



**Planning Commission - Regular Session Agenda  
Government Center Boardroom, 4th Floor, Room #400  
115 E. Washington Street, Bloomington, IL 61701  
Thursday, May 7, 2026 - 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](mailto: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](http://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 are listed and voted on separately.

- A. **Review and approval of the Minutes of the April 2, 2026, regular meeting of the Bloomington Planning Commission** (Recommended Motion: The proposed Minutes be approved.)

**5. Regular Agenda**

- A. **Z-05-26 - 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) Definitions, (2) Use Permissions and Use Provisions for Mini Warehouses, (3) Screening for Roof-Mounted Mechanicals, (4) Sight Distance Requirements, (5) creation and implementation of a "Corner Side Yard," (6) Off-street Parking and Loading, (7) Fence Regulations, and 8) general administrative corrections** (Recommended Motion: Motion to establish findings of fact that the proposed text amendments are in the public interest, and a motion to recommend that City Council approve the proposed text amendments.)

**6. New Business**

**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](mailto:mhurt@cityblm.org).



**Consent Agenda Item No. 4.A.**

**For Planning Commission:** May 7, 2026

**Ward Impacted:** City Wide

**Subject:** Review and approval of the Minutes of the April 2, 2026, regular meeting of the Bloomington Planning Commission, as requested by the Development Services Department.

**Recommended Motion:** The proposed Minutes be approved.

**Strategic Plan:**

**Goal 1.** Financially Sound City Providing Quality Basic Services

**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 within 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

**Attachments:**

1. 04-02-2026 Plan Commission meeting DRAFT minutes



**DRAFT MINUTES  
PLANNING COMMISSION – REGULAR SESSION  
WEDNESDAY, APRIL 2, 2026, 4:00 PM**

The Planning Commission convened in regular session at 4:00 PM, April 2, 2026, in Council Chambers, Government Center. Chair Peradotti called the meeting to order.

**Roll Call**

Attendee Name	Title	Status
Jackie Beyer	Commissioner	Present
Mary Ann Cullen	Commissioner	Absent
Goverdhan Galpalli	Commissioner	Present
David Lewis	Commissioner	Absent
Rachael Mosley	Commissioner	Present
Mark Muehleck	Commissioner	Absent
Thomas Krieger	Commissioner	Absent
William Peradotti	Commission Chair	Present
John Prior	Commissioner	Present
Anna Sochotsky	Commission Vice Chair	Present

City Staff present included: George Boyle, Assistant Corporate Counsel; Alissa Pemberton, Planning Manager; Marcus Ricci, Planner III.

**Public Comment**

No public comment was received by staff or provided at the meeting.

**Consent Agenda**

Item 4.A. Review and approval of the Minutes of the February 4, 2026, regular meeting of the Bloomington Planning Commission.

**Commissioner Beyer made a motion, seconded by Commissioner Galpalli, to approve the Minutes as presented.**

**AYES:** Beyer; Galpalli; Mosley; Peradotti; Prior; Sochotsky.

**Motion carried (viva voce).**

**Regular Agenda**

Item 5.A. PS-01-26 – Public hearing, consideration, and action on a request submitted by Beich

III, LLC, for approval of a Preliminary Plan for the subdivision to be known as Vista Crossing (noticed as Prairie Place North), for the property commonly known as 2805 Beich Road, PIN 21-19-326-010.

Ms. Pemberton reviewed the staff report for the preliminary plan request and explained that this is the next step of development; the property was recently rezoned and a preliminary plan is required before the property can be subdivided. She explained the preliminary plan's configuration of 110 lots, each planned for either a detached or attached single-family structure. Proposed infrastructure includes public streets, water, and sewer; alleys, access drives, and stormwater detention would be private. Public infrastructure would be located in front of the homes and vehicular access would be from the rear. Lots will not have individual curb cuts along the streets; this reduces the cost of infrastructure construction and the future burden on the City for roadway maintenance. The private alleys and accesses will be platted as lots of common ownership, under one or more property owners associations.

Phased development is proposed: Phase One would provide lots of each of the planned home configurations. Utilities would be constructed during Phase One that would extend outside of the phase's housing unit construction area; for example, to connect the new water and sanitary sewer to existing utilities and to connect stormwater drainage from Phase One lots westward to the outlot on which the stormwater would be detained. There would also be a provision to build temporary cul-de-sacs if roads are not extended within two years. Ms. Pemberton stated that the proposed plan meets all of the requirements for a preliminary plan.

Commission Beyer asked if there would be turning lanes into or out of the subdivision. Ms. Pemberton stated that turning lanes are not planned due to the low traffic volume at the location. Chair Peradotti asked if the infrastructure work being implemented for the Fox Creek Road area planned to incorporate the traffic from the development of housing this location. Ms. Pemberton explained that the property has been zoned residentially with similar densities expected since before that planning process occurred so the final density should have been accounted for in the projected traffic count for the Fox Creek Road improvements.

#### **Chair Peradotti opened the public hearing.**

**Mark Fetzer, representing the Applicant,** was sworn in and provided additional information about the purposes of phasing for gauging response from the market for the different housing options. Commissioner Beyer asked if waivers of any requirements would be needed; Ms. Pemberton confirmed that no issues have been identified that would require a waiver.

#### **Chair Peradotti closed the public hearing.**

**Commissioner Beyer made a motion, seconded by Vice Chair Sochotsky, to establish findings of fact that the Preliminary Plan conforms with the standards of the Subdivision Code, Zoning Code, and official Comprehensive Plan, and to recommend approval of the request.**

**AYES:** Beyer; Galpalli; Mosley; Peradotti; Prior; Sochotsky.

**Motion passed.**

Ms. Pemberton stated that this case would proceed to City Council on the second council meeting in April [April 27, 2026].

### **New Business**

Ms. Pemberton stated that two members of the Commission have terms that will expire in the near future, so new members may be added soon.

### **Adjournment**

**Vice Chair Sochotsky made a motion, seconded by Commissioner Beyer, to adjourn the meeting.**

**AYES:** Beyer; Galpalli; Mosley; Peradotti; Prior; Sochotsky.  
Motion carried (viva voce).

The Meeting Adjourned at 4:15 p.m.

### **CITY OF BLOOMINGTON**

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Bill Peradotti, Chair

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Marcus Ricci, AICP, Staff Liaison



## Regular Agenda Item No. 5.A.

**For Planning Commission:** May 7, 2026

**Ward Impacted:** City Wide

**Subject: Z-05-26** - 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) Definitions, (2) Use Permissions and Use Provisions for Mini Warehouses, 3) Screening for Roof-Mounted Mechanicals, 4) Sight Distance Requirements, 5) creation and implementation of a "Corner Side Yard," 6) Off-street Parking and Loading, 7) Fence Regulations, and 8) general administrative corrections, as requested by the Development Services Department.

### **Recommended Motion:**

Motion to establish findings of fact that the proposed text amendments are in the public interest, and a motion to recommend that City Council approve the proposed text amendments.

### **Strategic Plan:**

**Goal 2.** Upgrade City Infrastructure and Facilities to Grow the Local Economy

**Objective 2a.** Better quality roads and sidewalks

**Goal 3.** Grow the Local Economy

**Objective 3a.** Retention and growth of current local businesses

**Goal 4.** Strong Neighborhoods

**Objective 4a.** Residents feeling safe in their homes and neighborhoods

**Goal 5.** Great Place - Livable, Sustainable City

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

**Goal 6.** Prosperous Downtown Bloomington

**Objective 6c.** Downtown becoming a community and regional destination

### **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), based on issues that have arisen from a variety of cases, inquiries, and changes in technology. Changes to the current Use Permissions and Use Provisions for Mini Warehouses seek to make proposals to convert existing buildings in or near the downtown area into storage facilities more feasible and align new development expectations with outcomes that are more friendly for pedestrians and the appropriate enforcement of on-site activities. Changes to the requirements for screening of roof-mounted mechanicals attempt to find a middle ground between eliminating all visual impacts of said mechanicals with the economic burden of installing mitigation. Changes to the Sight Distance requirements seek to

clarify the existing code and to increase the safety of pedestrians and vehicle drivers. Adding a Secondary Front Yard codifies a number of Variances that the City has granted related to corner lot setbacks. Changes to the fence regulations clarify location allowances, add material and height allowances, and clarify property owner responsibilities. Changes to the Off-Street Parking and Loading regulations acknowledge recent and pending State legislation regarding enforcing minimum parking requirements. Administrative changes include correcting the omission of the R-D district from the Districts section.

**Community Groups/Interested Persons Contacted:** Notice was published in The Pantagraph on Friday, April 10, 2026.

**Financial Impact:** N/A

**Attachments:**

1. Staff Report with Attachment 1

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**TO:** Planning Commission  
**FROM:** Development Services Department  
**DATE:** May 7, 2026  
**CASE NO:** Z-05-26, 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) Definitions, (2) Use Permissions and Use Provisions for Mini Warehouses, 3) Screening for Roof-Mounted Mechanicals, 4) Sight Distance Requirements, 5) creation and implementation of a "Corner Side Yard," 6) Off-street Parking and Loading, 7) Fence Regulations, and 8) general administrative corrections.

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**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), based on issues that have arisen from a variety of cases, inquiries, and changes in technology.

*Notice*

Notice was published in The Pantagraph on April 10, 2026.

**ANALYSIS**

*Use Permissions and Use Provisions for Mini Warehouses*

Multiple inquiries have been made related to the possibility of locating storage uses in or near the downtown area. While storage uses have significant Building Code requirements for structure and fire protection, they do not require the same level of improvements as uses that have full habitable occupancy. Allowing the "Mini Warehouse" storage use as a Special Use may provide a pathway for the incremental improvement and reuse of older buildings in the downtown area. Staff proposes a provision requiring the use be located above the ground floor in D-1 and D-2 in order to protect the walkability and retail potential of the downtown core.

The current Use Provisions do not result in improved visual appeal or function of the resulting properties, and they preclude the reasonable use of many infill properties near areas of residential density that could benefit from such use. Large minimum lot size requirements have resulted in the existence of primarily big-box-scale facilities. Full screening and opaque material requirements have reduced the comfort for pedestrians on adjacent sidewalks, and have hidden inappropriate outdoor storage and occupancy issues from public view so that appropriate enforcement of maintenance and occupancy standards are difficult. Staff proposes changes to the Use Provisions that would allow and encourage public pressure to appropriately maintain these properties rather than hide them from sight, and that would result in a more welcoming atmosphere for the customers using the facilities as well.

### *Screening for Roof-Mounted Mechanicals*

From a visual perspective, roof-mounted mechanicals can be intrusive, but the current provisions for screening are financially burdensome and are significantly more restrictive than many other communities. The current requirements for screening have also been found to be difficult to implement on older buildings that do not have the roof structure required to support the additional weight of a 360° full-height screen for each mechanical. Staff proposes a middle-ground, sourced from a combination of communities throughout the nation (including Bloomington, MN!) that would require the screening of roof-mounted mechanicals from reasonable off-site view, but would reduce the requirements for mechanicals that impact only on-site views or can not be seen from a reasonable distance at ground-level.

### *Sight Distance Requirements*

The existing “Sight Distance Requirements” are difficult to interpret, rely on images to replace text which is not appropriate from an accessibility perspective, and are insufficient for the appropriate protection of pedestrians and motorists. In coordination with Engineering, staff has completed a literature review of over a dozen communities to compile a more clear and comprehensive set of standards, including an updated associated figure that supplements—rather than supplants—the text of the Code. It has also been made clear that fences in Clear Sight Triangles must also comply with restrictions to help avoid accidents resulting from blind corners at driveways and alleys.

