

**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, FEBRUARY 15, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Consideration, review and approval of Minutes from the January 18, 2017 meeting.

5. REGULAR AGENDA

- A. Z-02-17** Consideration, review and approval of the petition for a variance submitted by Suzie McGuire for the property located at 3907 Rave Road to allow a rear yard setback of 14 feet in the R-1C district. **(Ward 9).**

Laid over from January 18, 2017 Meeting

6. OTHER BUSINESS

7. NEW BUSINESS

- A. Election of Chair**

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner
Department of Community Development
Government Center
115 E. Washington Street, Bloomington, IL 61701
Phone: (309) 434-2226 Fax: (309) 434-2857
E-mail: ksimpson@cityblm.org

**DRAFT MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
Wednesday, January 18, 2017, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois**

Members present: Chairman Briggs, Mr. Brown, Mr. Bullington, Mr. Kearney, and Mr. Simeone

Members absent: Mr. Butts, Ms. Meek

Also present: Mr. George Boyle, Assistant Corporation Counsel
Ms. Katie Simpson, City Planner
Tom Dabareiner, Community Development Director
Kevin Kothe, City Engineer

At 4:04PM, Mr. Dabareiner called the roll. With five members in attendance, a quorum was present.

PUBLIC COMMENT None

The Board reviewed the minutes from December 21, 2016. A motion to approve the minutes as amended was made by Mr. Bullington; seconded by Mr. Simeone. The minutes were **approved** by a 5-0 voice vote.

Mr. Dabareiner confirmed all items were properly published. Chairman Briggs explained the meeting procedures.

Z-02-17 Consideration, review and approval of the petition for a variance submitted by Suzie McGuire for the property located at 3907 Rave Road to allow a rear yard setback of 14 feet in the R-1C district

Taking the cases out of order, Chairman Briggs introduced Ms. Simpson who explained that the petitioner requested that this case be carried over to February. Mr. Bullington made a motion to lay over the case to February; seconded by Mr. Brown. The layover was **approved** unanimously by voice vote.

Mr. Boyle, Mr. Dabareiner and Ms. Simpson introduced themselves at the request of Chairman Briggs.

SP-01-17 Consideration, review and approval of a special use petition submitted by the Westminster Village Inc to allow for the expansion of a Senior Living Facility known as Westminster Village in the R-3B district for the property located at 2025 E. Lincoln Street.

Chairman Briggs introduced the case. Barbara Nathan, CEO for Westminster Village, 22 Downing Circle, was sworn in. Ms. Nathan stated that Westminster Village is a retirement

community operating for 38 years. She stated they intend to construct an expansion in three phases. She stated the independent living would be expanded and moved towards Mercer Avenue, along with a new entrance from Mercer Avenue to serve this activity; the open space for the Village would be moved and expanded; and, a two story addition to the skilled cared facility would be added. She stated that a final phase would include a new assisted living building and memory support wing. Phase Three would be a new independent living building in a condo style, along with a club house. She stated this may become part of Phase Two.

Ms. Simpson provided the staff report and recommend in favor of the Special Use. She noted a Special Use was awarded when the facility was first built but any expansion of this degree requires consideration for another Special Use. She showed an aerial of the location and described the site, also noting the surrounding uses. She stated it is correctly zoned. She reviewed the standards for approval of a Special Use and recommended in favor.

Chairman Briggs asked about the phased approach over a ten year timeframe and whether each phase would need to return for approval by the ZBA. Mr. Dabareiner stated that upon approval, the phasing can continue to its end unless there is a significant change in the plan.

Mr. Simeone asked about entrances and if they would be added in the beginning. Ms. Nathan stated the new entrances would be added in Phase One.

There was general discussion about the State of Illinois approval process for these facilities.

The Special Use was **approved** unanimously with the following votes recorded: Mr. Brown—yes; Mr. Bullington—yes; Mr. Kearney—yes; Mr. Simeone—yes; Chairman Briggs—yes.

SP-02-17 Consideration, review and approval of a special use petition submitted by Bloomington Public Schools, District 87 to allow a noncommercial parking lot in the R-2 district for the property located at 907 & 909 N. Roosevelt Ave

Chairman Briggs introduced the next two cases because they relate to the same property. With the board's consent, discussion on the two cases was combined. John Pratt, attorney for District 87, was sworn in. Mr. Pratt introduced others from the school district and their engineer. Mr. Bullington asked if there is anything substantially different from the cases for the added parking at 900 and 901 Roosevelt from last year; Mr. Pratt stated there was no substantial difference. Mr. Pratt was pleased with the City staff report. He stated that the buildings at 907 and 909 Roosevelt were dilapidated apartment buildings and would be demolished and replaced with parking to help reduce on-street parking demand. He stated they hosted a neighborhood meeting on January 12, 2017 and only Mr. Lewis, from 911 N. Roosevelt, attended.

Mr. John Lewis, 911 N. Roosevelt Avenue, was sworn in. Mr. Lewis stated he attended the last hearing also. He appreciates the school district acquiring and demolishing the properties at 907 and 909 N. Roosevelt. He stated there is less traffic on the street and possibly less crime. He explained the difficulty he has had entering or exiting his driveway when the on-street parking is present. He noted several other examples of traffic and parking concerns. He asked for more landscaping and stated the District agreed to do so.

Ms. Simpson presented the staff report. She stated staff is in favor of both the Special Use and the variance request. She provided a photo of the properties under consideration and described the project. She showed an aerial photo of the properties and described the surrounding properties, including Bent School across the street to the west. She stated the project reduces the number of entranceways, reduces the household density in the neighborhood, adds sufficient screening, and addresses both neighborhood and school district objectives. Ms. Simpson reviewed the standards for granting a special use and recommend in favor. She then reviewed the standards in detail for granting the requested variance and recommend in favor.

Mr. Kearney asked about the distinction between a commercial and noncommercial parking lot. Ms. Simpson explained that a commercial parking lot is not permitted and is parking associated with a business use while noncommercial parking is associated with residential districts and may include schools and churches.

Mr. Lewis asked for a No Parking sign or other obstacles to people parking near his driveway. Mr. Kearney noted that this case has nothing to do with this case. Mr. Boyle added that this request is beyond the jurisdiction of this Board. Mr. Kothe explained that Mr. Lewis can send a request to Public Works and reminded everyone that there is no parking allowed within three feet of the driveway.

The Special Use was **approved** unanimously with the following votes recorded: Mr. Brown—yes; Mr. Bullington—yes; Mr. Kearney—yes; Mr. Simeone—yes; Chairman Briggs—yes.

Z-01-17 Consideration, review and approval of the petition for variances submitted by Bloomington Public Schools, District 87 to allow 1) parking in the front yard in a residential district, and 2) a front yard setback of 7.5 feet in lieu of the required 13 foot setback for the property located at 907 & 909 N. Roosevelt Ave.

The Variance was **approved** unanimously with the following votes recorded: Mr. Brown—yes; Mr. Bullington—yes; Mr. Kearney—yes; Mr. Simeone—yes; Chairman Briggs—yes. Mr. Kearney encouraged the petitioner to make the parking lot as attractive as possible.

OTHER BUSINESS:

NEW BUSINESS:

Chairman Briggs noted that chairman elections for the ZBA will be coming up in April.

ADJOURNMENT:

Mr. Bullington motioned to adjourn; seconded by Mr. Brown. Meeting adjourned at 4:45PM following voice vote.

Respectfully,

Tom Dabareiner AICP
Community Development Director

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
FEBRUARY 15, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-02-17	3907 Rave Rd	Variance to allow for a rear yard setback of 14 feet in lieu of the required 25 feet (44.6-40B) in the R-1C, Single Family Residential District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a variance to allow for a rear yard setback of 14 feet in lieu of the required 25 feet (44.6-40B) in the R-1C, Single Family Residential District because the petitioner would like to enclose an existing deck with a screened porch.

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 2, 2017.

GENERAL INFORMATION

Owner and Applicant: Suzie McGuire

PROPERTY INFORMATION

Existing Zoning: R-1C, Single Family Residential District
Existing Land Use: single family residence
Property Size: approximately 9,828 square feet (78'X126')
PIN: 15-29-151-005

Surrounding Zoning and Land Uses

Zoning

North: R-1C Single Family Residential
South: R-1C Single Family Residential
East: R-1C Single Family Residential
West: R-1C Single Family Residential

Land Uses

North: Single family residences
South: Single family residences
East: Single family residences
West: Single family residences

Analysis

Submittals

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

1. Application for Variation
2. Site Plan
3. Aerial photographs
4. Site visit

PROJECT DESCRIPTION

The subject site is commonly known as 3907 Rave Road and is part of the Eagle View Subdivision located east of Towanda Barnes Road and south of Fort Jesse Road. The property is

improved with a single family home. The petitioner would like to convert an existing deck, which extends 16ft into the rear yard, into a screened porch. Open porches are permitted obstructions in the rear yard, but screened porches are considered to be enclosed and therefore an extension of the building footprint.

The property is zoned R-1C, Single Family Residential District, and is regulated by the bulk requirements in Section 44.6-40B of Chapter 44. This zoning district contemplates densities of up to six (6) dwelling units per acre. The required setbacks are 25' in the front yard and 25' in the rear yard (measured from building to property line). The porch addition alters the footprint of the principal structure, so the petitioner is applying for a variance from the code to allow for a reduction in the required rear yard.

The following is a summary of the requested variations:

Applicable Code Sections:

Section 44.6-40B

Type of Variance	Request	Required	Variance
Rear Yard Setback	14 ft	25 ft	11 ft decrease

The subject property is relatively flat. It currently has a 25ft rear yard. The home is set back approximately sixty (60) feet from the front property line. This subdivision was platted with a minimum thirty (30) foot front yard setback. A seven and a half (7.5) foot utility easement also runs along the rear property line. The lot is located at the bend of Rave Road. The property directly south (3902 Watertown Lane) is located on the curved portion of Watertown Lane. 3907 Rave Road has a 30ft rear yard. 3902 Watertown Lane Road has roughly a 25 ft rear yard. There is a four foot fence which separates the two homes and a row of evergreens which screen 3907 Rave Road from 3902 Watertown Lane. Granting the variance would decrease the setback and green space between these two homes.

Analysis

Variations from Zoning Ordinance

The petitioner proposes to enclose the existing deck with a screened in porch. The addition will require expanding the roof line and therefore expanding the property's footprint into the rear yard.

The Zoning Board of Appeals may grant variances only in specific instances where there would be practical difficulties or particular hardships in carrying out strict adherence to the Code. Staff's findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

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.

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and the lot is 126 feet long. In keeping with the

aesthetics of the neighborhood, the house is positioned farther back on the lot with a front yard setback larger than required. The house is currently positioned with a thirty (30) foot rear yard setback which allows the petitioner five (5) feet of leeway for expanding the footprint of the house in the rear. A seven and a half foot (7.5) foot utility easement runs along the southern property line. Both the lot and structure meet Code. The lot is also relatively flat, no identifiable physical hardships relative to the property exist. The standard is not met.

That the variances would be the minimum action necessary to afford relief to the applicant; and the petitioner proposes to work within the existing framework of the deck; an open porch is also permitted without a variance. The standard is not met.

That the special conditions and circumstances were not created by any action of the applicant; and the neighborhood was designed to have a larger front yard setback, and so the house was positioned on closer to the required rear yard setback when it was constructed. Nonetheless, open porches are permitted in the required rear yards. Screening and enclosing the porch is creating the need for the variance. The standard is not met.

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and other homes in the neighborhood have larger front yards but meet the minimum rear yard requirements. Granting the variance could set a precedence for the neighborhood as neighboring properties are in compliance with the zoning regulations. The standard is not met.

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 Zoning Ordinance allows for open porches in the rear yard. Allowing a screened porch encourages the future complete enclosure of the porch which will decrease the amount of green space and physical separation between properties. The functions of the Code's bulk requirements and required setbacks are to maintain open areas, building densities and green spaces. The public welfare is served by maintaining these requirements. The standard is not met.

STAFF RECOMMENDATION:

Staff finds that the petition has not met the Zoning Ordinance's standards required to allow a variance. Staff recommends **denial** of the requested variance in Case Z-02-17.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners within a 500 ft radius of property

#28542

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: 3907 Rave Rd., Bloomington, Illinois

Site Address: 3907 Rave Rd., Bloomington, Illinois

Petitioner: Suzie McGuire Phone: 503-577-0482

Petitioner's Email Address: suziemcg1@gmail.com

Petitioner's Mailing Address Street: 3907 Rave Rd.

City, State, Zip Code: Bloomington, IL 61705

Contractual interest in the property X yes no

Signature of Applicant William C. Wetzel, ARH.

Brief Project Description:

Applicant seeks this variation to allow a deck, which is currently in place, to be enclosed and to be converted to a screened porch.

Code Requirements Involved:

Section 44.6-40 of the Bloomington City Code requires a rear yard in the R-1 C Zoning District of at least 25 feet.

Variances(s) Requested:

Reduction of rear lot setback to 14 feet.

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.



DEC 27 2016

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

Due to the fact that the residence constructed on the lot is set back so far from the street, there is only a distance of 14 feet from the deck which is already in place to the rear yard lot line.

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

The variance requested is the minimum action necessary in order to convert the current deck into a screened in porch.

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

All improvements, including the deck, were in place at the time the petitioner acquired ownership of the property.

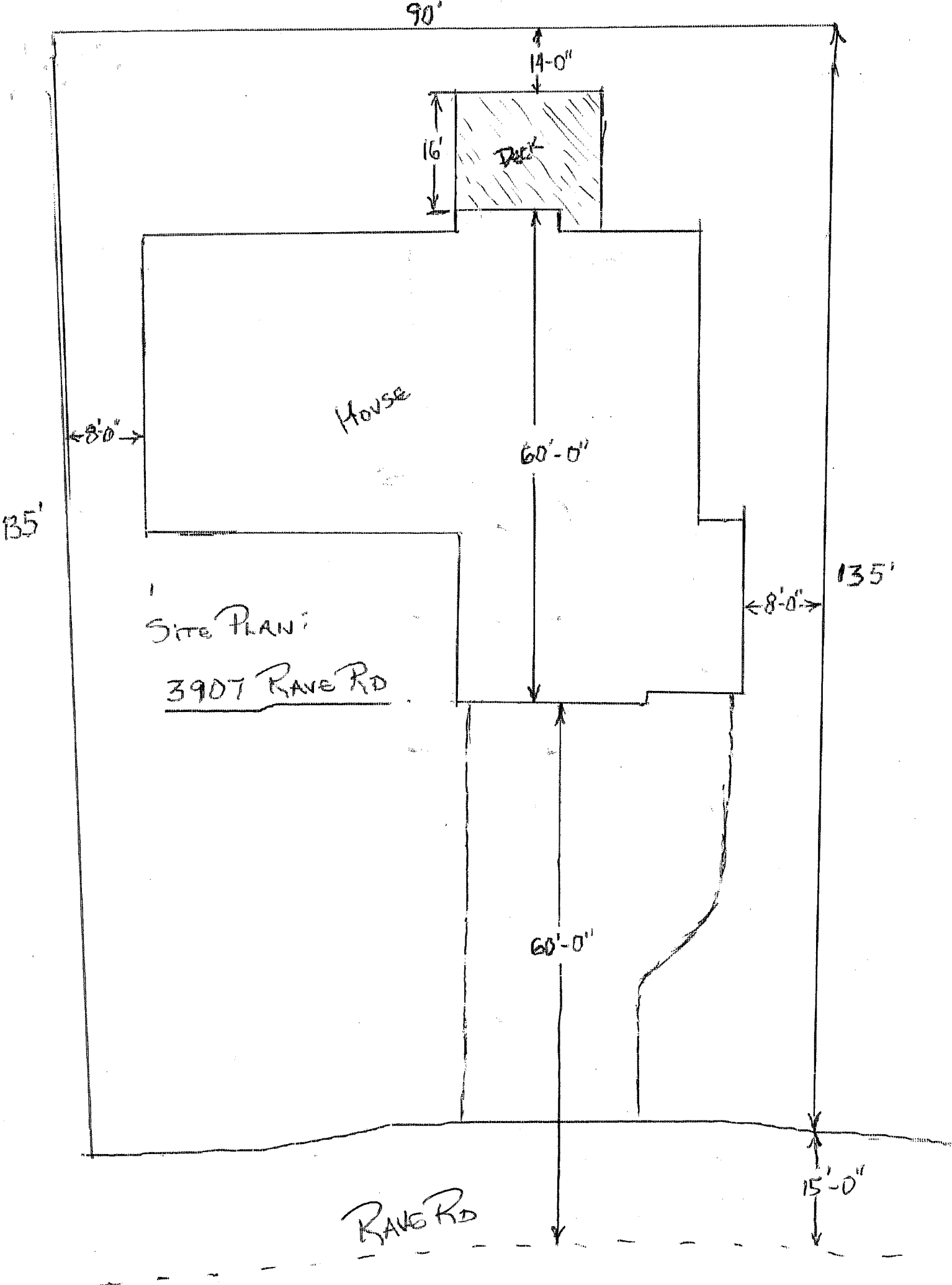
4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code; and

Under the circumstances presented, the granting of the variance does not give the applicant any special privilege that is denied to others by the Code.

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.

Due to the fact that there is an already existing deck which is proposed to be enclosed to become a screened in porch, it does not appear this variance would be detrimental to the public welfare, alter the essential character of the neighborhood, or unreasonably impair the use or development of adjacent properties.

Prepared by:
Williams CC. Wetzel
Livingston, Barger, Brandt & Schroeder
115 W. Jefferson St., Suite 400
Bloomington, IL 61701
PH: 309-828-5281





3907 Rave Road -Aerial View



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1: 2,257

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Notes

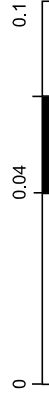


3907 Rave Road-Zoning Map



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Notes



1: 2,257

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Public Notices

tioner or his/her Counsel/Agent must attend the meeting and the subject property is described as follows:

Legal Description: EAGLE VIEW SUB LT 92

REQUEST

A request for a variance from Chapter 44 of the City's Code to allow a rear yard setback of 14 feet in lieu of the required 25 feet in the R-1C district (44.6-40).

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, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday, January 2, 2017

20858159

Notice of sale for
Mechanics Lien:

2004 Chevrolet Impala
ID# 2G1WF52E249313327

Lien Amount \$2980.19

Date of Sale 2/1/2017

Owner: Caleb Rodriguez

Bloomington Il

Seller Bloomington Transmis-

sion Ser./Aamco

321 S Main St

Bloomington Il 61701

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20857731
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
JANUARY 18, 2017

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, January 18, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Suzie McGuire for the approval of a variance from Chapter 44 of the City's Code on property located at 3907 Rave Road at which time all interested persons may present their views upon such matters pertaining thereto. The peti-



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

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for a petition submitted by Suzie McGuire for the approval a variance for the property located at 3907 Rave Road 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.

REQUEST

A variance to allow a rear yard setback of 14 feet in lieu of the required 25 feet setback for the R-1C district. The petitioner would like to enclose the existing deck with a screened porch.

The subject property is legally described as follows:
EAGLE VIEW SUB LT 92

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested variance during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. 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. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

Katie Simpson
City Planner

Attachments:

Map of notified properties within 500 ft of subject property



PUBLIC HEARING FOR REAR YARD SETBACK VARIANCE REQUEST



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Notes

PARK DEVELOPMENT & RAB 2
1710 E EMPIRE ST
BLOOMINGTON IL 617043501

JOHN F JR & CAROL Q MARTIELLO
2203 REVERE RD
BLOOMINGTON IL 617058701

JASON LAROSE
2208 REVERE
BLOOMINGTON IL 61704

DAVID HOLMAN
2301 REVERE ROAD
BLOOMINGTON IL 61704

LILI KOEHL
2306 REVERE RD
BLOOMINGTON IL 617048735

DELMIRA G & JOHN J JENNINGS
2402 RIVERWOODS LN
BLOOMINGTON IL 617058756

TONY JOSEPH
2405 NORTON RD
BLOOMINGTON IL 617058750

SOHAIL MAHMOOD
2503 Norton Rd
Bloomington IL 617058741

MICHAEL R & JEAN K MCCULLEY
2506 NORTON RD
BLOOMINGTON IL 617058741

TY A & CASSANDRA M NEWMAN
3901 RAVE RD
BLOOMINGTON IL 61704

HEARTLAND BANK TRUST HBT423
200 W COLLEGE AVE 2ND FL
NORMAL IL 617612577

BRYAN & JAMIE GRAHAM
2205 REVERE RD
BLOOMINGTON IL 617058701

% JASON & JANNA CRUMRINE JANA K
CRUMRINE LIVING TRUST
2210 REVERE RD
BLOOMINGTON IL 617058701

JOSEPH A & JULIE A PLATTNER
2302 REVERE RD
BLOOMINGTON IL 617058735

HARLAN H & DIANE E FELS
2308 REVERE RD
BLOOMINGTON IL 617048735

RUSSELL RODRIGUEZ
2403 NORTON RD
BLOOMINGTON IL 61704

NEIL & ERIN SANDERS
2501 NORTON RD
BLOOMINGTON IL 617058741

DANIEL SLAGELL
2504 NORTON RD
BLOOMINGTON IL 617058741

RONALD & DARLEEN KNAPP
2508 NORTON
BLOOMINGTON IL 61705

DEBORAH & MICHAEL WOLFORD
3901 WATERTOWN LN
BLOOMINGTON IL 617058740

WENDY A BARNARD
2201 REVERE RD
BLOOMINGTON IL 61704

BRIAN & COURTNEY YAMADA
2206 REVERE RD
BLOOMINGTON IL 61704

BECKY A & MITCHELL D HENRY
2212 REVERE RD
BLOOMINGTON IL 617058701

BARBARA GELLER
2304 REVERE ROAD
BLOOMINGTON IL 61704

PATRICK & ROY W NEWELL
2401 NORTON RD
BLOOMINGTON IL 617058750

JONATHAN L & KRISTINA J HUME
2404 RIVERWOODS LN
BLOOMINGTON IL 617058756

SHANNON E FOX
2502 NORTON RD
BLOOMINGTON IL 617058741

CHAD K PHILLIPS
2505 NORTON
BLOOMINGTON IL 61704

DONALD FRANKE
303 N WILLIAMSBURG DRIVE
BLOOMINGTON IL 61704

DONALD & CYNTHIA JACKSON
3902 RAVE RD
BLOOMINGTON IL 617048651

JON R ROGOZINSKI
3902 WATERTOWN LN
BLOOMINGTON IL 617058740

JEFFREY P & LAURA B WYRICK
3904 RAVE RD
BLOOMINGTON IL 617058749

MICHAEL J GRABRUCK
3905 WATERTOWN LANE
BLOOMINGTON IL 61704

SUE B MCGUIRE TRUSTEE
3907 RAVE RD
BLOOMINGTON IL 61705

LISA A FISHER
3909 RAVE RD
BLOOMINGTON IL 61704

BRIAN TRUTTMANN
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BLOOMINGTON IL 617058749

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BLOOMINGTON IL 617058745

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PO BOX 20994
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SREEKUMAR GOVINDAN
3903 RAVE RD
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JOHN M & JULIE M JULIEN
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BLOOMINGTON IL 617058740

KATHLEEN M COX
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BLOOMINGTON IL 61704

BRIAN GEBHART
3907 Watertown Ln
Bloomington IL 617058740

GERALD & PAMELA HENDRICKS
3910 RAVE ROAD
BLOOMINGTON IL 61705

HEATH & KYLA HUNZIKER
3913 RAVE RD
BLOOMINGTON IL 617058749

KENNETH W SOLEM
7 DEERFIELD CT
BLOOMINGTON IL 617058745

JAMES GRIGSBY
3903 WATERTOWN LN
BLOOMINGTON IL 617058740

MICHAEL W & KELLY S MCINTYRE
3905 RAVE RD
BLOOMINGTON IL 617048749

CRAIG W & ANNE M PACKARD FISHER
FISHER
3906 Watertown Ln
Bloomington IL 617058740

EMILY S WISSMILLER
3908 RAVE RD
BLOOMINGTON IL 61705

IAN MICHAEL HENDRICKS
3911 RAVE RD
BLOOMINGTON IL 61705

%GEORGE E KELLEY ILLINOIS LAND
TRUST 7419
418 TOWANDA BARNES ROAD
NORMAL IL 61761

GREGORY M BARRES
9 DEERFIELD CT
BLOOMINGTON IL 617048745