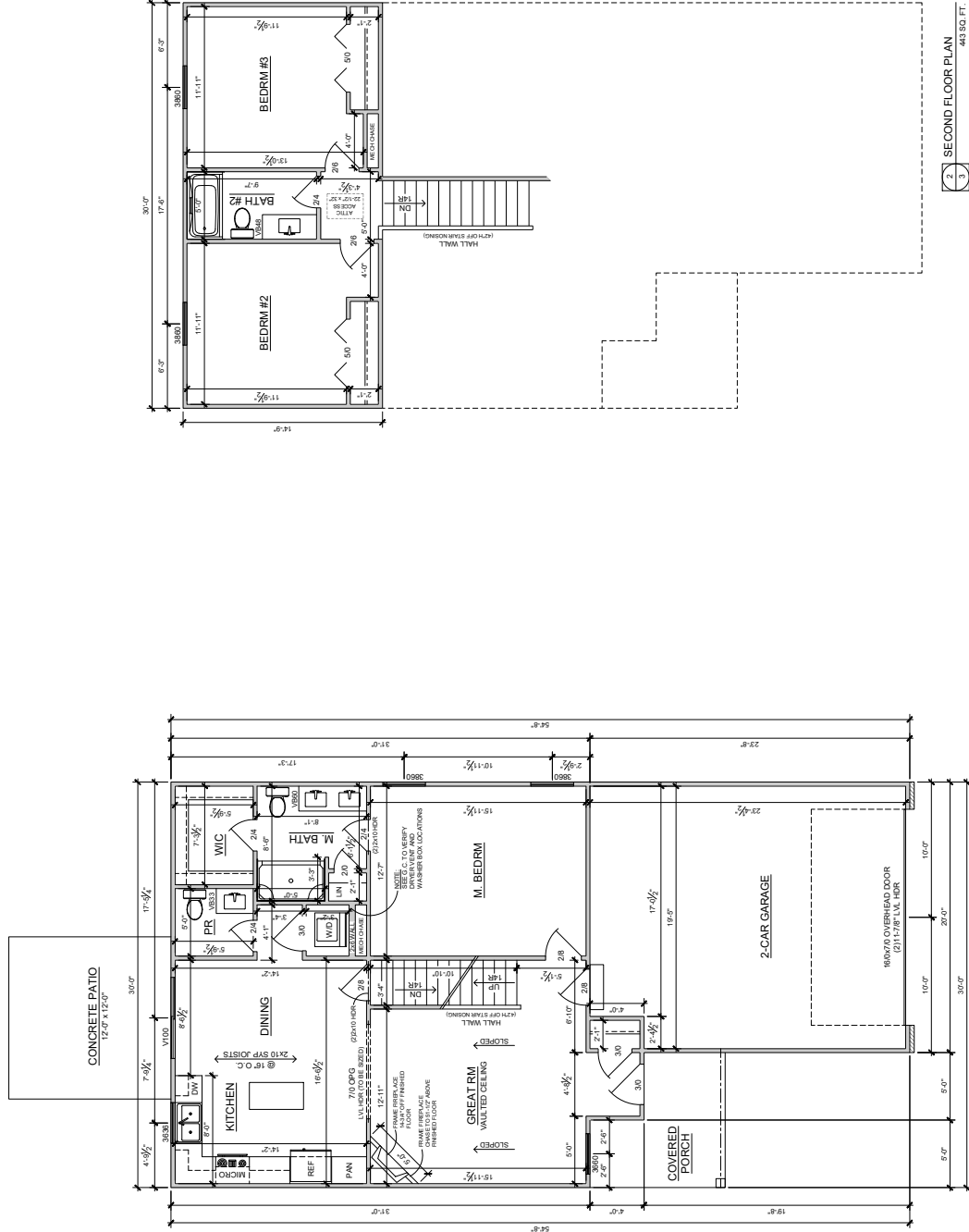


1. ALL FOUNDATION WALLS MEASURE 8".
2. ALL 2ND WALLS MEASURE 8'-10".
3. ALL 3RD WALLS MEASURE 8'-10".

GENERAL NOTES:
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR TO REVIEW THE CONSTRUCTION PLANS PRIOR TO CONSTRUCTION TO VERIFY ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL MATERIALS WORK AS DESIGNED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
4. MEET CODE ENFORCEMENT AND PUGH OPENINGS WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
6. GRADE MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.



- FOUNDATION NOTES:
1. ALL FOUNDATION WALLS TO BE 8" MIN. THICKNESS.
 2. FOUNDATION WALLS OF UNEXCAVATED AREAS TO BE 8" MIN. THICKNESS.
 3. FOUNDED CONCRETE SHALL BE 4" MIN. THICKNESS.
 4. ALL FOUNDED CONCRETE SHALL BE 4" MIN. THICKNESS.
 5. 6 MIL INSULATION WITH MIN. 12" OVERLAPPED SEAMS TO BE INSTALLED AGAINST EXTERIOR OF FOUNDATION WALLS.
 6. ALL PLATE MATERIAL IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

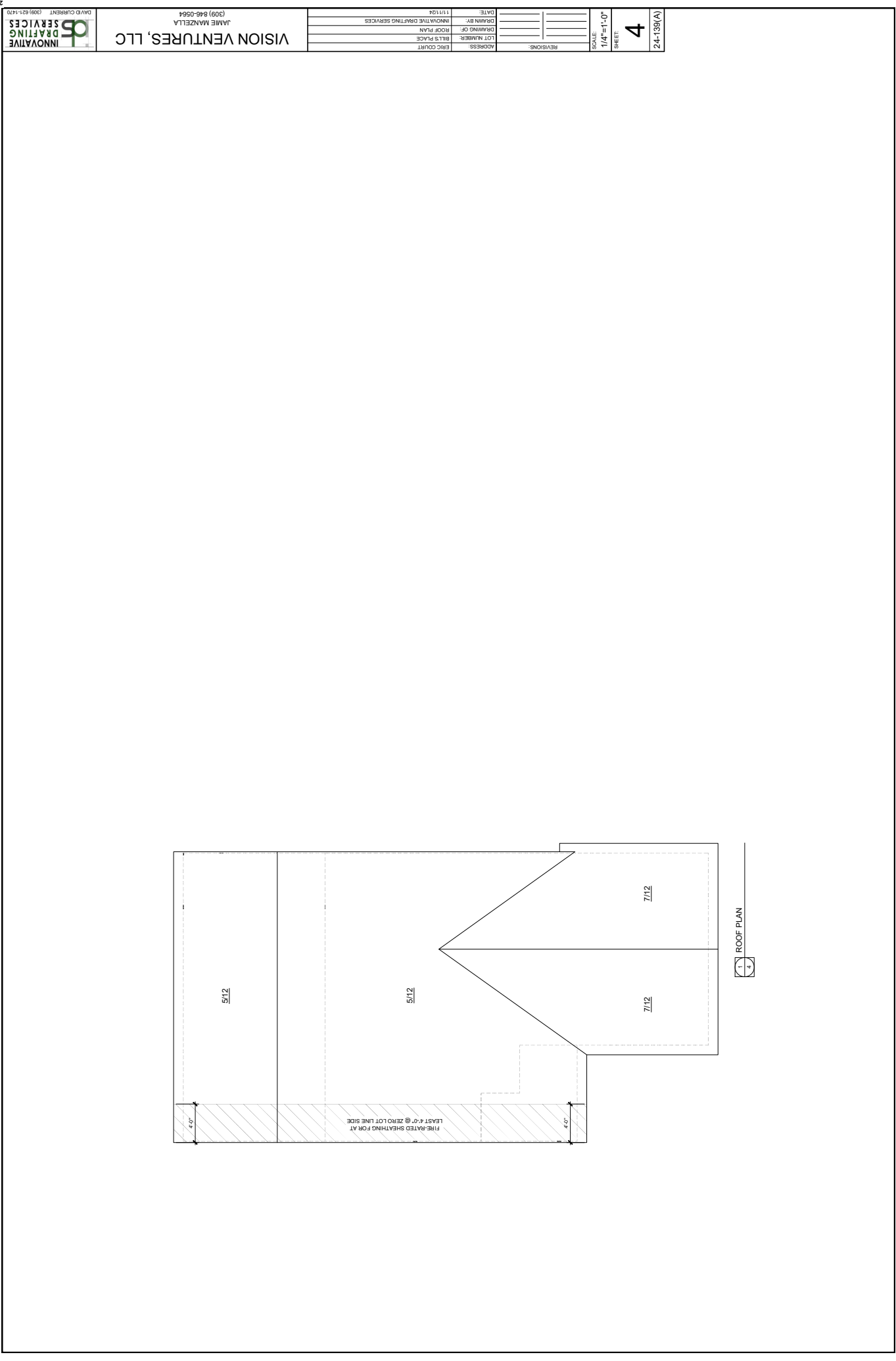


1 FIRST FLOOR PLAN 961' 50.1 FT.

2 SECOND FLOOR PLAN 443' 50.1 FT.

- FIRST FLOOR NOTES:
1. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS.
 2. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS.
 3. STUDS AT 16" OC WITH V16T OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).
 4. STUDS AT 16" OC WITH V16T OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).
 5. STUDS AT 16" OC WITH V16T OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).
 6. STUDS AT 16" OC WITH V16T OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).

WATERMARKS	DATE	BY	REVISION
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4	11/11/24	JM	4.0
5	11/11/24	JM	5.0
6	11/11/24	JM	6.0
7	11/11/24	JM	7.0
8	11/11/24	JM	8.0
9	11/11/24	JM	9.0
10	11/11/24	JM	10.0



1 4
ROOF PLAN

24-139(A)

4
SHEET

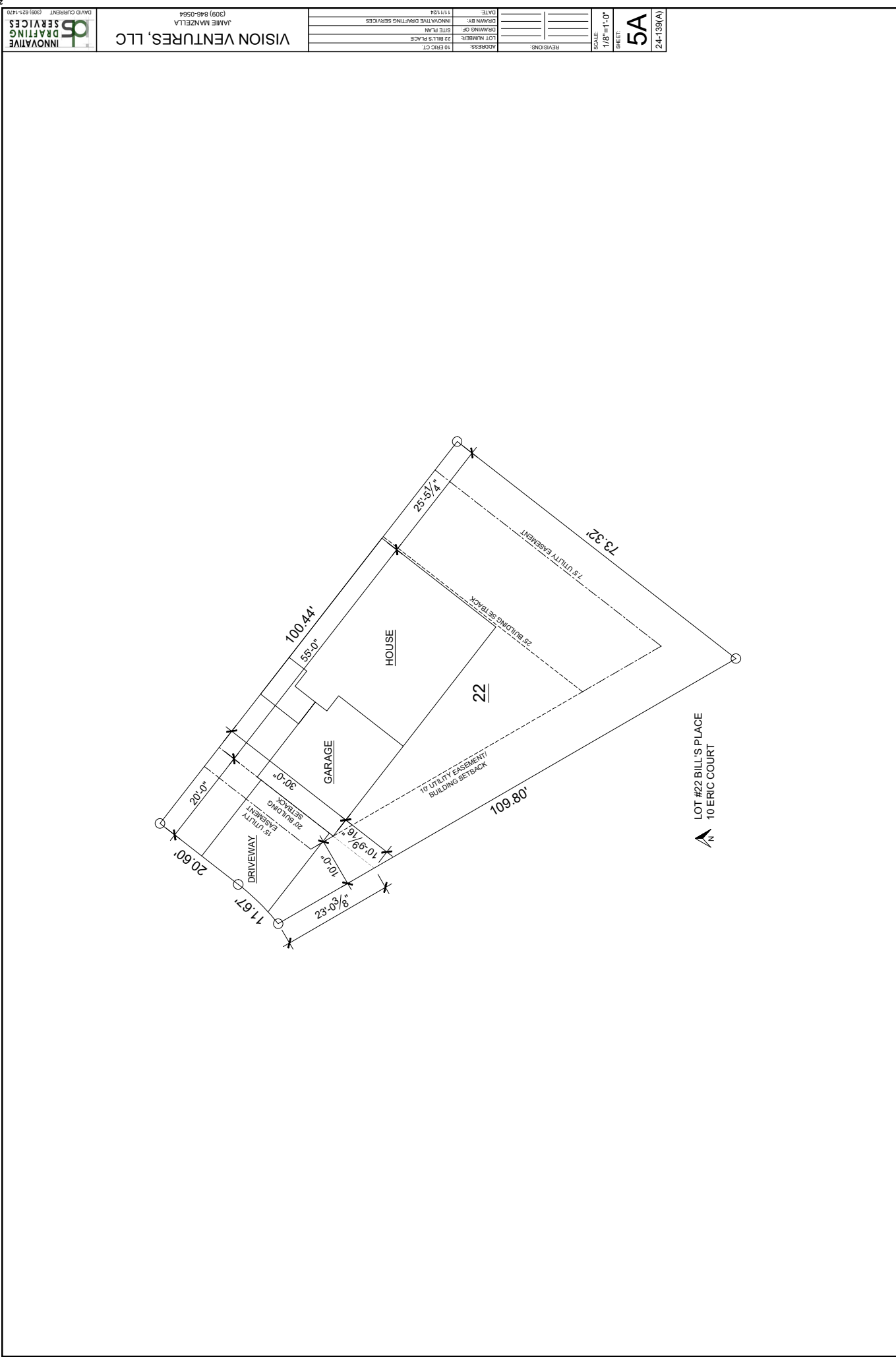
1/4" = 1'-0"
SCALE

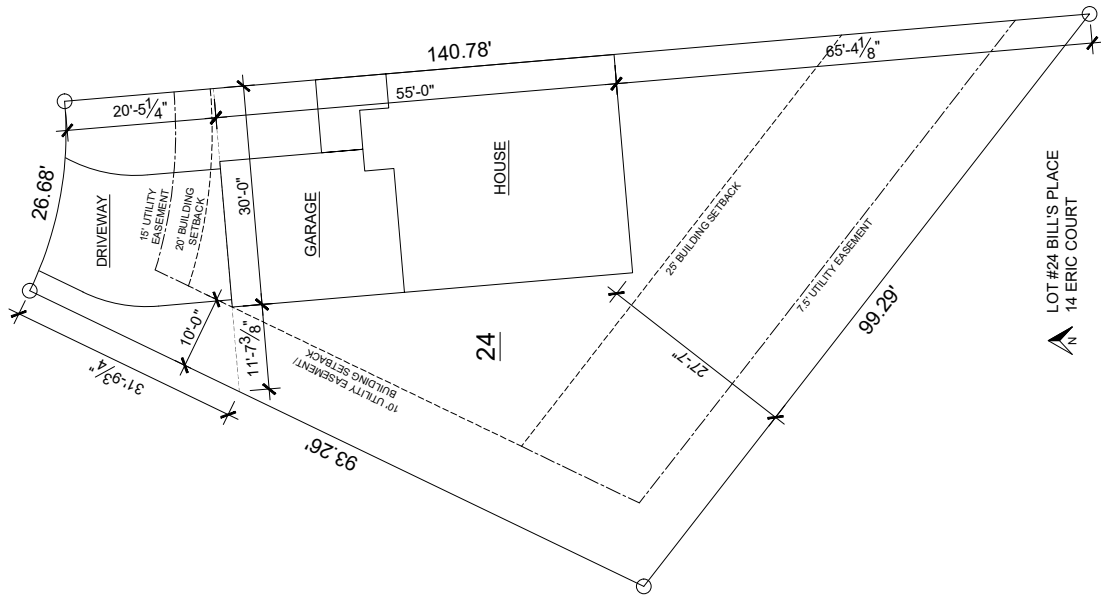
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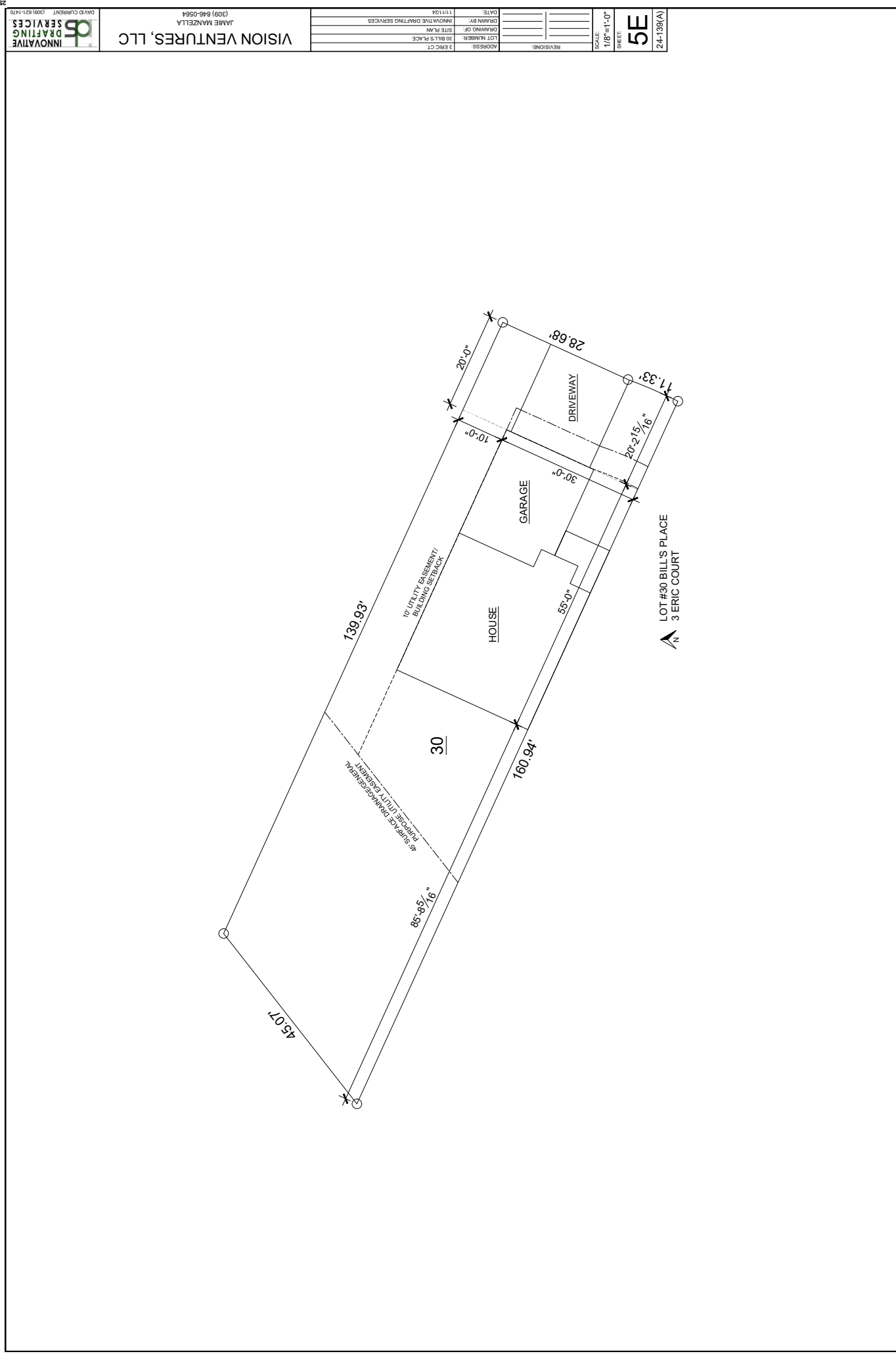
DATE: 11/11/24
DRAWN BY: INNOVATIVE DRAFTING SERVICES
CHECKED BY: JAMIE MANZELLA
LOT NUMBER: 84.5 PLCE
ADDRESS: ERIC COURT
DRAWING OF: ROOF PLAN
PROJECT: 24-139(A)

VISION VENTURES, LLC

JAMIE MANZELLA
(309) 846-0564







24-139(A)

5E

1/8" = 1'-0"

REVISIONS:

DATE: 11/11/24
DRAWN BY: INNOVATIVE DRAFTING SERVICES
DRAWING OF: SITE PLAN
LOT NUMBER: 30 BILL'S PLACE
ADDRESS: 3 ERIC CT

VISION VENTURES, LLC
JAMIE MANZELLA
(309) 846-0564

INNOVATIVE DRAFTING SERVICES
DAVID CURRENT (309) 821-4470