### *Corner Side Yard*

The City has received and approved multiple reasonable requests for variances related to setbacks in what some communities call a “Corner Side” or “Secondary Front” yard; most of these have been approved, which indicates Code change is the more appropriate way to address future requests. Staff has proposed a “split the difference” approach which protects the quasi-public nature of a front yard, while allowing corner property owners to make reasonable use of a greater portion of their property. This “Secondary Front Yard” is functionally a “side yard” for the property owner, but also commonly hosts a public sidewalk where pedestrian accommodation must be considered. A reduction in required depth (the average of the front and side yard setbacks) is proposed, while still restricting accessory structures and fence height to protect those walking adjacent. This proposal requires the creation of the term, reference to the term and use in the District regulations, and amendment of the Accessory Structure provisions. Staff has also created an updated figure associated with yard locations to assist public understanding.

### *Fence Regulations*

The City’s current fence regulations are, for the most part, still providing adequate guidance for managing fence construction and maintenance, but they can be unclear or difficult to understand in complex situations. Administrative changes include: clarifying the owner’s responsibilities to locate property lines and ensure fence construction complies with approved construction plans; and affirming that the City’s issuance of a fence permit is not affirmation of the fence’s final location. Location changes include: requiring fences to be set back three (3) feet if they are not located on a property line to ensure appropriate access for landscape maintenance; and allowing fences in easements only with prior written permission from the owner and from extant utility companies. Height changes include: clarifying that fences outside required yards are treated as Accessory Structures for determining allowed heights; and allowing fences along interstates and arterial roads to be up to eight (8) feet tall to provide additional security and sound buffering from such. Materials changes include: allowing coated chain-link fence in portions of Residential yards, and in yards of other zoning districts; and requiring fences in all front yards and Clear Sight Triangles to have a minimum 50% transparency. Alternate materials allowances are still granted at the discretion of the Director or their designee, in appropriate situations.

### *Off-Street Parking and Loading*

Recent and pending State legislation impacts how we can enforce certain parking standards; the administrative reality is the same either way, but for clarity it is preferred to directly state in the Code that required off-street parking minimums are applicable only if not in conflict with state or federal legislation. This change has been proposed in the amendments.

### *Definitions*

As of September 2025, the Town of Normal, IL, permits households to have up to three pets per species (e.g., three dogs, three cats), increasing the previous limit of two. Staff proposes updating the definition of “Kennel” to 1) be consistent with the Town of Normal’s definition, and 2) address issues that are becoming more common as multi-generational households increase, resulting in an increased number of companion animals that belong to a single household. Two additional definitions have been proposed due to changes in technology and clarity needed for Code administration purposes.

### *Administrative Corrections*

When the R-D (Downtown Residence) District was created in 2021 it was not added to the “Establishment of Districts” section. This has been corrected in the proposed amendments.

Clarified that easements must be included in site plans submitted for Site Plan Review under § 44-1709, to allow review for compliance with § 44-1709F(2)(d), “Compliance with requirements for easements or dedications.”

## **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, lack of clarity), and reduce conflicting interaction of the Zoning Code, Property Maintenance Code, and Manual of Practice. This helps provide a clear and comprehensible development review process that is fair and equitable to all interests. The addition of definitions to provide clarity in administration and the creation of supplemental exhibits is also consistent with this goal. In addition, the amendments codify practices that have been repeatedly implemented via the granting of Variances or waiver of Use Provisions, supporting creative and innovative proposals to enhance the benefits of development to the Bloomington community.

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

Property values should not be diminished by the proposed changes. Corner lots will have greater access to a buildable area of their property, while still protecting the quasi-public nature of streets and sidewalks. Fencing modifications provide more practical application of materials while still lending credence to the potential visual impact of perimeter fencing in urban areas. Fencing and accessory structure location restrictions (as well as processes to override such) have been clarified to protect

public utilities and private property owner investment. Clear Sight Triangles have been clarified to allow better community understanding and permitting administration, but also to reduce the burden on the private property owner to the least possible extent that still appropriately protects public safety. Properties adjacent to buildings with rooftop mechanicals may now be able see equipment from the rear yard that was previously required to be screened on all sides, but those same properties were also required to screen ground-mounted mechanicals only from the right-of-way, so the difference in visual imposition is not significant, while the cost-savings to the developer of the structural support and screening is significant. Not requiring fully surrounded visual screening does not prohibit a requirement for fully surrounded screening related to sound attenuation, if necessary.

**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. Some assumed reduction in privacy could be interpreted by the new requirement for semi-transparent fencing in front yards, but in actual practice most front yards are not fenced or are already fenced in materials that would comply. The increased clarity and protection for easements supports public health and general welfare of the public funds responsible for maintaining and repairing potentially impacted utilities; it does not destroy property values but may result in a need for some property owners to adjust expectations related to perimeter fencing which could be seen as not ideal.

**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 adjustments to Mini Warehouse permissions have been clearly expressed as a desire by developers in the last few years, and the demand is likely to increase as residential development gets smaller in an attempt to make it more affordable. The remaining amendments do not change the uses allowed, but make modifications that improve safety, buildability, and resident comfort.

**RECOMMENDATION**

Staff recommends that the Commission take the following actions:

Motion to establish findings of fact that the proposed text amendments **are in the public interest**, and a motion to recommend that City Council **approve** the proposed text amendments.

Respectfully Submitted,  
Planning Division

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

**§ 44-201B(2) Residential Districts:**

- R-1A Single-Family Residence District
- R-1B Single-Family Residence District
- R-1C Single-Family Residence District
- R-2 Mixed Residence District
- R-3A Multiple-Family Residence District
- R-3B Multiple-Family Residence District
- R-4 Manufactured Home Park District
- R-D Downtown Residence District
- GAP 1
- GAP 2
- GAP 3
- GAP 4

**§ 44-303 Agricultural bulk and site standards.**

- A. Site Dimensions Table. All development in Agricultural District must comply with the requirements in Table 303A and Diagram 303A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

**§ 44-403 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.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

**§ 44-502B. Allowed Uses Table**

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
<b>Storage and Equipment Yards</b>							
Mini Warehouses	S			<u>S</u>	<u>S</u>	<u>S</u>	§ 44-1026
Parking Lot, Commercial	S	S	S	S	S	S	
Warehouse	P <sup>1</sup>		S			P	

**§ 44-503 Business district bulk and height standards.**

- A. Site Dimensions Table. All development in Business Districts must comply with the requirements in Tables 503A and 503B and Diagram 503A, unless otherwise expressly stated.

- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

**§ 44-603 Site development standards.**

- A. Site Dimensions Table. All development in Manufacturing Districts must comply with the requirements in Table 603A and Diagram 603A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

**§ 44-703 Site development standards.**

- A. Site Dimensions Table. All development in Public Interest Districts must comply with the requirements in Table 703A and Diagram 703A unless otherwise expressly stated.
- B. Where a Front Yard and Secondary Front Yard exist, the required minimum Secondary Front Yard shall be the average of the minimum required Front Yard and minimum required Side Yard for the subject District.

**§ 44-906 Access for buildings.**

Every building hereafter erected or moved shall be on a lot that abuts upon a public street, or with access to an approved private street, public place, or lot in common ownership, and all structures shall be so located on lots as to provide safe and convenient access for servicing, rescue and fire protection vehicles and required off-street parking.

**§ 44-908 Accessory buildings and uses other than fences.**

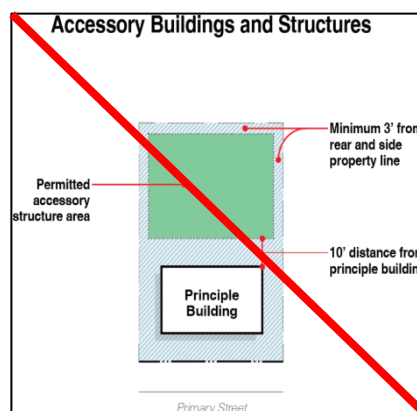
...

D. Except for fences, an accessory building or structure hereafter constructed, erected, placed, structurally altered, enlarged, or moved, except as otherwise permitted in this Code shall be subject to the following bulk requirements:

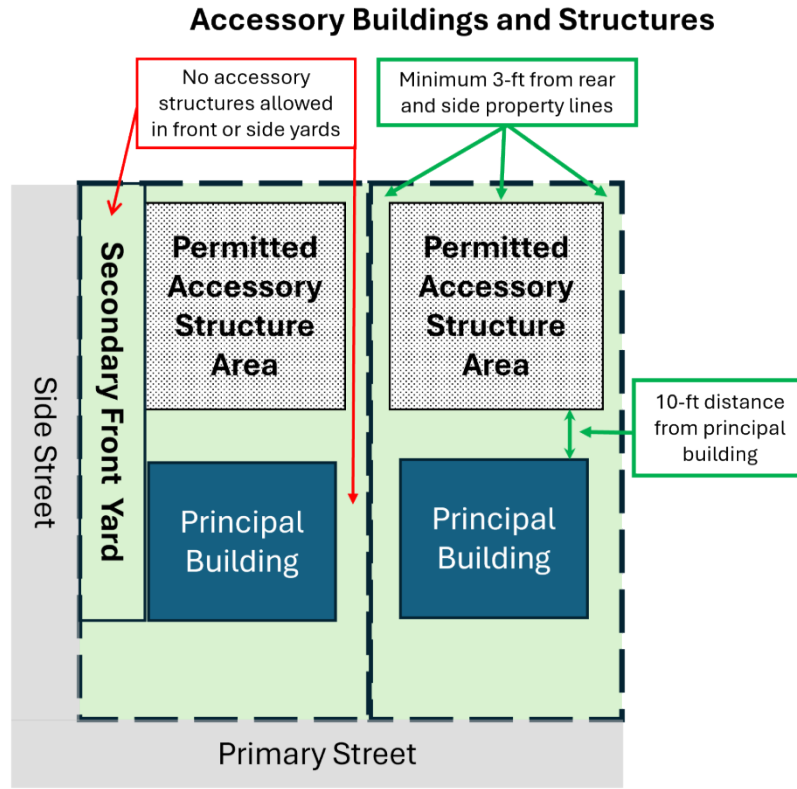
(1) Except for roadside markets, no accessory building or structure shall be permitted within the required front or side yards of a lot, as set forth in each district. This restriction applies to required primary and secondary front yards.

(2) Accessory buildings and structures shall comply with Table 908...

**REPLACE DIAGRAM 908D(2)**



**DIAGRAM 908D(2)**



(3) The foregoing height limits shall not apply to telecommunication antennas and telecommunication antenna facilities authorized pursuant to Article IV and X of this Code.

(4) The gross floor area of an accessory building or structure to be constructed in any zoning district shall not exceed 30% of the rear yard, nor shall it exceed following:

(a) In an agricultural district or the R-1A, R-1B, R-1C, R1-H, R-2, or R-4 District, the gross floor area of an accessory building or structure shall not exceed the ground floor of the principal building or 1,000 square feet, whichever is less.

(b) In a business district, manufacturing district, public interest district or the R-3A or R-3B District, the cumulative gross floor area of an accessory building or structure in combination with the principal structure(s) shall comply with the gross floor area regulations for the zoning district in which it is located.

(c) Where a secondary front yard exists, the portion of the secondary front yard that is to the rear of the principal structure may be counted as "rear yard" for the purposes of calculating allowable gross floor area of an accessory building or structure. No accessory buildings or structures are allowed in secondary front yards, unless explicitly permitted by § 44-904 (Permitted Encroachments).

**§ 44-909 Sight Distance Requirements (Clear Sight Triangle).**

All properties shall maintain an area of unobstructed view (the "Clear Sight Triangle") at every intersection of an adjoining street with other streets, alleys, and driveways. Clear sight triangles are three-dimensional zones clear of visual obstruction at the intersection of two streets, or a street and a path of access to private property, to provide for the safe movement of vehicles and pedestrians.

- A. Height. The clear sight triangle shall be free of structures and other opaque, or substantially opaque, objects between a height of two-and-a-half (2.5) and 10 feet, measured from the nearest street top-of-curb (or edge of pavement where curbs are not present).
- B. Horizontal Measurement. The distances used to determine the size of a clear sight triangle shall be measured from the private property line adjacent to the street being protected by the triangle. In cases where public sidewalks are located on private property (instead of right-of-way), distances shall be measured from the back (building-side) of the sidewalk.
- (1) At street intersections. Except in the D-1 (Central Business) District, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede visibility between a height of 2 1/2 feet and 10 feet above the top curblines of At the intersection of two (2) or more public or private streets, the horizontal footprint of the clear sight triangle shall be the area formed distance from the intersection of the private property lines (formed by the intersecting streets), outward along said lines for the required distance (see Table § 44-909B), with the hypotenuse (third side of the triangle) created by connecting the two end points, as illustrated in Figure 909. in the area defined by the visibility triangles illustrated in Figure 909.
- (2) At the intersections of streets with alleys and or driveways. Except in the D-1 Central Business District, at the intersection of a public or private street with a public or private driveway or alley no landscaping shall be placed, planted or allowed to grow in such a manner as to impede visibility between a height of 2 1/2 and 10 feet above the curb top elevation of the street within The visibility clear sight triangle horizontal footprint at alleys and driveways is an area formed by from the intersection of the edge of the driveway and the property line (or any public or private perimeter sidewalk; whichever is further from the street), outward 10 feet along the driveway or alley (into the private property) and 10 feet outward, parallel to the street, the street curblines intersection with the driveway or alley pavement line, and with the hypotenuse (third side of the triangle) created by connecting said curblines and said pavement line at distances from their intersection equal to 20 feet along the driveway or alley line and along the street curblines the two end points, as illustrated in Figure 909.
- C. Landscaping. All landscaping within clear sight triangles described herein shall provide unobstructed cross-visibility. Trees and shrubs shall be allowed, provided they be trimmed in such a manner that no limbs or foliage extend in the clear sight triangle, and provided they are located so as not to create a traffic hazard. Except for required solid sod or ground cover, landscaping shall not be located closer than three (3) feet from the edge of any accessway pavement.
- D. Increased requirements. Nothing in this Code is intended to prohibit the City from requiring a larger clear sight triangle if warranted by topography, utilities, or other items affecting public safety.
- E. Administrative modification. Modifications to Clear Sight Triangle requirements may be approved through Site Plan Review as in § 44-1709, with the approval of the Zoning Administrator and City Engineer, if a determination is made that such modification

would 1) be appropriate due to the site topography, right-of-way width, or access characteristics of a particular property, and 2) still provide safe and appropriate ingress and egress for vehicles and pedestrians.

**F. Exemptions.**

(1) Clear sight triangle requirements are not applicable to the buildable area of a Lot (the area where a principal structure may be located).

**REPLACE: Diagram § 44-909A**

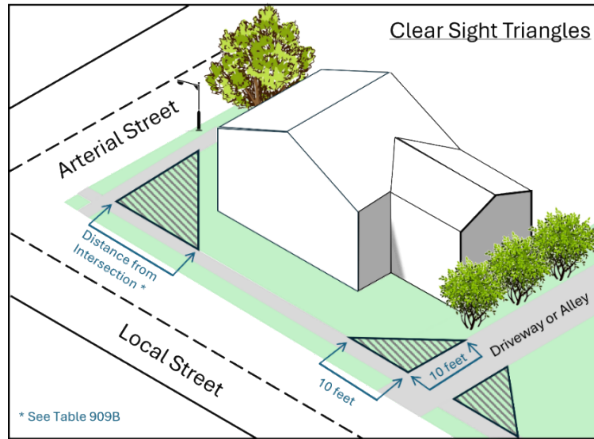
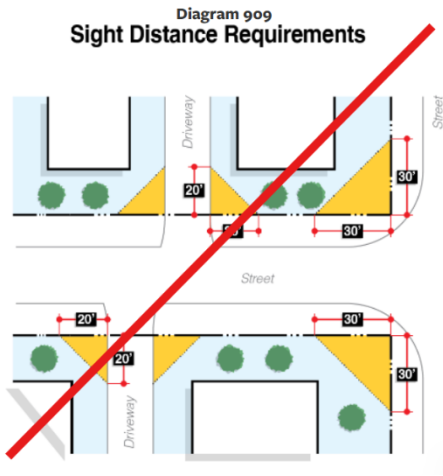


Table § 44-909B

<b><u>Clear Sight Triangle Requirements</u></b>	
<b><u>Intersecting street type</u></b>	<b><u>Distance from intersection</u></b>
<b><u>Arterial</u></b>	<b><u>25 feet</u></b>
<b><u>Collector</u></b>	<b><u>20 feet</u></b>
<b><u>Local</u></b>	<b><u>15 feet</u></b>

**§ 44-910 Fence regulations.**

A. General standards. Fences erected in the City of Bloomington shall comply with the following standards.

(1) Subject to compliance with all of the other restrictions of this section, a fence may be located near or on a lot line and but shall not protrude in full or in part onto any adjacent property or right-of-way. At the side or rear property lines, if a fence is not located on the property line a minimum setback of three (3) feet from the property line or other greater required distance to allow for maintenance of the fence and yard area falling outside the fenced area shall be provided. This standard is meant to ensure that reasonable gap is provided between parallel-running fences or other structures on adjoining properties for the purpose of allowing the maintenance of the land and any underlying utilities between fences.

- (2) The fence height shall be measured from the established grade on the fence owner's property to the top most section of said fence. Prior to installation of any fence a permit shall be acquired from the Development Services Department.
- (3) All supporting poles must be placed on the inside of the property where the fence is erected, and the finished side must face out away from the property.
- (4) It shall be the duty of each property owner to determine property lines and to ascertain that the fence thus constructed does not deviate from the plans as approved by the Development Services Department and the fence does not encroach on another lot or parcel of land. The issuance of the permit by the City shall not be construed as to mean the City has determined the fence is not encroaching on another lot, nor shall it relieve the property owner of the duty imposed on him or her to determine the location of property lines.
- (5) Easements. Fences may be located within easement areas, provided proper permission has been granted.
  - a) No fence shall A fence may be constructed in any drainage or access easement with prior written consent from the City Engineer and all other benefiting party(s) to said easement.
  - b) No fence shall A fence may be constructed in any utility easement except wherein when a release has been given in writing by 1) all organizations having existing utilities in the easement approving the location and construction of the proposed fence, and 2) the owner(s) of the property absolving the City and/or utility company from all liability and damages resulting from the repair, inspection, maintenance, installation, or removal of utilities. The City and/or utility shall in no way be held liable for the replacement, repair, or re-erection of any fence within said easement.
  - c) The process for gaining consent to construct a fence in an easement may require the applicant to provide stamped engineered drawings and/or land surveys, the cost of which will be borne solely by the applicant attempting to acquire such consent.
  - d) Proof of consent shall be submitted at the time of application for any associated permit. Failure to submit appropriate consent may result in rejection of the application.
- (6) Lots with an approved access approach that is interior to a subdivision and has an additional frontage on an exterior street, the exterior street frontage shall be considered a rear yard for the purposes of these fencing regulations.

#### B. Fence Height.

- (1) The fence height shall be measured from the established grade on the fence owner's property to the top most section of said fence.
- (2) Fences in required yards are limited in height; see Table § 44-910C. Fences outside required yards are limited to the height of Accessory Structures in the zoning district in which they are located; see Table § 44-908D(2).

- (3) On Residential District corner lots, in the required Secondary Front Yard behind the rear face of the principal structure closest to the street, fences are allowed to extend up to six (6) feet in height; see Diagram 910. If increased above four (4) feet in height, a minimum setback of three (3) feet from the front property line shall be provided. All fences in any required front or secondary front yard must be at least 50% transparent and must still comply with clear sight triangle requirements per § 44-909.
- (4) Fences may be allowed to exceed the height requirements in Table § 44-910C along interstate, arterial road, or railroad right-of-way, with approval of the Zoning Administrator, provided the fence does not exceed a height of eight (8) feet.

C. Fence materials.

- (1) Residential District fences shall not be constructed of wire mesh, barbed wire, electrically charged fence, or topped with sharp-edged material. In residential districts, chain-link fence may be allowed in the rear or side yard. If viewable from the right of way, chain-link shall have a black, green, or other similar type coating to reduce visual impact.
- (2) In all other districts, except in the aAgricultural, mManufacturing and P-3 (Airport) Districts, fences shall not be constructed of chain link unless coated in black, green, or other similar color to reduce visual impact, wire mesh, barbed wire, electrically charged fence, or topped with sharp-edged materials.
- (3) Fences located in a required primary or secondary front yard or in a clear sight triangle – either at a street intersection or a driveway or alley intersection – must have a minimum transparency (area you can see through) of at least 50% above two-and-a-half (2.5) feet from the ground, per § 44-909.
- (4) Materials restricted herein may be considered and approved in accordance with well-established standards or practices related to a particular use, at the discretion of the Director of the Department of Development Services for the City of Bloomington, Illinois, or his or her designee. The City may condition the approval of fences constructed of restricted materials to be removed upon cessation of the associated use.

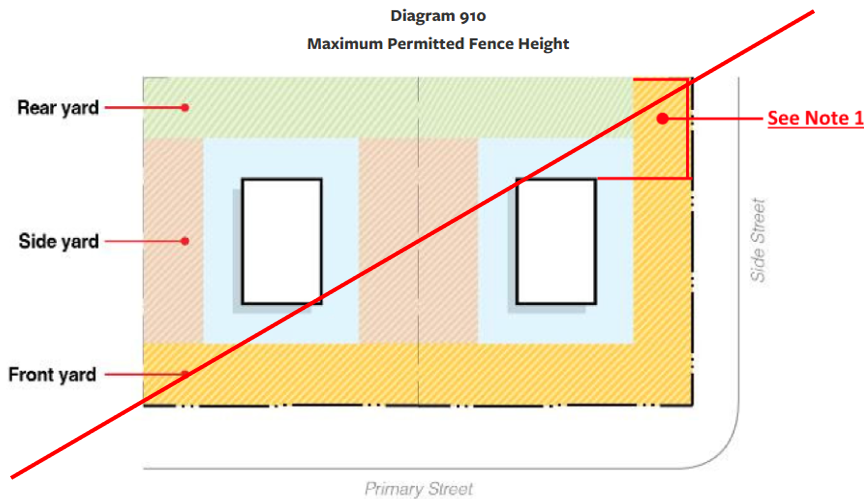
GD. Maximum fence height in required yards.

<b>Table 910: Maximum Permitted Fence Height</b>				
<b>Districts</b>	<b>Required Front yard</b>	<b>Required Side Yard</b>	<b>Required Rear Yard</b>	<b>Any Location No Fence Taller Than</b>
Agricultural Districts	8 feet	8 feet	8 feet	8 feet
Residential Districts	4 feet	6 feet	6 feet	6 feet
Business Districts	4 feet	8 feet	8 feet	8 feet
Manufacturing Districts	—	—	—	—
Public Interest Districts	4 feet	8 feet	8 feet	8 feet

