



AGENDA

BLOOMINGTON ZONING BOARD OF APPEALS

REGULAR MEETING

109 EAST OLIVE ST.

BLOOMINGTON, IL 61701

WEDNESDAY, JANUARY 20, 2021 at 4:00 P.M.

THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:

www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Physical attendance is not allowed.

The rules for participation and attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

3. 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 and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on December 16, 2020 meeting.

5. 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. Z-29-20** Public hearing, review and action on a petition for variance submitted by Brooke Hermanowicz to install a 6ft fence in the front yard of a residential property, a 2ft increase at 220 Willard Ave, Bloomington, IL 61701. (Ward 4) **Tabled from 12.16.20**

6. OTHER BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



DRAFT

MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, DECEMBER 16, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

The Zoning Board of Appeals convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, and Kimberly Smith, the Assistant Director of Economic & Community Development, in-person in City Hall's Council Chambers. The meeting was live streamed to the public at www.cityblm.org/live. The Meeting was called to order by Chairperson Victoria Harris at 4:04 PM.

ROLL CALL

Attendee Name	Title	Status
Ms. Victoria Harris	Chairperson	Present
Mr. Terry Ballantini	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Present
Mr. Michael Rivera Jr	Commissioner	Absent
Ms. Nikki Williams	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Melissa Hon	Economic & Community Development Director	Absent
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

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 and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

PUBLIC COMMENT

No public comment.

MINUTES

DRAFT

MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, DECEMBER 16, 2020**

Mr. Straza motioned to approve both sets of the previous meetings' minutes. Mr. Ballantini seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0).

REGULAR AGENDA

- A. Z-26-20** Public hearing, review and action on a petition for a variance from Chapter 44- 404 submitted by William Shelton to allow for a driveway expansion beyond 24' in the Residential District at 1125 Rader Run, Bloomington IL 61704. (Ward 3)

Chairperson Harris called for the staff report. Ms. Simpson introduced the case and stated that staff recommends a denial of the requested variance.

Ms. Simpson explained that the subdivision is built with zero lot line homes, and that the lot sizes are smaller than are generally built, resulting in a specific character to the neighborhood.

The applicant requested a permit in order to build a driveway. The driveway was built differently from what the permit indicated, flaring outward to 24' in width. The applicant requested a variance in order to allow the driveway to remain as is.

Mr. Straza asked whether the original design was approved for a permit and then the nonconforming part of the driveway added on. Ms. Simpson stated that the permit was approved but never issued due to lack of payment. Mr. Ballantini inquired as to what the permitting process is and whether there is a time limit on submitting payment for a permit.

Chairperson Harris swore in Mr. William Shelton, the applicant, for testimony. Mr. Shelton clarified that they were under the impression that the contractor would pay for the permit fee. He mentioned that a city employee in a marked city vehicle took pictures of the project as it was under construction and verbally approved it.

Mr. Ballantini sought to clarify that Mr. Shelton was aware that the driveway would be substantially different from what was submitted. Mr. Shelton said he was. Chairperson Harris asked whether the city employee was aware of the extension when they verbally approved of it. Mr. Shelton said yes. Mr. Ballantini asked whether Mr. Shelton was aware of the worker's name and whether a permit was submitted or requested with the new driveway design; Mr. Shelton did not know the employee's name and did not apply for a new permit.

Mr. Ballantini asked how difficult it would be in order to comply with the code. Mr. Shelton said the flare would have to be removed and repoured.

Mr. Noonan motioned to adopt the Findings of Fact, as presented in the staff report, and finding the standards for a variance are not met. Mr. McFarland seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion carried (6-0-0).

Mr. Ballantini motioned to reject the variance as requested, consistent with the findings. Mr. McFarland seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The variance was rejected (6-0-0).

B. Z-27-20 Public hearing, review and action on a petition for a variance submitted by Michael Hudelson to install a 6ft fence in the front yard of a residential property, a 2ft increase, at 2821 Chesapeake Lane, Bloomington, IL 61704. (Ward 9)

Chairperson Harris called for the staff report. Ms. Kelly introduced the case, stating that staff recommends a denial of the variance.

Ms. Kelly explained that the fence had already been installed and was the subject of a recent zoning enforcement case. No other front yard fences in the neighborhood seemed to measure over 4' in height. Ms. Kelly additionally explained the circumstances of corner lots, which are considered to have two front yards per the Zoning Ordinance, both requiring setbacks of at least 25'. A large tree would have to be removed from the property in order to install a side yard fence.

Mr. McFarland asked what might be contributing to the prevalence of similar cases. Mr. Boyle suggested that this discussion be moved to New Business.

Chairperson Harris swore in Michael Hudelson, the applicant, for testimony. Mr. Hudelson explained that in researching the project, he did not find any materials explaining that corner lots have two front yards. He added that he was unaware that the contractor he hired did not apply for a permit, and that there are several other 6' tall front yard fences in the area that he has observed.

Chairperson Harris asked whether Mr. Hudelson knew when the other 6' fences were built. He wasn't sure. Mr. McFarland and the applicant asked whether a recent code change had taken place to disallow 6' front yard fences; Ms. Simpson said no. Mr. Hudelson suggested making it clearer in the ordinance that corner lots are considered to have two front yards. Mr. Ballantini asked whether this is addressed on the city website; Ms. Simpson said it's not specifically spelled out on the city website, although it is in the code.

Mr. Ballantini inquired as to the distance between the tree and fence. Mr. Hudelson estimated it would be about 15' to 20'. Chairperson Harris asked staff that it be made clear that corner lots have two front yards.

Mr. McFarland made a motion to accept the Findings of Fact, **as presented in the staff report, and finding the standards for a variance are not met.** Mr. Ballantini seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion carried (6-0-0).

Mr. Ballantini made a motion to deny the variance request, consistent with the findings. Mr. Straza seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The variance was rejected (6-0-0).

C. Z-29-20 Public hearing, review and action on a petition for variance submitted by Brooke Hermanowicz to install a 6ft fence in the front yard of a residential property, a 2ft increase at 220 Willard Ave, Bloomington, IL 61701. (Ward 4)

Chairperson Harris called for the staff report. Ms. Kelly introduced the case, stating that staff recommend a denial of the variance. Similarly, the 6' fence had already been installed at the

property, a corner lot, though the site does not appear to have any physical characteristics preventing the installation of a side yard fence. The existing fence may also be in violation of sight distance requirements, as it abuts an alleyway.

Mr. Ballantini asked whether the fence had recently been replaced and, if so, whether the original fence was in compliance. Ms. Kelly said she believed so.

Chairperson Harris swore in Brooke Hermanowicz, the applicant. She explained that she saw the fence as a replacement and verified with neighbors that the fence would not pose an issue to visibility. She also mentioned that after applying for a fence permit for the existing 6' fence, David Silver, a city inspector, advised her to apply for a variance, or else the permit would be denied.

Mr. Ballantini verified that the previous was in compliance with the Zoning Ordinance. Ms. Hermanowicz said it was. Mr. Ballantini brought up the sight distance requirements as a major concern of his. Ms. Hermanowicz explained that the alleyway is abandoned, and that nobody drives through it.

Chairperson Harris swore in David Wiltz, partner of the applicant, for testimony. He explained that he performed most of the work on the property including the fence, and that the replacement fence went in the same position as the original 4' fence. He asked what the boundaries between front and back yards are considered to be. Mr. McFarland and Ms. Simpson explained that the Zoning Ordinance considers each side of a property with frontage on a public street to have a front yard. Mr. Wiltz maintained that the fence was built in line with the original foundation of the house, and that he made the fence double-sided after receiving the zoning enforcement letter.

Mr. Ballantini clarified that the height of the fence and the fact that it is not set back far enough to qualify as a side yard fence is the issue. He reiterated that the consideration of the Board, in his opinion, is whether or not a structure meets the standards of the code.

Ms. Simpson entered the email received from neighbors speaking against the variance into the record. Ms. Hermanowicz stated that the email bolstered her desire for security, and that she felt singled out given that others in the neighborhood have 6' tall front yard fences.

Mr. McFarland motioned to continue the case to the next meeting given that the applicant does not appear to fully understand the purpose or process of applying a variance, and that the applicant has additional information that she would like to submit. Ms. Hermanowicz agreed. Mr. Ballantini seconded the motion. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion carried (6-0-0).

OLD BUSINESS

There was none.

NEW BUSINESS

Chairperson Harris asked staff to make it clearer that yard setbacks differ for corner lots. Ms. Simpson displayed Ch. 44, 9-9 of the Zoning Ordinance, which clarify setback requirements for corner lots as well as regular lots. Mr. Boyle asked whether this is spelled out in the fence pamphlet. Ms. Simpson affirmed that it is, although it is not available on the website. It was decided that Ms. Kelly would design a clearer informational pamphlet for the website.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS

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ADJOURNMENT

Mr. Straza motioned to adjourn. Mr. Ballantini seconded. All were in agreement. The meeting adjourned at 6:03 PM.

CITY OF BLOOMINGTON

Victoria Harris, Chairperson

ATTEST

Katie Simpson, City Planner

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
January 20, 2021

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-29-20	Fence variance	Variance	Caitlin Kelly, Assistant City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 9-10 Fence Regulations			
Type of Variance	Required	Requested	Variation
Fence standards	4' maximum height	6' in height	2' over maximum height

Staff Recommendation	Staff finds that the application does not meet all the standards for a variance. Staff recommends that the Zoning Board of Appeals deny the requested variance.
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SUMMARY OF FINDINGS OF FACT AND STAFF RECOMMENDATION

Since the December 16, 2020 meeting, the applicant and her legal counsel submitted supplemental petition materials consisting of a revised variance petition and findings of fact, several incident reports from the Bloomington Police Department regarding a robbery that occurred at the property in 2015 and vehicular burglaries in the surrounding area in subsequent years, a copy of a petition in support of the variance signed by thirteen neighbors, and a list of 25 corner lots within 1.1 miles of the subject property with front yard fences exceeding 4' in height. These materials are included in the packet and attached to this memo. Upon reviewing the supplemental materials, staff's findings of fact remain the same, with the exception of item 4:

4. That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; Of the 25 corner lots cited by the petitioner in the supplemental application materials, six received fence height variances granted by the Zoning Board of Appeals between 2005 and 2018. Another four received approved permits despite their nonconforming heights, two in 2002, one in 2011, and one in 2012. Though granting the 2ft variation request may not give the applicant a special privilege denied to others in the surrounding neighborhood, it would still constitute a special privilege denied to City of Bloomington residents more broadly since the 4ft front yard fence height regulation applies to all residential properties in the corporate limits. **The standard is not met.**

The Zoning Ordinance requires all five standards for a variance to be found prior to granting approval. Staff finds that the application does not meet all standards for a variance and recommends a denial of the variance.

For additional information, please refer to the original staff report, variance petition, and supplemental materials submitted for the December 16th ZBA meeting, which are included in this packet. Also included in this packet is the opposition email staff received on December 13, 2020. This email was shared with the applicant and the Board prior to the December 16th public hearing. It is being added to this packet for reference.

Respectfully submitted,

Caitlin Kelly
Assistant City Planner

Attachments:

- Revised Variance Application, supplemental documents from applicant, opposition email
- Original staff report and recommendation
- Original Variance Application and supplemental documents from applicant
- Site Plan
- Zoning Map
- Aerial Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

SUPPLEMENTAL APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as Brooke Hermanowicz's ("Petitioner") supplemental petition for variance from the requirement(s) of the Zoning Code as it relates to a fence height variance for a single family home located at 220 Willard Avenue. Petitioner initially submitted her original petition for variance and said petition proceeded to hearing with the Zoning Board of Appeals on December 16, 2020. After hearing testimony from Petitioner and witness David Wiltz, and considering the evidence submitted, the Board voted to continue the hearing on the petition to allow Petitioner to submit additional information and documentation to the Board for consideration. In submitting this supplemental petition, Petitioner hereby adopts and incorporates her original application to the Zoning Board of Appeals, documents previously submitted and testimony provided.

Site Address: 220 Willard Avenue

Petitioner: Brooke Hermanowicz

Petitioner's email address: [REDACTED] can be contacted via counsel

Petitioner's mailing address: [REDACTED]

Contractual interest in the property: Yes, Petitioner owns the residence.

Signature of Applicant: [REDACTED]

Brief Description of Project: Petitioner is seeking a variance to allow a six-foot privacy fence around the south side and partial southeast side of the property. There was an existing fence that was replaced by the Petitioner's construction of the six-foot fence at issue in or around March 2019. In repairing the existing fence, Petitioner was unaware of any need to either obtain a permit to provide for a fence repair and/or of a requirement that the normal fence height of six-foot for a side yard in a residential district was reduced to four-foot for a home located on a corner lot. See Section 44-910 of the City Code, Fence Regulations. In reviewing Section 44-910 there is no express mention of a reduced side yard fence height for residences located on a corner lot, and no reference to any other code provision mandating a reduced side yard fence height. Moreover, there are over 25 properties within the vicinity of Petitioner's property with 6-foot fencing in side yards on corner lots. 24 of those properties are located less than a mile away from Petitioner's home, and 3 are located on Willard Avenue. Petitioner is seeking a relaxation of the asserted four-foot maximum fence height along a side yard of a residential property located on a corner lot. The site plan and photographs previously submitted outlines the location of the fence as constructed.

Code Requirements Involved: City of Bloomington Code Chapter 44, Article IX, 9-10
(Fence Regulations)

Variance(s) Requested: Relaxation of Chapter 44, Article IX, 9-10 (Fence Regulations)
regarding Residential Districts side yard maximum fence height for property located on a corner
lot as asserted by the City to be limited to four feet.

Reasons to Justify Approval by the Zoning Board of Appeals: There was already a fence in the side yard which was repaired by the homeowner in or around March 2019. The property is located a corner lot at the intersection of Willard Avenue and Taylor Street resulting in increased daily vehicular traffic and foot traffic on the sidewalk adjacent to the subject property. There is also commercial property located less than .4 mile from the subject property which results in increased street parking adjacent to the subject property. The six-foot fence will offer more security and privacy to the family in light of a residential burglary to the home in 2015 and an increase in vehicular break ins in the surrounding areas. See copies of redacted police reports attached herein as Exhibit A. While Petitioner is aware of a statement in opposition to the variance requested, said objection is not well taken with no supporting factual basis. The objection should not be given any weight considering the Fries reside outside the applicable 500-foot radius. Further, the one objection is contradicted by the 13 neighbors who have expressed support of the petition for variance. See Petition in Support attached as Exhibit B.

Statement of Findings of Fact

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

Property location and adjacent property uses warrant the use of a six-foot fence to address security and privacy concerns.

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

Petitioner is seeking the minimum variance needed to provide sufficient security and privacy for her home and family. The six-foot fence will also improve public safety in the surrounding area by lessening contact between the property owner's dog and pedestrians traveling along the adjacent sidewalk.

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

While the City asserts the fence was constructed in violation of Section 44-910 of the City Code, there is no express mention of a reduced side yard fence height for residences located on a corner lot and no reference to any other code provision mandating a reduced side yard fence

height. At a minimum, the Code as written is ambiguous and lacks any clear direction to homeowners as to a reduced fence height mandate for side yards of properties on corner lots. Additionally, the homeowner was unaware of a need to obtain a permit for a fence repair as the International Residential Code for One and Two-Family Dwellings exempts such work from a permit. See IRC R105.2. Finally, the homeowner worked with a city employee in advance of repairing the fence and understood the city employee to approve of the plans.

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

The granting of the variance requested will not give the applicant any special privilege denied to others by the Code as there are 24 six (6) foot tall corner side yard fences in properties located within a mile radius of the subject property, with three (3) of the fences located on the same street. A listing of corner lot properties with 6 feet fence on front/side yards attached hereto as Exhibit C.

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.

The fence will not be detrimental to public welfare, alter the essential character of the neighborhood or unreasonably impair the use or development of adjoining properties. The variance, which would allow the six-foot fence in the corner side yard, will not alter the essential character of the neighborhood as there are 24 six (6) foot tall corner side yard fences in properties located within a mile radius of the subject property, with three (3) of the fences located on the same street. The exterior architectural appeal and functional plan of the fence will not be so at variance with the exterior architectural appeal and functional plan of the structures already constructed as to cause a substantial depreciation in the property values within the neighborhood. Likewise, there is no appreciable public safety concerns due to the fence as it relates to the abandoned and unused alleyway located to the south of the property. Said alleyway has not, and cannot be used, for vehicular traffic and has been abandoned by the City. Finally, there have been no well-founded complaints or concerns expressed over any visibility issues due to the fence height.

Wherefore, Petitioner, Brooke Hermanowicz, respectfully requests that her petition for a variance be granted and for any other relief as the Board of Zoning Appeals deems just and proper. In the alternative only, Petitioner would be open to consideration of a modification only to the corner of the fence to provide for a step down near the abandoned alleyway.

McLean County Incident Summary Report - 201515926

Date: 12/22/2020 16:03

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Report # 201515926

Bloomington PD

Report Date: 11/05/2015

16:58

Start Date: 11/05/2015

07:30

End Date: 11/05/2015

16:45

201515926

201515926

Status: 03 - Cleared by adult arrest

Summary: RESIDENTIAL BURGLARY REPORT.

Report Type:

Incident Location

Address ■ WILLARD AVE

Intersection:

BLOOMINGTON, IL 61701

Beat: 5 -

Distance:

Incident Offenses

1 - 0625 RESIDENTIAL BURGLARY - - Original Report

Incident People

HERMANOWICZ, BROOKE - 03/08/1979 - Victim - Original Report

100130195

100130195

■ - Victim - Original Report

100951763

NO SUSPECT, - - Suspect - Original Report

100944788

100944788

■ - Other - Original Report

100210200

■ - Other - Original Report

100026818

■ - Other - Original Report

100299100

■ - Other - Original Report

100253569

FORMAN, JAMES - 05/19/1987 - Suspect - Supp. #5 - DCN: L76970900 - Arrest Date: 12/03/2015

100460501

100460501

■ - Suspect - Supp. #6

100436249



McLean County Incident Summary Report - 201515926

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FORMAN, JAMES - 05/19/1987 - Arrestee - Supp. #8 - DCN: L76970900 - Arrest Date: 12/03/2015

* 100460501 *

100460501

Incident Vehicles

Incident Property

Original Report - CASH;CASH AND COIN; Make:US CURRENCY; Lic#:VARIOUS
DENOMINATIONS; Val:\$500.00;

* 110505711 *

110505711

Supp. #2 - AUDIO TAPE/CD;PICTURES OF [REDACTED] WILLARD;

* 110505706 *

110505706

Supp. #3 - ELECTRONIC EQUIP;PinkMake:APPLE; Model:IPOD TOUCH; Val:\$300.00;

* 110505823 *

110505823

Supp. #5 - WINDOW;PLEXIGLAS WINDOW PANE; Lic#:EXHIBIT # 1;

* 110508590 *

110508590

Supp. #5 - DISK;LATENT PROCESSING PHOTOGRAPHS; Make:MEMOREX; Model:CD-R;
Lic#:EXHIBIT # P-2;

* 110508591 *

110508591

Supp. #5 - FINGERPRINTS;JAMES FORMAN'S FINGERPRINT CARD; Lic#:EXHIBIT # JF-1;

* 110508592 *

110508592

Supp. #5 - DISK;LATENT IMAGE FILES; Make:MEMOREX; Model:CD-R; Lic#:EXHIBIT # P-3;

* 110508593 *

110508593

Supp. #6 - FINGERPRINTS [REDACTED] FINGERPRINT CARD; Lic#:EXHIBIT # RF-1;

* 110508653 *

110508653

Supp. #6 - DISK;LATENT IMAGE FILES; Make:MEMOREX; Model:CD-R; Lic#:EXHIBIT # P-4;

* 110508654 *

110508654

Supp. #7 - FINGERPRINTS;JAMES FORMAN'S ROLLED INK FINGER & PALM PRINT CARDS; Lic#:EXHIBIT # JF-2;

* 110508759 *

110508759

Supp. #8 - VIDEO TAPE;DVR INTERVIEW/ JAMES FORMAN/ 12-3-15;

* 110508768 *

110508768

Supp. #8 - PHOTOGRAPH;IMAGES EMAILED TO [REDACTED]

* 110508769 *

110508769

Incident Officers

Reporting PATROL OFFICER WILLIAM BUCHANAN - BPD - 8055 - Original Report

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Original Report

Supplemental Reporting OFFICER A VASQUEZ - BPD - 10708 - Supp. #2

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Supp. #2

Supplemental Reporting PATROL OFFICER WILLIAM BUCHANAN - BPD - 8055 - Supp. #3

McLean County Incident Summary Report - 201515926

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Approving ASSISTANT CHIEF TIMOTHY MCCOY - BPD - 5428 - Supp. #3

Supplemental Reporting PATROL OFFICER WILLIAM BUCHANAN - BPD - 8055 - Supp. #4

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Supp. #4

Supplemental Reporting DETECTIVE MARTIN KRYLOWICZ - BPD - 7920 - Supp. #5

Approving ASSISTANT CHIEF GREGORY SCOTT - BPD - 6037 - Supp. #5

~~Supplemental Reporting DETECTIVE MARTIN KRYLOWICZ - BPD - 7920 - Supp. #6~~

Approving LIEUTENANT CLAYTON ARNOLD - BPD - 7616 - Supp. #6

Supplemental Reporting DETECTIVE MARTIN KRYLOWICZ - BPD - 7920 - Supp. #7

Approving LIEUTENANT CLAYTON ARNOLD - BPD - 7616 - Supp. #7

Supplemental Reporting RETIRED DETECTIVE MATTHEW DICK - BPD - 6687 - Supp. #8

Arresting RETIRED DETECTIVE MATTHEW DICK - BPD - 6687 - Supp. #8

Approving LIEUTENANT CLAYTON ARNOLD - BPD - 7616 - Supp. #8

Supplemental Reporting DETECTIVE SCOTT MATHEWSON - BPD - 7462 - Supp. #9

Approving LIEUTENANT CLAYTON ARNOLD - BPD - 7616 - Supp. #9

Supplemental Reporting FOIA CUSTODIAN KATHY BICKNELL - BPD - 11186 - Supp. #10

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Supp. #10

Supplemental Reporting RECORDS SUPPORT JOSHUA JOHNSON - BPD - 11242 - Supp. #11

Approving RETIRED SERGEANT TODD KEIL - BPD - 4842 - Supp. #11

Supplemental Reporting DETECTIVE SCOTT MATHEWSON - BPD - 7462 - Supp. #12

Approving RETIRED SERGEANT BRADLEY FICEK - BPD - 5559 - Supp. #12

Supplemental Reporting DETECTIVE SCOTT MATHEWSON - BPD - 7462 - Supp. #13

Approving RETIRED SERGEANT BRADLEY FICEK - BPD - 5559 - Supp. #13

McLean County Incident Summary Report - 201515926

Date: 12/22/2020 16:03

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Incident Narrative 1 11/05/2015 19:47

Reporting PATROL OFFICER WILLIAM BUCHANAN - BPD, ID # 8055

On Thursday, November 5, 2015, at approximately 1702 hours, I was dispatched to [REDACTED] Willard Avenue to investigate a residential burglary complaint. Dispatch advised the home owner returned to find her house had been broken into. Dispatch advised the home owner left and would be waiting at a friend's house nearby.

Upon my arrival, I noted the home was a two story, single family dwelling, located on the northeast corner of Willard Avenue and E. Taylor Street. The front of the home was constructed with an attached, closed-in, front porch. The porch can be accessed via a single-storm door.

I walked around the exterior of the home, but located no broken windows. Next, I entered the front porch. From the front porch, the home can be accessed via a single, wooden entry door. The upper half of the entry door was comprised of three, rectangular windows, staggered in a stair-step design. I noted several small, wooden trim pieces on the floor of the porch. The window pane, closest to the door handle side of the door jam, was missing. It appeared the trim pieces came from the opening of the missing window pane. I observed no broken glass on the floor of the porch.

The inside of the house was completely dark. Using my flashlight, I looked into the home through the missing window. I could see a flat screen TV in the living room and a laptop on a counter near the entrance to the kitchen. The inside of the home appeared neat and orderly. I checked the entry door and noted the door knob was unlocked, as I was able to turn it completely, but the deadbolt had been engaged. I was unable to open the door. At my request, Dispatch contacted the home owner, asking her to return home.

A short time later, the home owner, Brooke Hermanowicz, and her boyfriend, [REDACTED], arrived on scene. It should be noted [REDACTED] does not reside with Brooke. However, Brooke has a 9 year old daughter, named [REDACTED] who lives in the home. [REDACTED] was not with Brooke.

Brooke explained that she and [REDACTED] left the house at approximately 0730 hours this morning (11/05/2015). Brooke returned home at approximately 1645 hours. Brooke stated she initially did not notice the missing window pane. Brooke said she tried to unlock her front door, but was unable to do so. Brooke explained her door knob and deadbolt are keyed differently. Brooke does not have a key for the deadbolt, only the door knob. So, when she leaves the home, she only locks the door knob. Brooke locks the deadbolt when she is home. When Brooke was trying to unlock her front door, it apparently did not register with her that it was already unlocked, but the deadbolt was locked.

Brooke explained she, then, noticed her house was completely dark on the inside. Brooke stated that was unusual because she always keeps a light on when she leaves home. Brooke stated she, then, noticed the window pane was missing. Brooke stated she immediately suspected her house had been burglarized. Brooke left her home and went to a nearby friend's house to call the police.

Officer Maas arrived on scene to assist me with searching the home for anyone who may have still been inside. In order to enter the home, I had to unlock the deadbolt. I was able to do that with ease by reaching my arm through the missing window pane and turning the deadbolt latch. Officer Maas and I searched the home, finding no one inside. Officer Maas had no further involvement in this investigation. I should note the missing window pane was never found. There was no broken glass on the floor inside the door. It appeared the whole window pane was removed, still intact, and kept by the suspect(s). Furthermore, the backdoor was still locked by a deadbolt and chain lock.

Next, I accompanied Brooke and [REDACTED] as they conducted a walk-through of the home. Brooke took note that her TV and laptop were still present. Brooke walked up the stairs and made mention of money kept in [REDACTED] bedroom. Upon entering [REDACTED] bedroom, I took note of numerous coins scattered about the floor and a desk. Brooke mentioned there were many more coins on [REDACTED] desk than what was showing at the time. Brooke also mentioned there were no coins scattered on the floor when they left in the morning.

Brooke approached a chest of drawers in [REDACTED] room. Touching only outer edge of the top drawer, Brooke opened the drawer. Brooke reported [REDACTED] cash and coins were gone. Brooke explained [REDACTED] had been saving all of the money she had received from birthdays and the like. Brooke stated, that with the exception of the coins still on [REDACTED] desk, all of her cash and other coins had been divided by denomination and bagged in multiple sandwich bags. Brooke estimated [REDACTED] had saved nearly \$500.00 in cash in coin, which was now gone.

[REDACTED] asked about the silver and gold coins he had previously and periodically gifted to [REDACTED] Brooke looked in the same top drawer and noted the coins, which were hidden under some clothing, were still present. Brooke checked her bedroom. Brooke noted that nothing appeared to have been disturbed or missing.

At my request, Officer Vasquez and Det. Krylowicz responded to the scene for crime scene processing. She their supplemental reports for further details.

Brooke was emotional and disturbed that someone had entered her home. She questioned why someone would steal from a child. She

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questioned why the suspect or suspects would not have stolen her TV and / or laptop. Brooke, then, made mention of two men her neighbor had recently hired to do handyman work.

Brooke explained her neighbor at [REDACTED] Willard, named Brenda, recently hired two white males, in their 20's, to do some gutter and landscaping work. Brooke stated she noticed them this past weekend working at [REDACTED] home. Brooke explained she had an uneasy feeling about the two males, as they were seemingly staring at her while she was outside. Brooke offered no other potential suspect information. Brooke provided me with [REDACTED] phone number [REDACTED].

While Officer Vasquez and Det. Krylowicz worked on their crime scene processing, I conducted a neighborhood canvas. I first spoke with the residents of [REDACTED] Willard Avenue, [REDACTED]. [REDACTED] reported she was home most of the day, but did not see anything. [REDACTED] reported, that this past Sunday (11/01/2015), he noted two white males sitting on the front steps of [REDACTED] Willard ([REDACTED] home). [REDACTED] stated he had an uneasy feeling about the two males. [REDACTED] explained they appeared to be looking around at the neighborhood homes a lot.

Next, I made contact with a female resident at [REDACTED] Willard Avenue. She reported she was not home during the day and, unfortunately, had nothing to offer.

I, then, made contact with [REDACTED], resident of [REDACTED] Willard Avenue. [REDACTED] reported, that approximately 4 to 6 weeks ago, she noted three suspicious males walking northbound through the neighborhood. [REDACTED] described them as one white male and two black males, all in their late teens to early 20's. [REDACTED] stated they were suspicious because they were walking down the middle of the street and not on the sidewalk. [REDACTED] stated they were additionally suspicious because all three of them appeared to be looking around at all the houses. [REDACTED] described it as if they were "casing" homes.

Lastly, I attempted to make contact with [REDACTED] at [REDACTED] Willard Avenue. I received no answer at the door.

I met up with Brooke one last time. I provided Brooke with my business card and invited her to contact me with any questions or new information. Brooke thanked me for my time.

Later the same evening, at approximately 2021 hours, I tried again to make contact with Brenda at [REDACTED] Willard Avenue. She still was not home.

I labeled this report as PENDING to be reviewed for possible case assignment.

End of report.

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Incident Narrative 2 11/05/2015 19:51

Supplemental Reporting OFFICER A VASQUEZ - BPD, ID # 10708

On Thursday November 5, 2015 at approximately 1658 hours, I was driving a fully marked Bloomington Police Department squad car (#14), and I was wearing a full Bloomington Police Department issued uniform.

I responded to [REDACTED] Willard Avenue in Bloomington to help process a burglary scene. Officer Buchanan stated he needed a shift level crime scene technician to evaluate the residence.

Detective Krylowicz and I both arrived on scene. Refer to Detective Krylowicz supplemental report for further details.

I took photographs of the scene. The pictures were then copied onto a DVD-R. The pictures were packaged and submitted into Standard Evidence Locker #8.

This ends my involvement in this case.

Incident Narrative 3 11/06/2015 17:33**Supplemental Reporting PATROL OFFICER WILLIAM BUCHANAN - BPD, ID # 8055**

On Friday, November 6, 2015, upon my return to duty, I received an email from the victim, Brooke Hermanowicz. Brooke indicated, that while cleaning her daughter's bedroom, she located the missing window pane of her front door. Brooke said she found the window pane in the bedroom closet. Brooke also reported she was unable to locate her daughter's iPod Touch and believed it had been stolen as well.

Via email, I notified Ofc. Vasquez and Det. Krylowicz of the discovery of the window pane. Det. Krylowicz is to be making arrangements with Brooke to obtain the window pane for possible evidence processing.

I responded to Brooke's email, asking her for specific information regarding the iPod. Brooke replied, describing the iPod as Metallic Pink in color with a 32GB memory capacity. Brooke stated she did not have the serial number for the iPod, indicating its original box was stolen along with the iPod.

I responded, yet again, to Brooke's email, asking her if the iPod's "Find My iPhone" feature had been enabled. At which time I receive a reply from Brooke, I will supplement this report.

End of supplemental report.

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Incident Narrative 4 11/10/2015 20:27

Supplemental Reporting PATROL OFFICER WILLIAM BUCHANAN - BPD, ID # 8055

In Supplemental Report #3, I noted I had inquired with Brooke, via email, if her daughter's iPod had the "Find My iPhone" feature enabled. On Tuesday, November 10, 2015, I received a response from Brooke. Brooke indicated the "Find My iPhone" feature had not been enabled. Therefore, tracking its location would not be possible.

End of supplemental report.

Incident Narrative 5 12/01/2015 17:10**Supplemental Reporting DETECTIVE MARTIN KRYLOWICZ - BPD, ID # 7920****BLOOMINGTON POLICE DEPARTMENT CRIME SCENE UNIT REPORT****INITIAL RESPONSE**

On Thursday, 11/05/15, at approximately 17:00 hours, I responded to [REDACTED] Willard Drive to help assist Shift Level Crime Scene Tech. Officer Vasquez, process the scene of a residential burglary. Upon our arrival, Officer Buchanan briefed us on the circumstances known to this point. Unknown suspect(s) forced entry into the residence through the front door and rummaged through the two upstairs bedrooms. U.S. currency from a child's bedroom was known to be missing at this time.

EVIDENCE PROCESSING

The address of [REDACTED] Willard Avenue is the site of a two story, single- family residence with a basement. It sits on the northeast corner of Willard Avenue and Taylor Street.

The weather conditions at the time of this report incident were cloudy, night skies, with an approximate air temperature of 63 degrees. There was a slight precipitation (drizzle rain), and the ground surrounding the residence was moist.

There are two entry doors to the residence; a front door with access from an enclosed front porch, and a back door with access from the backyard. There did not appear to be any forced entry or signs of tampering to the back door or any of the windows. The front door was most likely the point of entry and exit point. A small plexiglas window pane (6 inches by 12 inches) near the locking mechanisms was pried and removed. The suspect(s) gained entry by reaching through the hole to the window and unlocking the door. It should be noted that during a walk-thru of the residence, the plexiglas window was not located and it was assumed the suspect(s) took the window with them.

Officer Vasquez took digital photographs of the scene with a digital camera. See his supplement narrative for further information.

I processed the point of entry and other items in the residence that the suspect may have handled. I used standard black fingerprint powder to aid in the search for potential fingerprint evidence. After processing these areas, I did not observe any ridge friction detail that was suitable for comparison.

COLLECTION OF WINDOW PANE AND EVIDENCE PROCESSING

On 11/10/15, at approximately 16:45 hours, I responded back to [REDACTED] Willard Avenue to collect the found missing window pane. Officer Buchanan previously informed me that the victim, Brooke Hermanowicz, located the window pane while straightening up her residence.

Upon my arrival, I met with Brooke Hermanowicz and she advised me the window pane was located in her daughter's bedroom behind some displaced clothing items. She lifted the window pane with an article of clothing and stored it inside her bedroom until the police picked it up.

After collection, I returned to the Bloomington Police Department Crime Lab. I processed the window can using the cyanoacrylate fuming technique (super glue). Afterwards, I visually examined the window pane and observed areas of ridge friction detail which could be suitable for comparison.

Due to other work related duties, I postponed photographs of the developed prints for a later date. The window pane was secured in the Crime Lab's evidence locker Lab A.

PRINT PHOTOGRAPHY AND ENTRY INTO THE AFIX TRACKER

On 12/01/15, at approximately 14:15 hours, I removed the window pane from evidence locker Lab A. Using oblique lighting, I located and bracketed seven (7) areas of ridge friction detail that could be suitable for comparison. I placed measuring tape stickers next to the areas

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which were labeled # 1 through # 7. I then photographed the areas with the use of a Nikon D-90 digital camera in both RAW and JPEG formats.

After photography, the digital images were downloaded to a disk labeled as [Exhibit # P-2], and to the B.P.D. crime lab photo file under this case number.

I entered the suitable image files of print # 1 through # 7 into the AFIX Tracker System. I conducted a search against known persons. I was able to identify print # 1 to James A. Forman's (05/19/87) right ring finger, and print # 4 had similarities to James Forman's left thumb. The image file of print # 1 (DSC_1003) and print # 4 (DSC_1007) were downloaded to a disk labeled as [Exhibit # P-3].

I printed an archived copy of James Forman's finger print card and placed it in a manila envelope, which I labeled as [Exhibit # JF-1]. The disk of Exhibit # P-3 and James Forman's finger print card will be submitted for examination by a Certified Latent Print Examiner at the Illinois State Police Forensic Laboratory in Morton, Illinois, at a later time.

EVIDENCE DISPOSITION

On 12/01/15, at approximately 20:45 hours, the window pane [Exhibit # 1], and the disk of [Exhibit # P-2], was packaged and secured in Standard Evidence Locker # 8 for long term storage.

Exhibits # P-3 and JF-1 remain secured in the Crime Lab's evidence locker Lab A in anticipation to be transferred to the I.S.P. Forensic Laboratory.

There is nothing further at this time.

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Incident Narrative 6 12/02/2015 15:49

Supplemental Reporting DETECTIVE MARTIN KRYLOWICZ - BPD, ID # 7920

BLOOMINGTON POLICE DEPARTMENT CRIME SCENE UNIT REPORT

EVIDENCE MANAGEMENT

On 12/02/15, I was advised by lead Detective, Matt Dick, to add [REDACTED] as a suspect in this case and submit his fingerprint card to the Illinois State Police Forensic Laboratory along with all the other print photographs for comparison.

Using the AFIX Tracker system, I printed an archived copy of [REDACTED] fingerprint card. The card was placed in a manila envelope and labeled as [Exhibit # RF-1].

I downloaded all suitable print image files onto a disk labeled as [Exhibit # P-4]. This disk will replace the disk of [Exhibit # P-3] in being transferred to the Illinois State Police Forensic Laboratory for comparison. The disk of [Exhibit # P-3] was removed from the Crime Lab's evidence locker Lab A and transferred to Standard Evidence Locker # 8 for long term storage.

As of 12/02/15, Exhibits # P-4, RF-1, and JF-1 remains in the Crime Lab's evidence locker Lab A in anticipation to be transferred to the I.S.P. Forensic Laboratory.

There is nothing further at this time.

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Incident Narrative 7 12/03/2015 14:01

Supplemental Reporting DETECTIVE MARTIN KRYLOWICZ - BPD, ID # 7920

BLOOMINGTON POLICE DEPARTMENT CRIME SCENE UNIT REPORT

EVIDENCE RECEIVING AND DISPOSITION

On 12/03/15, at approximately 14:00 hours, Detective Mathewson provided me with a manila envelope containing the rolled inked finger and palm prints for suspect, James A. Forman.

I entered this piece into the property section of this report and created an evidence tag. The envelope was labeled as [Exhibit JF-2], packaged, and secured in the Crime Lab's evidence locker Lab A. This exhibit will be transferred to the Illinois State Police Forensic Laboratory on a later date for comparison.

There is nothing further at this time.

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Incident Narrative 8 12/03/2015 14:51

Supplemental Reporting RETIRED DETECTIVE MATTHEW DICK - BPD, ID # 6687

On 11-5-15, Brooke Hermanowicz reported a burglary to her residence at [REDACTED] Willard Avenue, Bloomington IL. Entry had been gained by removing a pane of glass from the front door. The suspect(s) then reached through the empty frame and unlocked the door. Taken in the burglary was approximately \$500.00 in cash and coins that Hermanowicz' daughter had saved and was stored in a drawer in the daughter's room. Also taken was Hermanowicz' daughter's Ipod Touch. When asked about possible suspects Hermanowicz mentioned two subjects that her neighbor had hired to clean gutters and do some landscaping. Hermanowicz felt uneasy about these subjects because of the way they stared at her when she was outside her residence. Officer Buchanan conducted a neighborhood canvas and other neighbors mentioned these subjects as well. These neighbors related that the two subjects were looking at the houses in the neighborhood and appeared to be "casing" them. The neighbor that hired the subjects was named [REDACTED] and lived at [REDACTED] Willard.

On 11-11-15, I (Detective Dick) spoke with [REDACTED] of [REDACTED] Willard. I asked [REDACTED] about the subjects that she hired. [REDACTED] advised that one of the subjects' name was James Forman. She didn't know the other subject's name however he was James' brother. [REDACTED] claimed that she met them when they stopped at a yard sale she was having. They do yard work for an elderly male subject that lives down the street and offered to do yard work for her. She agreed to have them clean out her gutters and advised them to come back in the winter to shovel snow for her.

After speaking with [REDACTED] I searched the EJS database and found a James Forman DOB 5-19-87. Forman's residence was listed as [REDACTED] Magnolia which is a relative short distance from [REDACTED] Willard. Forman had active arrest warrants for Criminal Damage to Property and Driving Under the Influence of Alcohol. The Criminal Damage to Property charge was related to Normal Police Incident 2015-09739 in which Forman was forcing entry to a Walgreens drug store. I also searched the EJS database for other subjects that lived at [REDACTED] Magnolia that could be James Forman's brother. I found a [REDACTED] who is on probation for burglary. I advised Detective Krylowicz of the two possible suspects and inquired about any latent fingerprint evidence from the scene. Detective Krylowicz advised that there were no latent fingerprints found at the scene however the missing pane of glass from the front door was found by the victim, Brooke Hermanowicz when she was cleaning her daughter's room. Detective Krylowicz advised that he was on his way to collect the pane of glass and he would let me know if any latent fingerprint evidence was found on it.

On 12-1-15, Detective Krylowicz called me and related that he had processed the pane of glass and located several areas of friction ridge detail that could be compared to known fingerprints. He further related that he used the AFIX tracker machine and matched two of these areas to the known fingerprints of James Forman. I was off duty at the time however the next day I spoke with Detective Krylowicz again who advised that Sergeant Clayton Arnold examined his work and also concluded that the latent prints were a match to Forman. Detective Krylowicz also noted that the two latent prints that matched Forman were on opposite sides of the pane of glass which would be consistent with handling it while it was removed and not just casual contact from knocking on the door.

On 12-2-15, I contacted Brooke Hermanowicz and asked her if she knew James Forman and if there were any legitimate reason for his fingerprints to be on the pane of glass from her front door. She stated that she did not know him and there was no legitimate reason for his prints to be on the glass. I also asked her if the subjects that [REDACTED] hired had come to her house for any reason that she was aware of. She stated that they didn't as far as she knew.

I also contacted [REDACTED] again and asked her if she would recognize James Forman's brother. She stated that she would but she could not remember which of the subjects was James Forman. She further advised that she was out of town and would not be returning to Bloomington until sometime in January. I advised [REDACTED] that I was going to email two photos to her and asked her to advise if they were the subjects she hired. I then sent an email to [REDACTED] with photos of James and [REDACTED] as attachments. On 12-3-15, [REDACTED] replied to the email and confirmed that they were the same subjects that she hired.

On 12-3-15, I also received a notification that James Forman had been arrested. I searched the EJS database and saw that James Forman had been arrested by the Normal Police Department in reference to his two outstanding warrants. He was still in custody at the McLean County Jail so I made arrangements to interview him at the Bloomington Police Department. When I arrived at the McLean County Jail I noted that Forman's right arm was wrapped in an ace bandage. I inquired what was wrong and he related that he fractured his elbow. Rather than secure him in handcuffs behind his back, the jail staff offered the use of a belly belt and ring to secure his hands in front of him. When we arrived at the Bloomington Police Department I offered to remove the restraints however Forman advised that he was fine and it was not necessary to remove the restraints.

I read Forman a statement of his rights which he stated he understood. Forman agreed to speak with me without an attorney present. I then advised Forman that I was investigating a residential burglary that occurred at an address on Willard across the street from the house where he and [REDACTED], had been hired to clean gutters. James advised that he remembered himself and [REDACTED] working for [REDACTED] I informed Forman that my investigation of the burglary had led me to him and his brother and that I was aware of their history. I told Forman that I would like to know why he and [REDACTED] had done this. Forman responded that he hasn't burglarized anywhere. He stated he did

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do some work for a woman named [REDACTED] but he didn't know anything about a woman's house getting broken into. He advised that his [REDACTED] [REDACTED] has issues with the law but what he did previously was because he was in a drunken stupor. I asked Forman if they had gone to any other houses in the neighborhood around Willard. Forman said no but advised that they had been doing some landscaping work for a guy in the neighborhood for the past year. I asked Forman if he knocked on any doors in the neighborhood to solicit business. He stated no but then advised that he had tried to get lawns mowed adding that he never knocked on doors that had a no soliciting sign.

I then informed Forman that my case involved more than a coincidence of him working across the street from where the burglary occurred. ~~I advised Forman that entry had been made by removing a window then reaching in to unlock the door. I showed Forman a photo of the pane~~ of glass that had been collected and processed by Detective Krylowicz. I pointed out the fingerprint processing and informed Forman that prints from both sides of the glass were a match to him and that there was no question that he was involved in the burglary. Forman asked which window it was and tried to explain that as he and [REDACTED] were doing yard work they were cleaning up leaves that were up against the house. I informed Forman that the window was from the front door which was located inside an enclosed front porch. I tried to rationalize with Forman by telling him that people make mistakes for reasons that are sometimes out of their control such as drug addiction. Forman related that he takes psych meds and didn't have a recollection of the incident. I asked Forman if his psych meds make him lose his memory. He claimed that they did one time but he has since switched medications. Once again I told Forman that I was giving him an opportunity to explain himself. Forman replied that he didn't have an explanation, he didn't recall doing what I said happened, and didn't know how his fingerprints got there. Eventually Forman stated, "I guess I got to talk to a lawyer." I ended the interview at this point and completed a supplemental field arrest for a new charge of Residential Burglary. I collected inked major case prints from Forman and returned him to the McLean County Jail.

A copy of my recorded interview with Forman was burned to a disc and placed into evidence locker 45 as well as copies of the photos that were emailed to [REDACTED]. Forman's major case fingerprints were directly submitted to Detective Mathewson.

This case is CLOSED BY THE ARREST OF JAMES FORMAN however further investigation regarding [REDACTED] may be conducted.

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Incident Narrative 9 12/08/2015 14:02

Supplemental Reporting DETECTIVE SCOTT MATHEWSON - BPD, ID # 7462

BLOOMINGTON POLICE DEPARTMENT CRIME SCENE UNIT REPORT

EVIDENCE DISPOSITION

On 12/08/15, I transferred sealed Exhibits # P-4, JF-1, JF-2, and RF-1 from the Bloomington Police Department crime lab evidence storage, to the Illinois State Police Forensic Science Laboratory in Morton. I scanned the evidence transfer receipt into the "Association / Attachments" portion of this report.

There is nothing further to report at this time.

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Incident Narrative 10 01/22/2016 10:50

Supplemental Reporting FOIA CUSTODIAN KATHY BICKNELL - BPD, ID # 11186

The records department received a letter from American Family Insurance dated 01/18/16. The letter is an advisement that they have paid their policy holder, Brooke Hermanowicz, for the items reported stolen on 11/05/15 at [REDACTED] Willard Ave.

If any of the items are recovered, American Family Insurance is the rightful owner and contact information is listed below:

Mark S Hamilton

Customer Care Center Property Senior Representative

(800) 692-6326 Ext. 74324

Fax: (866) 383-6390

Please reference claim number: 00-855-077963-2724

A copy of the letter had been scanned into the EJS report.

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Incident Narrative 11 01/29/2016 16:07

Supplemental Reporting RECORDS SUPPORT JOSHUA JOHNSON - BPD, ID # 11242

On 01/29/2016, I unsealed and copied the following evidence items for the State's Attorney's Office. I then resealed the items and returned them to evidence storage.

110508769 - Images Emailed to [REDACTED]
110508591 - Latent Processing Photographs
110508593 - Latent Image Files
110505706 - Pictures of [REDACTED] Willard

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Incident Narrative 12 04/25/2016 14:53

Supplemental Reporting DETECTIVE SCOTT MATHEWSON - BPD, ID # 7462

BLOOMINGTON POLICE DEPARTMENT CRIME SCENE UNIT REPORT

I.S.P. LABORATORY REPORT FINDINGS

On 04/25/16, I received a copy of the Illinois State Police Forensic Laboratory Report regarding this investigation. I scanned the I.S.P. lab report into the "Association / Attachments" portion of this EJS report. Please refer directly to the report for details.

There is nothing further to report at this time.

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Incident Narrative 13 05/03/2016 13:03

Supplemental Reporting DETECTIVE SCOTT MATHEWSON - BPD, ID # 7462

BLOOMINGTON POLICE DEPARTMENT CRIME SCENE UNIT REPORT

EVIDENCE DISPOSITION

On 05/03/16, I transferred sealed Exhibits # JF-1, JF-2, RF-1, and P-4 from the Illinois State Police Forensic Science Laboratory in Morton, and secured the property into standard evidence locker # 14 at the Bloomington P.D. I scanned the evidence transfer receipt into the "Association / Attachments" portion of this report.

There is nothing further to report at this time.

McLean County Incident Summary Report - 201710710

Date: 12/23/2020 09:52

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Report # 201710710

Bloomington PD

Report Date: 08/12/2017

12:03

Start Date: 08/11/2017

22:30

End Date: 08/12/2017

08:27

201710710

201710710

Status: 09 - Administratively closed

Summary: BURGLARY TO MOTOR VEHICLE REPORT

Report Type:

Incident Location

Address ■ WILLARD AVE

Intersection:

BLOOMINGTON, IL 61701

Beat: 5 -

Distance:

Incident Offenses

1 - 0760 BURGLARY FROM MOTOR VEHICLE - - Original Report

Incident People

■ - Victim - Original Report

100210200

Incident Vehicles

2005 BLU CHEV BLZ, Lic #: ■ - Original Report

150860542

150860542

Incident Property

Original Report - OTHER PROP-MISC;MISC. CURRENCY; Val:\$100.00;

110566618

110566618

Incident Officers

Approving SERGEANT ROBERT RAYCRAFT - BPD - 6965 - Original Report

Reporting OFFICER ANDREW CHAMBERS - BPD - 8101 - Original Report

McLean County Incident Summary Report - 201710710

Date: 12/23/2020 09:52

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Incident Narrative 1 08/12/2017 12:04

Reporting OFFICER ANDREW CHAMBERS - BPD, ID # 8101

On Saturday, August 12, 2017, at approximately 0827 hours, I was dispatched to [REDACTED] East Taylor in reference to a burglary to motor vehicle report.

Upon my arrival, I made contact with the caller/victim: [REDACTED]. I spoke with [REDACTED] and learned the following in summary: He parked his vehicle on the street in front of the residence on Friday, August 11, 2017, at approximately 1030 hours. On Saturday, August 12, 2017, at approximately 0827 hours, [REDACTED] walked out to his unlocked vehicle and noticed the center console was opened and appeared the vehicle had been gone through.

[REDACTED] looked through his vehicle and believed the only thing missing was approximately \$100.00 in miscellaneous change and U.S. currency.

At the time of this report, [REDACTED] was unable to provide any suspect information. Furthermore, there were no exterior cameras in the general area.

Due to a lack of suspect information any workable leads, I recommend this incident be administratively closed (09).

McLean County Incident Summary Report - 201814459

Date: 12/23/2020 09:51

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Report # 201814459

Bloomington PD

Report Date: 10/30/2018

10:34

Start Date: 10/29/2018

23:00

End Date: 10/30/2018

07:14

201814459

201814459

Status: 09 - Administratively closed

Summary: BURGLARY FROM MOTOR VEHICLE

Report Type:

Incident Location

Address [REDACTED] WILLARD AVE

Intersection:

BLOOMINGTON, IL 61701

Beat: 5 -

Distance:

2018-00060768

Incident Offenses

1 - 0760 BURGLARY FROM MOTOR VEHICLE - - Original Report

Incident People

UNKNOWN, UNKNOWN - - Suspect - Original Report

101038137

101038137

[REDACTED] - Victim - Original Report

100528036

Incident Vehicles

2011 BLU CHEV EQX, IL Lic #: [REDACTED] - Original Report

150885287

150885287

Incident Property

Original Report - OTHER PROP-MISC;FILARSKI BWC;

110611575

110611575

Original Report - TOBACCO;CARTON OF NEWPORT 100 CIGARETTES; Val:\$75.00;

110611576

110611576

Incident Officers

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Original Report

Reporting PATROL OFFICER MITCHELL FILARSKI - BPD - 11876 - Original Report

McLean County Incident Summary Report - 201814459

Date: 12/23/2020 09:51

Page: 2 of 2

Incident Narrative 1 10/30/2018 10:34

Reporting PATROL OFFICER MITCHELL FILARSKI - BPD, ID # 11876

On Tuesday, 10/30/2018, I, Officer Mitchell Filarski (11876), was assigned to the Bloomington Police Department's day shift patrol (7am to 3pm). I was wearing my issued Bloomington Police Department uniform. I was operating Unit 17, which is a fully marked Bloomington Police Department squad car. Officer Chambers was with me at this time as my Field Training Officer.

I was wearing a department issued Body Worn Camera (BWC). The footage was later "flagged" and associated with Case Folder 201814459 in Evidence.com. I did not review my BWC footage prior to preparing this report.

The following is a summary of this incident.

This summary is paraphrased and may or may not represent the actual words used. The order of the items discussed may vary from that of the actual conversations occurring during this incident.

At approximately 0730 hours, officers were dispatched to [REDACTED] Willard Avenue for a burglary to a motor vehicle report. Upon our arrival, I made contact with the caller/victim [REDACTED]. I spoke with [REDACTED] and learned the following summary: At approximately 2300 hours, on 10/29/2018, [REDACTED] parked her vehicle in the driveway at [REDACTED] Willard Avenue. [REDACTED] returned to her vehicle at approximately 0714 hours on 10/30/2018 and noticed her vehicle had been entered. [REDACTED] stated the vehicle was locked when she left it. She stated the locking mechanism on the driver's side door did not work properly. She believes this is how the suspect was able to enter the vehicle. The item [REDACTED] reported missing was the following:

- One Carton of Newport 100 Cigarettes (Valued at \$75)

At the time of this report [REDACTED] was unable to provide any suspect information.

I recommend this report be administratively closed (09) due to lack of suspect information.

McLean County Incident Summary Report - 201606182

Date: 12/23/2020 09:55

Page: 1 of 4

Report # 201606182

Bloomington PD

Report Date: 05/05/2016 05:44 Start Date: 05/04/2016 20:30
End Date: 05/05/2016 05:30

201606182

201606182

Status: 09 - Administratively closed

Summary: THEFT OF MOTOR VEHICLE REPORT

Report Type:

Incident Location

Address [REDACTED] WILLARD AVE

Intersection:

BLOOMINGTON, IL 61701

Distance:

LEADS #V16D0620

Incident Offenses

1 - 0910 MOTOR VEHICLE THEFT - - Original Report

Incident People

[REDACTED] - Victim - Original Report

100135556

Incident Vehicles

2013 WHI HOND ACC, IL Lic #: [REDACTED] - Original Report

150833601

150833601

Incident Property

Original Report - OTHER MOTOR VEHICLE;UCR;

110523314

110523314

Incident Officers

Reporting OFFICER BRICE STANFIELD - BPD - 7205 - Original Report

Approving SERGEANT KIEL NOWERS - BPD - 7512 - Original Report

Supplemental Reporting OFFICER WILLIAM WRIGHT - BPD - 7800 - Supp. #2

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Supp. #2

Supplemental Reporting OFFICER TODD WALCOTT - BPD - 6876 - Supp. #3

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Supp. #3

McLean County Incident Summary Report - 201606182

Date: 12/23/2020 09:55

Page: 2 of 4

Incident Narrative 1 05/05/2016 05:45

Reporting OFFICER BRICE STANFIELD - BPD, ID # 7205

On Thursday, 05/05/16, at approximately 0530 hours, I was working third shift patrol and was dispatched to [REDACTED] Willard Street, reference a motor vehicle theft. Upon arrival, I met with [REDACTED].

[REDACTED] said he had parked his 2013 Honda Accord in his driveway at approximately 2030 hours on 05/04/16. [REDACTED] said he came outside this morning at approximately 0500 hours and the Honda was missing. [REDACTED] said it was likely he left the doors unlocked. [REDACTED] said there was a valet key in the vehicle that would have made the car operational.

[REDACTED] said the 2013 white Honda Accord had Blackhawks specialty plates [REDACTED] [REDACTED] said the rear upper left window has a decal stating, "Stay Calm and Chive On." A second car in his driveway had also been left unlocked and been gone through.

The Honda Accord was entered into LEADS as stolen by Tiffany in BPD dispatch (LEADS# [REDACTED]) This report should be considered pending (02).

McLean County Incident Summary Report - 201606182

Date: 12/23/2020 09:55

Page: 3 of 4

Incident Narrative 2 05/06/2016 08:30

Supplemental Reporting OFFICER WILLIAM WRIGHT - BPD, ID # 7800

On Friday (05-06-16) I, Officer Wright was assigned to day shift patrol operating squad car #10. I was dressed in full Bloomington Police Department issued uniform. At approximately 0721 hours Officer Walcott was dispatched to the intersection of Market and Mitsubishi Motorway in reference to a suspicious vehicle. It was reported there was a white vehicle parked on the side of the road that appeared out of place.

The license plate provided by the caller was [REDACTED] which closely matched the license plate from a recently stolen vehicle which was [REDACTED] as was a Chicago Blackhawks license plate. I responded to the area with Officer Walcott and eventually located the White Honda Accord at the dead end of Mitsubishi Motorway off of Six Points Road.

Dispatch was able to make contact with the registered owner [REDACTED] and advised him the vehicle had been located. Due to other circumstances Officer Walcott went to [REDACTED] Willard and transported [REDACTED] to my location. [REDACTED] looked over the vehicle and could see no new body damage.

[REDACTED] advised there was a gray purse inside the vehicle when it was taken. [REDACTED] was unsure of the style or brand of the purse. However [REDACTED] was sure all the credit cards located inside the purse had already been deactivated and there was never any activity on those cards. I advised [REDACTED] I would add the purse to this report.

This case should be administratively closed, Code 09.

McLean County Incident Summary Report - 201606182

Date: 12/23/2020 09:55

Page: 4 of 4

Incident Narrative 3 05/06/2016 10:32

Supplemental Reporting OFFICER TODD WALCOTT - BPD, ID # 6876

On 05/06/16 at approximately 0721 hours I was in full Bloomington Police uniform driving squad #24. On this date I was sent to the area of Mitsubishi parkway and Market for a white car sitting in the intersection. Upon arriving in this area I located no car sitting in the intersection.

Ofc. Wright responded to the area of Six Points and Mitsubishi to check for the car. Ofc. Wright advised me that he located a white Honda Accord at the end of this road. Ofc. Wright advised me it was the stolen car from this report.

I responded to this location. The vehicle was a 2013 Honda Accord bearing Illinois registration [REDACTED]. The vehicle was unlocked and undamaged from what it appeared to us.

I responded to [REDACTED] Willard and met with [REDACTED]. I transported [REDACTED] to the location of where his vehicle was located. [REDACTED] inspected his vehicle and did not see anything wrong with it. [REDACTED] did say his wife's purse was still missing. Ofc Wright obtained all of [REDACTED] wife's purse information to add this report. See his supplemental for further details.

I returned to the station and had Bloomington Police Dispatcher Fillipini remove the vehicle from LEADS.

This case should be administratively closed, Code 09.

McLean County Incident Summary Report - 201708154

Date: 12/23/2020 09:54

Page: 1 of 5

Report # 201708154

Bloomington PD

Report Date: 06/21/2017

14:16

Start Date: 06/21/2017

01:00

End Date: 06/21/2017

05:00

201708154

201708154

Status: 09 - Administratively closed

Summary: THEFT FROM VEHICLE

Report Type:

Incident Location

Address [REDACTED] WILLARD AVE

Intersection:

BLOOMINGTON, IL 61701

Distance:

Incident Offenses

1 - 0710 THEFT FROM MOTOR VEHICLE - - Original Report

Incident People

[REDACTED] - Victim - Original Report

100131285

SUSPECT, UNKNOWN - - Suspect - Original Report

100971015

100971015

[REDACTED] - Other - Supp. #3

100375371

[REDACTED] - Other - Supp. #3

100952491

Incident Vehicles

Incident Property

Original Report - PURSE/WALLET;LEATHER WALLET; Brown

110562070

110562070

Original Report - CREDIT CARDS;CHASE DEBIT CARD; Lic#:UNKNOWN;

110562078

110562078

Original Report - DRIVER'S LICENSE;IL DL; Lic# [REDACTED];

110562079

110562079

Original Report - OTHER ID CARD;ILLINOIS FOID CARD; Lic# [REDACTED]

110562080

110562080

McLean County Incident Summary Report - 201708154

Date: 12/23/2020 09:54

Page: 2 of 5

Original Report - CREDIT CARDS;MULTIPLE UNKNOWN CARDS;

110562082

110562082

Incident Officers

Reporting CSO VICKI MILLER - BPD - 10901 - Original Report

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Original Report

Supplemental Reporting CSO VICKI MILLER - BPD - 10901 - Supp. #2

Approving SERGEANT EDWARD SHUMAKER - BPD - 6875 - Supp. #2

Supplemental Reporting OFFICER BENJAMIN SMITH - BPD - 11219 - Supp. #3

Approving SERGEANT KIEL NOWERS - BPD - 7512 - Supp. #3

McLean County Incident Summary Report - 201708154

Date: 12/23/2020 09:54

Page: 3 of 5

Incident Narrative 1 06/21/2017 14:16

Reporting CSO VICKI MILLER - BPD, ID # 10901

On Wednesday, 06/21/2017, [REDACTED] came to the front desk of the Bloomington Police Department to report Theft from his Vehicle.

The following is a summary of the statement [REDACTED] provided:

He is the owner of a 2007 BMW 750. He keeps his wallet in the locking center console compartment.

On Wednesday, 06/21/2017, at approximately 0100 hours, he parked his car in his driveway. He neglected to lock the vehicle upon exiting.

At approximately 0500 hours, he returned to his vehicle to find his wallet missing. He did not notice any damage to the locking mechanism of the console at that time.

The wallet was brown leather and contained the following items:

Chase Debit card (unknown number)

IL DL [REDACTED]

IL FOID [REDACTED]

10-15 assorted credit cards (unknown companies and numbers)

[REDACTED] contacted Chase to advise them of the theft. The card was canceled at that time and NO unauthorized charges were found on the account at this time.

[REDACTED] is unable to recall what other credit cards he had in his wallet at the time of the theft, therefore he has not contacted any of the other companies. It is unknown if any of the other cards had unauthorized charges at this time.

[REDACTED] requested this report for documentation of the theft.

Administratively Closed (Code 09).

McLean County Incident Summary Report - 201708154

Date: 12/23/2020 09:54

Page: 4 of 5

Incident Narrative 2 06/23/2017 12:36

Supplemental Reporting CSO VICKI MILLER - BPD, ID # 10901

On Friday, 06/23/2017, an unknown male came to the front desk of the Bloomington Police Department to report he has found a credit card belonging to [REDACTED] in his yard. The man stated he called BPD a couple days ago and turned over a "few other" cards to an unknown BPD Officer.

I contacted [REDACTED] and was advised his girlfriend was at home at the time the cards were returned by the BPD Officer. He also stated multiple cards have turned up in his mail box and been returned to him by neighbors.

The card returned to me today was a Merrick Bank Visa Credit card, which was listed as one of the "Unknown credit cards" reported with this report.

At this time, [REDACTED] has NOT found his IL DL or IL FOID cards. He believes most of the credit cards have been returned.

[REDACTED] did NOT report any unauthorized charges on any of the cards at this time.

[REDACTED] was told his Merrick Bank Credit card would be waiting for him at the front desk of BPD.

Administratively Closed (Code 09).

McLean County Incident Summary Report - 201708154

Date: 12/23/2020 09:54

Page: 5 of 5

Incident Narrative 3 06/24/2017 15:30

Supplemental Reporting OFFICER BENJAMIN SMITH - BPD, ID # 11219

On Wednesday, 06-21-2017, at approximately 2000 hours I was dispatched to [REDACTED] East Mill Street to recover some found credit cards.

Upon arrival I met with [REDACTED] who provided me with two credit cards and a Sam's Club membership card. [REDACTED] stated he was mowing his lawn and found the cards lying on McLean Street near his house. [REDACTED] had no other information to provide about the cards.

The cards belonged to [REDACTED]. I checked EJS and found an individual named [REDACTED] who lives at [REDACTED] Willard in Bloomington. I went to his address and made contact with his girlfriend, [REDACTED]. She advised [REDACTED] had already reported the incident to the police and cancelled all his cards. [REDACTED] stated there had been no charges to any of [REDACTED] accounts. I provided [REDACTED] with the cards and left the scene.

This case is still administratively closed due to lack of suspect information.

Petition in Support of 6 ft. fence at 220 Willard; Bloomington

This aligns with the statement of findings, Chapter 44, Section 9.40(d) in question #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"

This serves a purpose to have a variance granted by the Zone of Appeals.

As a neighbor, I approve the 6 ft. fencing in the side yard at 220 Willard, residence of Brooke Hermanowicz, Dave Wiltz, and Mia.

Name Karon Walker Address 1405 E Taylor Date 1-6-2021
Julie Hatten 219 Willard 1-6-2021
Harvey 218 Willard 1-6-2021
Janet Hoff 216 Willard 1-6-2021
Paul Schaub 207 Willard 1/6/2021
Janice Ochiltree 209 Willard 1/6/2021
John Tree 209 Willard 1/6/2021
Kelsey Meyer 212 Willard 1/6/21
Barb Brown 306 Willard 1/6/21
Kim Bean 308 Willard 1/6/2021
D. W. 308 WILLARD AVE 1/6/2021
K. W. 217 Willard Ave 1/6/2021
John B. 219 Kretzer Ave 1/6/2021



CORNER PROPERTIES WITH > 4 FT AND/OR = 6 FT FENCES IN FRONT YARDS

***3 Properties on Willard with 6 ft fence on front/corner lots**

24 Properties- Less than a mile away

Address Distance Notes

(4 Properties within 500 ft. with 6 ft. fencing on front/corner lots)

308 Willard 282.2 ft. Rebuilt/replaced summer 2020

1501 E. Taylor 393.7 ft

225 Leland 403.5 ft.

224 Leland 406.8 ft. true front

(3 Properties within 526 ft. with 6 ft. fencing on front/corner lots)

416 Willard .1 mile

401 Kreitzer .1 mile

402 Leland .1 mile partial

402 S. State .1 mile

(16-17: Less than a mile- 1 mile distance)

419 Willard .2 mile

502 S.State .2 mile

408 S. State .2 mile

1701 E. Taylor .2 mile

1502 E. Olive .2 mile looks new

1100 E. Taylor .3 mile

305 Woodland .3 mile

1802 E. Jackson .3 mile partial

1101 E. Olive .3 mile

1100 E. Grove .4 mile true front

1901 E. Oakland .4 mile

1402 E. Olive .5 mile

2002 E. Jackson .5 mile looks new

1424 E. Olive .6 mile

2001 E. Taylor .7 mile

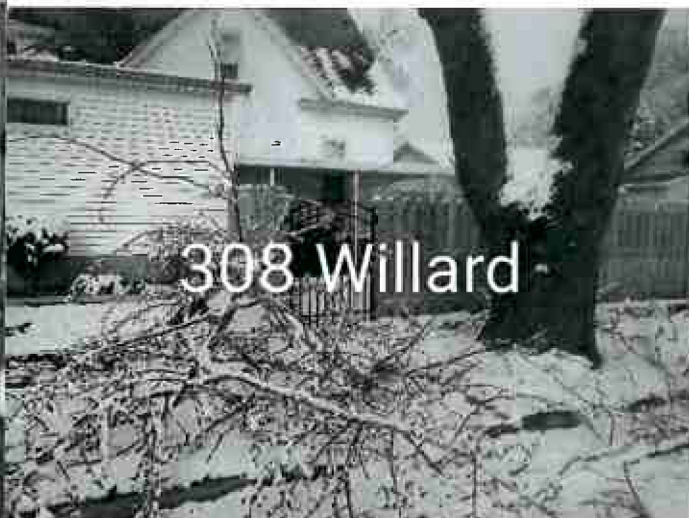
1521 E. Olive .8 mile

502 E. Jackson 1.1 mile





2002 E. Jackson



Zoning Variance Request

Jan and Dennis Fries [REDACTED]

Sun 12/13/2020 11:59 AM

To: Public Comment <publiccomment@cityblm.org>

 1 attachments (19 KB)

Building code protest, 220 Willard, Dec 12th, 2020.docx;

Re: 220 Willard Ave.
Bloomington, IL 61701
Comments / Protest

To the Zoning and Planning Staff
To the Building Safety Dept

Regarding the application by Brooke Hermanowicz for a Variance for their property. What I actually see is several requests to grant them variances for the work they did without a permit (s). There seems to be several violations, maybe ongoing. As they just put a roof on the LeanTo structure attached to the North side of the house and the 6' fence around the back yard, the new concrete driveway, the leanto structure itself, all of the concrete work in the backyard and the deck that has been built in the backyard. And now they want you to overlook all of their misdeeds and also grant them a variance for a 6' fence around their front yard. Please see the attached document.
Thank You
Dennis M Fries

Websense: Click [here](#) to report this email as spam.



Dec 12th, 2020

Economic & Community Devel. Dept.

Zoning Board of Appeals

RE: Variance requested by Brooke Hermanowicz

For 220 Willard Ave.

To even consider this request is ridiculous. The applicant has broken several rules /codes and is now asking you to not only approve what they have done illegally but grant them the rights to further exceed code regulations. To put a 6' tall fence around the FRONT Yard. And what about the addition of structure on the North front side of the home, what about the new concrete drive that has been placed on the property. We have no problem with there being "a garage or a new concrete drive going to the left of the existing driveway, BUT did they obtain a permit for that? As this has been an ongoing work, a little here and a little bit added there, I am highly suspicious that there were no permits and no inspections.

The issue she states about the proximity of the fence to the sidewalk, and to the need for additional security without a 6' fence, we say, they knew of that before they moved in. The fence, WHEN reinstalled could have been moved in from the sidewalk, if the proximity to the sidewalk was that much of a concern.

Their "Concern" that a 6' height is needed to keep their dog from jumping the fence, is NEGATED by them building a raised deck inside and next to the fence that will enable even a medium size dog to look or leap over this new fence. Would a permit be necessary to build a deck? What about the circular concrete basin in the back yard? It appears to be at least 10 feet in diameter, is it to be a wading pool or something else? A base for a large above ground pool? Was there a permit, or any inspection of this work?

The fence that they replaced was about 4' tall. Now, there is a 6' tall at the corner of the alley, blocking vision for any vehicle coming out of the alley. And they want to place a 6' fence in the front yard, which will totally block vision for vehicles traveling on either Willard or Taylor Streets! This is not acceptable!

Why are they building a "Compound" in this residential neighborhood? She speaks of being neighborly, they aren't being good neighbors by isolating themselves from the neighborhood.

She speaks of other homes in the neighborhood having 6' fences, I would ask, if these fences do exist, were they done legally and properly, with permits?

2. "That the variance would be the minimum action necessary to provide relief to the applicant."

(Added costs to the costs they have already incurred.) That expense, while I am sorry they would incur more expense, it is their own fault, for not asking questions. We, as neighbors, that have done improvements had to get permits and permit inspections. And some of us have had major improvements.



3. **"The Special conditions and circumstances were not created by any action of the applicant."** The Special circumstances for extra costs and not following the Code, is definitely the fault of the applicant.

4. **"That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the code;"** I have addressed this already, if they exist, were these 6" fences installed after a Permit issued and inspections made?

5. YES, **Granting this variance WILL BE detrimental to the Public Welfare**, by blocking visually the approach of any vehicle traveling on either of the side street. Willard or Taylor. This blocked view would be dangerous for pedestrians and other vehicles.

Therefore, we respectfully suggest that the Front yard Fence variance should not be granted, No fence in the front yard would be the neighbors preference. And a Building Inspection of the changes made to the structure and the back yard should be undertaken by the Building Inspector, and if the already made changes are allowed to remain. Then a monetary fine should be applied to cover the extra costs the City Building and Zoning Departments incurred to settle this matter. And as a matter of principle, that citizens have to follow the rules. Again, we state; that we all got permits and were inspected.

I would point out that we are just beyond the 500 foot radius, being the 2nd and 3rd homes just off the corner of Leland and Jackson, we travel those two streets in our vehicles numerous times each week and walk our dog thru that intersection at least once daily if not two or three times.

Respectfully submitted
Janet and Dennis M Fries
403 Leland St.
Bloomington, IL 61701-5647



CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
December 16, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-29-20	Fence variance	Variance	Caitlin Kelly, Assistant City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 9-10 Fence Regulations			
Type of Variance	Required	Requested	Variation
Fence standards	4' maximum height	6' in height	2' over maximum height

Staff Recommendation	Staff finds that the application does not meet all the standards for a variance. Staff recommends that the Zoning Board of Appeals deny the requested variance.
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Figure 1: An aerial view of subject property, 220 Willard Avenue (outlined in black)

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the Pantagraph on Monday, November 30, 2020. Courtesy notices were mailed to 69 property owners within 500 feet of the subject property.

GENERAL INFORMATION

Owner and Applicant: Brooke Hermanowicz

LEGAL DESCRIPTION: PARRITT'S 2ND ADDN LOT 23

PROPERTY INFORMATION

Existing Zoning: R-1C Single-Family Residence District

Existing Land Use: Single-Family Housing

Property Size: 0.14 acres / 6,098 sq ft

PIN: 21-03-382-012

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1B, R-1C Single-Family Residence Districts, R-3A Multiple-Family Residence District

South: R-1C Single-Family Residence District, P-2 Public Lands and Institutions

East: R-1C Single-Family Residence District
R-2 Mixed Residence District

West: R-1C Single-Family Residence District

Land Uses

North: Single-family residential, apartment complexes

South: Single-family residential, elementary school

East: Single-family residential, children's home

West: Single-family residential

ANALYSIS

Submittals

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

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

BACKGROUND

The subject property is a corner lot in the Founder's Grove neighborhood, located a few blocks to the east of S. State Street and E. Taylor Street. The lot is approximately 6,098 sq ft in area. The neighborhood is primarily zoned for single-family residential use, though there are commercial and mixed residential districts to the west of the property, and an elementary school to the south. An alleyway abuts the subject property's rear yard, although no adjacent properties seem to take access from it.

The applicant received a compliance order regarding a 6' tall fence located in the property's front yard facing E. Taylor Street on November 2nd, 2020. There is no apparent record of a permit for the fence in question. The applicant is now requesting a variance that would permit the non-conforming fence to remain in place. A 6' tall side yard fence, perpendicular to structures on the lot, is permitted in this district by right (see Figure 2). There are no apparent physical characteristics that would inhibit construction of a side yard fence along E. Taylor Street.

There appear to be other corner lots in the neighborhood with front yard fences exceeding 4' in height. Of those observed, there is no documentation of variances being granted to these properties, or approved permits indicating the proposed fences would be greater than 4' tall.

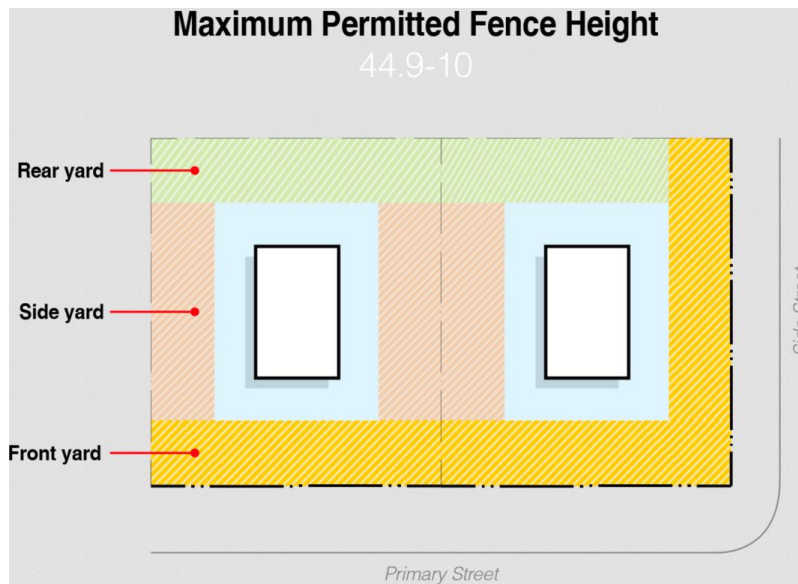


Figure 2: A diagram featured in the Zoning Ordinance illustrating yard lines



Figure 3: A side view of the subject property

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;** A 6' tall fence would be permitted by right as a side yard fence were it to be constructed in line with structures on the lot and placed outside of the

required front yard setback of 25'. There do not appear to be any physical characteristics that would inhibit constructing a side yard fence on the subject property. **The standard is not met.**

2. **that the variances would be the minimum action necessary to afford relief to the applicant;** The lot has no physical characteristics that would prevent the applicant from employing alternative means of screening their property in compliance with the Zoning Ordinance (for instance, constructing a 6' tall side yard fence, installing landscaping in conjunction with a 4' tall front yard fence, and so on). **The standard is not met.**
3. **That the special conditions and circumstances were not created by any action of the applicant;** While there are certainly broader circumstances behind the variance request not created by the applicant, the physical conditions of the property do not appear to present any challenge in erecting a 6' side yard fence by right. Additionally, the variance request is possibly intended to legitimize the installation of the existing non-conforming fence. **The standard is not met.**
4. **That granting the variation request will not give the applicant any special privilege that is denied to others by the Code;** Similar variance requests have received mixed responses from the Zoning Board of Appeals. In recent years, these responses have tended toward denials, given concerns about establishing a precedent for the neighborhood and for corner lots more generally. While there are some corner lots in the neighborhood with front yard fences that appear to exceed 4', there is no record of variances being granted to these properties, nor fence permit applications which indicate noncompliant fence heights. Additionally, there are corner lots in the area which have 6' side yard fences in compliance with the Zoning Ordinance. Granting the variance without identifiable hardship may establish a precedent. **The standard is not 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 fence directly abuts an alleyway, possibly violating sight distance requirements as set out in Ch. 44, 9-9 (see Figure 4). **The standard is not met.**



Figure 4

STAFF RECOMMENDATION

Staff finds that the application does not meet all the standards for a variance. Staff recommends a denial of the variance.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Variance Application and supplemental documents from applicant
- Site Plan
- Zoning Map
- Aerial Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

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: 220 Willard Ave

Site Address: _____

Petitioner: Brooke Hermanowicz Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: [REDACTED]

City, State, Zip Code: [REDACTED]

Contractual interest in the property ✓ yes _____ no

Signature of Applicant [REDACTED]

Brief Project Description:

The replacement of the fencing on the south side (Taylor) and partial southeast side (alleyway).

Code Requirements Involved:

Outward facing, 4', wooden.
(good side out)

Variances(s) Requested:

6' foot fence on a corner lot/side street.

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.

Please see following letter.

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
Our physical location's proximity to abundant foot traffic poses unreasonable challenges for our home privacy and security. The sidewalk is within close distance to our fence, which also demonstrates an unreasonable challenge in the security and safety of pedestrians/dog walkers due to our
2. That the variance would be the minimum action necessary to afford relief to the applicant; and would help in alleviating additional, expensive costs especially since there has already been cost and time involved in replacing the prior fence. With it being an added measure of security, it also helps to afford relief in having to acquire additional home safety or monitoring devices
dog's ability to jump a shorter fence.
3. That the special conditions and circumstances were not created by any action of the applicant; and the prior fences bad condition.
Although one of the appealing aspects of this neighborhood is pedestrian friendly sidewalks, it also deducts from privacy and security to homes directly on busy paths.
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 it is to the betterment of our home and family without devaluing our home.
While walking in our neighborhood, I have observed several homes on corner lots with 6' fences. I began to take notice after receiving the compliance order; however, like our request, it does not evoke special privilege.
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.
We have been commended by our neighbors in the efforts that we have put forth in repairing and upgrading our home. We are proud to maintain our property to high expectations in Founder's Grove and have enjoyed adding value to it.

PUBLIC ALLEY

Neighbor's
Garage

54'

58'

LOT 116' DEEP

TAYLOR AVE.

37'

39'
GARAGE

HOUSE

39'

12'

5'

DRIVEWAY

16'

21'

31'

LOT 54' WIDE

WILLARD AVE.

Compliance Order

October 16, 2020

OWNER INFORMATION:

Hermanowicz, Brooke A
220 Willard Ave
Bloomington, IL 61701

Please note this order was received Nov. 2. It was badly torn and delivered in a plastic wrap with an apology by the Postal Service.

* Fence is not bad side *
out as noted * This change was made.

An inspector from the City of Bloomington Code Enforcement Division verified a complaint regarding the above property on **10/16/2020**. The violation(s) of the City of Bloomington Property Maintenance Code (Chapter 45, unless noted otherwise) cited by this notification must be corrected to comply with this repair order within the time given. You must consult with the Building Safety Division for permit requirements.

A licensed contractor registered with the City of Bloomington must make any repairs related to plumbing, HVAC, electrical or roofing. **Contractors are required to contact the inspector with their findings.**

The Code Enforcement Division must re-inspect the completed work. It is your responsibility to call to schedule a re-inspection.

Chapter 45, Section 106.0: Violations
SEC. 106.4 VIOLATION PENALTIES

Any person who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, upon conviction thereof, shall be subject to a fine of not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. (Ordinance No. 2011-64)

REPAIRS ORDERED BY THIS NOTICE:**NO PERMIT - COMPLY BY: 11/02/2020**

FENCE, BAD SIDE OUT, TOO TALL, NO PERMIT. Larger scope of work than a repair. Obtain a permit. Modify fence for compliance if necessary. If permit is denied, remove fence.

§ 10-204. [Ch. 10, Sec. 14] Adoption of the International Residential Code for One- and Two-Family Dwellings - 2012.

- A. There is hereby adopted the 2012 edition of the International Residential Code for One- and Two-Family Dwellings, including Appendix Chapters E, F, G, H, I, J, K and O, as published by the International Code Council Inc. for the purpose of regulating and governing the construction alteration, movement, enlargement, replacement, repair, equipment, location, their appurtenances and accessory structures, or maintenance of building, mechanical, and electrical systems, removal and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) ~~not more than three stories in height with separate means of egress in the~~ City of Bloomington; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code of which not less than one copy has been and now is filed in the office of the Clerk of the City of Bloomington, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, set forth in Article V of this chapter.

105.1 Required, IRC, as adopted.

International Building Code 105.1

Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

David Silver

Code Enforcement Inspector

If you have not abated the violations prior to the reinspection date, you may be required to appear in Administrative Court, or a Default Judgment will be taken against you. The Default Judgment will contain the fine as marked on the citation, court costs of \$110 and all fees by the Administrative Law Judge.

APPEAL REQUIREMENTS

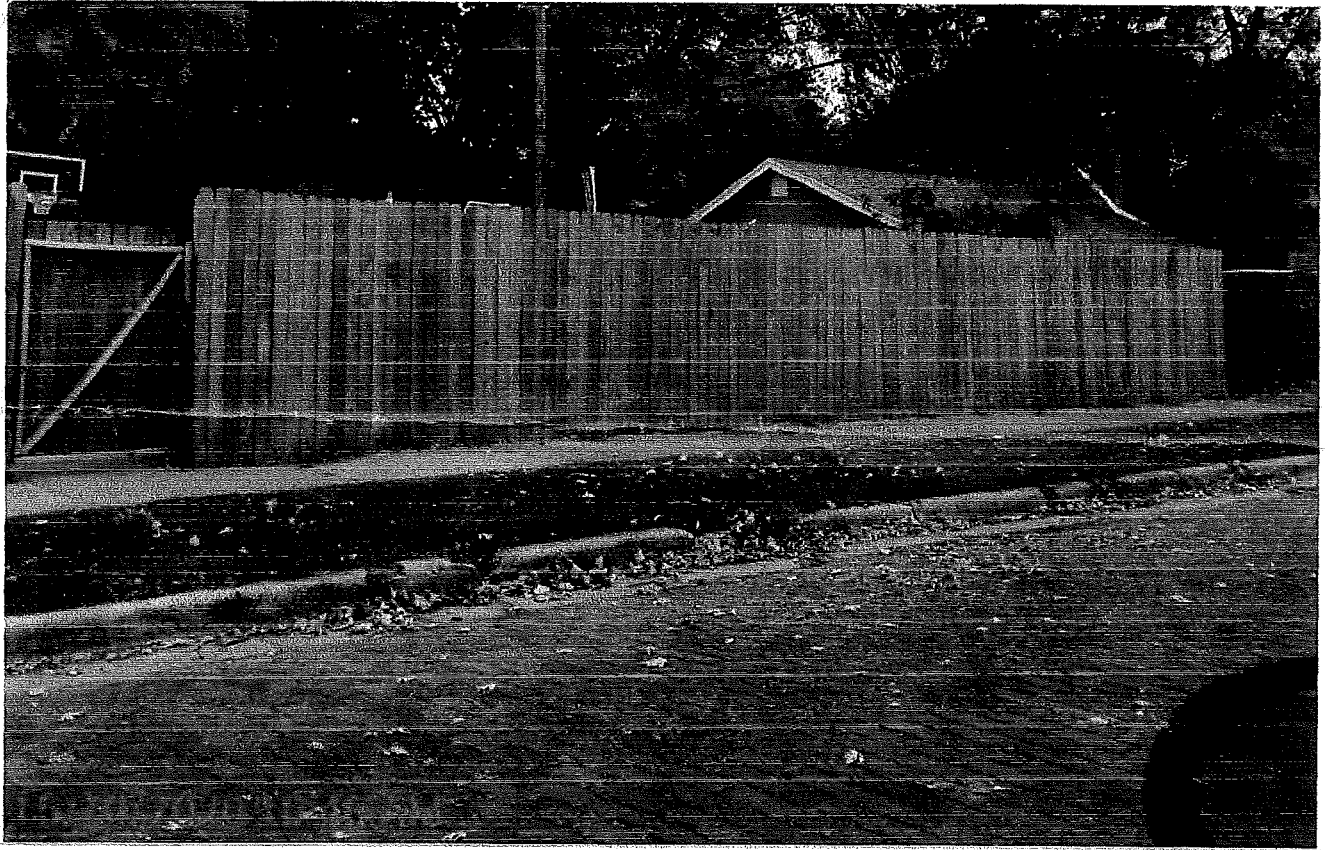
Appeals should be based on the grounds that: (a) the true intent of this code or the rules legally adopted there under have been incorrectly interpreted; (b) the provisions of Chapter 45 do not fully apply; (c) or the requirements of this code are fully satisfied by other means. You may file an appeal with the Community Development Department, 115 E Washington St, Second Floor, Bloomington, Illinois, no later than fifteen (15) calendar days after the date you were served with this notice. Your appeal will be heard by the Property Maintenance Board of Review. The filing fee is \$100 and must be paid at the time the appeal is filed. If you do not appear a board may be convened in your absence to hear the case and render a decision on the disposition of this notice.

TRANSFER OF OWNERSHIP REQUIREMENTS

As per the City of Bloomington's Property Maintenance Code, Chapter 45, Section 107.6, Transfer of Ownership, "It shall be unlawful for the owner of any structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of any interest in such structure to another until the provisions of the compliance order or notice of violation have been complied with unless such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making of corrections or repairs required by such compliance order or notice of violation" (Ordinance Number 1991-120).

Regular mail
Certified/Return Receipt
Posted on address
Personal service

Before:



11/16/20

Dear Members of the Zoning Board of Appeals,

Thank you to everyone involved for giving their time and consideration in allowing me to respond to the letter that I received from Community Development on Nov. 2, 2020 regarding the fence that was upgraded and replaced on my property at 220 Willard Ave.

In the seven plus years since purchasing and residing in our home, we have fallen in love with the "Founder's Grove" neighborhood. I have also taken great pride in being a first-time homeowner. The home and property were affordable to me due to its overall "fixer-upper" condition. We have invested considerable time and money to improve not only our home, but also our neighborhood and community.

One of the many improvements to our home is the section of fence in question. We were the unfortunate victims of a residential burglary in Nov. 2014, which was reported to and investigated by the BPD. In response to this incident and heeding the advice of the responding officers, we have made numerous efforts to increase the safety of our home. This includes, but is not limited to, new steel entry doors, new dead bolt locks and keys, motion sensitive exterior lighting, and replacing an old dilapidated section of fence.

The fence also provides privacy and security to our daughter who loves to play outside in the backyard. It is also essential for the safety and well-being of the many dog walkers who enjoy strolling down the sidewalk along Taylor street. We have a friendly, but active rescue "lab mix" that could easily cause unnecessary alarm to those passing by.

I have good relationships with our neighbors, including those at 219 Krietzner, who are most directly exposed to our fence. They have all been very supportive of our home improvement efforts.

In conclusion, we love our home and neighborhood. We plan to continue our work to improve and upgrade our little "diamond in the rough".

Thank you again for your time and consideration,

Brooke Hermanowicz

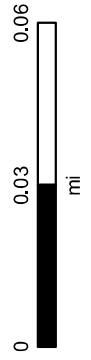
220 Willard Avenue Aerial Map

12/1/2020



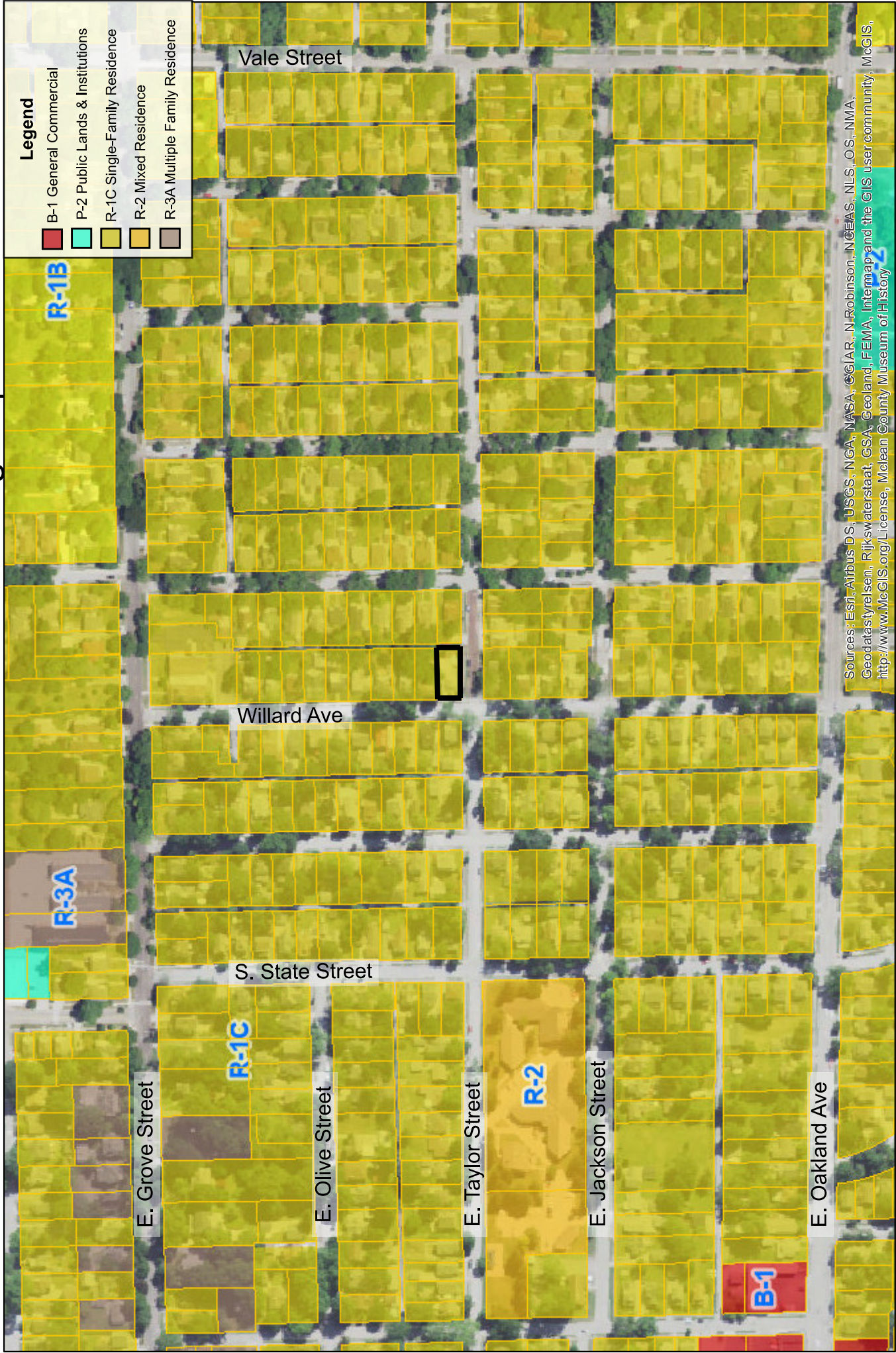
Sources: Esri, Airbus DS, USGS, NGA, NASA, C&A/R, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS usercommunity, McGIS, <http://www.McGIS.org/License>, Molean County Museum of History

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.



220 Willard Avenue Zoning Map

12/1/2020



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Legal Inside

95360
HEARING NOTICE

A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, December 16, 2020 at 4:00 PM at www.cityblm.org/live on the following petitions. 1) A petition submitted by William Shelton for a variance request at 1125 Rader Run Bloomington, IL 61704 to allow expansion of the driveway apron and approach to exceed 24' (Chapter 44.404C2b2) The Subject

Property is legally described as: RESUB OF MCGRAW PARK SUB LOT 29. PIN: 15-31-401-020. 2) A petition submitted by Michael Hudelson for a variance to allow a 6' fence in front yard (Chapter 44.910C) at 2821 Chesapeake Lane Bloomington, IL 61704. The Subject Property is legally described as: EAGLE CREST NORTH SUB LOT 33. PIN: 15-30-129-001. 3) A petition submitted by Brooke Hermanowicz for a variance to allow a 6' fence in front yard (Chapter 44.910C) at 220 Willard Ave. Bloomington, IL 61701. The Subject Property is legally described as: PARRITT'S 2ND ADDN LOT 23. PIN: 21-03-382-012.

The petitions are available for review online <https://www.cityblm.org/zoning>. To provide testimony on any item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. 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 or TTY at (309) 829-5115.

Published: Monday, November 30, 2020



Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

December 1, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, December 16, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Brooke Hermanowicz.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's request at the scheduled public hearing.

The applicant is requesting approval of a variance to allow a 6' fence in front yard (Chapter 44.910C) at 220 Willard Ave. Bloomington, IL 61701. The Subject Property is legally described as: PARRITT'S 2ND ADDN LOT 23. PIN: 21-03-382-012.

The application is online at www.cityblm.org/zoning. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

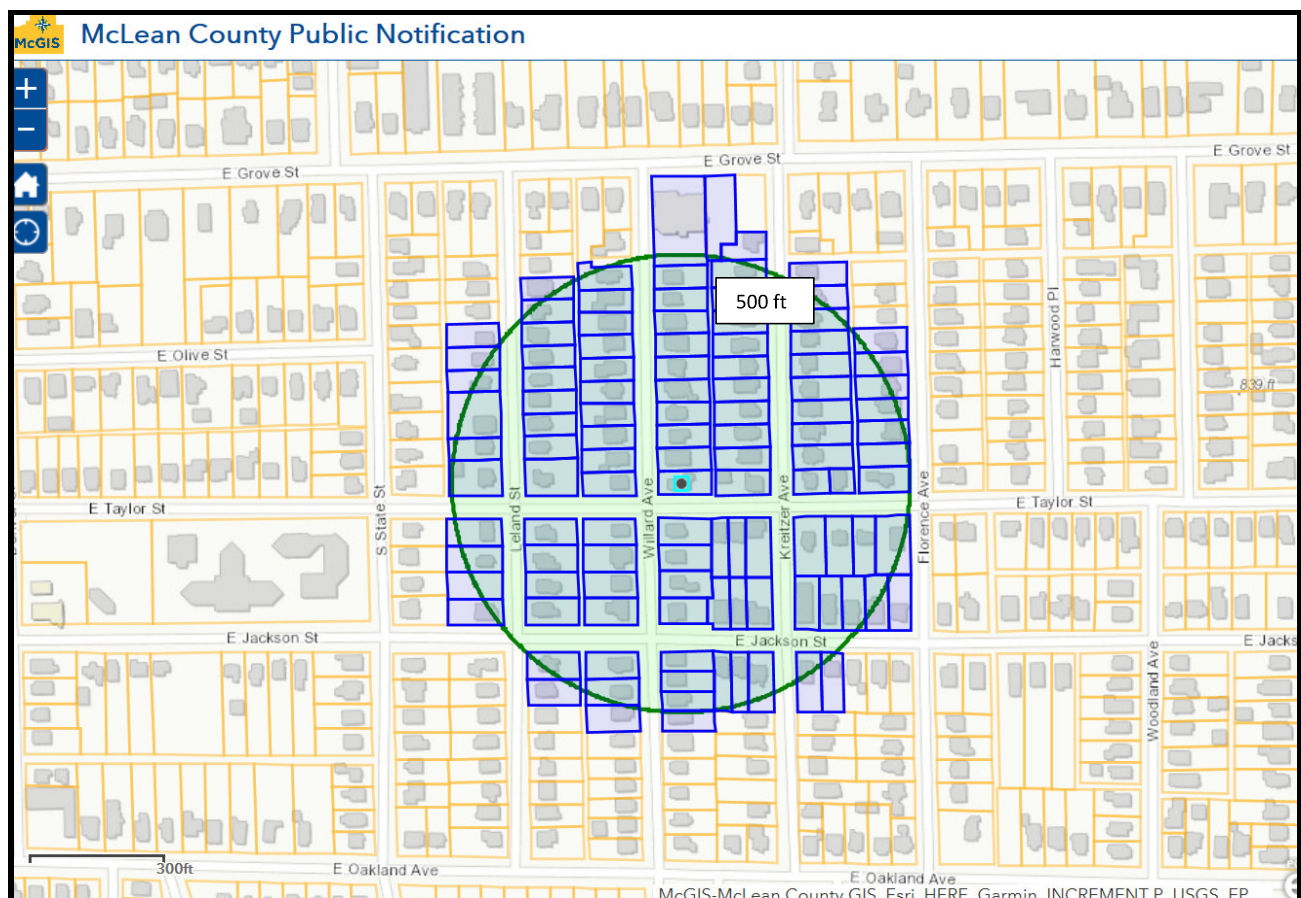
If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309)434-2226.

Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



DALE PERRY
208 LELAND ST
BLOOMINGTON, IL 61701

DAVID HALL
3109 YORKSHIRE CT
BLOOMINGTON, IL 61704

JANET MOORE
1501 E TAYLOR ST
BLOOMINGTON, IL 61701

NANCY ANN REED
404 LELAND ST
BLOOMINGTON, IL 61701

HARLAN SHOULTZ
211 S FLORENCE AVE
BLOOMINGTON, IL 61701

MICHAEL & REBECCA WILLIAMS
214 LELAND
BLOOMINGTON, IL 61701

RANDY & DEBRA HYDE
407 MADISON ST
WASHINGTON, IL 61571

RICHARD HILL
225 LELAND ST
BLOOMINGTON, IL 61701

MARK ANDERSON
1508 E JACKSON
BLOOMINGTON, IL 61701

GERI HEISSLER
209 KREITZER AVE
BLOOMINGTON, IL 61701

SHERYL SMITH
216 KREITZER AVE
BLOOMINGTON, IL 61701

JAMES WATSON
1510 E TAYLOR ST
BLOOMINGTON, IL 61701

JERILYN ODRISCOLL
404 1/2 WILLARD AVE
BLOOMINGTON, IL 61701

DONALD HEAFER
1503 E TAYLOR ST
BLOOMINGTON, IL 61701

JAMES & LETTY DUNN
1406 E JACKSON ST
BLOOMINGTON, IL 61701

ANDREW DUSTMAN
2810 VROOMAN CT
BLOOMINGTON, IL 61704

JEFF & ERIN STEVENSON
301 S KREITZER
BLOOMINGTON,, IL 61701

THOMAS LUCEY
301 WILLARD AVE
BLOOMINGTON, IL 61701

CHRISTOPHER & LAUREN LOWELL
MCGOUGH
1506 E JACKSON ST
BLOOMINGTON, IL 61701

STEPHEN JOHNSON
302 LELAND ST
BLOOMINGTON, IL 61701

ANDREW COE
304 LELAND ST
BLOOMINGTON, IL 61701

JERROD KILEY
215 WILLARD AVE
BLOOMINGTON, IL 61701

PNC BANK N A
3232 NEWMARK DR
MIAMISBURG, OH 45342

EMILY GOAD
215 KREITZER AVE
BLOOMINGTON, IL 61701

BRETT LITWILLER
213 LELAND ST
BLOOMINGTON, IL 61701

MATTHEW & AMY K CARLSON
304 Willard Ave
BLOOMINGTON, IL 61701

KARON WALKER
1405 E TAYLOR ST
BLOOMINGTON, IL 61701

HOWARD & KRYSTA TEPPER
219 S FLORENCE AVE
BLOOMINGTON, IL 61701

MARSHA PUYEAR
217 S FLORENCE AVE
BLOOMINGTON, IL 61701

Michael & Kathleen Bowen
404 Willard Ave
BLOOMINGTON, IL 61701

JOSEPH & ERIN NORRIS
210 LELAND ST
BLOOMINGTON, IL 61701

WANDA GRAVES
1510 E JACKSON ST
BLOOMINGTON, IL 61701

SUSAN STEINBACH
205 KREITZER AVE
BLOOMINGTON, IL 61701

KAY STULTS
401 KREITZER AVE
BLOOMINGTON, IL 61701

KIM ANDERSON
209 LELAND ST
BLOOMINGTON, IL 61701

RONALD & PATRICIA A HARWEGER
403 WILLARD AVE
BLOOMINGTON, IL 61701

RANDALL ROBERTS
201 KREITZER AVE
BLOOMINGTON, IL 61701

GABRIEL SPALDING
302 WILLARD
BLOOMINGTON, IL 61701

DON & DAWN CARLSON
208 KREITZER AVE
BLOOMINGTON, IL 61701

CENTENNIAL CHRISTIAN CH
1219 E GROVE ST
BLOOMINGTON, IL 61701

JOANNE ALEXANDER
203 Willard Ave
BLOOMINGTON, IL 61701

MEGAN AMES
211 LELAND ST
BLOOMINGTON, IL 61701

FEDERAL NATIONAL MORGAGE
ASSOCIATION
1 S. WACKER DRIVE, SUITE 3100
CHICAGO, IL 60601

BRETT & MARY HOLLYWOOD
204 KREITZER
BLOOMINGTON, IL 61701

SHAWN KIRKWOOD
405 WILLARD AVE
BLOOMINGTON, IL 61701

ROSEMARY BENBOW
% ROSEMARY J BENBOW TR 201
WILLARD AVE
BLOOMINGTON, IL 61701

JAMES CONNOLLY
220 LELAND ST
BLOOMINGTON, IL 61701

KENNETH & ANGELA CLEM
2510 BUNN ST
BLOOMINGTON, IL 61704

JOHN & LAUREN CONKLIN
206 LELAND STREET
BLOOMINGTON, IL 61701

SEAN & CHEERIE CROOK
221 S FLORENCE AVE
BLOOMINGTON, IL 61701

CATHERINE STONE
224 LELAND ST
BLOOMINGTON, IL 61701

ASHLEE SNODGRASS
210 KREITZER AVE
BLOOMINGTON, IL 61701

BRYAN HANNER
401 WILLARD AVE
BLOOMINGTON, IL 61701

PHILLIP WINANS
406 Willard Ave
BLOOMINGTON, IL 61701

WILLIAM CHARLES NELSON
202 KREITZER AVE
BLOOMINGTON, IL 61701

JENNIFER & DARREN SAWYER
2711 RIDGE RD
BLOOMINGTON, IL 61704

HAROLD HOLLOWAY
1507 E TAYLOR ST
BLOOMINGTON, IL 61701

JULIE WINKLER
218 KREITZER AVE
BLOOMINGTON, IL 61701

JOSHUA CUNNINGHAM
213 S FLORENCE AVE
BLOOMINGTON, IL 61701

BROOKE HERMANOWICZ
220 WILLARD AVE
BLOOMINGTON, IL 61701

GROVE RENTALS LLC
1318 E GROVE ST
BLOOMINGTON, IL 61701

ROBERT & MARY LEFFLER
1501 E JACKSON ST
BLOOMINGTON, IL 61701

HOLLY LARSEN
1401 E JACKSON ST
BLOOMINGTON, IL 61701

ROBERT WEBB
201A KREITZER AVE
BLOOMINGTON, IL 617015637

BRYAN FULTON
223 LELAND ST
BLOOMINGTON, IL 61701

AUDREY HARP
1504 E JACKSON ST
BLOOMINGTON, IL 61701

KELLY GARLISCH
217 Willard Ave
BLOOMINGTON, IL 61701

JOSEPH CORCORAN
222 LELAND ST
BLOOMINGTON, IL 61701

LAWRENCE STARKEY
210 WILLARD AVE
BLOOMINGTON, IL 61701

JASON & BRYAN SAYERS WHITESEL
204 WILLARD AVE
BLOOMINGTON, IL 61701

JOSEPH & DEBRA HANCHETT
222 KREITZER AVE
BLOOMINGTON, IL 61701

VICENTE ADAME
1111 E GROVE ST
BLOOMINGTON, IL 61701

HAROLD STREBE
1403 E JACKSON
BLOOMINGTON, IL 61701

JEROME BURKETT
207 KREITZER AVE
BLOOMINGTON, IL 61701

GOMER STOWELL
211 WILLARD AVE
BLOOMINGTON, IL 61701

DJS APARTMENTS LLC
PO BOX 594
NORMAL, IL 61761

KATHRYN LESLIE LOLLAR
208 WILLARD AVE
BLOOMINGTON, IL 61701

WHITNEY THOMAS
215 S FLORENCE AVE
BLOOMINGTON, IL 61701

KIMBERLY BEAN
308 Willard Ave
BLOOMINGTON, IL 61701

JENNIFER HAMILTON
211 KREITZER AVE
BLOOMINGTON, IL 61701

DALE & DIANE COPE
220 KREITZER
BLOOMINGTON, IL 61701

LESLIE LUNDEEN
402 WILLARD AVE
BLOOMINGTON, IL 61701

REBECCA ROSENBLATT
218 WILLARD AVE
BLOOMINGTON, IL 61701

BRADLEY & JANICE OCHILTREE
209 WILLARD AVE
BLOOMINGTON, IL 61701

CAROL DRAKE
216 LELAND
BLOOMINGTON, IL 61701

DENISE NEWMISTER
1402 E JACKSON
BLOOMINGTON, IL 61701

DAVID SCHWULST
207 WILLARD AVE
BLOOMINGTON, IL 61701

SAMANTAHA SUPAN
212 KREITZER AVE
BLOOMINGTON, IL 61701

JANA & JOHN GRANT KUNDE
203 KREITZER AVE
BLOOMINGTON, IL 61701

ANTHONY CARAPELLA
213 KREITZER AVE
BLOOMINGTON, IL 61701

ERIC MAFFEI
213 WILLARD AVE
BLOOMINGTON, IL 61701

JODI METZ
306 LELAND
BLOOMINGTON, IL 61701

GREGORY & KATHY COOK
19446 E 850 NORTH RD
BLOOMINGTON, IL 61704

STEVEN BROWN
306 WILLARD AVE
BLOOMINGTON, IL 61701

KATIE WHETSTONE
308 LELAND ST
BLOOMINGTON, IL 61701

MATTHEW & DANIELLE WEIS BAILEY
307 WILLARD AVE
BLOOMINGTON, IL 61701

BRIAN RILEY
205 WILLARD AVE
BLOOMINGTON, IL 61701

JUSTIN MOCK
202 WILLARD AVE
BLOOMINGTON, IL 61701

ETHAN HOPKINS
1505 E TAYLOR ST
BLOOMINGTON, IL 61701

JEFFREY & JULIA HATTEN
219 WILLARD AVE
BLOOMINGTON, IL 61701

VICKI SKEEN
1502 E TAYLOR
BLOOMINGTON, IL 61701

WILLIAM CRAIG
217 KREITZER AVE
BLOOMINGTON, IL 61701

KELSEY WENGER
212 WILLARD AVE
BLOOMINGTON, IL 61701

SHAWN & KATE FINLEN
221 LELAND ST
BLOOMINGTON, IL 6170

JOSH & COLLEEN SHAW
214 WILLARD AVE
BLOOMINGTON, IL 61701

KATHLEEN FULTON
1404 E JACKSON ST
BLOOMINGTON, IL 61701

MARGARET NUGENT
307 LELAND ST
BLOOMINGTON, IL 61701

WOLFGANG STEIN
301 LELAND ST
BLOOMINGTON, IL 61701

KAREN STEGALL
16 SW 8TH PL
CAPE CORAL, FL 33991

KARA KLEPP
303 LELAND ST
BLOOMINGTON, IL 61701