

115 N. Main St. Room 100  
Eureka, Illinois 61530



Phone: (309) 467-3023  
wczoning@woodfordcountyil.gov

## Woodford County Zoning Board of Appeals

### PUBLIC NOTICE ZONING BOARD OF APPEALS

Public Notice is hereby given to all persons in Cruger Township that a Public Hearing will be held Tuesday, January 27, 2026 at 6:00 PM in the Woodford County Board Room at **1837 S. Main St. Eureka, IL**, to consider petition #2026-1-V filed December 17, 2025, by Jon Blunier for a Variance in lot coverage to allow 17.26% coverage, an increase of 3.76% in an Agriculture District on 2 acres described as pt of the NW ¼ Tract W in Section 22, T26N – R2W of the 3<sup>rd</sup> P.M. Woodford County, Illinois, and more commonly described as 1131 County Road 800 N., Eureka, Illinois.

Parcel Number 13-22-100-002

**Any person who wishes to speak must appear as an “interested party” and must complete and file an appearance form with the Woodford County Zoning Department no later than 5 business days before the date of the hearing. The appearance form is available at the Zoning Office, by calling 309-467-3023 or at [www.woodford-county.org](http://www.woodford-county.org).**

The application for this petition is on file and available for examination at the Zoning Office, 115 N. Main St., Eureka, IL. or at [www.woodford-county.org/249](http://www.woodford-county.org/249)

**ZONING BOARD OF APPEALS**

**Application for VARIANCE under the regulations of the Woodford County Zoning Ordinance**

DATE 12-8-25

CASE # 2026-1-V

**Applicant**

Printed Name: Jonathan Blunier

Address: 1131 County Rd 800 N

City: Eureka State: IL

Zip: 61530 Phone: 309-303-1487

e-mail: jonblunier@yahoo.com

Printed name Jonathan Blunier

Signature Jonathan Blunier

**Owner**

( IF DIFFERENT THAN APPLICANT )

Printed Name: II

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

e-mail: \_\_\_\_\_

Printed name \_\_\_\_\_

Signature \_\_\_\_\_

C. Legal description of property must be attached.

D. Zoning District in which property is located Ag

E. A Variance in lot coverage requirements is requested to allow  
Demo of current home and construct new  
house

Specific distances (if applicable): \_\_\_\_\_

F. Section of the Ordinance allowing Variance \_\_\_\_\_

G. Attach documentation verifying that the proposed variance meets all criteria described for granting a variance in the Zoning Ordinance.

H. Additional information may be requested on a case by case basis.

I. Attach a site plan containing a minimum of the following:

1. Scaled drawing.
2. All property lines, setbacks and structures existing and proposed.
3. Utility and drainage easements, sewer, septic and water systems, existing and proposed.
4. Drainage, existing and proposed.
5. Additional information may be required on a case by case basis.
6. The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a unique hardship upon the owner, as distinguished from a mere inconvenience, if the strict reading of the Woodford County Zoning Ordinance were to be carried out.

Township: Croger

Site Address: 1131 County Rd 800 N Eureka, IL 61530

Permanent Parcel No. 13-22-100-002 Acreage 2 Acres

Present Use \_\_\_\_\_

Has a previous Variance been requested for this property? Yes

\*\*\*\*\* Attach a narrative, detailing how your application conforms to the following: \*\*\*\*\*

The Zoning Board of Appeals shall make a finding in consideration of the granting of the Variance:

- A. Non-conforming uses in the same District and permitted uses in other Districts shall not be considered grounds for issuance of a variance.
- B. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands or structures in the same District.
- C. The ZBA will make a finding that the reasons set forth in the application justify the granting of the variance.
- D. The ZBA shall make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise be detrimental to the public welfare.
- E. The variance requested is the least amount of variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner.

I, (we) certify that this proposed Variance will conform to the standards for Variances in the Woodford County Zoning Ordinance, and that all of the above statements and the information contained in any attachments, documents or plans submitted herewith are true to the best of my (our) knowledge and belief.

Applicant Signature Janetta Blum Date 12-17-25

**Unless otherwise provided, I understand I must obtain a zoning permit within 90 days of variance approval or such grant shall expire.**

FOR OFFICIAL USE ONLY

FILING FEE \$ 60.00

RECEIPT # 7239

PUBLICATION COST \$ \_\_\_\_\_

RECEIPT # \_\_\_\_\_

HEARING DATE 1-27-25

DECISION DATE \_\_\_\_\_

RECEIVED ON:

DEC 17 2025



December 16, 2025

Dear Zoning Board of Appeals,

I, Jonathan Blunier, am requesting a variance on the maximum allowed lot coverage for my property located at 1131 County Road 800 North, Eureka, Illinois. I own 2 acres at this site and there are currently two structures located on the premises. A 1,331 sqft home in which I reside and a 10,404 sqft shed and garage. I would like to construct a larger home on this property that would total to 4,639 sqft that would serve as my primary residence.

This is an important step due to our growing family. We have been planning to build a home where our kids can be raised comfortably. We would like to allow our two girls to have their own bedrooms and bathrooms giving them their personal space as they get bigger. In addition to this, we would like to have a spacious area to host for holidays and gatherings. Furthermore, we need extra rooms for visiting family from abroad. Upsizing will also create a space for adaptability for our future needs.

In conclusion, I am asking for an increase in the maximum allowed lot coverage from 13.5% to 17.26% to allow construction of the residence that I need. I have attached the drawings as well for your reference.

Thank you for your consideration.

**Jonathan Blunier**

Square Feet - 3050 House

837garage

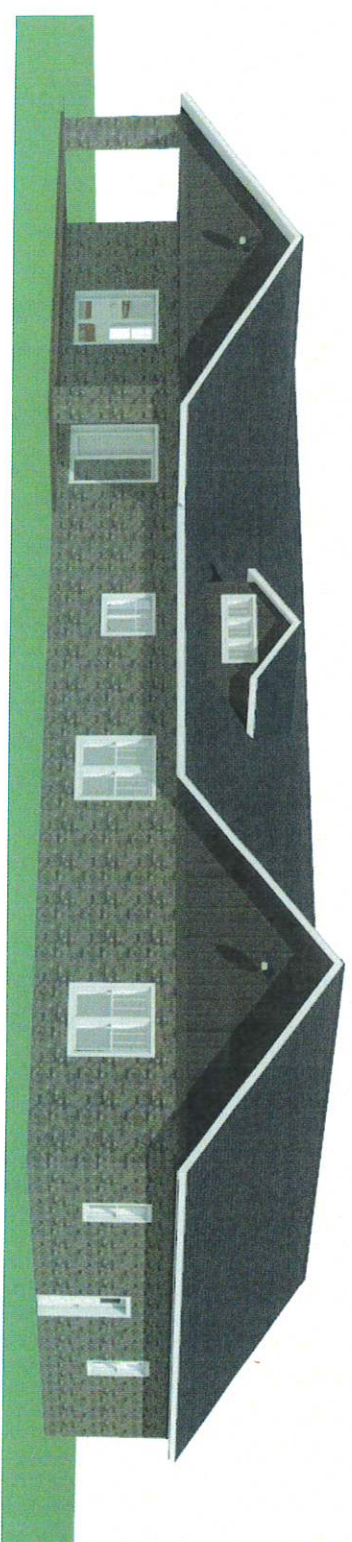
348sq Front Porch

404sq back porch

4679



13,308  
87,120



**BLUNIER BUILDERS, INC.**  
1230 US Highway 24  
Eureka, IL 61530  
Phone 309-467-4847  
Fax 309-467-5347

DRAWN BY	A. LITWILLER
SALESMAN	D. BAUMAN

DATE	11/24/2025
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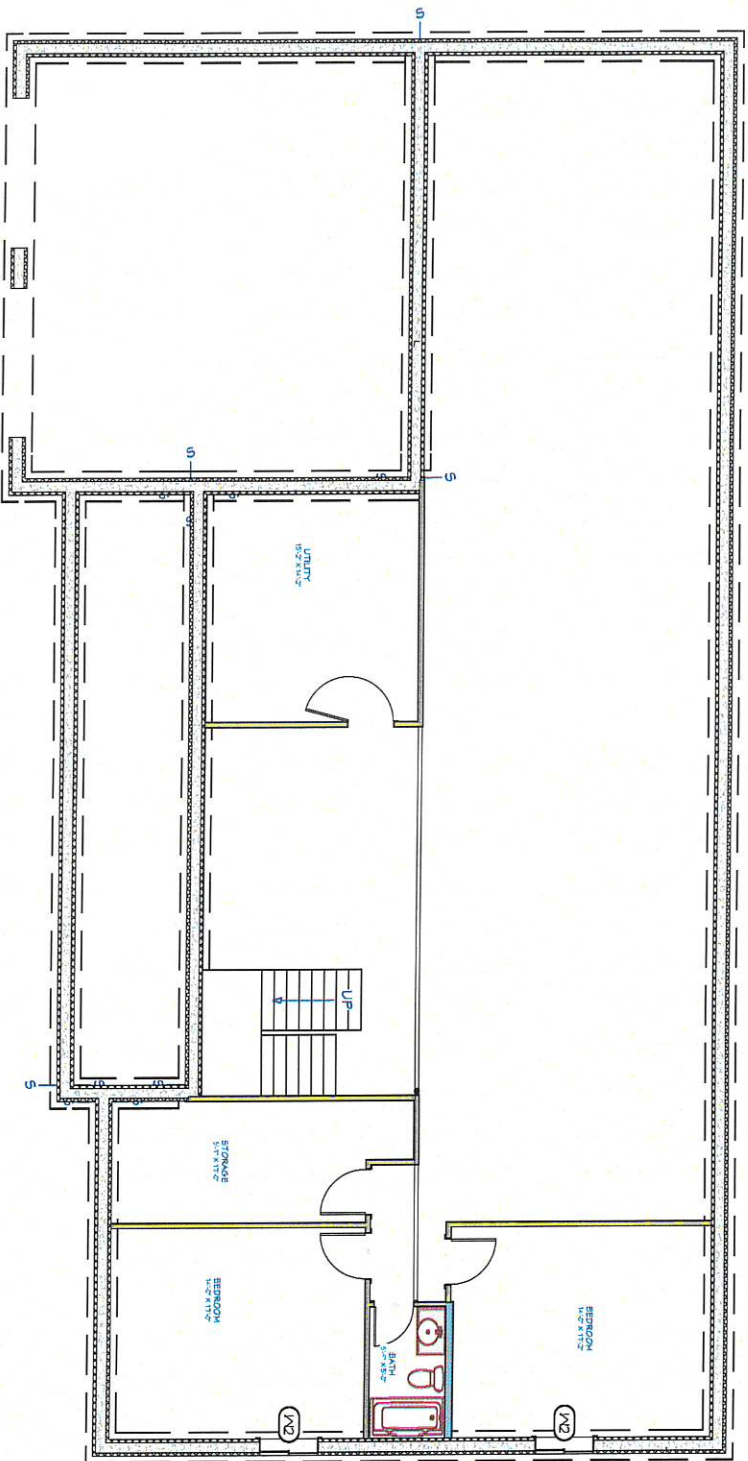
**JON BLUNIER**  
EUREKA, IL

DIMENSIONS	36' X 44' X 9' 24' X 6' X 9' 30' X 12' X ~10' 5"
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PAGE	1
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Initials: \_\_\_\_\_  
Date: \_\_\_\_\_





# BASEMENT

**BLUNIER BUILDERS, INC.**  
 1230 US Highway 24  
 Eureka, IL 61530  
 Phone 309-467-4647  
 Fax 309-467-5347

**DRAWN BY**  
 A. LITWILLER

**SALESMAN**  
 D. BAUMANN

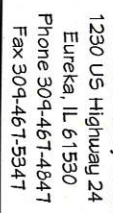
**DATE**  
 11/24/2025

**JON BLUNIER**  
 EUREKA, IL

**DIMENSIONS**  
 36' X 44' X 4'  
 24' X 6' X 4'  
 30' X 12' X ~10' 5"

**PAGE**  
**2**

**Initials:** \_\_\_\_\_  
**Date:** \_\_\_\_\_



D. BAUMAN

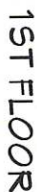
11/24/2025


EUREKA, IL

36' X 94' X 9'  
24' X 6' X 9'

w

Date: \_\_\_\_\_



WINDOW SCHEDULE				SYMBOL: 		
LABEL	QTY	BRAND	SIZE	DESCRIPTION	COLOR	TEXT
M1	2	ALLIANCE	6'-6"X2'-2"	LEFT FIXED WINDOW W/ GRIDS	WHITE	WHITE
M2	3	ALLIANCE	6'-0"X4'-0"	LEFT SLIDING WINDOW W/ GRIDS	WHITE	WHITE
M3	4	ALLIANCE	2'-1"X4'-6"	DOUBLE HUNG WINDOW W/ GRIDS	WHITE	WHITE
M4	3	ALLIANCE	5'-6"X5'-3"	TRYPIN DBL HUNG WINDOW UNIT W/ GRIDS	WHITE	WHITE
M5	1	ALLIANCE	5'-8"X4'-8"	TRYPIN DBL HUNG WINDOW W/ GRIDS	WHITE	BLACK
M6	1	ALLIANCE	5'-0"X5'-6"	TRIPLE DBL HUNG WINDOW W/ GRIDS	WHITE	BLACK
M7	1	ALLIANCE	3'-0"X3'-6"	DOUBLE HUNG WINDOW W/ GRIDS	WHITE	BLACK

		EXTERIOR DOOR SCHEDULE		SYMBOL	
LABEL	QTY	BRAND	SIZE	DESCRIPTION	COLOR EX/INT
D1	1	PROVIA	5610MU	FRONT DOOR W/ 12" SIDELIGHTS	WOODGRAIN/WOODGRAIN
D3	1	PROVIA	3066	3 PANEL SHAKER STYLE DOOR	WHITE/WHITE
D3	1	PROVIA	3066	STEEL 3 PANEL MISSION STYLE FIREDOOR	WHITE/WHITE
D4	2	PROVIA	6070	EXT. SLIDER GLASS PANEL	WHITE/WHITE



BUS  
24

BUS  
24

79'-0"

43'-0"

FRONT PORCH

GARAGE

BACK PORCH

Septic  
Field

Old Septic  
Tank





1315300001

1315300002

1315300004

1315300005

1132

COUNTY ROAD 800 N

COUNTY ROAD 800 N

1131

1322100002

1322100003



1315300002

1315300005

COUNTY ROAD 800 N

COUNTY ROAD 800 N

1322100002

1131



1322100003



1315300001

1315300002

1315300004

1315300005

1132

COUNTY ROAD 800 N

COUNTY ROAD 800 N

1131

1322100002

1322100003



1315300002

1315300005

COUNTY ROAD 800 N

COUNTY ROAD 800 N

1322100002

1131



1322100003



Occupancy							Interior Finish			Sales			Year Built		
1	2	3	4	5	6	7	Drywall	Remodeled	Sold Date	Mo.	Day	Yr.	CDU	Good	Age
1	2	3	4	5	6	7	Fiberboard	NH	Amount \$	11/12/2010			Grade C +5		69
Living Accommodations							Memo			CONV - STRUCTURES ARE MARKED FOR CONSTRUCTION AS 2017. USED -1 AS AGE CHECK A.V.			Dwelling Computations		
Total Rooms							Features			Porches			MS / Fd 1569.0C SF		
Bedrooms							Pt. Msy. Trim			Condo. Comm. Porch			One Story		
Family Rooms							Finished Basement			SF OFF EFP OMPEMP 2-Sty					
8in Masonry Wall							Brk Stone Art			Porch					
Pier							Living Recreation			400 SF OFF EFP OMPEMP 2-Sty					
Basement							Fireplaces #			W/tn: Porch			Basement		
1							Integral Gar.			SF OFF EFP OMPEMP 2-Sty			Heating/Central Air		
Full							On grade Below			76 SF OFF EFP OMPEMP 2-Sty			Sched. comb.		
Crawl Space							Frm Msy Carport			Wd deck			Plumbing		
Area without bsmt.							Attached Gar.			SF Wood deck			Attch		
0 SF													Attch/Int. Gar.		
Heating/Cooling													Other		
1													Total		
2													Total		
3													Total		
4													Total		
Central A/C													Total		
No Ducts													Total		
No Heat													Total		
Central Air													Total		
Heating Detail													Total		
Gas Fired Floor Units													Total		
Warm Air													Total		
Hot Water/Steam													Total		
Floor Furnace													Total		
Unit Heaters													Total		
Plumbing Detail													Total		
Standard (5)													Total		
Bathroom (3)													Total		
Half Bath (2)													Total		
Sink/Lavatory (1)													Total		
Attic													Total		
1													Total		
2													Total		
3													Total		
4													Total		
None													Total		
Exterior Walls													Total		
Wood Siding													Total		
Stucco Siding													Total		
Aluminum Siding													Total		
Vinyl Siding													Total		
Concrete Block													Total		
Brick													Total		
Stone													Total		
Other													Total		
Roof													Total		
Shingle - Asphalt													Total		
Shingle - Asbestos													Total		
Slate													Total		
Tile													Total		
Composition													Total		
Other													Total		
Floors													Total		
B													Total		
1													Total		
2													Total		
3													Total		
Carpet Floor													Total		
Concrete Floor													Total		
Laminate Floor													Total		
Tile Floor													Total		
Wood Floor													Total		





Ownership and Mailing Address	
Owners Name	Mailing Address
BLUNIER JONATHAN D	1131 COUNTY ROAD 800N EUREKA, IL 61530
Property Address	
Site Address	
1131 COUNTY ROAD 800 N EUREKA, IL 61530	
Production Index System	

Town	Volume	Tax Code	Twp	Sec.	Block	Parcel	Unit
Cruger		13001					
0040	RES - RESIDENTIAL						
Property Class	Land Use	Zoning	NH Code	of Card No.		Condo Comm.	
Record Of Ownership		Date	Deed Stamps	Indicated Price			
Doc. No	Grantor	Grantee					
10006429	WETTSTEIN ESTATE, RICHA	BLUNIER, JONATHAN D.	11/12/2010				150,000
Building Permit Record							
Public Notes							
*C/D SOIL UPDATE: 03/09/07							
*C/D SOIL UPDATE: 11/26/07							
*C/D SOIL UPDATE: 10/28/08							
Land Computation							

Summary of Assessed Values	
Level Prior Year Equalized	Assessed Value
02/06/2025	Land 10,218
	Bldgs 119,549
	Total 129,767
Level Township Assessor	Assessed Value
02/06/2025	Land 10,218
	Bldgs 119,549
	Total 129,767
Level Supervisor of Assessments	Assessed Value
10/01/2025	Land 10,218
	Bldgs 119,549
	Total 129,767
Level S of A Equalized	Assessed Value
10/03/2025	Land 11,029
	Bldgs 129,041
	Total 140,070
Level Board of Review	Assessed Value
10/28/2025	Land 11,029
	Bldgs 129,041
	Total 140,070

## **ZBA Findings for Variance:**

A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a variance.

B. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands or structures in the same district.

C. The ZBA shall make a finding that the reasons set forth in the application justify the granting of the variance.

D. The ZBA shall make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

E. The variance requested is the least amount of variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner.