

CITY OF BLOOMINGTON

2025 - 064

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF BLOOMINGTON [CHAPTER 44] RELATING TO DEVELOPMENT INTENSITY AND COMMERCIAL USES IN RESIDENTIAL DISTRICTS, AND SINGLE-FAMILY RESIDENTIAL IN THE D-2 (DOWNTOWN TRANSITIONAL) DISTRICT

**Adopted by the City Council
of the City of Bloomington
on September 8, 2025**

Published in pamphlet form by the authority of the City Council of the City of Bloomington, McLean County, Illinois, on September 15, 2025.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Leslie Smith-Yocum, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2025 - 064, entitled, an Ordinance Approving Text Amendments to the Zoning Code of the City of Bloomington [Chapter 44] Relating to Development Intensity and Commercial Uses in Residential Districts, and Single-Family Residential in the D-2 (Downtown Transitional) District, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on September¹⁵ , 2025, and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on 09/15/2025



Leslie Smith-Yocum
City Clerk



ORDINANCE NO. 2025 - 064

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF BLOOMINGTON [CHAPTER 44] RELATING TO DEVELOPMENT INTENSITY AND COMMERCIAL USES IN RESIDENTIAL DISTRICTS, AND SINGLE-FAMILY RESIDENTIAL IN THE D-2 (DOWNTOWN TRANSITIONAL) DISTRICT

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, pursuant to § 44-1706B, staff of the Development Services Department initiated a request to amend the text of the Zoning Code [Chapter 44] relating to Allowed Uses Tables, Bulk and Site Standards, Transitional Yards, Use Provisions, and Administrative Procedures; and

WHEREAS, the Bloomington Planning Commission (“COMMISSION”), after proper notice was given, conducted a public hearing on June 4, 2025, on said request for text amendments of the Bloomington City Code Chapter 44, including the subset related to Development Intensity and Commercial Uses in Residential Districts, and Single-Family Residential in the D-2 (Downtown Transitional) District, set forth in Exhibit A (“AMENDMENTS”); and

WHEREAS, following said public hearing, the COMMISSION adopted findings of fact that the proposed AMENDMENTS are in the public interest, and voted to recommend that the City Council (“COUNCIL”) pass this Ordinance; and

WHEREAS, the COUNCIL is authorized to adopt this Ordinance and approve said AMENDMENTS.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The COUNCIL hereby adopts the findings of fact of the COMMISSION, and the request for AMENDMENTS to Chapter 44, as set forth in Exhibit A, is hereby approved.

SECTION 3. That Chapter 44 of the Municipal Code of the City of Bloomington, Illinois, 1960, as amended, is hereby amended to read as set forth in Exhibit A (additions underlined and deletions stricken), with the addition of the following as § 44-908C:

(7) Accessory Dwelling Units (ADUs), by Special Use, subject to the provisions of § 44-908E.

SECTION 4. The Bloomington City Code is hereby further amended by renumbering, redesignating, and reformatting the chapters and subsections as needed to conform to the above-referenced amendments and removals.

SECTION 5. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 6. The City Clerk is hereby authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 7. This Ordinance shall take effect immediately after its approval and publication as required by law.

SECTION 8. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

PASSED this 8th day of September 2025.

APPROVED this 15th day of September 2025.

CITY OF BLOOMINGTON



Dan Bray, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



EXHIBIT A

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.

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- A. 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	<u>S P²</u>	S	<u>S P²</u>	§ 44-1013
...										
Offices										
Office Conversion									S	§ 44-1041
Medical or Dental Office or Clinic							<u>S P²</u>		S	§ 44-1024
...										
Personal Services										
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							<u>S P²</u>	S		
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							<u>S P²</u>	S	<u>S P²</u>	
Day-care centers	S	S	S	S	S	S	<u>S P</u>	S	<u>S P²</u>	
Retail and Service										
Drug Stores and Pharmacies							<u>S P²</u>	S²	S²	
Grocery Stores, Supermarkets							S²	S²	S²	
<u>Retail Sales, General</u>							<u>P²</u>		<u>S</u>	
<u>Restaurants</u>							<u>P²</u>		<u>S</u>	
<u>Specialty Food Shops</u>							<u>P²</u>		<u>S</u>	
...										

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.

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§ 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								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Buildable Lot Width (W)	Min. Buildable 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.		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

Table 403B: Bulk and Site Standards R-2 District								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Buildable Lot Width (W)	Min. Buildable 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.		Feet	Stories
R-2								
Detached Residential	50 feet	6,600	25 feet	6 feet	25 feet	6,600	35 feet	2.5
Attached and	75 feet	7,000	25	6 feet	25 feet	3,300	35 feet	2.5

Multi-Residential			feet					
Other Uses	50 feet	7,000	25 feet	6 feet	25 feet	7,000	15 feet	1

Table 403B: Bulk and Site Standards R-3 Districts

District	Lot Characteristics		Site Design			Development Intensity			
	Min. Buildable Lot Width (W)	Min. Buildable 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.			Feet	Stories
R-3A									
Single- and Two-Family Residential	70 feet	6,600	30 feet	10 feet	30 feet	6,600	—	35	2.5
Attached and Multi-Residential ²	70 feet	7,000	30 feet	10 feet	30 feet	4,500	0.5	35	2.5
Other Uses	70 feet	7,000	30 feet	10 feet	30 feet	7,000	—	35	2.5
R-3B									
Single- and Two-Family Residential	60 feet	5,000	20 feet	6 feet	25 feet	2,500	—	35	2.5
Attached and Multi-Residential	60 feet	5,000	20 feet	Min. 9 feet or 1/3 of building height for buildings > 3 stories	25 feet	620	0.8	65 ¹	6
Other Uses	60 feet	7,000	20 feet	Min. 9 feet or 1/3 of building	25 feet	7,000	—	65 ¹	6

Table 403B: Bulk and Site Standards R-3 Districts									
District	Lot Characteristics		Site Design			Development Intensity			
	Min. Buildable Lot Width (W)	Min. Buildable 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.			Feet	Stories
				height for building > 3 stories					

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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							
Personal Services							
...							
Veterinary Office or Clinic	P	P	S		P	P	§ <u>44-1035</u>
Day-care centers	P	P	P	<u>S²</u>	S <u>P</u>		
...							

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