

CITY OF BLOOMINGTON

2026 - 003

AN ORDINANCE APPROVING TEXT AMENDMENTS, MODIFICATIONS, AND ADDITIONS TO CHAPTER 44 (ZONING CODE) OF THE CITY OF BLOOMINGTON CITY CODE, RELATING TO (1) BUILDING CHARACTERISTICS IN THE D-1 (CENTRAL BUSINESS) ZONING DISTRICT, AND (2) PERMITTED ENCROACHMENTS IN PUBLIC RIGHTS-OF-WAY

**Adopted by the City Council
of the City of Bloomington
on January 12, 2026**

Published in pamphlet form by the authority of the City Council of the City of Bloomington, McLean County, Illinois, on January 16, 2026.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)
) ss.
CITY OF BLOOMINGTON)

CERTIFICATE

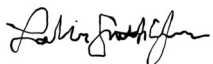
I, Leslie Smith-Yocum, certify that I am the duly appointed and qualified municipal clerk, custodian of the records for the municipality, and the keeper of the corporate seal of the City of Bloomington, County of McLean, Illinois.

I further certify that the Corporate Authorities of the above stated municipality have passed and approved Ordinance No. 2026 - 003, entitled, an Ordinance Approving Text Amendments, Modifications, and Additions to Chapter 44 (Zoning Code) of the City of Bloomington City Code, Relating to (1) Building Characteristics in the D-1 (Central Business) Zoning District, and (2) Permitted Encroachments in Public Rights-of-Way, 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 the date listed below, 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.

I further certify that the attached Ordinance is a true, correct, and exact copy of Ordinance No. 2026 – 003.

Dated at Bloomington, Illinois, on 01/16/2026



Leslie Smith-Yocum
City Clerk



ORDINANCE NO. 2026 - 003

AN ORDINANCE APPROVING TEXT AMENDMENTS, MODIFICATIONS, AND ADDITIONS TO CHAPTER 44 (ZONING CODE) OF THE CITY OF BLOOMINGTON CITY CODE, RELATING TO (1) BUILDING CHARACTERISTICS IN THE D-1 (CENTRAL BUSINESS) ZONING DISTRICT, AND (2) PERMITTED ENCROACHMENTS IN PUBLIC RIGHTS-OF-WAY

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 (1) Building Characteristics in the D-1 (Central Business) Zoning District, and (2) Permitted Encroachments in Public Rights-of-Way; and

WHEREAS, the Bloomington Planning Commission (“COMMISSION”), after proper notice was given, on November 5, 2025, conducted a public hearing on said request for text amendments of the Bloomington City Code Chapter 44, as 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 pass this Ordinance; and

WHEREAS, the City 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 City 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 12th day of January 2026.


APPROVED this 16th day of January 2026.

CITY OF BLOOMINGTON



Dan Brady, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



EXHIBIT A

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

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

§ 44-904B. Permitted encroachments in Public Rights-of-Way. In the D-1, D-2, and D-3 zoning districts, ~~the following certain~~ items may be ~~are~~ permitted to encroach into the public right-of-way, subject to the provisions of § 38-208. ~~Any permitted encroachment in the public right of way shall be permitted to occupy a maximum of 50% of the sidewalk directly fronting the building or use with which they are associated, provided a minimum five feet wide clear path be maintained within the sidewalk running parallel to the fronting street. Any permitted encroachment shall not inhibit the ingress and egress from buildings nor the free flow of pedestrian traffic.~~

~~(1) Planters.~~

~~(2) Hanging planters (attached to building, canopy, or awning).~~

~~(3) Sidewalk dining.~~

~~(4) Sidewalk sales (related merchandising and displays).~~

~~(5) Sandwich Board signs (as regulated in Article XIV of this code).~~

~~(6) Awnings and canopies (not more than four feet from the face of the building; eight feet min clearance above sidewalk).~~

§ 44-505. [Ch. 44, 5-5] Development standards applicable to business districts.

...

B. Regulations Applicable to the D-1, D-2 and D-3 Districts.

(1) Building Characteristics in the D-1 District.

(a) The primary ground-floor entrance shall face a public street.

(b) A building facade shall occupy at least 95% of the front setback line.

(c) Clear, non-reflective windows shall comprise at least 75% of the front facade between two and eight feet above the sidewalk.

(d) All new entries ~~shall~~ are encouraged to be recessed from the front building wall a minimum of three and a maximum of eight feet deep, and be no greater than eight feet in width. Recessed entries on buildings listed as Contributing Structures in the National Register Historic Bloomington Central Business District shall require a Certificate of Appropriateness, per § 44-1710, prior to the issuance of any building permit related to the enclosure or alteration of such.

(e) Any building that exceeds 25 feet in width along a public street shall be designed to appear as a series of two or more buildings no wider than 25 feet each...