

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



Phone: (309) 467-3023  
wczoning@woodfordcountylil.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:   

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: Cruger

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.

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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 Jonatha 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.

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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.

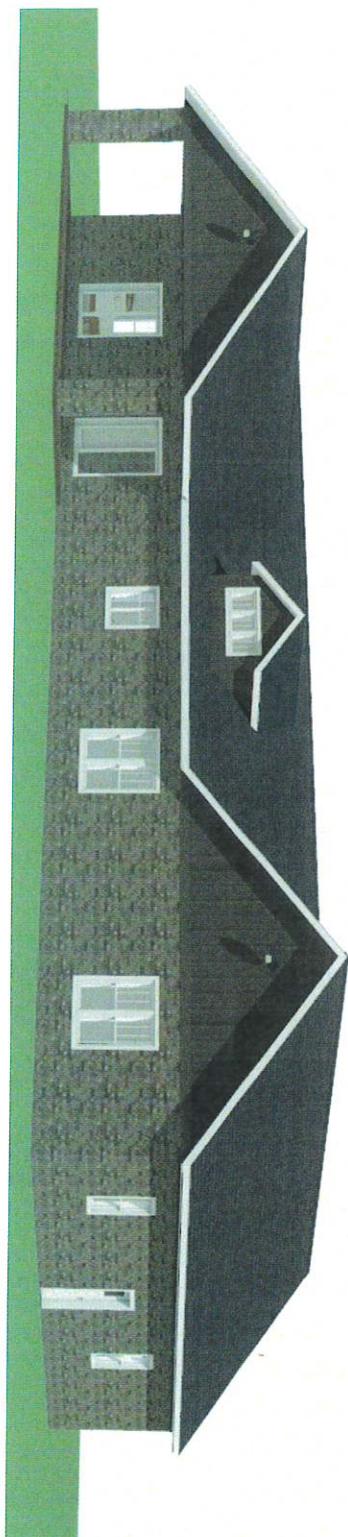
**Jonathan Blunier**

Square Feet - 3050 House 837 Garage

348 ft Front Porch 404 ft Back Porch

13,308  
87,120

4679



**JON BLUNIER**

EUREKA, IL

**DIMENSIONS**  
36' X 94' X 9'  
24' X 6' X 9'  
30' X 12' X ~10' 5"

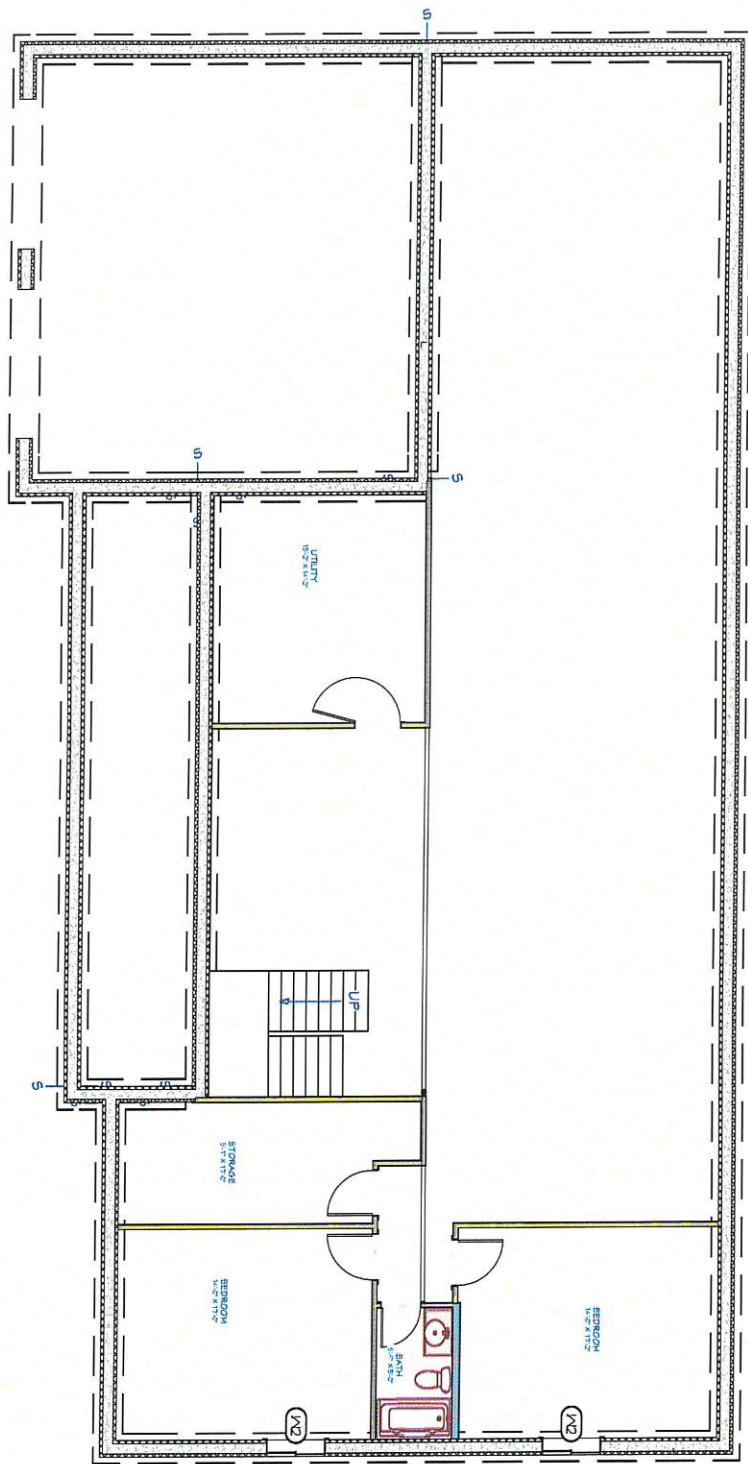
**PAGE**

1

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

**BLUNIER**  
**BUILDERS, INC.**  
1230 US Highway 24  
Eureka, IL 61530  
Phone 309-467-4647  
Fax 309-467-5547

BASEMENT



JON BLUNIER

EUREKA, IL

**DIMENSIONS**

36' x 94' x 9'  
24' x 6' x 9'  
30' x 12' x ~10' 5"

PAGE

2

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

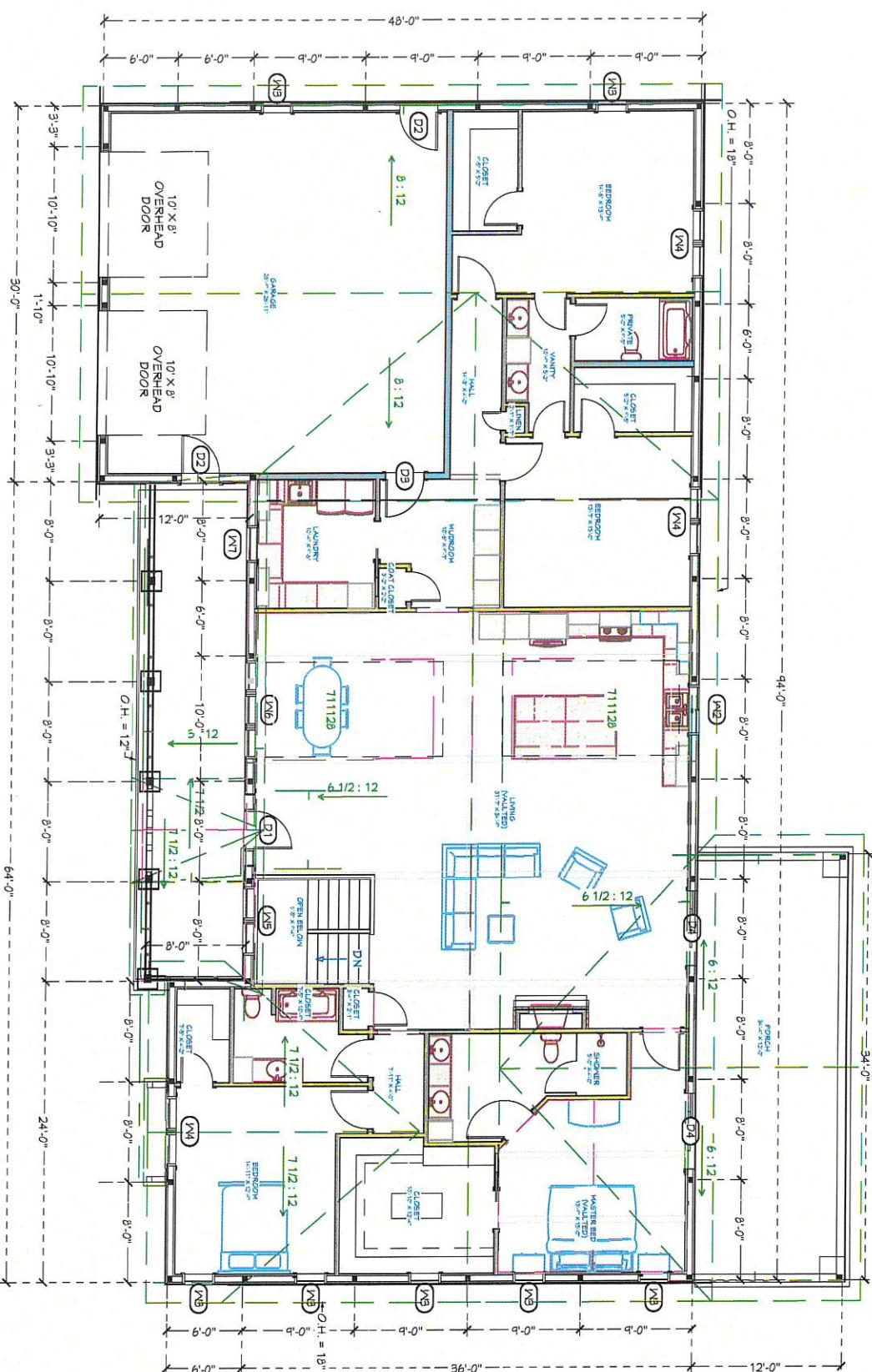
**BLUNIER**  
**BUILDERS, INC.**

1230 US Highway 24  
Eureka, IL 61530  
Phone 309-467-4847  
Fax 309-467-5547

**DRAWN BY**  
A. LITWILLER

**SALESMAN**  
D. BAUMAN

**DATE**  
11/24/2025



**DIMENSIONS**

36' X 94' X 9"  
24' X 6' X 9"  
30' X 12' X ~10' 5"

**PAGE**

**JON BLUNIER**  
EUREKA, IL

**3**

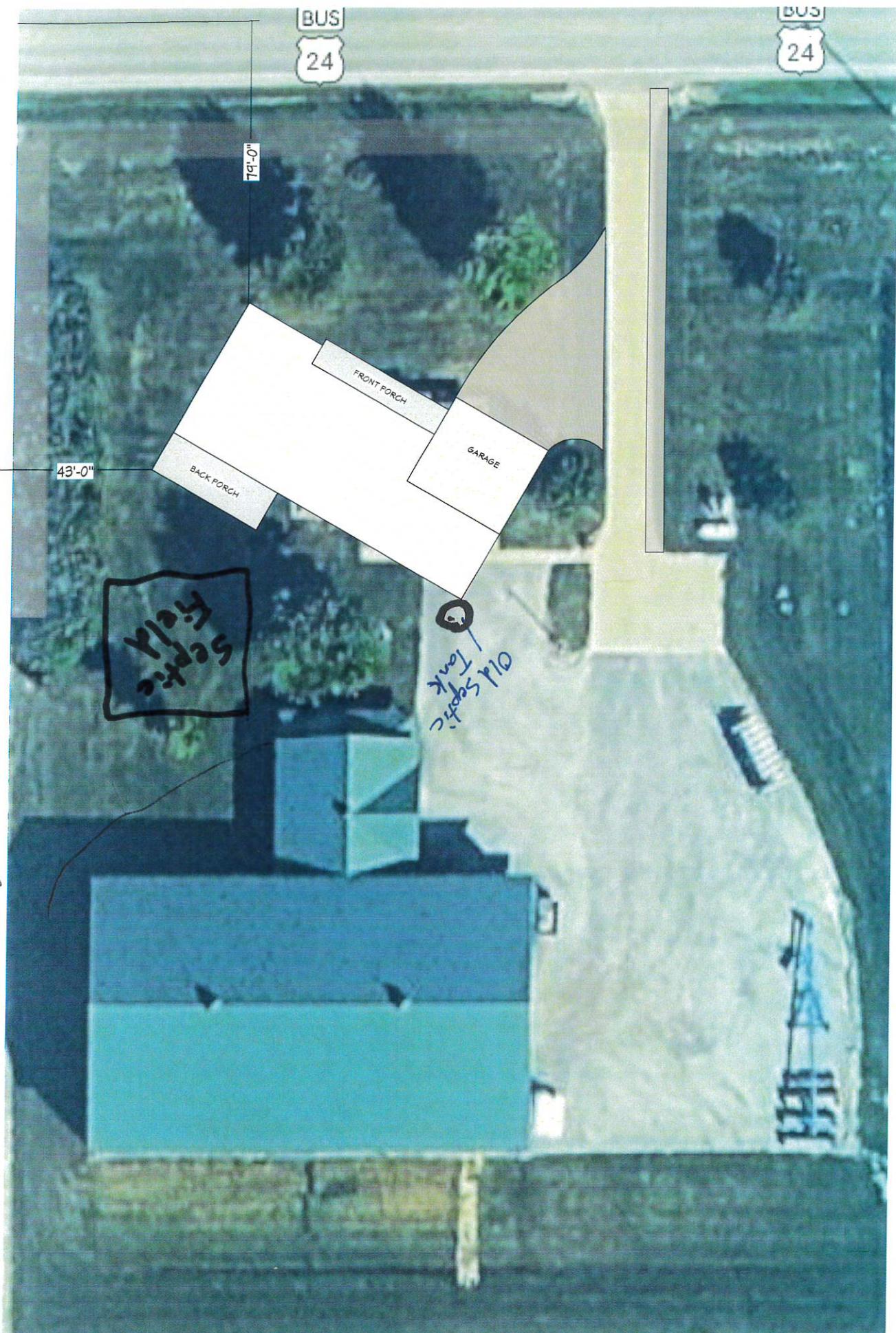
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**PAGE**  
**11/24/2025**

**SALESMAN**  
**D. BAUMAN**  
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**BLUNIER**  
**BUILDERS, INC.**  
1230 US Highway 24  
Eureka, IL 61530  
Phone 304-467-4647  
Fax 304-467-5547

| LABEL | QTY | BRAND  | SIZE        | DESCRIPTION                    | SYMBOL | COLOR EXT/INT |
|-------|-----|--------|-------------|--------------------------------|--------|---------------|
| D1    | 1   | PROVIA | 5'8" X 7'0" | FRONT DOOR W/ 2 SIDELIGHTS     | ○      | WHITE/WHITE   |
| D2    | 2   | PROVIA | 30'6"       | 3 PANEL MISSION STYLE FIREDOOR | ○      | WHITE/WHITE   |
| D3    | 1   | PROVIA | 6'0" X 7'0" | EXT SLIDER GLASS PANEL         | ○      | WHITE/WHITE   |
| D4    | 2   | PROVIA | 6'0" X 7'0" | EXT SLIDER GLASS PANEL         | ○      | WHITE/WHITE   |

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



1315300001

1315300002

1315300004

1315300005

1132

COUNTY ROAD 800 N

COUNTY ROAD 800 N

1322100003

1131

1322100002



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

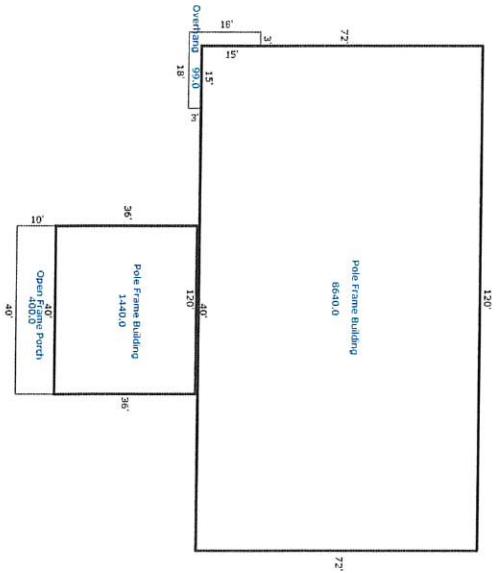
1322100002

1131

1322100003

| Occupancy                                   |   |   | Interior Finish |   |   | Sales  |         |            | Mo. Day Yr.          |              |             | Year Built 1956                           |           |           | Age 69                            |     |      |             |
|---|---|---|-----------------|---|---|--|---------|------------|----------------------|--------------|-------------|---|-----------|-----------|-----------------------------------|-----|------|-------------|
| 1   | 2 | 3 | 4               | 5 | 6 | 7  | Drywall | Fiberboard | Mobile Home          | A Frame Home | Summit Home | Plaster                                   | Remodeled | Sold Date | 11/12/2010                        | CDU | Good | Adj. Age 32 |
| Modular Vacant Dwelling Other               |   |   | Paneling        |   |   | CONV - STRUCTURES ARE MARKED FOR CONSTRUCTION AS 2017 USED-1 AS AGE CHECK A.V. |         |            |                      |              |             | Grade C +5                                |           |           |                                   |     |      |             |
| 1 Living Accommodations                     |   |   | 6 7             |   |   | Features   |         |            | SF Quality           |              |             | Type                                      |           |           | Dwelling Computations             |     |      |             |
| Total Rooms                                 |   |   | Bedrooms        |   |   | Pt. Msy. Trim  |         |            | Brk Stone Art        |              |             | Porches                                   |           |           | MS / SF 1569.00 SF                |     |      |             |
| 5   |   |   | 3               |   |   | Finished Basement  |         |            | Living Recreation    |              |             | Condo Comm. Porch SF OFF EFP OM/PEMP 2-SY |           |           | 1,569 SF 132,718                  |     |      |             |
| 8in Masonry Wall                            |   |   | Pier            |   |   | Prorated With:   |         |            | Stacks #             |              |             | Prorated % Porch SF OFF EFP OM/PEMP 2-SY  |           |           | 9 Ft. Wall                        |     |      |             |
| 1 Basement                                  |   |   | 2 3             |   |   | Integral Gar.  |         |            | On grade             |              |             | Porch Porch 76 SF OFF EFP OM/EMPH 2-SY    |           |           | Heating/Central Air               |     |      |             |
| Full Crawl Space                            |   |   | Slab 0 SF       |   |   | Attached Gar.  |         |            | Below Fm Msy Carport |              |             | Wd. deck SF Wood deck                     |           |           | Sched. comb.                      |     |      |             |
| Area without bsmt.                          |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           | Plumbing                          |     |      |             |
|   |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           | Attic                             |     |      |             |
|   |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           | Porches EFP (100% 400 SF + 14,650 |     |      |             |
|   |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           | EMP 76 SF + 4,500                 |     |      |             |
| Gas Fired Floor Units                       |   |   | ✓               |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Central A/C                                 |   |   | No Ducts        |   |   | No Heat  |         |            | Central Air          |              |             |   |           |           |                                   |     |      |             |
| None  |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| 1 Attic                                     |   |   | 2 3 4           |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Wood Siding                                 |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Stucco Siding                               |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Aluminum Siding                             |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Vinyl Siding                                |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Concrete Block                              |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Brick                                       |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Stone                                       |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Other                                       |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Shingle - Asphalt                           |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Shingle - Asbestos                          |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Shingle - Wood                              |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Slate                                       |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Title                                       |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Composition                                 |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Other                                       |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Floors                                      |   |   | B 1 2 3         |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Carpet Floor                                |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Concrete Floor                              |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Laminate Floor                              |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Tile Floor                                  |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Wood Floor                                  |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Printed by: KUNDERWOOD                      |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Date: 12/23/2025                            |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |
| Copyright (C) 1997-2025 DEVNET Incorporated |   |   |                 |   |   |  |         |            |                      |              |             |   |           |           |                                   |     |      |             |

| Structure                   | Farm Buildings |       |           |        |               |            | Total          |
|-----------------------------|----------------|-------|-----------|--------|---------------|------------|----------------|
|                             | Construction   | Size  | Base Cost | RCN    | Effective Age | % Good/REL |                |
| Pole Frame Building/Pole    | 4 Sides Closed | 1,440 | 12.30     | 17,712 | 1             | 95         | 136,757        |
| Pole Frame Building/Pole    | 4 Sides Closed | 8,640 | 9.10      | 78,624 | 1             | 95         | 136,757        |
| <b>Farm Buildings Total</b> |                |       |           |        |               |            | <b>273,514</b> |



| Ownership and Mailing Address |   | Town   | Volume | Tax Code          | Twp | Sec. | Block | Parcel | Unit |
|-------------------------------|---|--------|--------|-------------------|-----|------|-------|--------|------|
| BLUNIER JONATHAN D            | 1131 COUNTY ROAD 800N<br>EUREKA, IL 61530 | Cruger | 0040   | RES - RESIDENTIAL |     |      |       |        |      |

| Property Class | Land Use                | Zoning               | NH Code    | of Card No. | Condo Comm.     |
|----------------|-------------------------|----------------------|------------|-------------|-----------------|
|                |                         |                      |            |             |                 |
| Doc. No        | Grantor                 | Grantee              | Date       | Deed Stamps | Indicated Price |
| 10006429       | WETTSTEIN ESTATE, RICHA | BLUNIER, JONATHAN D. | 11/12/2010 |             | 150,000         |

**Site Address**  
1131 COUNTY ROAD 800 N  
EUREKA, IL 61530

**Property Address**

**Building Permit Record**

**Production Index System**

**Public Notes**

\*CDSOIL UPDATE: 03/09/07  
\*CDSOIL UPDATE: 11/26/07  
\*CDSOIL 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        |
| <b>Level</b> Township Assessor         | <b>Assessed Value</b> |                |
| 02/06/2025                             | Land                  | 10,218         |
|  | Bldgs                 | 119,549        |
|  | Total                 | 129,767        |
| <b>Level</b> Supervisor of Assessments | <b>Assessed Value</b> |                |
| 10/01/2025                             | Land                  | 10,218         |
|  | Bldgs                 | 119,549        |
|  | Total                 | 129,767        |
| <b>Level</b> S of A Equalized          | <b>Assessed Value</b> |                |
| 10/03/2025                             | Land                  | 11,029         |
|  | Bldgs                 | 129,041        |
|  | Total                 | 140,070        |
| <b>Level</b> Board of Review           | <b>Assessed Value</b> |                |
| 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.