



**PLANNING COMMISSION - REGULAR SESSION
COMMUNITY ROOM 1, 2ND FLOOR, BLOOMINGTON PUBLIC LIBRARY
205 E. OLIVE ST., BLOOMINGTON, IL 61701
WEDNESDAY, JUNE 4, 2025, 4:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Consideration and action to approve the Minutes of the March 5, 2025, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **Z-02-24** - Public hearing, consideration, and action on a request by the City of Bloomington, for Zoning Map Amendments to the P-2 (Public Lands and Institutions) District, for the properties located at 801 N. Martin Luther King Jr. Dr. (PIN 14-32-351-003), 2418 Maloney Dr. (PIN 21-02-277-017), 205 N. Prospect Rd. (PIN 21-02-253-014), and 409 E. Mulberry St. (PIN 21-04-256-005). (Recommended Motion: Motion to establish findings of fact that the request for **approval** of the proposed Zoning Map Amendments to the P-2 (Public Lands and Institutions) District are in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.)
- B. **Z-03-24** - Public hearing, consideration, and action on a request by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) allowed uses tables, (2) bulk and site standards, (3) transitional yards, (4) use provisions, and 5) administrative procedures. (Recommended Motion: Motion to establish findings of fact that the proposed text amendments are or are not in the public interest, and recommend that City Council approve or deny the proposed text amendments.)

6. New Business

- A. Presentation of the Draft Regional Strategic Land Use Map for McLean County, Town of Normal, and the City of Bloomington (City focus). (Recommended Motion: None. Presentation only.)
- B. Presentation of the *Missing Middle Housing (MMH) Scan - Analysis + Definition of Barriers to Missing Middle Housing* for the City of Bloomington. (Recommended Motion: None. Presentation only.)

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR PLANNING COMMISSION: June 4, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the March 5, 2025, regular meeting of the Bloomington Planning Commission.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[PC MINUTES DRAFT 2025-03-05](#)

[PC Minutes Draft PRESENTATION 202-03-05](#)



DRAFT MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, MARCH 5, 2025, 4:00 PM

The Planning Commission convened in regular session at 4:00 PM, March 5, 2025. Vice Chair Jackie Beyer called the meeting to order.

Roll Call

Attendee Name	Title	Status
Anna Sochotsky	Commissioner	Present
Jackie Beyer	Commission Vice Chair	Present
Goverdhan Galpalli	Commissioner	Present
Justin Boyd	Commission Chair	Absent
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Present
Brady Sant Amour	Commissioner	Absent
Thomas Krieger	Commissioner	Present
William Peradotti	Commissioner	Present

Staff presented included: George Boyle, Assistant Corporation Counsel; Kelly Pfeifer, Director of Development Services; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and Laura Keeran, Stevenson Fellow.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion.

Commissioner Peradotti made a motion, seconded by Commissioner Galpalli, to approve the consent agenda as presented.

AYES: Lewis; Krieger; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen

Motion carried (viva voce).

Item 4.A. Consideration and action to approve the Minutes of the January 8, 2025, regular meeting of the Bloomington Planning Commission.

Regular Agenda

The following item was presented:

Item 5.A. Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) Administrative procedures.

Ms. Pemberton presented the Staff Report with a recommendation for approval of the proposed text amendments. She stated the first suggested modification was changing instances of Department of Economic & Community Development to Development Services Department to be reflective of the recent update to the Department. She stated the second change involved adjusting residential uses in Manufacturing Districts, making single-family attached homes reflect the permissions of multi-family in the M-1 District.

Vice Chair Beyer inquired about amending the chart to reflect that 'Towing Services' in the M-2 District would be identified as requiring a Special Use Permit if adjacent to residential, thus modifying the proposal from 'P' to 'P1' to ensure adequate protection of adjacent residential properties. Ms. Pemberton stated that Staff accepts the proposed amendment and will reflect that in the version of amendments forwarded to Council.

Ms. Pemberton continued that the third change adjusted commercial and industrial uses to better align with community needs and reduce complaints. Additionally, a Data Centers use, and Light Industrial Not Elsewhere Classified, and Heavy Industrial Not Elsewhere Classified use categories were created, with definitions and use provisions based on research and examples from other communities.

Vice Chair Beyer commented that adding data centers to the Code was good practice and could allow future development.

Ms. Pemberton stated the fourth change amended certain landscaping and screening requirements. She added that the fifth change discussed amended the Administrative Procedures to be aligned with State Statutes, to allow flexibility in meeting dates and times, and changed Demolition Review to public review rather than public hearing.

Vice Chair Beyer opened the public hearing.

No testimony was received.

Vice Chair Beyer closed the public hearing.

Ms. Pemberton reviewed a new method for handling recommendations to Council, aiming to create a clearer document that explicitly states the Commission's decision without requiring a review of multiple pages of minutes. She proposed first reviewing findings of fact and then voting to adopt the Draft Resolution that transmits those

findings, either as prepared or with amendments. She stated the goal was to ensure that the Resolution clearly reflects the Commission's intent and recommendations. She suggested preparing a template for approval or denial, noting that there seemed to be consensus on the proposed amendments. They also confirmed that no testimony was provided either in support of or against the proposed changes and began walking through the findings of fact to ensure the proposed amendments were consistent with the public interest and the purpose of the zoning code.

The Commission reviewed the proposed Resolution and findings.

There was further discussion regarding clarification of the motion by staff and the Commission on procedural items and noting the modified amendment on "Exhibit A" to the Resolution.

Commissioner Cullen made a motion, seconded by Commissioner Lewis, to adopt the Draft Resolution, establishing findings of fact that the proposed text amendments are in the public interest, and recommending that City Council approve the proposed text amendments, including the amendments in "Exhibit A" with the modification to change Towing Services in the M-2 (General Manufacturing) District from 'P' to 'P1.'

AYES: Lewis; Krieger; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen
Motion passed.

New Business

Ms. Pemberton stated that Commissioner Sant Amour has resigned from the Planning Commission, so there will be an open position available.

Adjournment

Commissioner Peradotti made a motion, seconded by Commissioner Galpalli, to adjourn the meeting.

AYES: Lewis; Krieger; Muehleck; Peradotti; Beyer; Galpalli; Sochotsky; Cullen
Motion carries (viva voce).

The Meeting Adjourned at 4:27PM.

CITY OF BLOOMINGTON

Jackie Beyer, Vice Chair

Alissa Pemberton, Staff Liaison



City of Bloomington Planning Commission

March 5, 2025



CITY OF BLOOMINGTON
PLANNING COMMISSION
MARCH 5, 2025

Regular Agenda

Item	Case Number	Description
4A	N/A	Consideration and action to approve the Minutes of the January 8, 2025, regular meeting of the Bloomington Planning Commission.
5A	Z-01-25	Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) administrative procedures.

Z-01-25

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) land-scaping and screening, and (4) administrative procedures.

Term Change: “Economic and Community Development” to “Development Services”

Comprehensive review and replacement of Chapter 44 (Zoning) for the following:

- 1) ~~“Economic and Community Development Department”~~ to be replaced with “Development Services Department”
- 2) ~~“Director of Economic and Community Development”~~ to be replaced with “Director of Development Services”

Changes to Household Living Uses Permission in Manufacturing Districts

Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Agricultural			
Apiary, Beekeeping	S		§ 44-1005
Aquaculture, Aquaponics, Hydroponics	P	P	
Animal Breeding Services	P ¹	P ¹	
Fish Hatcheries, Poultry Hatcheries	P ¹	P ¹	
Horticultural Services	P	P	
Urban Agriculture	P	P	
Urban Garden	P		
RESIDENTIAL			
Household Living			
Dwelling, Single-Family	P ²	P ²	
Dwelling, Multiple-Family	S	S	
Dwelling, Single-Family Attached	S		
<u>Live/Work</u>	<u>P</u>		
Group Living			

Z-01-25

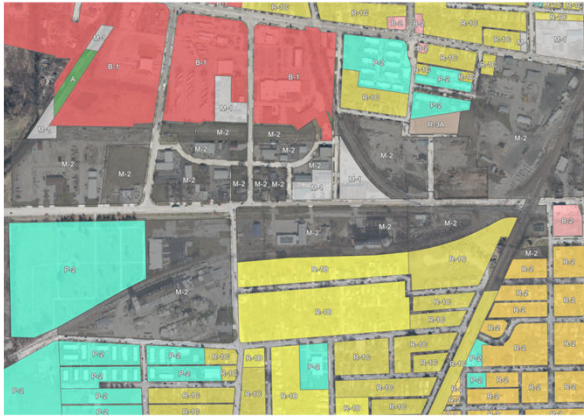
Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) land-scaping and screening, and (4) administrative procedures.

Adjustment to Commercial and Industrial Permissions in Manufacturing Districts

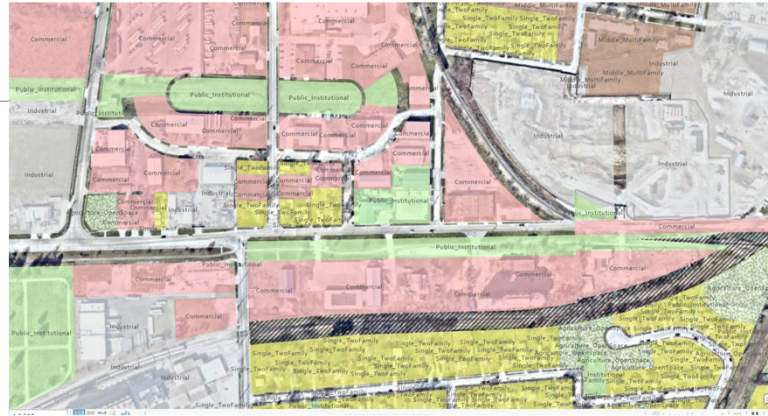
Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Emergency Shelters	P	S	§ 44-1047
COMMERCIAL			
Aircraft and Automotive			
Car Wash	P ¹		§ 44-1009
Farm Machinery Sales and Service	P ¹	P ¹	
Towing Services	<u>P¹</u>	<u>P S</u>	
Truck Stops, Truck Plazas	P ¹		
Truck Wash	P ¹	P ¹	
Vehicle Fueling Station	P	P	
Vehicle Repair and Service	P ¹	P ¹	§ 44-1034
Vehicle Rental Service	P ¹	P ¹	
Vehicle Sales and Service	P ¹	S	
Vehicle Salvage and Wrecking Operations		P ¹	
Vehicle Storage	P ¹	P ¹	
Entertainment and Hospitality			
Entertainment and Exhibition Venues	S		
Sports and Fitness Establishments	<u>S P</u>		
Offices			
Financial Services	P		
General Offices, Business of Professional	P	P	
Materials Testing Facility	P	P	
Medical or Dental Office or Clinic	P		§ 44-1024
Medical Laboratory Facility	P	P	
Printing, Copying and Mailing Services	P	P	
Research Facility or Laboratory	S	P ¹	
Personal Services			
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P		
Instructional Studios	S		
Kennels, with no outdoor exercise areas	P ¹	P ¹	
Kennels, with outdoor exercise areas	S	<u>S P¹</u>	§ 44-1004
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P		
Pet Care: Grooming, day care, training	P	P	
Veterinary Office or Clinic	<u>P^{2,3}</u>	<u>P^{2,3}</u>	
Day-care centers	S		
Retail and Service			
Adult-use cannabis dispensing organization	S	S	§ 44-1039
Artisanal/Craft Production and Retail	P	P	
Auction Houses	P	P	

**Example: why changing District permissions isn't always the solution to nonconformity issues
AKA: sometimes the zoning is just wrong**

Current Zoning



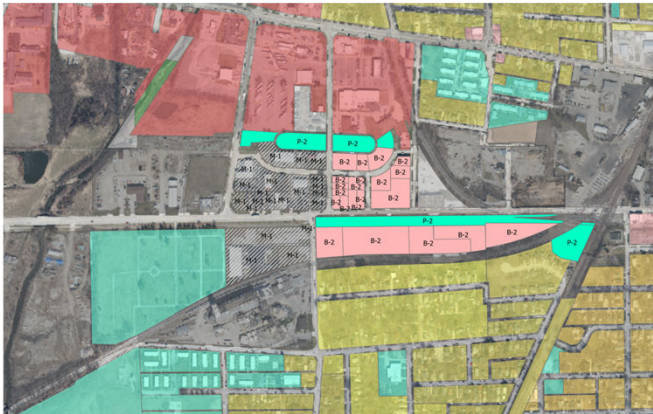
Current Use



Current Compliance



Proposed Zoning



Proposed Compliance



Please note: while this area has been used as an example, this zoning map amendment case has not yet been formally initiated

Z-01-25

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) land-scaping and screening, and (4) administrative procedures.

Creation of “Data Center” Use and Associated Use Provisions

§ 44-1048 – Data Centers.

A. Administrative site plan approval shall be required pursuant to § 44-1709 of this Code.

B. Design

(1) Architectural Standards.

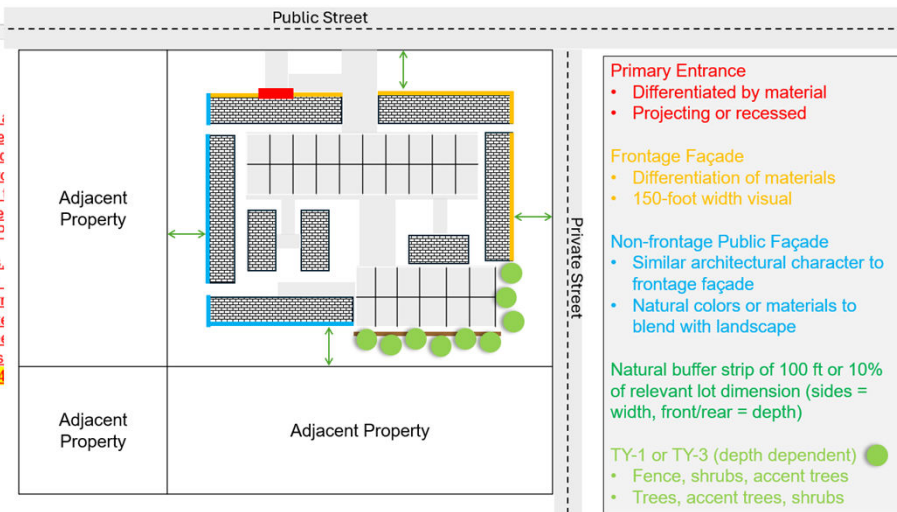
- (a) Frontage. Any building elevation adjacent to a public right-of-way must include either:
 - i. A change in the primary facade surface for every approximately 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material; or
 - ii. A minimum of thirty percent (30%) of the primary facade shall be comprised of windows, doors, or similar fenestration design features such as faux windows that are generally distributed horizontally and vertically across the facade.
- (b) Entry. A data center building must include a primary entrance feature that is differentiated from the remainder of the building facade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.

Z-01-25

Page 4

March 2025

- (c) Non-frontage public facades. All facades be designed to complement local archite the visual impact on the surrounding lan to the first set of buildings inside the pr exterior site; buildings visible only from these architectural standards. See Figure Center Design and Buffering Standards P
- (2) Height of necessary appurtenances. Chimneys, bulkheads, fire towers, antennas or other constructed above the roof line shall be per limitations of the district in which they are loca ordinances of this municipality but may not exce as the vertical distance from the average finis highest point of the structure. See Figure § 4 Appurtenance Structures).



Z-01-25

Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) use tables, (2) definitions, (3) land-scaping and screening, and (4) administrative procedures.

Addition of “Catch All” Industrial Use Categories and Associated Definitions

INDUSTRIAL USES

A set of uses that are employment-based, generally land-intensive and often involving processes, materials, noise, light, and hours of operation that may be incompatible in residential or mixed-use environments, without thoughtful site design or mitigation measures.

INDUSTRIAL USES, LIGHT

Any industrial use which assembles, improves, treats, compounds, packages, or operates any combination of goods, materials, equipment, or services, in such a manner so as to limit the negative externalities of the activity. Little noise, dust, odor, smoke, glare, or vibration is noticeable outside of the building in which the activity takes place. These uses typically incorporate accessory uses, such as office space or warehousing of a finished product. This use category includes, but is not limited to, printing plants, assemblers or data processing equipment, regional distribution, and research and development, but excludes basic industrial processing from raw materials, and vehicle/equipment services. High-tech and clean technology uses may be included in this category when their land use requirements or expected external impact exceed that of a general office use.

INDUSTRIAL USES, HEAVY

Heavy industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. Heavy industrial uses often include processing of raw materials and production of primary materials, or the storage or manufacturing of flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. These uses typically have the potential to create substantial noise, smoke, dust, vibration and other environmental impacts or pollution.

Table 602A: Manufacturing District - Permitted and Special Uses			
	M-1	M-2	Reference
Warehouse	P	P	
Transportation			
Bus and Taxi Passenger Terminals	P		
Heliports, Heliport Terminals	S	S	
Rail Passenger Terminals	P		
Utilities			
Electricity or Natural Gas Production Plant		S	
Nuclear Power Plant		S	
Private Solar Energy Conversion Facilities	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P	§ 44-1036
Public or Private Utility Facility, Minor	P	P	
Radio, Television Stations-Towers	P	P	
Wireless Communication Facilities	P ⁴	P ⁴	§ 44-1037
Light Industrial Uses Not Elsewhere Classified	S	P¹	
Heavy Industrial Uses Not Elsewhere Classified		S	

Notes:

Streamlining and Accurate Reflection in Article XVII

- (b) The decision-making bodies shall establish annual meeting schedules, which shall include at least one meeting per month to be held at a regular time and place. Meetings shall may also be held at regularly scheduled times established herein or at any time upon the call of the chairperson.
- (c) No member of the Board or commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.
- (d) The chairperson, and in his or her absence the acting chairperson, may administer oaths and compel the attendance of witnesses.
- (e) All meetings shall be conducted in accordance with the Open meetings Act, 5 Illinois Compiled Statutes 120/1, et seq. All meetings shall provide opportunity for public comment pursuant to local ordinances. Meeting minutes shall be prepared and maintained in accordance with local and state law.

B. Zoning Board of Appeals.

- (4) Meetings. Meetings shall be held on the third Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and place as the Board may determine.

On the application is deemed to be a minimum, and the applicant may be required to supply additional information prior to the public hearing on their requests.

- (4) The site plan shall be prepared to scale and provide the following information on one or more sheets, to permit the review of compliance with the relevant standards and provisions:
 - (a) Location by Section, Town and Range or other legal description, or common address and PIN;
 - (b) Names and addresses of the persons having proprietary interest over the property;
 - (c) Graphic (engineering) scale;
 - (d) North-points;
 - (e) Date of preparation;
 - (f) The boundary lines of the property in question;
 - (g) Location of all survey monuments and their descriptions;
 - (h) Proposed location, width, and type of surface material of all existing and proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
 - (i) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;

G. Approval. An affirmative vote of four members is required to approve the variance. If approval is established by fewer than four members the case may be referred to City Council for final action.

Compliance with the 2035 Comprehensive Plan

The proposed Text Amendments contribute to:

- N-1.1a (Update the ordinances and regulations as needed to accomplish the goals of the Comprehensive plan); and,
- N-1.2d (Identify and eliminate the barriers for infill development); and,
- H-1.1a (Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities); and,
- ED-1.1 (Focus on retention and expansion of existing businesses); and,
- ED-1.2 (Leverage community assets in attracting business); and,
- ED-4.1 (Plan for a diversity of ready-to-build sites to meet the demand); and,
- ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City); and,
- ED-4.4 (Evaluate commercial land use needs in the context of changing economic trends); and,
- ED-4.5 (Identify and reduce barriers for local growth and economic development).

Standards for Review - Text Amendments

The extent to which the proposed amendments are consistent with the public interest, giving due consideration for the purpose and intent of this code as set forth in § 44-1701 herein.

The extent to which property values are diminished by the proposed particular zoning restriction.

The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.

Whether the City needs the additional types of uses or development allowed by the proposed amendment.



CASE Z-01-25

Recommended Action(s):

Motion to adopt the Draft Resolution, establishing findings of fact that the proposed text amendments are or are not in the public interest, and recommending that City Council approve or deny the proposed text amendments.

PLANNING COMMISSION RESOLUTION NO. 2025 -01

A RESOLUTION ESTABLISHING FINDINGS OF FACT AND RECOMMENDING APPROVAL/DENIAL OF PROPOSED TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF BLOOMINGTON [CHAPTER 44], RELATING TO USE TABLES, (2) DEFINITIONS, (3) LAND-SCAPING AND SCREENING, AND (4) ADMINISTRATIVE PROCEDURES

WHEREAS, pursuant to § 44-1706B, staff of the Development Services Department initiated a request to amend the text of the Zoning Code of the City of Bloomington, [Chapter 44], relating to 1) use tables, (2) definitions, (3) landscaping and screening, and (4) administrative procedures, as set forth in Exhibit A (AMENDMENTS); and

WHEREAS, the Planning Commission of the City of Bloomington (COMMISSION) is charged by § 44-1706E of the City Code to hold at least one public hearing on any proposed text amendment and report to the Council its findings of fact and recommendations; and

WHEREAS, the COMMISSION, after proper notice was given, on March 5, 2025, conducted a public hearing on said proposed AMENDMENTS to the Zoning Code; and

WHEREAS, during the hearing before the COMMISSION, testimony was provided in support of adopting the proposed amendments, generally related to _____; and

WHEREAS, during the hearing before the COMMISSION, testimony was provided against adoption of the proposed amendments, generally related to _____; and

WHEREAS, the COMMISSION shall be guided by those purposes, standards, and objectives of the Zoning Code and shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The statements and findings of the Staff Report provided for Case Z-01-25 are incorporated herein by this reference as if specifically stated in full.

Section 2: The COMMISSION hereby finds that the proposed amendments are / are not in the public interest, taking the following factors into consideration:

The proposed amendments are / are not consistent with the public interest, giving due consideration for the purpose and intent of this code as set forth in § 44-1701.

Elaborate, if needed: _____

Property values are / are not diminished by the proposed particular zoning restriction.

Elaborate, if needed: _____



Next Meeting

April 2, 2025



REGULAR AGENDA ITEM NO. 5.A.

FOR PLANNING COMMISSION: June 4, 2025

WARD IMPACTED: Ward 5, Ward 6, and Ward 7

SUBJECT: Z-02-24 - Public hearing, consideration, and action on a request by the City of Bloomington, for Zoning Map Amendments to the P-2 (Public Lands and Institutions) District, for the properties located at 801 N. Martin Luther King Jr. Dr. (PIN 14-32-351-003), 2418 Maloney Dr. (PIN 21-02-277-017), 205 N. Prospect Rd. (PIN 21-02-253-014), and 409 E. Mulberry St. (PIN 21-04-256-005).

RECOMMENDED MOTION: Motion to establish findings of fact that the request for **approval** of the proposed Zoning Map Amendments to the P-2 (Public Lands and Institutions) District are in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: The Applicant seeks approval of Zoning Map Amendments to provide improved public understanding and appropriate use allowances for multiple publicly and/or institutionally owned properties. Three of the four properties are owned by the City of Bloomington; the fourth is currently operated as a Place of Worship and will continue to be operated as such, with conveyance of a portion of the property to BNWRD to facilitate green stormwater infrastructure.

Summary of the Request:

- Rezone 4 (four) parcels of land to the P-2 (Public Lands and Institutions) District.
- Designating publicly owned or operated properties "P-2" gives the public more clarity as they look at the zoning map in the future.
- These properties are existing public, publicly-regulated, or private uses that display an inherent relationship to the public interest; significant change in use(s) is not pondered and not likely.
- The P-2 holds an "automatic reversion" clause to R-1A should P-2 appropriate uses cease for more than 18 months.

The 2035 Comprehensive Plan Future Land Use Map identifies all of these properties as being in the "Built Area," categorized by their current use (no change proposed). The Land Use Priorities Map does not identify these properties.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on May 8, 2025. Courtesy notices were mailed to 206 property owners within 500 feet of the subject properties.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[Z-02-24 - Staff Report](#)

TO: Planning Commission

FROM: Development Services Department

DATE: June 4, 2025

CASE NO: Z-02-25, Zoning Map Amendment

REQUEST: Public hearing, consideration, and action on a request by the City of Bloomington, for Zoning Map Amendments to the P-2 (Public Lands and Institutions) District, for the properties located at 801 N. Martin Luther King Jr. Dr. (PIN 14-32-351-003), 2418 Maloney Dr. (PIN 21-02-277-017), 205 N. Prospect Rd. (PIN 21-02-253-014), and 409 E. Mulberry St. (PIN 21-04-256-005).

BACKGROUND

Request

The Applicant seeks approval of Zoning Map Amendments to change four properties (three functional areas) to the P-2 (Public Lands and Institutions) District, to provide clarity to the public as they look at the zoning map to try to understand the implications for their own properties. These properties are existing public, publicly-regulated, or private uses that display an inherent relationship to the public interest; significant change in use(s) is not pondered at this time, and not likely in the near future.

Property Characteristics

801 N. Martin Luther King Jr. Dr. (PIN 14-32-351-003)

The subject property consists of approximately 41.4 acres of B-1 (General Commercial) District land, in the Kalamaya Subdivision, located between Martin Luther King Drive and White Oak Road, north of W. Market Street. The property is owned by the City of Bloomington and is improved with a retention basin that serves as outfall for runoff from Martin Luther King Jr Drive and development to the west of the basin.

Surrounding Zoning and Land Uses

Zoning		Land Use(s)
North	B-1 (General Commercial)	Medical Office, Light Commercial/Industrial
South	ROW, M-2 (General Manufacturing)	Quarry, Stream/Drainage
East	ROW, P-2 (Public Lands and Institutions), County R-1 (Single-Family Residential)	Railroad, Public Road, Retention Basin and Single-Family Residences
West	ROW, B-1 (General Commercial)	Medical Office, Commercial/Light Industrial

2418 Maloney Dr. (PIN 21-02-277-017)

The subject property consists of approximately 3.44 acres of A (Agricultural) District land, in the Janes Steele Estates Subdivision, located between other developed properties that border Eastland Drive, N. Williamsburg Dr., Maloney Dr., and N. Prospect Road, to the east of 205 N. Prospect Rd. The property is owned by the City of Bloomington and is improved with a detention basin (spanning two parcels) that serves as outfall for runoff from N. Prospect Rd., Eldorado Road and Maloney Drive, and more.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	B-2 (Local Commercial)	Hotel
South	B-1 (General Commercial)	Vacant, Public Road
East	C-1 (Office)	Daycare, General Office, Preschool
West	B-1 (General Commercial)	City-Owned Retention Basin

205 N. Prospect Rd. (PIN 21-02-253-014)

The subject property consists of approximately 1.05 acres of B-1 (General Commercial) District land, in the Beltline Subdivision 1st Addition, between other developed properties that border Eastland Drive, N. Williamsburg Dr., Maloney Dr., and N. Prospect Road, to the west of 2418 Maloney Dr. The property is owned by the City of Bloomington and is improved with a detention basin (spanning two parcels) that serves as outfall for runoff from N. Prospect Rd., Eldorado Road and Maloney Drive, as well as some of the surrounding development.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	R-3B (Multiple-Family Residence), B-1 (General Commercial)	Vacant, Hotel
South	B-1 (General Commercial)	Vacant, Public Road
East	A (Agriculture)	City-Owned Retention Basin
West	R-3B (Multiple-Family Residence), B-1 (General Commercial)	General Retail, Restaurant

409 E. Mulberry St. (PIN 21-04-256-005)

The subject property consists of approximately 4.57 acres of R-2 (Mixed Residence) District land, in the Durley's Addition to the City of Bloomington, located at the southwest corner of Mulberry St. and N. Evans St. The property is owned by Living Word Ministrations and is improved with a Place of Worship (Church) and accessory dwelling; the property is proposed for subdivision and turnover of the western portion to the Bloomington Normal Water Reclamation District (BNWRD) for demolition of the derelict structure and installation of green infrastructure that will help to reduce localized flooding. As a Place of Worship in a Residential District without a Special Use Permit, the exiting Church is legal, nonconforming.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	R-3A (Multiple-Family Residence)	Single-Family Dwelling, General Retail
South	R-2 (Mixed Residence)	Single-Family & Two-Family Dwellings
East	R-2 (Mixed Residence)	Public Street, Single-Family Dwelling
West	R-2 (Mixed Residence)	Single-Family Dwelling

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on May 8, 2025. Courtesy notices were mailed to 206 property owners within 500 feet of the subject properties.

ANALYSIS

*Comparison of Existing and Proposed Districts**

Existing Zoning: A (Agricultural) District

The intent of this A-Agriculture District is to govern the use of land, buildings, and structures within areas of the City where soil, topographic, and other conditions are best suited for the pursuit of agriculture or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property. These regulations are further intended to provide for the protection and conservation of natural resources, to prevent or minimize conflicts between agriculture and non-agricultural land uses; act as a holding zone for annexed land prior to timely development; and to facilitate orderly and efficient urban development by preventing a scattered and indiscriminate pattern of urban growth (§ 44-301).

Existing Zoning: B-1 (General Commercial) District

The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types (§ 44-501).

Existing Zoning: R-2 (Mixed Residence) District

The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density (§ 44-401).

Proposed Zoning: P-2 (Public Lands and Institutions) District

The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly-regulated uses and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area (§ 44-701).

Compliance with the Comprehensive Plan

The proposed Zoning Map Amendment contribute to the following Goals and Objectives:

- N-3. (Improve communication between the City, the citizens, and the neighborhood organizations to foster teamwork and community spirit);
- UEW-1.7 (Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm sewer systems) to protect public health, safety and the environment); and
- CF-1. (Continue to provide quality public facilities and services).

The 2035 Comprehensive Plan Future Land Use Map identifies all of these properties as being in the "Built Area," categorized by their current use (no change is proposed). The Land Use Priorities Map does not identify these properties.

STANDARDS FOR REVIEW FOR ZONING MAP AMENDMENTS

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

Request for Zoning Map Amendment to the P-2 (Public Lands & Institutions) District

1. The suitability of the subject property for uses authorized by the existing zoning.

Physically, redevelopment of these properties into other uses that may be appropriate under the existing zoning would be challenging. The topography of the general area (stormwater management primarily relies on gravity) and to extent of earth work that would be required to create or restore appropriate grade and/or address existing area flooding issues would be a significant hurdle for any alternative use attempting to locate on any of these properties. In addition, two of the properties do not have direct access to public right of way which is required for almost all urban development. Half of one property—the Place of Worship on Mulberry—is existing, nonconforming in the current District, but could be conforming with a Special Use Permit and may remain otherwise until ceased.

2. The length of time the property has remained vacant as zoned considered in the context of land development in the area.

The properties are not vacant; they are improved with existing public, publicly-regulated, or private uses that display an inherent relationship to the public interest. The well-established existing uses are planned for continuance—with or without the passage of the proposed zoning map amendment—as they are allowable as-is. The accessory dwelling is not habitable; the Church does not desire to rebuild it; separation of the structure onto an Outlot would not allow reconstruction, and the portion of the property holding the dwelling cannot be legally separated in the R-2 District without creating a nonconforming lot.

3. The suitability of the subject property for uses authorized by the proposed zoning.

The subject properties are practically restricted due to their location as low or pooling points for the surrounding areas, as well as existing grading/excavation conditions. The reduction in allowable Commercial and/or Residential uses is appropriate based upon the limited viability of redevelopment of these properties. The Place of Worship on Mulberry would become conforming with this change. As P-2, a smaller lot could be legally split from the Church property, allowing demolition of the derelict dwelling and installation of green infrastructure to reduce the stormwater burden on the combined sewer and address any area flooding. See also: Criteria one (1).

4. The existing land uses and zoning of nearby property.

The adjacent properties are zoned B-1 (General Commercial), C-1 (Office), R-3B (Multiple-Family Residential), and R-2 (Mixed Residence) District. Uses include multiple-family dwellings, single-family dwellings, commercial office and retail space, light industrial, and a quarry.

5. Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application.

The change of zoning of these properties is primarily in the public interest. “Government Services and Facilities” uses are already allowed in any zoning district, so the existing uses may be

implemented under the existing zoning. However, prospective property owners and/or existing owners considering additional investment on nearby properties may not have a good understanding of the likelihood of development or redevelopment of certain potentially impactful uses that fall under that broader category, such as fire or police stations, public transportation, or public utilities. The well-established existing uses are planned for continuance—with or without the passage of the proposed zoning map amendment—but best practice and proactive planning encourages a zoning map that reflects the intent [and reality, to the best of our ability] of future land use in the City.

6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

Two of the properties do not have direct access to public right of way which is required for almost all urban development, so a reduction in traffic generating (retail/commercial) uses is appropriate. The Mulberry proper is served by public roads but the dwelling shares a curb cut with the Church and, upon subdivision, the addition of a dedicated curb cut for a smaller-than-normal property would contribute to congestion in this area; allocation of the smaller resulting property to an unoccupied use is preferable. The retention basin property does have one curb cut on a public road, as required of normally develop-able properties.

7. The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.

These proposed zoning map amendments are directly intended to facilitate the long-term maintenance and management—as well as public awareness/understanding—of stormwater infrastructure used to minimize flooding. One detention basin and one retention basin are formally “codified” on the zoning map, while a third detention mechanism can be pursued upon rezoning.

8. The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

All normal urban utilities and facilities are available to each property, but not required for the proposed change to the zoning map.

9. The extent to which property values are diminished by the restrictions of the proposed zoning.

Property values are unlikely to be diminished by the proposed Map Amendment, while public *awareness* of the potential value impact of these properties is improved. See Criteria #5. In addition, the P-2 District possesses a unique Development Standard that is protective of other nearby properties, such that, “Whenever any use of property in a P-1 or P-2 district, whether permitted, special or nonconforming, is discontinued for a period of 18 months, the zoning classification of such property shall, as of the first day of discontinuance of such use, revert to the classification of R-1A” (§ 44-705A).

10. Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.

See prior discussion of “Compliance with the Comprehensive Plan” in this report.

11. Whether the City needs more of the types of uses allowed in the proposed district.

The well-established existing uses are planned for continuance—with or without the passage of the proposed zoning map amendment—as they are allowable as-is.

STAFF RECOMMENDATION

Staff finds that the proposed Zoning Map Amendments are in the public interest and not solely for the benefit of the Applicant, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact, as presented in the Staff Report, that the request for approval of the following Zoning Map Amendments ***are in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the requests:

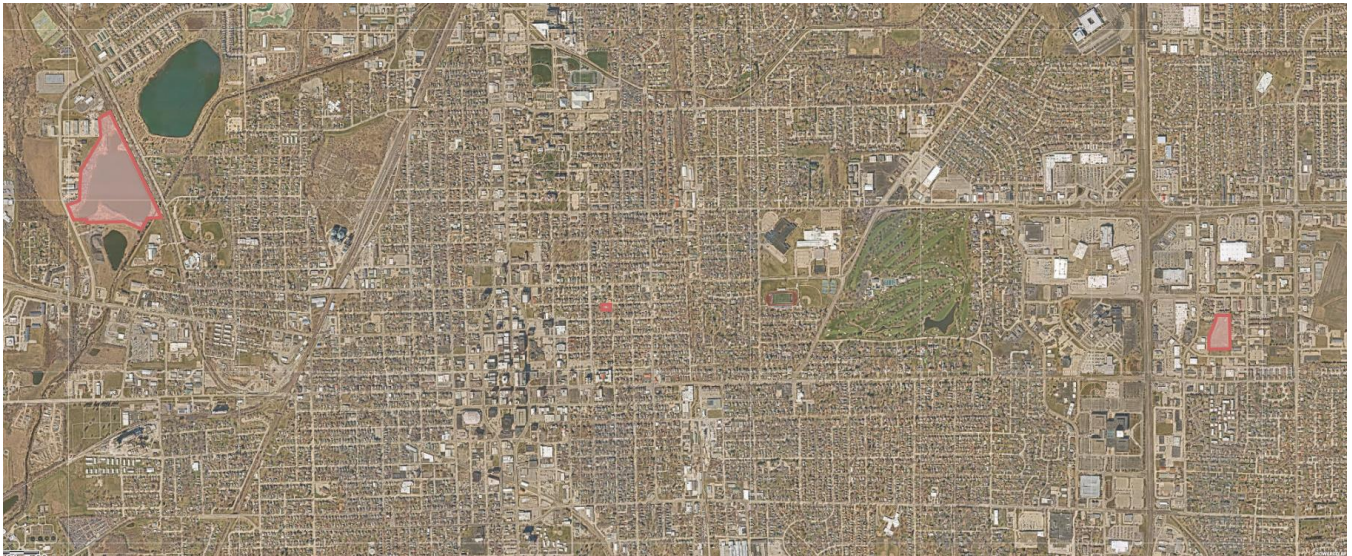
1. Amend the property at 801 N. Martin Luther King Jr. Dr., from B-1 to P-2;
2. Amend the property at 2418 Maloney Dr. from A to P-2;
3. Amend the property at 205 N. Prospect Rd. (PIN 21-02-253-014), from B-1 to P-2; and
4. Amend the property at 409 E. Mulberry St. (PIN 21-04-256-005) from R-2 to P-2.

Respectfully submitted,
Alissa Pemberton
Planning Manager

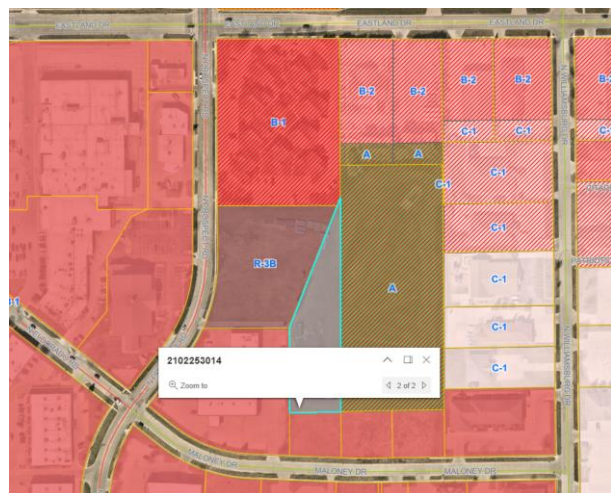
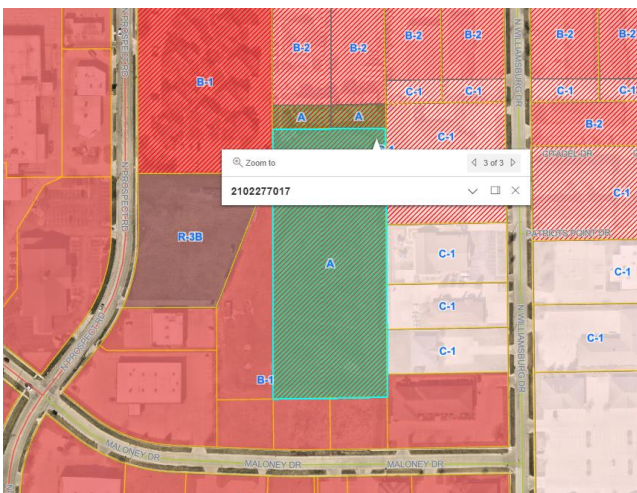
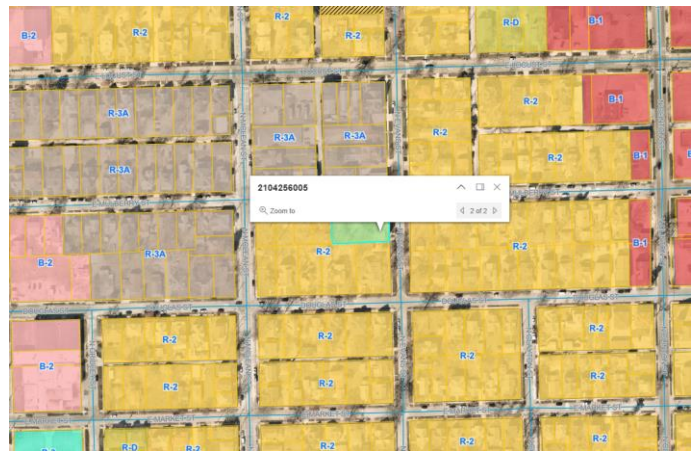
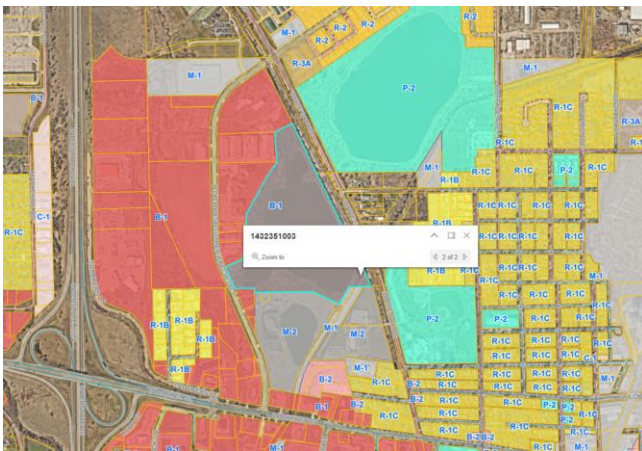
Attachments:

1. Map of Subject Properties
2. Zoning Maps
3. Neighborhood notice map

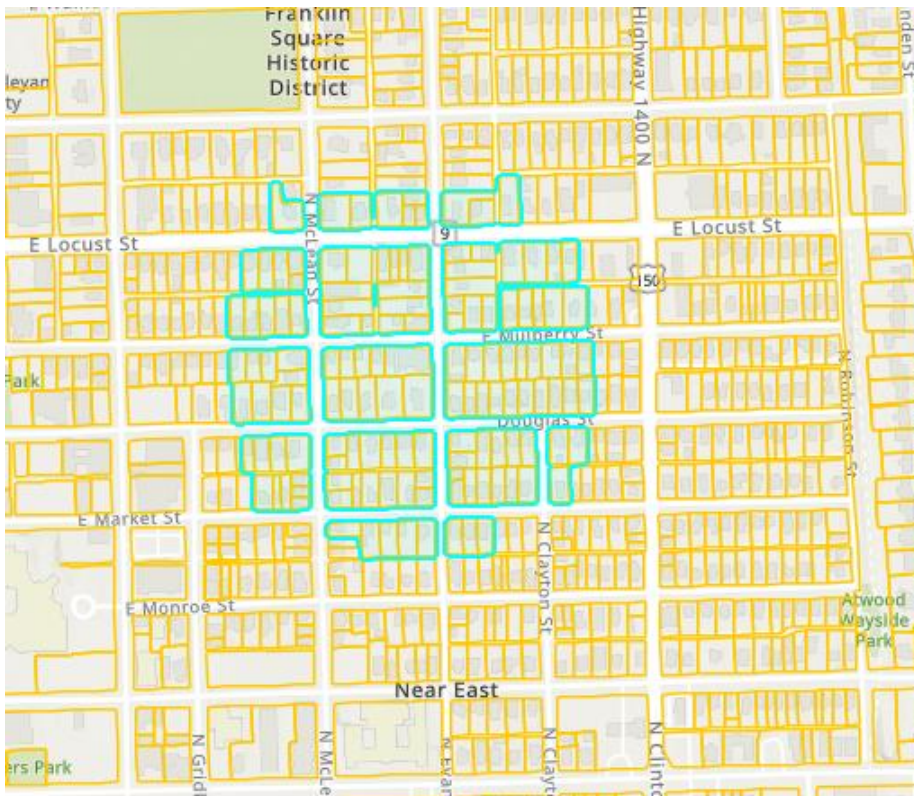
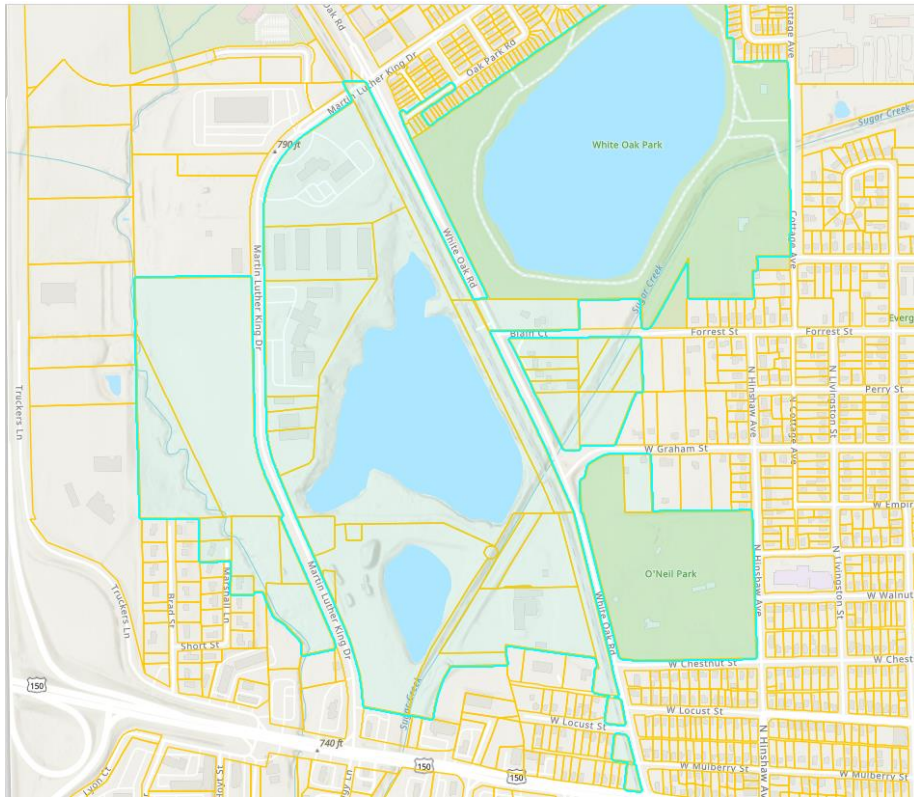
Attachment 1: Map of Subject Properties

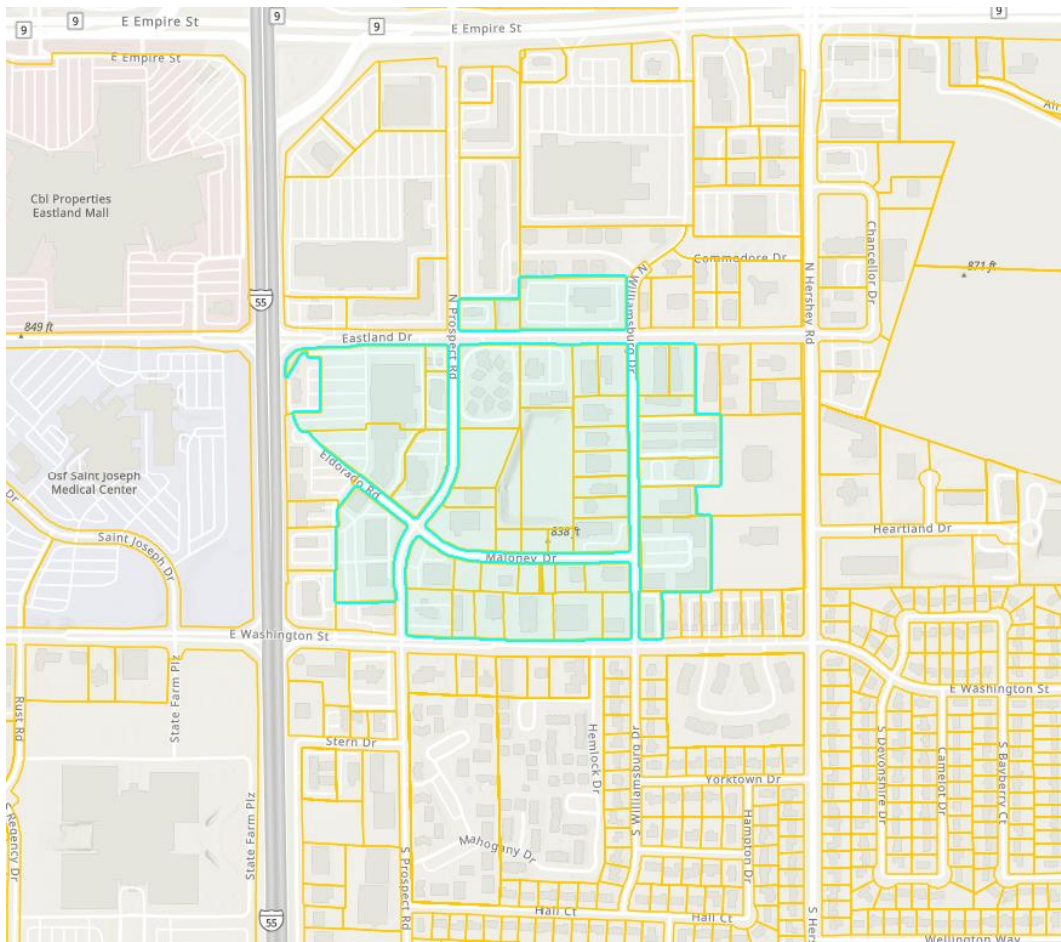


Attachment 2: Zoning Maps



Attachment 3: Neighborhood Notice Maps







REGULAR AGENDA ITEM NO. 5.B.

FOR PLANNING COMMISSION: June 4, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Z-03-24 - Public hearing, consideration, and action on a request by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) allowed uses tables, (2) bulk and site standards, (3) transitional yards, (4) use provisions, and 5) administrative procedures.

RECOMMENDED MOTION: Motion to establish findings of fact that the proposed text amendments are or are not in the public interest, and recommend that City Council approve or deny the proposed text amendments.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: Per § 44-1706B, text amendments may be proposed by City Staff. The following are recommendations for improvements or additions to the existing Zoning Code of the City of Bloomington (Chapter 44).

Summary of Topics Addressed:

- Separating “Use” and “Ownership” to Increase the Potential for Owner-Occupied Residential Structures
- Allowing for Select Commercial Uses in the Most “Urban” Residential Districts
- Notes for Uses in R-2 and R-3
- Addressing Duplicative or Impractical Bulk and Site Standards (re: Practicality and Buildability)
- Clarifying Transitional Yards in Residential Districts
- Correcting/Clarifying Vehicle Fueling/Automobile Service/Repair and Service
- Administrative Procedures

The proposed amendments are in harmony with the 2035 Comprehensive Plan, including the following Goals, Objectives, or Policies:

- N-1.1a (Update the ordinances and regulations as needed to accomplish the goals of the Comprehensive plan); and,
- N-1.2d (Identify and eliminate the barriers for infill development); and,
- H-1.1a (Review and improve the current ordinances, codes, regulations, and permitting

processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities); and,

- ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City); and,
- ED-4.5 (Identify and reduce barriers for local growth and economic development); and,

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in *The Pantagraph* on May 8, 2025.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[Z-03-25 Staff Report](#)

[Staff Report Attachment 1 - Proposed Text Amendments](#)

TO: Planning Commission

FROM: Development Services Department

DATE: June 4, 2025

CASE NO: Z-03-25, Text Amendments

REQUEST: Public hearing, review, and action on a request initiated by the City of Bloomington, for the approval of text amendments, modifications and additions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) allowed uses tables, (2) bulk and site standards, (3) transitional yards, (4) use provisions, and 5) administrative procedures.

BACKGROUND

Per § 44-1706B, text amendments may be proposed by City Staff. The following are recommendations for improvements or additions to the existing Zoning Code of the City of Bloomington (Chapter 44).

Notice

Notice was published in The Pantagraph on May 8, 2025.

ANALYSIS

Separating “Use” and “Ownership” to Increase the Potential for Owner-Occupied Residential Structures

Clarifying the difference between a “zoning” (buildable) lot and “Lot of Record” (legally saleable lot) will not change which uses and structures can go where, but it will allow those structures to be platted in a way that allows fee-simple ownership.

Zoning laws are intended to be about how property can be used by regulating land use, building types, and development restrictions within specific areas. Zoning is *not* supposed to determine whether an occupant can own the dwelling they live in. However, the way our Zoning Code and Subdivision Code interact has resulted in the unintended consequence of most attached structures (duplex, townhome, etc.) being divisible only as Condominium properties—which are difficult to finance and insure—resulting in these types of structures remaining rentals, despite the market interest in ownership of these same structures. Owner-occupancy is linked to lower financing costs, generational wealth building, reduced property management costs, increased property values, and neighborhood stabilization.

Allowing for Select Commercial Uses in the Most “Urban” Residential Districts

The R-3B (Multiple-Family) District is intended (and was originally located) on the fringes of the Bloomington Central Business District, or “other areas in the City where comparable physical arrangements of land uses are present” (§ 44-401G). This high-intensity Residential District is designed to be integrated with low intensity Commercial uses to support the daily needs of the residents, but few of the daily needs of a community can be located in this District, making true mixed use practically impossible outside of Downtown. To facilitate connected mixed use communities, where they are appropriate, a limited number of small-scale commercial uses are proposed for addition to the R-3B

District, when developed as part of a Mixed-Use project (intentionally integrated with a Residential component); these uses would be available only by Special Use. Due to the proximity and integration of R-D with Downtown, resulting in a “mixed use” character by nature, these additional uses are also proposed for addition in R-D as Special Uses.

Notes for Uses in R-2 and R-3

The R-2 District has more flexibility in structure type than the R-1 Districts and aggregates uses slightly differently in the Bulk & Site Standards table, but this causes confusion over which uses actually fit under which classification. The addition of notes “1” and “2” have been added for clarification, and the R-3 table classification aligned with the R-2.

Addressing Duplicative or Impractical Bulk and Site Standards (re: Practicality and Buildability)

Most of the Residential Zoning Districts apply a combination of at least five, if not *all* of the following Bulk and Site Standards, many of which are duplicative: maximum residential density per acre; minimum lot area per dwelling unit; minimum lot size; minimum lot width; minimum front, side, and rear setbacks; maximum height in feet; maximum height in stories; Floor Area Ratio. Each of these standards restricts a combination of how large a building can be, compared to the lot it sits on, and they can come into conflict when trying to apply the Code to real world development.

“Minimum Lot Area per Dwelling Unit” is proposed for removal from all tables, in favor of the more familiar “lot width, size, and setback” provisions, supported by the pre-existing maximum residential density ascribed for each Zoning District. “Floor Area Ratio” is proposed for removal, in favor of the more familiar combination of “buildable area” defined by the provisions above and “max building height.”

Physical heights are poorly aligned with the descriptive building height restrictions in the R-2 and R-3 Districts, considering an average floor height of 10-12 feet. A height of 35 feet can accommodate a “shorter” architectural type 3-story structure with no additional physical height required but is currently limited to 2.5 stories. Many of the structures that already exist in R-2 and R-3A are a full 3 stories, and the smaller lot sizes in R-2 mean the ability to provide rear-in, drive-under parking could help alleviate on-street parking congestion without increasing the actual building height or lot requirements.

The physical height for Detached Residential in R-2 has not been recommended for change. However, the recommended has been increased slightly in R-3 to reflect the difference in intent and character from R-2. Existing single-family homes in the R-3A and R-D Districts are not uncommonly 36-44 feet in height (3 full 12-foot stories, at or slightly above grade). Use of the full 40-45-foot height for detached residential in R-3 will be rare, but it provides flexibility for architectural styles with increased vertical space (ex: Italianate, Neo-Classical), which are common in older neighborhoods where the R-3 Districts are most frequently assigned. The recommendation for height in R-3A has been increased slightly less in R-3A than in R-3B due to the potential for adjacency to R-2 and R-1 Districts.

In the Multiple-Family Districts (R-3), building heights for Attached and Multi-Residential structures are also not well-aligned with what exists and/or what makes sense to construct when considering Building Code requirements. Building Code has a natural trigger for changes in residential construction at 4 stories, resulting in a financial and practical reason that so many of the multi-family structures in the City are 4-story buildings. Restricting the full potential of smaller attached/multiple-family dwellings in a District that is intended for “primarily multiple-family dwelling units” is financially impractical and is inconsistent with the intent of the District. Conversely, it would be difficult to construct a 6-story building with the 65-foot height maximum allowed in R-3B, in many of the “taller” architectural styles that are sought after in some higher end markets.

Clarifying Transitional Yards in Residential Districts

Confusing language and iteration rather than reference makes it difficult to identify the setback for rezoned “transitional” properties in Residential Districts. The intent is to provide a gentle change for the lower intensity Districts, but determining the requirement is too difficult. A proposal to simply “split the difference” between the two adjacent districts has been presented, with an added exhibit to assist with public understanding.

Correcting/Clarifying Vehicle Fueling/Automobile Service/Repair and Service

“Vehicle Fueling Station” and “Automobile Service Station” are synonyms in our Code; both refer to a “light” intensity of automotive service uses, colloquially referred to as “gas stations” or “oil change businesses.” On the other hand, “Vehicle Repair and Service” is defined as an intensive, potentially loud and/or noxious use that may include body work, grinding, and painting, and warrants specific Use Provisions (see § 44-1034) to reduce potential impact to nearby properties. The existing Use Provision confuses the terms and uses, and the lack of inclusion of both synonymous definitions in the use table has resulted in confusion related to how the use may be permitted. Use tables and the associated Use Provision have been cleaned up.

Administrative Procedures

While the overall content of the proposed amendments to this Article are the same recommended for approval under review of Z-01-25, after further review by the Legal Department the phrasing of the changes was significant enough that staff felt the language warranted a “double check” by the Commission prior to forwarding the amendments to Council.

STANDARDS FOR REVIEW

The Planning Commission (PC) shall hold at least one public hearing on any proposed text amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the text amendment is in the public interest and not solely for the benefit of the applicant, taking into consideration the standards listed in § 44-1706E and discussed below.

1. The extent to which the proposed amendments are consistent with the public interest, giving due consideration for the purpose and intent of this code as set forth in § 44-1701 herein.

The proposed amendments are consistent with the public interest and follow the purpose and intent of the Code. The proposed changes remove barriers that inhibit practical application of the Code (conflicts, duplicates, lack of clarity), reduce conflicting interaction of the Zoning Code and the Subdivision Code, and enhance the existing Code by modifying bulk/site standards to reflect the reality of the existing community and/or restrictions and allowances of the Building Code (Ch. 10) that also controls where and how development can occur.

2. The extent to which property values are diminished by the proposed particular zoning restriction.

Except in rare circumstances, property values should not be diminished by the proposed changes, and most properties should see an increase in potential value by being able to realize a greater return on investment due to reduced complexity of design as a result of more clear and consistent standards.

Changes to Article XVII do not impact specific properties or values, but the process(es) through which existing regulations are implemented. A reduction in “red tape” while retaining the intent and sufficiency of review should benefit all parties.

3. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

There is not expected to be a decrease in property values due to the proposed amendments. Most of the land area impacted by changes proposed to height or setback (R-2 and R-3 Districts) are in already developed areas, and the changes consistent with existing character, or the District assignments are intentionally placed in areas appropriate for more urban land configurations. Unless self-selecting into one of the Mixed or Multi-Family Districts, new development will rarely be impacted by the proposed changes since new zoning and development tends to occur in discrete, relatively homogenous areas. While the changes are not significant enough for most people to see from a pedestrian standpoint, they make sense based on practical considerations of construction/real estate finance and the application of relevant Building Codes.

4. Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.

The proposed amendments are in harmony with the 2035 Comprehensive Plan, including the following Goals, Objectives, or Policies:

- N-1.1a (Update the ordinances and regulations as needed to accomplish the goals of the Comprehensive plan); and,
- N-1.2d (Identify and eliminate the barriers for infill development); and,
- H-1.1a (Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities); and,
- ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City); and,
- ED-4.5 (Identify and reduce barriers for local growth and economic development); and,

5. Whether the City needs the additional types of uses or development allowed by the proposed amendment.

The City has an ongoing need for housing of all types, but the community has also expressed a desire to encourage owner-occupancy; these amendments reduce hurdles to fulfilling that need and desire. Developers and community members have identified real-world practical and financial hurdles to community investment and development that these changes positively impact by clarifying and streamlining bulk and site standards. Other changes are practical and address problems that have been identified through the course of daily work with the existing Code.

RECOMMENDATION

Staff recommends that the Commission take the following actions:

Motion to establishing findings of fact that the proposed text amendments are or are not in the public interest, and a motion to recommend that City Council either approve or deny the proposed text amendments, with or without conditions.

Respectfully Submitted,
Planning Division Staff

Attachments:

1. Proposed Amendments to (Ch. 44) the Zoning Code of the City of Bloomington, Illinois

Proposed Amendments to (Ch. 44) the Zoning Code of the City of Bloomington, Illinois

(Additions are indicated by underlining; deletions are indicated ~~strikeout~~.)

§ 44-402. [Ch. 44, 4-2] Residential districts - permitted and special uses.

Refer to Article XVI, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Residential Districts in accordance with Table 402A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Ordinance.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article XVII, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article XVII.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article XVII to establish parameters for permitting such use within the City of Bloomington.

(6) Minimum Lot Width. Minimum lot width, as used in the tables below, refers to a "Zoning Lot" or the size of an area that can accommodate structures and associated setbacks, not an ownership construct. Upon subdivision, multiple "Lots of Record" may be included in the zoning lot that governs the use and buildability of property.

B. Allowed Uses Table. [Amended 2-8-2021 by Ord. No. 2021-5; 10-24-2022 by Ord. No. 2022-99; 3-25-2024 by Ord. No. 2024-015; 9-23-2024 by Ord. No. 2024-076]

Table 402A: Residential Districts – Permitted and Special Uses										
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
...										
COMMERCIAL										
Entertainment and Hospitality										
Sports and Fitness Establishments						S	S <u>P</u> ²	S	S <u>P</u> ²	§ 44-1013
Lodging										
Bed-and-breakfast Establishments						S	S		S	§ 44-1007
Boarding and Rooming Houses					S	S	P		S	§ 44-1019

Offices										
Office Conversion									S	§ 44-1041
Medical or Dental Office or Clinic							§ <u>P</u> ²		S	§ 44-1024
Materials Testing Facility							S		S	
Medical Laboratory Facility							S		S	
Personal Services										
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							§ <u>P</u> ²	S		
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							§ <u>P</u> ²	S	§ <u>P</u> ²	
Day-care centers	S	S	S	S	S	S	§ <u>P</u>	S	§ <u>P</u> ²	
Retail and Service										
Drug Stores and Pharmacies							§ <u>P</u> ²	S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	S ²	
Retail Sales, General							<u>P</u> ²		<u>S</u>	
Restaurants							<u>P</u> ²		<u>S</u>	
Specialty Food Shops							<u>P</u> ²		<u>S</u>	
INDUSTRIAL										
Utilities										
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	P	§ 44-1031
Wireless Communication Facilities	S	S	S		S	S	S	S	S	§ 44-1037

Notes:

1. Maximum permitted height is 45 feet or three stories, whichever is lower.
2. ~~The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is 1,600 square feet for Clothing Care; 1,000 square feet for Personal Care or 5,000 square feet for Drug Stores, Pharmacies, and Grocery Stores. Must be as part of Mixed-Use development, or becomes Special Use~~
3. Premises must be an owner/operator-occupied residential building of historic architectural significance located on a lot in an S-4 Historic Preservation District and suitable to be used as a "place of assembly" defined herein.

...

§ 44-403. [Ch. 44, 4-3] Residential bulk and site standards.

- A. Site dimensions table. All development in Residential Districts must comply with the requirements in Tables 403A through 403D and Diagram 403A unless otherwise expressly stated.

Table 403A: Bulk and Site Standards in R-1 Districts						
Lot Characteristics			Site Design			Development Intensity
Min. Buildable Lot Width	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling	Max. Building Height

District	(W) *	feet)	Min.	Min.	Min.	Unit (square feet)	Feet	Stories
R-1A	125 feet	22,500	40 feet	16 feet	40 feet	22,500	35 feet	2.5
R-1B	70 feet	7,000	30 feet	6 feet	30 feet	7,000	35 feet	2.5
R-1C	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5
R-1H	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5

NOTES

* May include multiple Lots of Record, according to a subdivision

Table 403B: Bulk and Site Standards R-2 District								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Buildable Lot Width (W) *	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
	Min.		Min.	Min.	Min.		Feet	Stories
R-2								
Detached Residential ¹	50 feet	6,600	25 feet	6 feet	25 feet	6,600	35 feet	2.5 3
Attached and Multi-Residential ²	75 feet	7,000	25 feet	6 feet	25 feet	3,300	35 feet	2.5 3
Other Uses	50 feet	7,000	25 feet	6 feet	25 feet	7,000	25 45 feet	4 2

NOTES

* May include multiple Lots of Record, according to a subdivision

1. Includes single-family and two-family stacked structures.

2. Includes single-family attached, two-family side-by-side, and multiple-family

Table 403B: Bulk and Site Standards R-2 District								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Buildable Lot Width (W) *	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Floor Area Ratio (FAR)	Max. Building Height
	Min.		Min.	Min.	Min.			Feet Stories
R-3A								
Single- and Two-Family Residential- Detached Residential ¹	50 70 feet	6,600	30 25 feet	6 40 feet	30 25 feet	6,600	—	40 35 2.5 3
Attached and Multi-Residential ²	70 feet	7,000	30 25 feet	10 feet	30 25 feet	1,500	0.5	48 35 2.5 4
Other Uses	70 feet	7,000	30 25 feet	10 feet	30 25 feet	7,000	—	48 35 2.5 4
R-3B								
Single- and Two-Family Residential- Detached Residential ¹	60 feet	5,000	20 feet	6 feet	25 feet	2,500	—	45 35 2.5 3.5
Attached and Multi-Residential ²	60 feet	5,000	20 feet	Min. 9 feet or 1/3 of building height for buildings > 3 stories	25 feet	620	0.8	80 65 4 3 6

Other Uses	60 feet	7,000	20 feet	Min. 9 feet or 1/3 of building height for buildings > 3 stories	25 feet	7,000	—	80 65 ^{1 3}	6
------------	---------	-------	---------	--	---------	-------	---	----------------------	---

NOTES

* May include multiple Lots of Record, according to a subdivision

1. Includes single-family and two-family stacked structures.

2. Includes single-family attached, two-family side-by-side, and multiple-family

4 3. Adjacent to any parcel improved with a single family or two-family dwelling unit, the maximum permitted height is reduced to 65 55 feet or four stories, whichever is lower.

...

§ 44-404. [Ch. 44, 4-4] General standards.

A. On-site development standards. See Article IX, General Provisions, for various on-site development standards such as exterior lighting requirements, permitted encroachments, accessory uses and structures.

B. Transition. In addition to the requirements of Article IX and § 44-403, the following regulations apply to residential front yards.

- (1) Where lots comprising 50% of a block frontage in a residence district are improved with buildings, the required front yard shall be the average of the required front yards of each developed site on the block frontage. For the purpose of this requirement, the block numbering system or street curve in effect at the time the zoning device was adopted shall be used as a line of demarcation.

This language needs clarification for understanding, at a later date.

- (2) In addition to the minimum requirements of the underlying zoning district, lots rezoned to the R-3A, R-3B and R-4 District that are adjacent to a lot in the R-1A, R-1B, R-1C, R1-H or R-2 District shall provide additional transitional front, side and rear yards equivalent to half of the difference between the required yard of the subject property and of the required yard of the adjacent District. as follows: See the example in Figure 404B.

~~(a) Front yard: equal to of the adjacent R-1A, R-1B, R-1C, R1-H or R-2 District.~~

~~(b) Side yard: equal to 10 feet plus the required minimum side yard of the adjacent R-1A, R-1B, R-1C, R-1H or R-2 District.~~

~~(c) Rear yard: equal to 15 feet plus the required minimum rear yard of the adjacent R-1A, R-1B, R-1C, R-1H, or R-2 District.~~

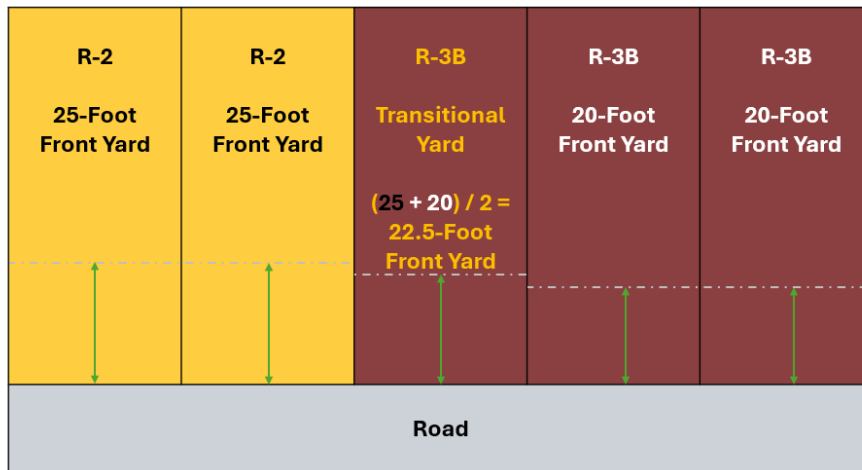


Figure 404B

...

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
...							
RESIDENTIAL							
Household Living							
Dwelling, Single-Family				P ²	<u>P²</u>	P ¹	
Dwelling, Single-Family Attached	S	P	S		P	P ¹	§ <u>44-1046</u>
Dwelling, Two-Family		P	S	P ²	P	P ¹	§ <u>44-1046</u>
...							
COMMERCIAL							
...							
Vehicle Fueling <u>and Automobile Service</u> Stations	P	S					
Vehicle Repair and Service	S						§ <u>44-1034</u>
...							
Personal Services							
...							
Veterinary Office or Clinic	P	P	S		P	P	§ <u>44-1035</u>
Day-care centers	P	P	P	<u>S²</u>	<u>S² P</u>		
...							

Synonyms in the Definitions section

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. (Reserved)
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.

6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;

...

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
...				
RESIDENTIAL				
Household Living				
...				
Group Living				
Adult and Juvenile Detention Facilities				
Agency Supervised Homes	P	S		§ 44-1019
Agency-Operated Family Homes	P	P		§ 44-1019
Agency-Operated Group Homes		P		§ 44-1019
<u>Assisted-Living Facilities</u>		<u>P</u>		<u>§ 44-1019</u>
Barracks		P		§ 44-1019

Missed during initial reorganization of Residential Uses in table

...

§ 44-1034[Ch. 44, 10-34] Vehicle repair and service.

A. Location. Not more than two ~~automobile service stations~~ Vehicle Repair and Service uses shall be permitted on the quadrants of an intersection and shall not be located closer than 120 feet of a Residential District boundary.

B. Site standards.

(1) No curb cuts shall be permitted within 10 feet of a side lot line or 20 feet of a street intersection.

(2) Any area where inoperative vehicles are intended to be stored for more than 10 days shall be fully screened in accordance with the standards for screening of vehicles from being viewed from a public street or highway.

Already included in definition for automobile service stations

(3) All service equipment (lubrication equipment, hydraulic lifts, etc.) and repair and maintenance work shall be inside the principal building.

~~**C.** The following activities are expressly prohibited in conjunction with, or accessory to, an automobile service station: aviation sales, automobile sales, boat sales, farm implement sales, house-car trailer sales, mobile home sales, recreation vehicle sales or auto body work, straightening of auto body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than otherwise typical of automobile service stations.~~

D. Outdoor lighting. In addition to the standards of § 44-911, all exterior lighting fixtures shall be directed away from a Residential District and shall not increase the intensity of light within 10 feet of a Residential District boundary line by more than 1/2 footcandle.

~~**E.** Building height. The maximum permitted building height shall be 20 feet or one story, whichever is lower.~~

F. The following minimum site and bulk standards shall be required for the siting and development of any ~~automobile service stations~~ Vehicle Repair and Service use.

Table 1034: ~~Automobile Service Station~~ Vehicle Repair and Service Site and Bulk Standards

Lot Standards			Site Design Standards		
Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Yard	Side Yard	Rear Yard
10,000 square feet	70 feet	n/a	40 feet	15 feet	20 feet

...

§ 44-1702 [Ch. 44, 17-2] Decision-~~m~~Making ~~b~~Bodies (Zoning Board of Appeals, Historic Preservation Commission, Planning Commission).

A. General

...

(3) Meetings.

- (a) A quorum shall consist of a majority of the members currently serving. All decisions or actions of the Board or commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists.
- (b) The Decision-Making Bodies identified in this section shall establish annual meeting schedules, which shall include at least one meeting per month to be held at a regular time and place. Additional mMeetings shall may also be held at scheduled at regularly scheduled times established herein or at any time upon the call of the chairperson, and shall comply with the requirements of the Illinois Open Meetings Act.
- (c) No member of the Board or commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.
- (d) The chairperson, and in his or her absence the acting chairperson, may administer oaths and compel the attendance of witnesses.
- (e) All meetings shall be conducted in accordance with the Open meetings Act, 5 Illinois Compiled Statutes 120/1, et seq., and the requirements set out in this Code.

...

B. Zoning Board of Appeals.

...

- ~~(4) Meetings. Meetings shall be held on the third Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and place as the Board may determine.~~

C. Historic Preservation Commission.

...

(4) Meetings. Limitations.

- ~~(a) Meetings shall be held on the third Thursday of each month at 5:00 p.m. or at any time upon the call of the chairperson at such times and place as the Commission may determine.~~
- ~~(b)~~ No action shall be taken by the Preservation Commission that could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the Preservation Commission, as provided herein.

...

D. Planning Commission.

...

- ~~(4) Meetings. Meetings shall be held on the first Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and place as the Commission may determine.~~

...

§ 44-1704 [Ch. 44, 17-4] Application processing.

- A. Completeness review. An application shall not be considered by any decision-making body unless such...

- (5) All applications must be deemed complete at least 24 28 days prior to a meeting or public hearing, unless otherwise allowed by the review official...

...

§ 44-1707 [Ch. 44, 17-7] Special uses.

...

D. Application requirements.

- (1) An application for a special use permit shall be submitted on the form provided by the Office of the ~~Economic and Community~~ Development Services Department.
- (2) The application shall include a statement describing the nature of the proposed use and a full-size, legible site plan.
- (3) Applications shall conform to the requirements of § 44-1703. The information requested on the application is deemed to be a minimum, and the applicant may be required to supply additional information prior to the public hearing on their requests.
- (4) The site plan shall be prepared to scale and provide the following information on one or more sheets, to permit the review of compliance with the relevant standards and provisions:
 - (a) ~~Location by Section, Town and Range or other~~ PIN(s) and either legal description or common address(s);
 - (b) ~~Names and addresses of the persons having proprietary interest over the property;~~
 - (c) ~~Graphic (engineering) scale;~~
 - (d) North-points;
 - (e) ~~Date of preparation;~~
 - (f) The boundary lines of the property in question;
 - (g) ~~Location of all survey monuments and their descriptions;~~
 - (h) ~~Proposed~~ Location, width, and type of surface material of all existing and proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
 - (i) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
 - (j) Size and location of existing or proposed parking areas, with arrangement and dimensions of parking spaces and bays and aisles and curb cuts, and with indication of the total number of spaces;
 - (k) Size, location, and composition of all proposed fencing, refuse enclosures and landscaped screening material, if the project would result in new refuse enclosures or refuse enclosure changes;
 - (l) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance, if the project would result in new landscaping or landscape changes;
 - (m) A site drainage plan for the proposed project if required by law, regulation, or established City policy;
 - (n) A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

...

§ 44-1708 [Ch. 44, 17-8] Variations (Variances).

...

A. Applicability.

...

- (2) The Zoning Board of Appeals may grant variations only in specific instances where there would be practical difficulties or particular physical (non-economic) hardships in carrying out the strict letter of those sections of this Code stated herein, due to a particular physical characteristic or set of characteristics, of the subject property.
- ...

G. Approval. An affirmative vote of four members is required to approve ~~a the~~ variance. If a winning majority vote in favor of a variance is by fewer than four members then the case may be referred to City Council for final action.

...

§ 44-1709 [Ch. 44, 17-9] Site plan review.

...

C. Application requirements.

- (1) An application for a site plan review shall be submitted on the form provided by the Office of the ~~Economic and Community~~ Services Department.
- (2) Applications shall conform to the requirements of § 44-1703. The information requested on the application is deemed to be a minimum, and the applicant may be required to supply additional information.
- (3) The site plan shall be prepared to scale and provide the following information on one or more sheets to permit the review of compliance with the relevant standards and provisions:
 1. ~~Location by Section, Town and Range or other IL~~ legal description, or common address and PIN;
 2. ~~Names and addresses of the persons having proprietary interest over the property;~~
 3. ~~Graphic (engineering) scale;~~
 4. North-points;
 5. ~~Date of preparation;~~
 6. The boundary lines of the property in question;
 7. Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
 8. ~~Schematic drawings illustrating the IL~~ locations and dimensions of proposed buildings and structures, the design and character of the building, elevations, exterior building materials and types of construction of all proposed buildings and structures;
 9. ~~A scaled site plan showing the e~~ Existing buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
 10. ~~A scaled site plan of the proposed development showing IL~~ lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with dimensions of parking spaces and arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
 11. ~~Schematic drawings illustrating the design and character of the building elevations, types of construction, and f~~ Floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 12. Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material;
 13. Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance if the project would result in new landscaping or landscape changes.
 14. A site drainage plan for the proposed project if required.
 15. A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

...



REGULAR AGENDA ITEM NO. 6.A.

FOR PLANNING COMMISSION: June 4, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation of the Draft Regional Strategic Land Use Map for McLean County, Town of Normal, and the City of Bloomington (City focus).

RECOMMENDED MOTION: None. Presentation only.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5a. Well-planned City with necessary services and infrastructure

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: Since the Fall of 2024, the McLean County Regional Planning Commission (MCRPC) staff has been working closely with County, City, Town, and BNWRD to prepare a Draft Strategic Land Use Map--an offshoot of the ongoing process to update the Regional Comprehensive Plan that has been prioritized due to the increasing development pressure in the area. Through a collaborative effort, and after many discussion and meetings, a set of maps that is proposed for adoption as supplements to the exiting Town and City Comprehensive Plans has been developed. This set of draft maps includes: existing land use, future land use, and proposed/planned transportation (City of Bloomington and ETJ only).

We are current seeking initial feedback from the County Zoning Board of Appeals and City/Town Planning Commissions. Subsequently, we will schedule further review and feedback by members of the County Board/City Council/Town Council and the public, before following the formal process required for the adoption of Comprehensive Plan documents/elements.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner



REGULAR AGENDA ITEM NO. 6.B.

FOR PLANNING COMMISSION: June 4, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation of the *Missing Middle Housing (MMH) Scan - Analysis + Definition of Barriers to Missing Middle Housing* for the City of Bloomington.

RECOMMENDED MOTION: None. Presentation only.

STRATEGIC PLAN LINK:

Goal 3. Grow the Local Economy

Goal 4. Strong Neighborhoods

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 3a. Retention and growth of current local businesses

Objective 4d. Improved neighborhood infrastructure

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: On July 22, 2024, City Council passed Resolution No. 2024-040, which included direction to: evaluate the Zoning Code to ensure it addresses current and future housing needs, showcase development opportunities and offer flexible compliance pathways [for housing development], [adds] more housing units back onto the market, [provides] potential incentives and support for property owners to rehabilitate and develop neighborhoods, and [evaluates] other responses for housing development.

Following that direction, City Staff contracted with Opticos Design, Inc., whose founder inspired a new movement for housing choice in 2010 when he introduced the concept of the “missing middle housing” (MMH) in America. As a community that developed significantly between 1840 and 1940, Bloomington is already familiar and proud of our MMH stock. However, between Code changes, financial structures, and infrastructure challenges, since the 1960s it has been difficult (if not near impossible) to develop these neighborhoods and structures that lend themselves to connected communities and attainable housing.

Opticos finished a multi-month effort to review the opportunities and barriers to MMH in the City of Bloomington in March and has submitted the final draft of the resulting report. This effort included staff interviews, Code and plan review, stakeholder meetings, and property data review, resulting in a report that presents findings and recommendations about how to break down barriers to housing choice in low-rise residential neighborhoods and move forward on some of the essential strategies to spur reinvestment and housing production.

The full report is available online at:

<https://legistarweb->

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: No notice was required for this item. Two different groups of stakeholders were invited to participate in the process of developing the MMH Scan.

FINANCIAL IMPACT: Increasing the supply of walkable urban living choices will likely attract families and professionals who already work in Bloomington to live here as well, increasing local sales tax and spurring additional community investment. Allowing small-lot and attached housing types that can be structured to allow owner occupancy may increase property values and associated taxes by taking advantage of existing urban density allowances. Increased "by right" permission for house-scale MMH may increase the efficiency of permitting and review, reducing the staff time required to develop a wider variety of housing choices.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner