

CITY OF BLOOMINGTON

2025 - 065

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE
CITY OF BLOOMINGTON [CHAPTER 44] RELATING TO PRACTICAL BUILDABILITY IN
MIXED- AND MULTIPLE-FAMILY RESIDENTIAL DISTRICTS**

**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 - 065, entitled, an Ordinance Approving Text Amendments to the Zoning Code of the City of Bloomington [Chapter 44] Relating to Practical Buildability in Mixed- and Multiple-Family Residential Districts, 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 September 15 , 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 - 065

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING CODE OF THE CITY OF BLOOMINGTON [CHAPTER 44] RELATING TO PRACTICAL BUILDABILITY IN MIXED- AND MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

WHEREAS, the City of Bloomington is a home rule unit of local government with the 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 Planning Commission (“COMMISSION”), after proper notice was given, on June 4, 2025, conducted a public hearing on said request for text amendments of the City Code Chapter 44, including a subset related to Practical Buildability in Mixed- and Multiple-Family Residential Districts, 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).

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 Brady, 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.

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) ...

(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.

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

A. Site dimensions table. All development in Residential Districts District 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 <u>Buildable</u> Lot Width (W) *	Min. Buildable <u>Buildable</u> Lot Area (square feet) *	Front Yard (F) Min.	Side Yard (S) Min.	Rear Yard (R) Min.	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
							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-3 Districts

Table 403B: Bulk and Site Standards R-3 Districts									
District	Lot Characteristics		Site Design			Development Intensity			
	Min. <u>Buildable</u> Lot Width (W) *	Min. <u>Buildable</u> Lot Area (square feet) *	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	<u>Floor Area Ratio (FAR)</u>	Max. Building Height	
			Min.	Min.	Min.			Feet	Stories
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	65 ⁴ <u>80</u> 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	—	65 ⁴ <u>80</u> 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

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.

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