



**AGENDA  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING  
109 EAST OLIVE ST.  
BLOOMINGTON, IL 61701  
WEDNESDAY, MAY 20, 2020 at 4:00 P.M.**

**THIS MEETING WILL BE HELD VIRTUALLY.  
LIVE STREAM AVAILABLE AT:  
[www.cityblm.org/live](http://www.cityblm.org/live)**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

**D. MINUTES** Consideration, review and approval of minutes from the meeting on April 15, 2020 meeting.

**E. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

**A. SP-02-20** Public hearing, review and action on a petition for a special use permit submitted by Eastview Christian Church to allow for the expansion of a place of worship in the R-1C, Single Family Residential District, for the property located at 401 W. Union Street Bloomington IL 61701 (Ward 7). **Continued from April 15, 2020 regular meeting.**

**B. Z-06-20** Public Hearing, review and action on an application for a variance submitted by Eastview Christian Church to reduce the amount of required parking for a place of worship located at 401 W. Union Street Bloomington IL 61701 from 69 parking spaces to 57 parking spaces, a 12-space reduction. (Ward 7). **Continued from April 15, 2020 regular meeting.**

**F. OTHER BUSINESS**

**G. NEW BUSINESS**

**H. ADJOURNMENT**

**Draft**  
**MINUTES**  
**BLOOMINGTON ZONING BOARD OF APPEALS**  
**REGULAR MEETING - 4:00 P.M.**  
**WEDNESDAY, APRIL 15, 2020**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**  
**THE MEETING WAS LIVE STREAMED VIRTUALLY AT**  
**WWW.CITYBLM.ORG/LIVE**

Members present: Mr. Terry Ballantini, Mr. Michael McFarland, Mr. Michael Straza, Mr. Tyler Noonan, and Chairperson Victoria Harris.

Members absent: Mr. Michael Rivera Jr

Also present: Mr. George Boyle, Assistant Corporation Counsel  
Mr. Bob Mahrt, Community Development Director  
Mr. Craig McBeth, City of Bloomington Information Services  
Ms. Katie Simpson, City Planner  
Ms. Casey Weeks, Assistant City Planner

Chairperson Harris called the meeting to order at 4:03 p.m. Mr. Boyle explained the meeting was being held virtually via live stream due to Gubernatorial Executive Order extending certain sections of the Open Meetings Act during the COVID-19 pandemic to allow remote participation in meetings. He explained the instructions for participating in the meeting, meeting rules, and outlined the notification procedures taken by the city. Mr. Mahrt called the roll; with five members present, the Zoning Board of Appeals established a quorum.

**PUBLIC COMMENT**

This meeting was held virtually via live stream. Public comment was accepted up until 15 minutes before the start of the meeting. Written public comment could have been emailed to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) and those wishing to speak Live must register at <https://www.cityblm.org/register>. No one registered to speak for public comment, and no one submitted emailed public comment prior to the start of the meeting. No one attended the meeting in person to provide public comment.

**MINUTES:** The board reviewed and approved the minutes from the regular meeting on February 19, 2020. Moved by Mr. Ballantini and seconded by Mr. Noonan, the minutes were approved by voice vote 5-0.

**REGULAR AGENDA:** Those who wished to testify or comment remotely regarding a public hearing listed on the regular agenda must have registered at <https://www.cityblm.org/register> prior to the meeting. City Hall was open for testimony or comments to be made in-person. Note that, due to COVID-19 social distancing considerations, a maximum of 10 persons were allowed in City Hall at one time.

**SP-02-20 Public hearing, review and action on a petition for a special use permit submitted by Eastview Christian Church to allow for the expansion of a place of worship in the R-1C, Single Family Residential District, for the property located at 401 W. Union Street Bloomington IL 61701 (Ward 7).**

**Z-06-20 Public Hearing, review and action on an application for a variance submitted by Eastview Christian Church to reduce the amount of required parking for a place of worship located at 401 W. Union Street Bloomington IL 61701 from 69 parking spaces to 57 parking spaces, a 12-space reduction. (Ward 7).**

Chairperson Harris introduced the cases. Mr. Ballantini and Mr. McFarland announced the need to recuse themselves from these cases. With two members recusing from the case, the Zoning Board of Appeals lost quorum and was unable to act on these items. Chairperson Harris announced that these items would be heard at the next regular Zoning Board of Appeals meeting set for Wednesday, May 20, 2020 at 4:00 p.m. The meeting would be held virtually if the COVID-19 emergency continued. Mr. Ballantini and Mr. McFarland returned to the meeting and reestablished a quorum.

**Z-05-20 Public Hearing, review and action on an application for a variance submitted by Metro Fibernet LLC to allow a 6ft fence in lieu of the maximum 4ft fence allowance in the front yard of a business at 2014 Cabintown Road, Bloomington IL 61704, a 2ft increase. (Ward 2).**

Chairperson Harris introduced the case. The petitioner, Mr. Justin Long, Metronet, was sworn in. He described the fence and stated they are requesting a 2ft increase. He described the location of the fence and the surrounding development. No one, outside of the petitioner spoke in favor of the petition. No one spoke against the petition. No one was present at City Hall to speak on the item. Ms. Weeks presented the staff report. She shared photos of the property, described the zoning, surrounding uses, and presented an aerial view of the property. She explained that the petition meets the requirements for a variance and shared the staff's positive recommendation.

Mr. Ballantini motioned to adopt the staff findings of fact. Mr. Noonan seconded the motion. The Board voted to adopt the staff findings with the following votes cast: Mr. Terry Ballantini – Yes; Mr. Tyler Noonan – Yes; Mr. Michael McFarland – Yes; Mr. Michael Straza—Yes; Chairperson Victoria Harris – Yes.

Mr. Ballantini motioned to approve the variance. Mr. Straza seconded the motion. The Board voted to adopt the staff findings with the following votes cast: Mr. Terry Ballantini – Yes; Mr. Michael Straza—Yes; Mr. Michael McFarland – Yes; Mr. Tyler Noonan – Yes  
Chairperson Victoria Harris – Yes.

**OTHER BUSINESS:** None

**NEW BUSINESS:** None

## **ADJOURNMENT**

The meeting adjourned at 4:20PM.

Respectfully Submitted,  
Katie Simpson  
City Planner

**CITY OF BLOOMINGTON**  
**REPORT FOR THE BOARD OF ZONING APPEALS**  
**April 15, 2020**

| CASE NUMBER | SUBJECT:         | TYPE                                                                       | SUBMITTED BY:                         |
|-------------|------------------|----------------------------------------------------------------------------|---------------------------------------|
| SP-02-20    | 401 W. Union St. | Religious Place of Worship in the R-1C, Single-Family Residential District | Casey Weeks<br>Assistant City Planner |
| Z-06-20     | 401 W. Union St. | Decrease required number of parking spaces                                 | Casey Weeks<br>Assistant City Planner |

| PETITIONER'S REQUEST:                                                       |                                                                      |                   |                                                    |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------|----------------------------------------------------|
| Section of Code: 44. 4-2 Residential Districts – Permitted and Special Uses |                                                                      |                   |                                                    |
| Type                                                                        | Request                                                              | Required          | Special Use                                        |
| Special Use permit                                                          | Religious Place of Worship in R-1C, Single-family Residence District | Special use       | Church renovation and expansion                    |
| Section of Code: 44. 12-8 – Off-Street Parking Requirements                 |                                                                      |                   |                                                    |
| Variance                                                                    | 57 parking spaces                                                    | 69 parking spaces | Reduce the number of required parking spaces by 12 |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Description</b>  | The petitioner is seeking a Special Use to allow for the expansion of an existing Place of Worship in the R-1C district and a variance for a decrease in the number of required parking spaces for the property located at 401 Union Street.                                                                                                                                                                          |
| <b>Staff Recommendation</b> | Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use and a variance in the required number of parking spaces. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to <b>approve</b> the petition for a special use permit to allow a place of worship in the R-1C District and a parking variance at 401 Union Street. |





Figure 1 The parking renovation area adjacent to 401 W. Union St. is shaded in orange.

#### **NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, March 30, 2020.

#### **GENERAL INFORMATION**

Petitioner: Eastview Christian Church

**LEGAL DESCRIPTION:** WESLEYAN SUB SEMINARY BLK MAJORS SEMIANRY ADD LOT 10, WESLEYAN SUB SEMINARY BLK MAJORS SEMINARY ADD LOTS 11 & 12, WESLEYAN SUBN SEMINARY BLK MAJOR'S SEMINARY ADDN LOT 13 (PIN: 14-33-354-011, 14-33-354-013, 14-33-354-007)

#### **PROPERTY INFORMATION**

|                    |                                             |
|--------------------|---------------------------------------------|
| Existing Zoning:   | R-1C Single-Family Residential District     |
| Existing Land Use: | Vacant, parking lot, and residential        |
| Property Size:     | approx. 28,428 ft <sup>2</sup>              |
| PIN:               | 14-33-354-011, 14-33-354-013, 14-33-354-007 |

## Surrounding Zoning and Land Uses

### Zoning

*North:* R-1C Single-Family Residential District  
*South:* R-2 Mixed Residence District  
*East:* R-1C Single-Family Residential District  
*West:* R-1C Single-Family Residential District

### Land Uses

*North:* Residential  
*South:* Residential  
*East:* Church/Residential  
*West:* Residential

## Analysis

### Submittals

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

1. Applications for a special use and variance
2. Site Plan
3. Aerial photographs
4. Site visit

## BACKGROUND

The applicant, Eastview Christian Church, owns 401 W. Union Street and recently acquired the adjacent properties at 1309 N. Lee St., 1301 N. Lee St., and 1303 N. Lee St. Collectively, the subject property is approximately 28,428 square feet in area. 1309, 1301, and 1303 N. Lee Street are improved with single family homes. The applicant demolished the property at 1301 N. Lee St to expand the parking lot to serve the church at 401 W. Union. A parking lot was previously developed at 1303 N. Lee Street. Staff does not have information on the date the church was constructed but the 1940 Polk Directory suggests the church existed prior to 1940. Local historic significance of the church has not been determined yet. . The subject properties are zoned R-1C Residential District which requires a special use permit for a place of worship. Additionally, the ordinance requires that parking for nonresidential uses located in a residential district be located on the same parcel as the use. The site is located north of the North Roosevelt Street Historic District.

Eastview Christian Church serves multiple uses to the residents in the area. They function as a school, food pantry, childcare center, and place of worship. The building they occupy was constructed prior in the residential neighborhood to adoption of the City's Zoning Ordinance. It is considered to have a lawful special use. The demolition and expansion of the parking lot constitutes an expansion of special use and requires a public hearing. The amount of required parking spaces for the church facilities was calculated by the number of pew seats totaling 166 seats and 8,185 square feet of classroom space visible to the public. The number of pew seats requires 55 parking spaces and the area of classroom space requires 41 parking spaces for a total of 96 parking spaces. Adjustments for location to nearby bus route, pedestrian access, and on-street parking bring the total required number of parking spaces to 69.

|                          | <i>Reduction</i> | <i>Total</i> |
|--------------------------|------------------|--------------|
| Total Spaces Required    |                  | 96           |
| Bicycle Parking required |                  | 5            |

|                                     |    |                                                          |
|-------------------------------------|----|----------------------------------------------------------|
| 10% reduction/bus route             | 10 | 86                                                       |
| 10% reduction/residential route     | 10 | 76                                                       |
| On Street Parking (.5 spaces/space) | 14 | 69 <i>Total Parking spaces required after exemptions</i> |

## PROJECT DESCRIPTION

### ***Petitioner's request:***

The petitioner is requesting a special use permit for a place of worship at the former United Brethren in Christ building at 401 Union Street. In addition to the special use permit, the petitioner is requesting a parking variance to reduce the number of required parking spaces by twelve. As part of this project, the petitioner has requested the City vacate the alley running north-south on the west side of the church which is currently being reviewed and processed by the public works department. The petitioner has provided a site plan proposing the development of the alley running north-south on the west side of the church, the vacant lot at the northeast corner of W. Union Street and N. Lee Street, and their existing parking lot at 1303 N. Lee Street to be developed as phase 1 into 45 parking spaces. Phase 2 of development proposes the demolition of the existing residence at 1309 N. Lee Street and creating nine regular parking spaces, three handicapped spaces, and an enclosed dumpster. Five bicycle spaces have been provided on the site plan. The Zoning Board of Appeals is not required to review or comment on the Alley Vacation, which will be reviewed by the City Council.

### ***Parking***

Staff was unable to visit the site on a Sunday during service hours to witness the capacity and need for parking. State law also prevents the congregation from meeting due to the COVID19 outbreak and social distancing requirements during this time. Since a portion of the parking requirements includes classroom space, staff reviewed the parking at Bent Elementary School which includes grades K-5, has a building area of 25,474 square feet, and is located three blocks south of Eastview Christian Church. There are thirty-six off-street parking spaces provided for Bent Elementary School. The proposed use requires 69 off-street parking spaces. The proposed plan provides 57 parking spaces.

| Description                                                              | Ratio                                                                                       | Adjustment                                                                                                                            | Total                     |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Required Off-Street Parking                                              | The greater of 1 space per 200 GFA or 1 space per 3 seats in the main assembly area (12-8E) | 10 space reduction for being near bus route, 10 space reduction for pedestrian access, and 7 space reduction due to on street parking | <b>69 required spaces</b> |
| Required bicycle parking                                                 | 5% required                                                                                 |                                                                                                                                       | <b>5 bicycle spaces</b>   |
| Amount of required off-street parking after applying relevant exemptions |                                                                                             |                                                                                                                                       | <b>69 parking spaces</b>  |

**Conformance with the Comprehensive Plan:**

In the Comprehensive Plan this area is identified as low-density residential. Allowing the parking variance to decrease the required number of parking spaces would prevent further demolition of residences surrounding the church to accommodate for parking. Preserving the character of the low-density residential area, and preventing the demolition of single-family homes, while allowing the continued use of the church building is a priority.

***Action by the Board of Zoning Appeals.***

For each special use application, the Board of Zoning Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Board of Zoning Appeals for approval unless such Board shall find:

- 1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare**  
The proposed use for a place of worship in addition to religious services will offer childcare, preschool, and a food pantry for surrounding residents. The use will be contained within the block and will not spill over beyond the natural borders of Lee Street and N. Roosevelt Street. **The standard is met.**
- 2. that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** The proposed use is categorized as institutional, which is similar to Bent Elementary School located three blocks to the south and has thirty-eight off-street parking spaces. The majority of the maximum parking needs will only occur once a week. Additionally, the project proposed adding parking that increases the usability and life of the historic building at 401 Unions Street, helping to maintain neighborhood character and vitality. This expansion of the use shall not impair property values of nearby residences. **The standard is met.**
- 3. that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** The special use shall not impede normal development of nearby residences. Eastview Christian Church provides services needed by nearby residents. The expansion of the parking lot will not encroach beyond Lee and Roosevelt Streets into the adjacent residential neighborhood. Additionally, the added parking will help remove congestion on the street during peak hours, improving pedestrian visibility and safety. **The standard is met.**
- 4. that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** Utilities will not be needed for this development. Drainage and storm

water run-off will be adequately planned for as a requirement for development of the plan provided. **The standard is met.**

5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** The lot has two existing ingress/egress accesses, one from W. Union Street and a second from N. Lee Street. No new ingress/egress is proposed. **The standard is met.**
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).** The building exists, and the proposed use encourages the adaptive reuse of the building at 401 W. Union Street. Preserving the character of the low-density residential area and preventing further demolition of single-family homes, while allowing the continued use of the church building is a priority. **The standard is met.**

#### **FINDINGS OF FACT**

The petitioner has outlined the request for variation in the attached narrative and drawings. The Zoning Ordinance requires that the petition meet the findings of fact as outlined below.

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult;** The building and use existed prior to adoption of the ordinance. The building is landlocked by a surrounding residential district. Historically, this site was designed to serve the needs of the immediate residents who could walk to church and would not need to drive and park a vehicle. Not granting the variance will encourage additional demolition of surrounding single-family homes since additional land is not readily available. The landlocked nature of the site creates a physical hardship that makes strict adherence to the code unreasonable. **The standard is met.**
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** the petitioner has currently demolished one single family home in order to provide additional parking, and is proposing to demolish two additional homes for expansion of this parking area. The City does not want to encourage demolition of other homes in order to provide parking spaces beyond the petitioner's proposed 57 spaces. The variance will allow contribute to the economic vitality and reuse of the historic building. The applicant is employing the minimum parking dimensions, and meeting landscaping requirements. To accommodate more off street parking would most likely necessitate an additional variance from the landscaping requirements. Staff supports the parking reduction variance since landscaping will improve the aesthetic of the parking lot, assist with drainage, and help cool the parking lot. **The standard is met.**

3. **That the special conditions and circumstances were not created by any action of the applicant; and** The historic use and parking needs of this site were determined and designed to address the immediate residents who could walk to church and would not need to drive and park and vehicle. Parking regulations and increased vehicle usage have altered these requirements over time. **The 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; and** Bent Elementary School, another institutional use located three blocks south, has nine less parking spaces than the petitioner is proposing. **The 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 proposed parking variance will discourage further demolition of the surrounding neighborhood, protecting the neighborhood character. The petitioner proposes to provide adequate landscaping and screening. **The standard is met.**

***STAFF RECOMMENDATION:***

Staff finds that the petition meets the Zoning Ordinance's standards required to allow a special use. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to **approve** the petition for a special use permit to allow a place of worship in the R-1C Single-Family Residence District and parking variance at 401 W. Union Street.

Respectfully submitted,  
Casey Weeks  
Assistant City Planner

**Attachments:**

- Draft Ordinance
- Exhibit A-Legal Description
- Exhibit B-Special Use Site Plan and Landscaping Plan
- Special Use Petition and supplemental documents from petitioner
- Variance Application and supplemental documents from applicant
- Site Plan
- Landscaping Plan
- Aerial Map
- Zoning Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified





**Figure 2** Eastview Christian Church located at 401 W. Union.



**Figure 3** Lot and alley to the west of Eastview Christian Church to be developed into a parking lot.



**Figure 4** Northeast corner of N. Lee Street and W. Union Street (1301 N. Lee St.) to be developed into parking lot.



**Figure 5** View of classrooms next to Eastview Christian Church. Alley to be vacated by the City runs north-south next to the classrooms.





**Figure 6** Residence at 1309 N. Lee Street pictured here is proposed to be demolished in phase 2 of the parking lot development.



**Figure 7** Residence at 1309 N. Lee Street showing alley access on the north side of the house.



**Figure 8** View looking south across the vacant lot at 1301 N. Lee Street at the residences on the south side of W. Union Street.



**Figure 9** View of residences located on the west side of the 1300 block on N. Lee Street across from the parking lot.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE EXPANSION OF A PLACE OF WORSHIP IN THE R-1C SINGLE FAMILY RESIDENTIAL DISTRICT, FOR PROPERTY LOCATED AT 401 W. UNION STREET**

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting a Special Use Permit for the expansion of a place of worship in the R-1C Single Family Residential District for certain premises hereinafter described in Exhibit(s) A and an application for a variance requesting a 12 space reduction in required parking; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use as illustrated in the Site and Landscape Plans hereinafter described in Exhibit(s) B, complied with the standards and conditions for granting such special use, specifically:

- 1). The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- 2). That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- 3). That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;
- 4). That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
- 5). That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- 6). That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

WHEREAS, the Bloomington Board of Zoning Appeals, also voted to approve the requested variance also denoted on Exhibit B.

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit with the recommended conditions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Special Use Permit for the expansion of a place of worship for the property at 401 W Union Street, legally described in Exhibit A and depicted in Exhibit(s) B, be approved.
2. That the city approve a variance for a 12 space reduction in required parking.

3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tari Renner, Mayor

ATTEST:

\_\_\_\_\_  
Leslie Yocum, City Clerk

**Exhibit A**  
“Legal Description”

Lots 6,7,9 and 9 in Wesleyan Subdivision of Seminary Block in Major’s Seminary Addition to the  
City of Bloomington in McLean County, Illinois

DRAFT







Ordinance Exhibit B--page 2  
"Landscape Plan"



**Farnsworth**  
GROUP

2709 MAGNOLIA DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(815) 653-4435 / info@fng.com

www.fng.com

Engineers | Architects | Surveyors | Scientists

DATE: DESCRIPTION:

**Preliminary**  
NOT FOR CONSTRUCTION

PROJECT:  
PJ Hoerr

**Eastview Church -  
Bloomington Church  
Parking Improvements**

Section 33, T 24 N, R 2 E, 3RD PM  
401 Union Street  
Bloomington, IL 61701

DATE: 03/17/2020  
DESIGNED: MAB  
DRAWN: MAB  
REVIEWED: JLL  
FIELD BOOK NO.: --

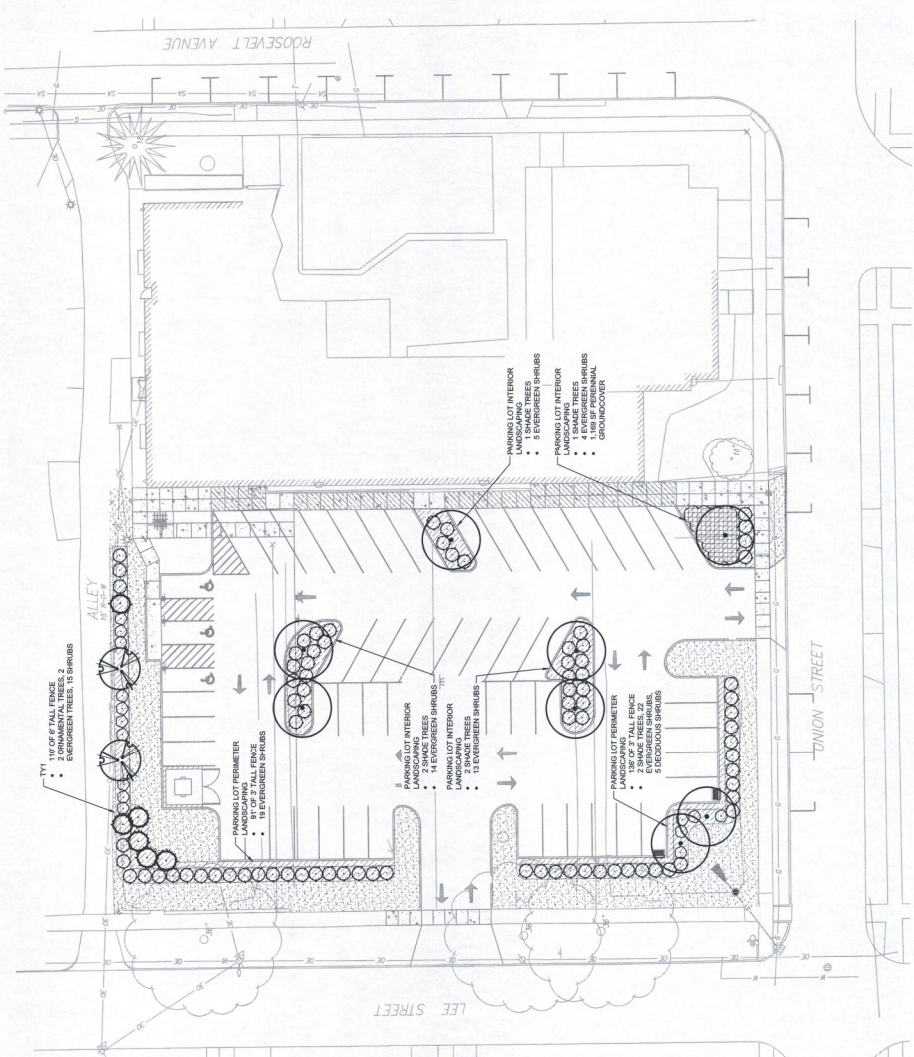
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.1**

PROJECT NO.: 0191136.00

CONCEPT PLANT SCHEDULE

|                                                                                     |                                   |          |
|-------------------------------------------------------------------------------------|-----------------------------------|----------|
|  | SHADE TREE                        | 8        |
|  | EVERGREEN TREE                    | 6        |
|  | ORNAMENTAL TREE                   | 2        |
|  | EVERGREEN SHRUB                   | 27       |
|  | DECIDUOUS SHRUB                   | 34       |
|  | SHREDDED HARDWOOD MULCH, 3" DEPTH | 3,790 sf |
|  | TURF - SEED                       | 7,877 sf |
|  | PERENNIALS/GRASSES                | 1,169 sf |



**1 LANDSCAPE PLAN**  
SCALE: 1"=20'

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

\_\_\_\_\_  
State of Illinois )  
 )ss.  
County of McLean )

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF  
BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now come(s) Eastview Christian Church  
\_\_\_\_\_  
\_\_\_\_\_

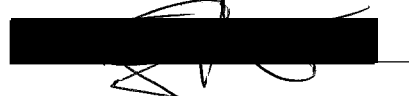
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) , which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently has a zoning classification of R-1C under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code Religious Places of Worhsip , are allowed as a special use in a R-1C zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the R-1C zoning district;

7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the R-1C zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your petitioner(s) respectfully pray(s) that said special use for said premises be approved.

Respectfully submitted,

A black rectangular redaction box covers the signature of the petitioner(s).

3/17/2020

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A

Eastview Christian Church

FOR PROPERTY LOCATED AT: 401 Union St., Bloomington, IL

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for a \_\_\_\_\_  
Church for certain premises hereinafter described  
in Exhibit(s) A; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit would comply with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.6-30 of the Bloomington, City Code, 1960; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Special Use Permit for a Church  
on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



Exhibit A

Lots 6, 7, 8 and 9 in Wesleyan Subdivision of Seminary Block in Major's Seminary Addition to the City of Bloomington, in Mclean County, Illionois.

## APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as our petition for a variance from the requirement(s) of the Zoning Code. I have provided all information requested herein and attached our site plan and fee.

Site Address: 401 Union Street Site

Address: Bloomington, IL

Petitioner: Eastview Christian Church Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 1500 N. Airport Rd.

City, State, Zip Code: Normal, IL 61761

Contractual interest in the property X yes        no

Signature of Applicant [REDACTED] 3/17/2020

### Brief Project Description:

*The project involves a two-phased expansion to the existing parking lot. A detailed parking matrix is included to establish the number of required spaces with applicable reduction opportunities applied. Total number of spaces required is 69 and the total spaces provided is 57. Required number of 5 bicycle parking spaces is provided.*

### Code Requirements Involved:

**Section 44.12-8:** *Places of worship require 1 parking space per 200 GFA or 1 space per 3 seats in the main assembly area.*

### Variances(s) Requested:

- 1. Reduction in the required number of parking spaces provided pursuant to the attached parking matrix.*

*Required number of parking spaces = 69*

*Provided number of parking spaces = 57*

Reasons to Justify Approval by the Zoning Board of Appeals: Your justifications for approval must also be provided in the statement of Findings of Fact.

*Available land to develop as off-street parking is limited to existing adjacent residential lots that become available to purchase.*

*Site conditions have permeated over time.*

**STATEMENT OF FINDINGS OF FACT**  
**(Must be answered by the Petitioner)**

Chapter 44, Section 9.40(d)

A variation from the terms of this Code shall not be granted by the Zoning Board of Appeals unless and until findings of fact are submitted demonstrating:

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

*The original church building and school, although were constructed at different times, were erected before parking requirements were adopted or were allowed to serve the needs of the residential district during the time they were built. Surrounded by residential lots and adjacent to an Alley at the time, there was little opportunity to develop formal parking spaces other than the existing parking lot on the west side of the Alley.*

*Limited availability of land depended on lot purchases on the west side of the Alley over time which inhibited opportunities to add more parking.*

*The residential lot area on the west side of the Alley along with the vacated alley propose the only available property to develop needed parking and would not be enough to provide the total number of code required spaces.*

2. That the variance would be the minimum action necessary to afford relief to the applicant; and

*The parking space and aisle dimensions used comply with the current ordinance and, respecting current setback requirements, offer the maximum number of parking spaces the site area will accommodate as shown on the attached exhibit.*

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

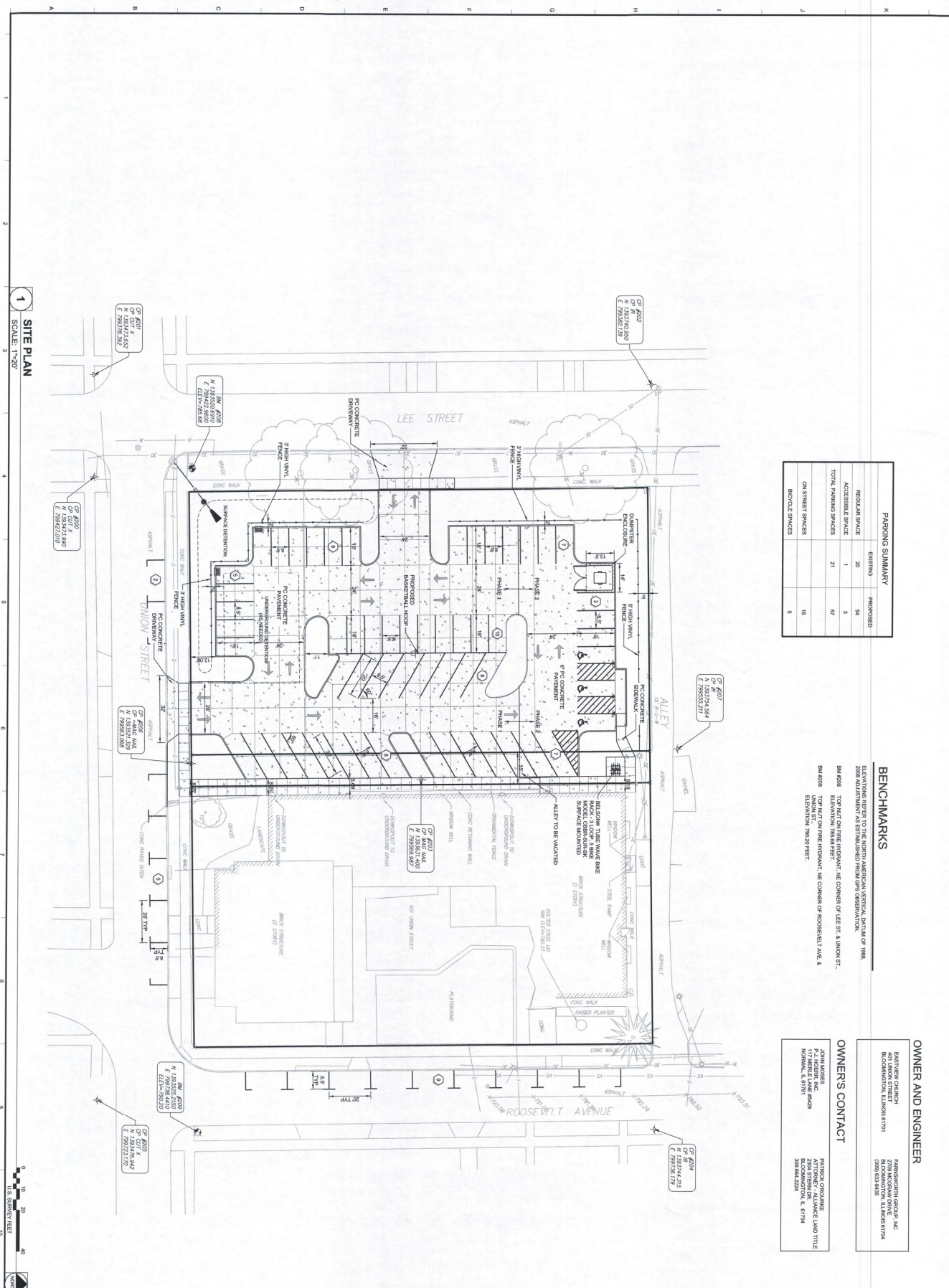
*The restrictive characteristics of the lot is an existing condition that has permeated since original construction.*

4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code; and

*This facility will provide on-site parking in a zoning district where parking is currently prohibited but has been allowed as a pre-existing condition.*

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

*Off street parking currently exists to serve the facility within a residential district. New parking would occupy the remaining lots within the block. Adjacent residential property is buffered by street and alley right-of-way on all sides.*



| PARKING SUMMARY      |          |    |  |
|----------------------|----------|----|--|
| EXISTING             | PROPOSED |    |  |
| REGULAR SPACES       | 20       | 54 |  |
| ACCESSIBLE SPACES    | 1        | 3  |  |
| TOTAL PARKING SPACES | 21       | 57 |  |
| ON STREET SPACES     |          | 16 |  |
| SCOTCH SPACES        | 5        |    |  |

#### BENCHMARKS

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
2008 ADJUSTMENT AS ESTABLISHED FROM GPS OBSERVATION.  
BM 4200 TOP SURF ON FIRE HYDRANT, NE CORNER OF LEE ST. & UNION ST.,  
ELEVATION: 765.88 FEET.  
BM 4201 TOP SURF ON FIRE HYDRANT, NE CORNER OF ROOSEVELT AVE. &  
ELEVATION: 760.29 FEET.

#### OWNER AND ENGINEER

EASTVIEW CHURCH  
401 UNION STREET  
BLOOMINGTON, IL 61701

FARNSWORTH GROUP, INC.  
2709 MADAWAY DRIVE  
BLOOMINGTON, IL 61704  
(309) 663-8435

#### OWNERS CONTACT

JOHN HARRIS, INC.  
417 MARBLE LAKE PARKWAY  
NORMONT, IL 61701

PATRICK COUNTESS  
2004 STEVEN CR. L. #1704  
NORMONT, IL 61701  
309.664.2224



**Farnsworth**  
GROUP

2709 MADAWAY DRIVE  
BLOOMINGTON, IL 61704  
(309) 663-8435 / fgroup@fgroup.com

Engineers | Architects | Surveyors | Scientists

# DATE DESCRIPTION

Preliminary  
NOT FOR CONSTRUCTION

PROJECT

Eastview Church -  
Bloomington Church  
Parking Improvements

Section 33, T.24 N. R.2 E. 3RD PM

401 Union Street  
Bloomington, IL 61701

DATE: 03/17/2020

DESIGNED: CME

DRAWN: CME

REVIEWED: JMG

FIELD BOOK NO.: BM13218

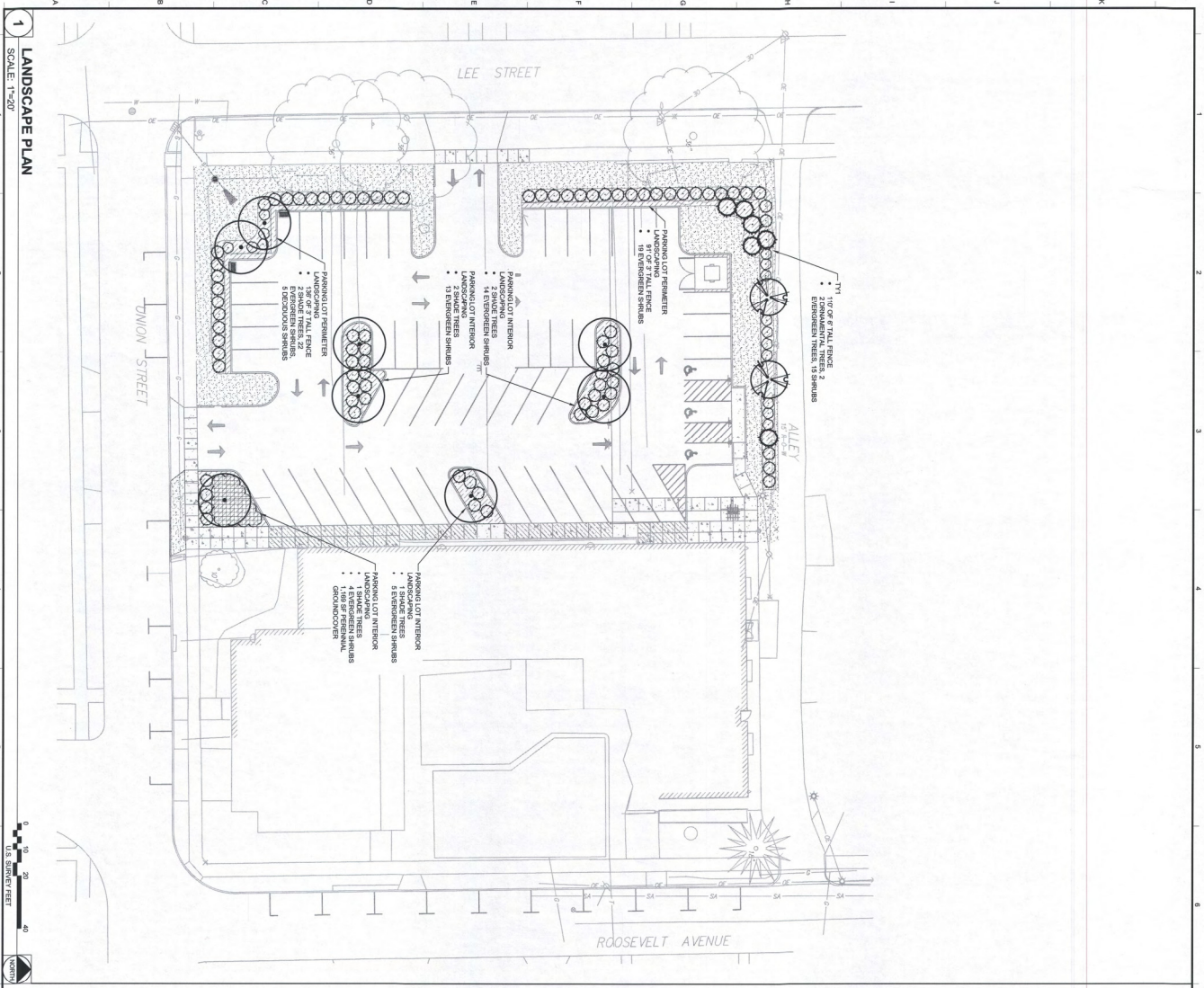
SITE PLAN FOR  
SPECIAL USE PERMIT

SHEET NUMBER

1

PROJECT NO.: 0191136.00





| CONCEPT PLANT SCHEDULE                                                              |                                   |
|-------------------------------------------------------------------------------------|-----------------------------------|
|  | SHADE TREE                        |
|  | EVERGREEN TREE                    |
|  | ORNAMENTAL TREE                   |
|  | EVERGREEN SHRUB                   |
|  | DECIDUOUS SHRUB                   |
|  | SHREDDED HARDWOOD MULCH, 3" DEPTH |
|  | TURF SEED                         |
|  | PERENNIAL GRASSES                 |
| 1.69 sf                                                                             | 7.87 sf                           |
| 34                                                                                  | 27                                |
| 6                                                                                   | 8                                 |

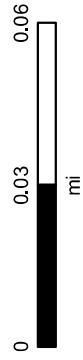
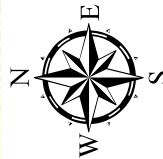


# Aerial Map 401 W Union St

4/8/2020



McGIS, Melean County Museum of History



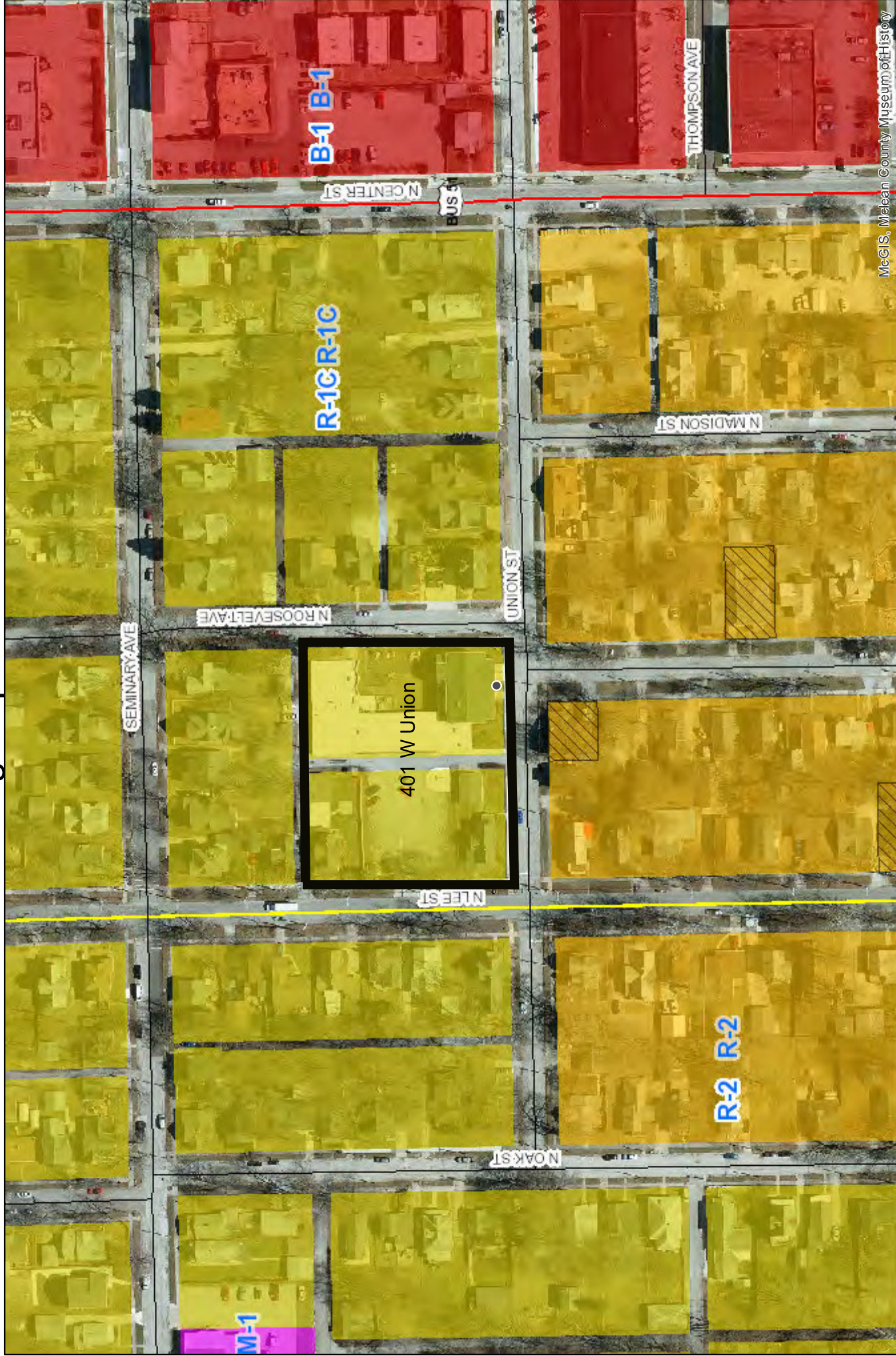
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



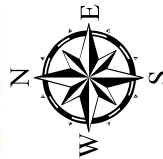


# Zoning Map 401 W Union St

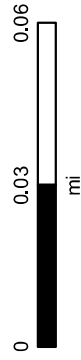
4/8/2020



McGIS, Melean County Museum of History



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



## Legal Inside

### 78395 NOTICE

A Public Hearing before the Bloomington Zoning Board of Appeals will be held on Wednesday, April 15, 2020 at 4:00 PM, in City Hall, 109 E. Olive St., Bloomington on applications submitted Eastview Christian Church (1500 N. Airport Rd., Normal, IL 61761) for 1). the approval of a variance for a reduction in the required number of parking spaces provided from 69 parking spaces to 57 parking spaces, and 2). the approval of special use permit to allow for the expansion of a religious place of worship in the R-1C Single-Family Residence District for the subject property located at 401 Union Street Bloomington, IL 61701 owned by Eastview Christian Church (1500 N. Airport Road., Normal, IL 61761). Online streaming of the public hearing will be available at [www.cityblm.org/live](http://www.cityblm.org/live).

The Subject Property is legally described as  
WESLEYAN SUB SEMINARY  
BLK MAJORS SEMINARY  
ADD LOT 6 THRU 9: WESLEYAN SUB SEMINARY BLK MAJORS SEMINARY ADD LOT 10: WESLEYAN SUB SEMINARY BLK MAJORS SEMINARY ADD LOT 13  
(PINS: 14-33-354-013, 14-33-354-007, 14-33-354-011)

The application is available for review at the (Online) <https://www.cityblm.org/government/boards-commissions/zoning-board-of-appeals>, City offices are currently closed due to COVID-19.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

Published: Monday, March 30, 2020





Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

April 7, 2020

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday, April 15, 2020 at 4:00PM** in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for applications submitted by Eastview Christian Church (1500 N. Airport Rd., Normal, IL 61761) for 1). the approval of a variance for a reduction in the required number of parking spaces provided from 69 parking spaces to 57 parking spaces, and 2). the approval of the special use permit to allow for the expansion of a religious place of worship in the R-1C Single-Family Residence District for the property located at 401 Union Street Bloomington, IL 61701 owned by Eastview Christian Church (1500 N Airport Rd., Normal, IL 61761) at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

The Subject Property is legally described as:

WESLEYAN SUB SEMINARY BLK MAJORS SEMINARY ADD LOT 6 THRU 9; WESLEYAN SUB SEMINARY BLK MAJORS SEMIANRY ADD LOT 10; WESLEYAN SUB SEMINARY BLK MAJORS SEMINARY ADD LOT 13 (PINS: 14-33-354-013, 14-33-354-007, 14-33-354-011)

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to attached map). The application is available for review (Online) at <https://www.cityblm.org/government/boards-commissions/zoning-board-of-appeals>. City offices are currently closed.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). Online streaming of the public hearing will be available at [www.cityblm.org/live](http://www.cityblm.org/live).

If you desire more information regarding the proposed petitions or have any questions you may email us at [planning@cityblm.org](mailto:planning@cityblm.org) or call us at (309) 434-2226.

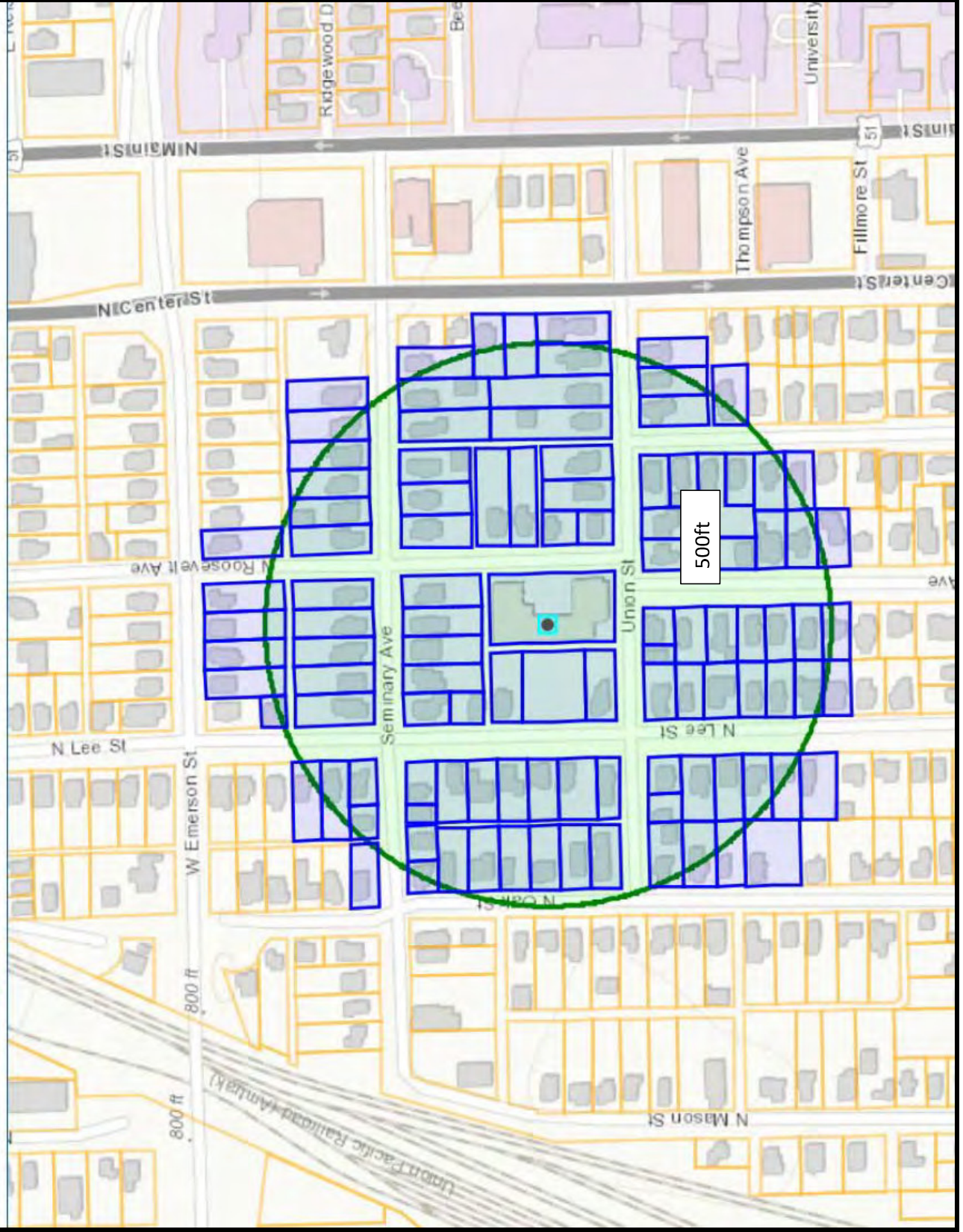
Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

## McLean County Public Notification



|                                                                                               |                                                                           |                                                                                         |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| KEVIN DRAEGER<br>1113 PINE RIDGE CT<br>NORMAL, IL 61761                                       | JASON LEINBERGER<br>504 W SEMINARY ST<br>BLOOMINGTON, IL 61701            | TIMOTHY ROBERTS<br>37895 NORMANDY RD<br>WINCHESTER, CA 92596                            |
| MR & MRS STEVEN LISTWAN<br>513 Seminary Ave<br>BLOOMINGTON, IL 61701                          | DEBRA LEE HARRIS<br>402 W SEMINARY<br>BLOOMINGTON, IL 61701               | DANIEL MEINERS<br>408 SEMINARY AVE<br>BLOOMINGTON, IL 61701                             |
| D EDWIN LIND<br>3122 RUDDER LN APT 203<br>BLOOMINGTON, IL 61704                               | DAVID & GENA NORRIS<br>183 N BARWELL LAKE RD<br>CARLOCK, IL 61725         | JEFFREY ANDERSON<br>24212 GREENLEAF RD<br>FARMER CITY, IL 61842                         |
| JOHN KERNER<br>208 W SEMINARY<br>BLOOMINGTON, IL 61701                                        | MAJEED ABU QULBAIN<br>16596 LILAC LN<br>LOCKPORT, IL 60441                | DAN & HELEN KILLIAN<br>404 W EMERSON ST<br>BLOOMINGTON, IL 61701                        |
| RODNEY & BECKY CROSIER<br>406 W EMERSON<br>BLOOMINGTON, IL 61701                              | DERRICK DAWSON<br>2905 HILLSBORO BLVD<br>AURORA, IL 60503                 | PHILLIP S & JUDY ZAHN MILLER MILLER<br>507 W SEMINARY<br>BLOOMINGTON, IL 61701          |
| ANN CRUMPLER<br>204 SEMINARY AVE<br>BLOOMINGTON, IL 61701                                     | KURTIS & AMY HERALD<br>201 MAYS DR<br>BLOOMINGTON, IL 61701               | PAUL & MAUREEN JUDD-REYNOLDS<br>REYNOLDS<br>401 W SEMINARY AVE<br>BLOOMINGTON, IL 61701 |
| WAYNE PELHANK<br>501 N MAIN ST STE 11<br>BLOOMINGTON, IL 61701                                | MICHAEL RADEMACHER<br>1404 N LEE ST<br>BLOOMINGTON, IL 61701              | ANGELA BALLANTINI<br>404 SEMINARY AVE<br>BLOOMINGTON, IL 61701                          |
| MARY BROCKETT<br>1210 ROSNEY AVE<br>BLOOMINGTON, IL 61701                                     | BENJAMIN & JENNIFER TARMANN<br>204 W UNION ST<br>BLOOMINGTON, IL 61701    | ERIN MAUBACH<br>206 UNION ST<br>BLOOMINGTON, IL 61701                                   |
| KEVIN DRAEGER IRA EQUITY TRUST<br>COMPANY CUSTODIAN<br>1113 PINE RIDGE CT<br>NORMAL, IL 61761 | SUSAN PELAEZ<br>1302 N LEE ST<br>BLOOMINGTON, IL 61701                    | MARK & JENNIFER BOOLMAN<br>204 S ALLIN ST<br>BLOOMINGTON, IL 61701                      |
| ROBERT GENTUSO<br>1214 N LEE ST<br>BLOOMINGTON, IL 61701                                      | MR & MRS JULIAN GLOMB<br>12422 OAK PARK AVENUE<br>PALOS HEIGHTS, IL 60463 | JAMES VAN VALEY<br>726 N JACKSON ST<br>CLINTON, IL 61727                                |



|                                                                     |                                                                 |                                                                   |
|---------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------|
|                                                                     | DEBORAH DEERWESTER<br>1218 N ROOSEVELT<br>BLOOMINGTON, IL 61702 | CYNTHIA SHEPHERD<br>PO BOX 3333<br>BLOOMINGTON, IL 61702          |
| STEVEN & JESSICA LISTWAN<br>513 W SEMINARY<br>BLOOMINGTON, IL 61701 | JANICE KIPER<br>1006 Janice Ave<br>Le Roy, IL 61752             | JACOB ESTES<br>1207 N LEE ST<br>BLOOMINGTON, IL 61701             |
| HARRY ZIEGLER<br>405 SEMINARY AVE<br>BLOOMINGTON, IL 61701          | GREGORY RICHARDS<br>316 W Emerson St<br>BLOOMINGTON, IL 61701   | WILLIAM SEXTON<br>1215 N MADISON ST<br>BLOOMINGTON, IL 61701      |
| ERIC EITNER<br>1308 N LEE ST<br>BLOOMINGTON, IL 61701               | LORI BALLARD<br>1307 N OAK<br>BLOOMINGTON, IL 61701             | JOHN & AMY SCOTT<br>1218 N MADISON ST<br>BLOOMINGTON, IL 61701    |
| EDWARD BOYER<br>1212 N MADISON ST<br>BLOOMINGTON, IL 61701          | BRYCE SANDERS<br>1211 N ROOSEVELT AVE<br>BLOOMINGTON, IL 61701  | RYAN & REBECCA LESSEN FIALA<br>2795 SEDONA DR<br>NORMAL, IL 61761 |
| KAREN HURST<br>248 E IDLEWOOD ST<br>MORTON, IL 61550                | STEPHEN MURRAY<br>1222 N MADISON ST<br>BLOOMINGTON, IL 61701    | MARY ANN HUNT<br>1214 N MADISON ST<br>BLOOMINGTON, IL 61701       |
| DIANN THOMPSON<br>1213 N ROOSEVELT AVE<br>BLOOMINGTON, IL 61701     | ANDREW MENSSEN<br>206 SEMINARY AVE<br>BLOOMINGTON, IL 61701     | GREGORY OVERFELT<br>208 UNION ST<br>BLOOMINGTON, IL 61701         |
| DENISE & CHAD A MAYES<br>604 WREN RD<br>BLOOMINGTON, IL 61704       | ANNA ROBINSON<br>1311 N OAK ST<br>BLOOMINGTON, IL 61701         | STEVE JUNGHANS<br>15772 CALOOSA CREEK CIR<br>FT MEYERS, FL 33908  |
| STEPHEN & BARBARA WHALEN<br>504 UNION ST<br>BLOOMINGTON, IL 61701   | KAREN HURST<br>248 E IDLEWOOD ST<br>MORTON, IL 61550            | 5K ENTERPRISES LLC<br>22 CLINTON PL<br>NORMAL, IL 61761           |
| DAVID KEIM<br>301 W UNION ST<br>BLOOMINGTON, IL 61701               | STACY RANDLE<br>303 UNION ST<br>BLOOMINGTON, IL 61701           | RICK & GARNET ALLEN<br>1216 N MADISON<br>BLOOMINGTON, IL 61701    |

MICHAEL KEATHLEY  
207 W SEMINARY  
BLOOMINGTON, IL 61701

BRANDON WALDEN  
409 SEMINARY AVE  
BLOOMINGTON, IL 61701

DENISE A & CHAD A MAYES  
604 WREN RD  
BLOOMINGTON, IL 61704

CLARENCE JR & VIKKI L FALLS  
207 W UNION  
BLOOMINGTON, IL 61701

DARIN & ANDREA MARKERT  
15427 PEBBLE BEACH RD  
BLOOMINGTON, IL 61705

MARK KING  
PO BOX 1947  
BLOOMINGTON, IL 61702

JAMES SEABOURNE  
1209 N LEE ST  
BLOOMINGTON, IL 61701

BRIAN JUNGHANS  
200 N LINDEN  
NORMAL, IL 61761

PEARL CALHOUN  
1920 N MIDWAY AVE  
NORMAL, IL 617615255

RUSSELL ORRILL  
1212 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

RONALD GLENN  
209 SEMINARY AVE  
BLOOMINGTON, IL 61701

JAMES BRENNAN  
211 W SEMINARY  
BLOOMINGTON, IL 61701

MATTHEW WALTERS  
1312 N LEE ST  
BLOOMINGTON, IL 61701

STEPHEN WHALEN  
507 UNION ST  
BLOOMINGTON, IL 61701

DEANNA KUEHLING  
1216 N LEE ST  
BLOOMINGTON, IL 61701

MARK & JENNIFER BOOLMAN  
204 S ALLIN ST  
BLOOMINGTON, IL 61701

TINA JONES  
1303 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

JAMES BRENNAN  
211 W SEMINARY  
BLOOMINGTON, IL 61701

SCOTT BRITTIN  
1221 N LEE ST  
BLOOMINGTON, IL 61701

ZOELLER & BURCHAM PROPERTIES LLC  
1808 SIX POINTS RD  
BLOOMINGTON, IL 61705

STEVEN LISTWAN  
513 SEMINARY AVE  
BLOOMINGTON, IL 61701

JACK & RUTH DENNEY  
213 SEMINARY AVE  
BLOOMINGTON, IL 61701

DML REAL ESTATE LLC  
202 N CENTER ST STE 2  
BLOOMINGTON, IL 61701

EASTVIEW CHRISTIAN CHURCH  
1500 AIRPORT RD  
NORMAL, IL 61761

TRENT BOITNOTT  
1217 N OAK ST  
BLOOMINGTON, IL 61701

MAPLE HILL PROPERTIES LLC  
2401 E EMPIRE ST STE B  
BLOOMINGTON, IL 61704

LAWERANCE GROVER  
1211 N LEE ST  
BLOOMINGTON, IL 61701

RANSOM CARR  
1214 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

RUTH RICE  
612 E FRONT ST  
BLOOMINGTON, IL 61701

BARBARA MURRELL  
1220 N ROODEVELT AVENUE  
BLOOMINGTON, IL 61701

WILLIAM BURNS  
1218 1/2 N LEE ST  
BLOOMINGTON, IL 61701

BENJAMIN & BRIANNE MILLS  
1212 N LEE ST  
BLOOMINGTON, IL 61701

OLLIE WILKERSON  
1204 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

LARRY FRITCHER  
1309 N LEE ST  
BLOOMINGTON, IL 61701

MCLT LV 21  
1716 R T DUNN DR STE 4  
BLOOMINGTON, IL 61701

JASON ROHDE  
5037 THORNTON DR  
SUMMERVILLE, SC 29485

ERIC DIX  
1210 N LEE ST  
BLOOMINGTON, IL 61701

RUSSELL STEVENS  
1310 N Lee St  
BLOOMINGTON, IL 61701

KAREN HURST  
248 E IDLEWOOD ST  
MORTON, IL 615502

JUAN VARGAS  
1803 WIDERMERE DR  
NORMAL, IL 61761

MAURY WHALEN  
PO BOX 206  
HUDSON, IL 61748

SHARON ORTIZ  
1213 N LEE ST  
BLOOMINGTON, IL 61701

DANIEL WEBER  
1219 N OAK ST  
BLOOMINGTON, IL 61701

FIDEL GARCIA  
1309 N OAK ST  
BLOOMINGTON, IL 61701

ROBERT WILLIAMS  
35150 E 500 NORTH RD  
ARROWSMITH, IL 61722

CEVAT KARASEN  
305 W CHESTNUT ST  
BLOOMINGTON, IL 61701

DARIN & ANDREA MARKERT  
15927 PEBBLE BEACH ROAD  
BLOOMINGTON, IL 61701