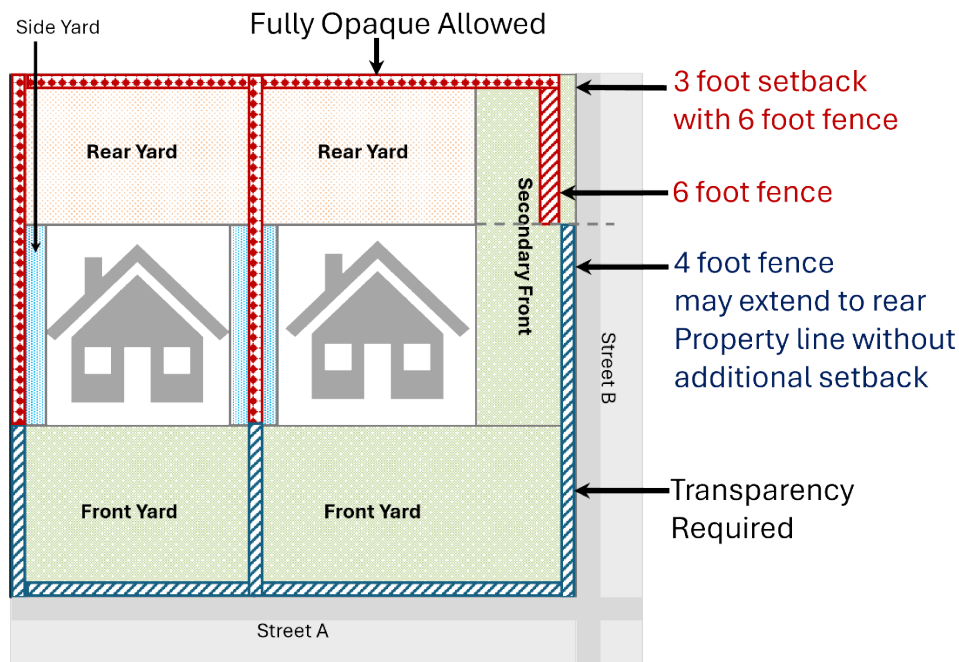
**Notes:**

1. On Residential District corner lots, fences are allowed to extend up to six feet in height in the front yard area immediately adjacent to the nearest rear corner of the principal structure closest to the street. Fences over four feet in height must maintain a minimum setback of three feet from the front yard property line and may not impact sight distance requirements per § 44-909.

**REPLACE DIAGRAM 910**



**Maximum Permitted Fence Height, Typical Residential**



**§ 44-1026 Mini warehouses.**

**A. New or Redevelopment**

(1) Buffers and screening. In addition to the requirements of Article XIII of this Code, the following minimum buffers and screening shall be required.

- ~~a. A six-foot high opaque fence shall be required around the perimeter of the lot to be used as a mini-warehouse site.~~
- ~~b. A chain link or wire mesh fence interlaced or interwoven with opaque strips may qualify as meeting the requirements for a solid opaque fence, if approved by the Zoning Administrator.~~
- a. Perimeter fencing shall be at least 50% transparent along all public streets, private streets, or public ways.
- b. A landscaping strip, 12 feet in width, shall be provided along all street frontages and along borders where a mini-warehouse site abuts any Residential District. Such buffer shall be provided outside of any fencing surrounding the site.

(2) Site circulation.

- a. All one-way driveways shall provide for one ten-foot wide parking lane and one fifteen-foot wide travel lane. Traffic direction and parking shall be designated by signing or painting.
- b. All two-way driveways shall provide for one ten-foot wide parking lane and two twelve-foot travel lanes.
- c. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

**B. Conversion**

(1) Mini warehouses in the Downtown (D-1, D-2, D-3) Districts shall be permitted only when located above the first story above grade.

(2) New exterior components shall comply with all appropriate screening and setbacks. Existing screening from the right of way by buildings may replace fencing or landscaping screening requirements.

C. Lighting. As part of any application package for a Mini Warehouse use, the Applicant shall provide a lighting plan demonstrating compliance with § 44-911D (Outdoor lighting), including any operational assumptions or equipment requirements necessary for compliance. The final, approved light plan will become an attachment to any Special Use Permit or Occupancy permit and compliance will be required for the duration of the existence of the use.

~~C. D. Maximum floor area. No storage cubicle shall have a gross floor area greater than 5,000 500 square feet.~~

~~D. Building height. The maximum permitted building height shall be 35 feet or two stories, whichever is lower.~~

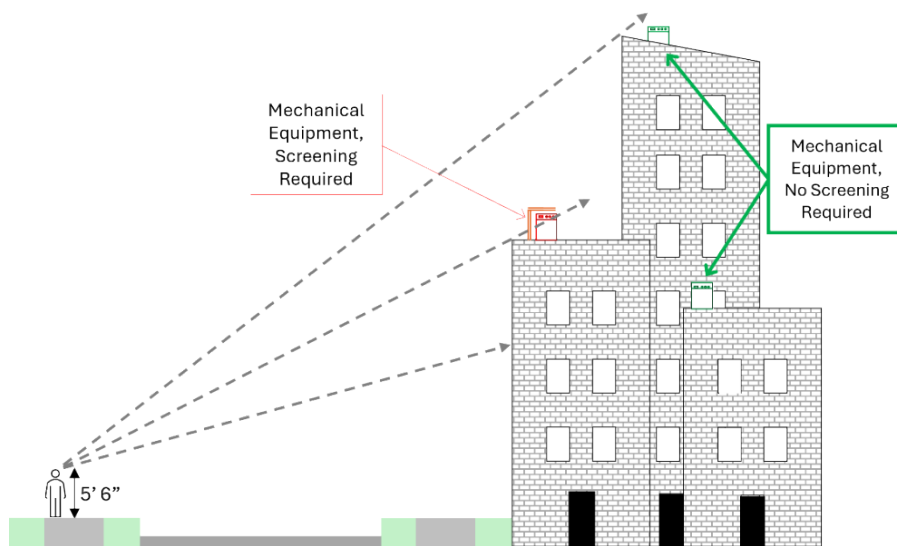
~~E. The following minimum site and bulk standards shall be required for the siting and development of any mini-warehouse facility.~~

<b>Table 1026: Mini Warehouses Site and Bulk Standards</b>				
<b>Lot Standards</b>		<b>Site Design Standards</b>		
<b>Min. Lot Area</b>	<b>Min. Lot Width</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
2-acres	100-feet	20-feet	20-feet	20-feet

**§ 44-1308C. Mechanical units.**

- (1) Ground mounted mechanical units. Ground-mounted mechanical units, including but not limited to: air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from an adjacent right-of-way shall be screened from public view. The screen shall be designed and established so that the area or element being screened is no more than 20% visible through the screen.
- (2) Roof mounted mechanical units. For all developments other than single-family residential, all roof-mounted mechanical units shall be screened to block all parts of the equipment from visibility from line of sight from the edge of the right-of-way opposite the building, or from a distance of 60-feet on public or private property that serves the function of right-of-way. Line of sight shall be measured from a height of five-feet six-inches (5'6") above grade. their full height by an opaque screening material that is compatible with the architecture of the building or through integrated building architecture, such as a parapet wall.
  - a) Standards.
    - i. The screening must be permanently attached to the building and must meet the requirements of the City's Building Code (Ch. 10).
    - ii. Existing screening which requires major alteration or replacement must meet the requirements of this section.
  - b) Materials.
    - i. Screening material that is compatible with the architecture of the building or through integrated building architecture is required. The use of wood, in whole or in part, as a screening material is not considered architecturally compatible unless the building is constructed with a wood exterior.
    - ii. Such screening may be opaque or perforated, provided that where perforated materials are provided, not more than 50 percent of the face is open.
  - c) Exemptions. Solar panels, antennas, exhaust pipes, and chimneys are exempt from this requirement.

**Figure § 44-1308C(2)**



§ 44-1606 Definitions “E.”

...

**ENERGY STORAGE SYSTEM (ESS)**

A technology that can capture energy produced at one time and store it for use at a later time. Sizes range from small-scale residential systems that function as accessory mechanicals, to primary-use utility-scale (at least 1 MW) grid-balancing systems. ESS includes Battery Storage, Pumped Hydro Storage, Thermal Storage, and Mechanical Storage. ESSs may be paired or co-located with other generation resources.

...

§ 44-1612 Definitions "K."

...

**KENNEL**

Any premises or portions thereof on which four or more of the same species of dogs, cats, or other household domestic animals over four months of age are kept, or on which more than two such animals are maintained, boarded, bred or cared for in return for remuneration, or are kept for the purpose of sale.

...

§ 44-1614 Definitions “M.”

...

**MECHANICAL EQUIPMENT**

Other than public or private utility provider equipment, mechanical equipment includes equipment commonly associated with the heating, cooling, plumbing, or electrical systems of structures (i.e., air conditioning compressors, generators, etc.). Mechanical equipment does not include solar panels.

§ 44-1626 [Ch. 44, 16-26] Definitions "Y."

...

**YARD**

An open space, on the same lot with a building or structure, unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted by the bulk and site regulations of the subject District, or by in § 44-904, Permitted encroachments, of this Code.

**A. FRONT**

A yard between the front lot line and a principal structure. ~~A front yard shall be established along with frontages of a corner lot as required by the bulk and site standards for each zoning district in this Code.~~ The Front Yard (also called the Primary Front Yard) of a corner lot shall be defined as the yard adjacent to the front lot line with least linear frontage. The Primary Front Yard is frequently the yard adjacent to the front of a building.

**B. REAR**

A yard across the rear of the lot between the rear lot line and a principal structure and extending from one side lot line to the other, or from one side lot line to the Secondary Front Yard.

**C. SIDE**

A yard extending from the required front yard to the required rear yard or, in the absence of any clearly defined rear lot line, to the point on the lot farthest from the intersection of the lot line involved with the public street.

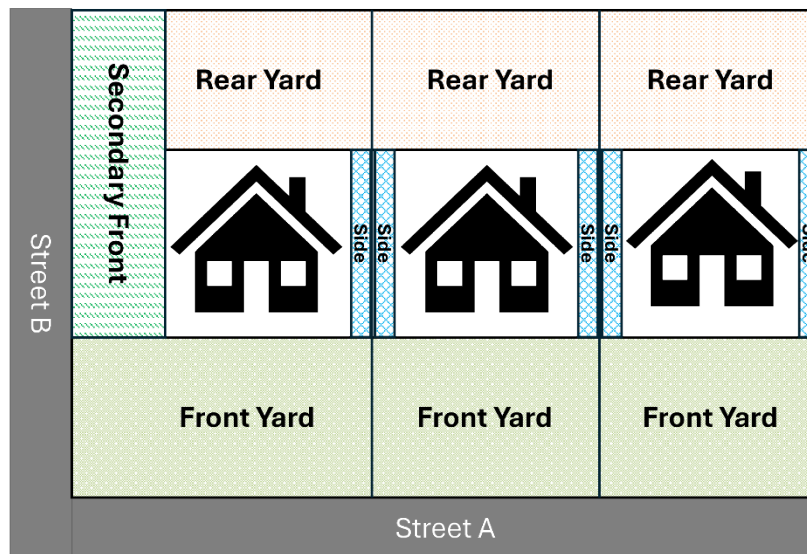
**D. SECONDARY FRONT**

A yard on a corner lot between a front lot line and a principal structure, adjacent to a secondary street. The Secondary Front Yard of a corner lot shall be defined as the yard adjacent to the front lot line with the most linear frontage.

**E. REQUIRED**

Any yard on any property that is required by the Bulk and Site Standards of the District. Required yards are measured from the inside of each property line to provide setbacks or build-to lines that result in the buildable area for principal structures on the lot. The dimension of a required yard may be smaller than the dimension of the yard overall.

**Figure 44.1626-A. Yard Locations**



...

**§ 44-1709C(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:

- (a) Legal description, or common address and PIN;
- (b) North-points;
- (c) The boundary lines of the property in question, and any encumbrances on the property, including but not limited to future right-of-way, access, drainage, or utility easements;
- (d) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures...