



# City of Bloomington Common Council

## **Legislative Packet – Addendum**

Posted on Tuesday, 15 July 2025

Wednesday, 16 July 2025  
Regular Session at 6:30pm



**City of Bloomington Indiana**

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

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**MEMO FROM COUNCIL OFFICE:**

To: Members of the Common Council

From: Lisa Lehner, Council Administrator / Attorney

Date: July 15, 2025

Re: Resolution 2025-11: To Initiate A Prior Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code by Restating Resolution 2024-25 Re: Single-Room Occupancy Residential Buildings as a Permitted Use

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**Synopsis**

This resolution, sponsored by Councilmember Piedmont-Smith, initiates and re-states the prior proposal in Resolution 2024-25 to amend Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code. The resolution re-news and restates its directive that a UDO text amendment proposal be prepared by the Plan commission to add Single-Room Occupancy buildings as a permitted use in the City.

**Relevant Materials**

- Resolution 2025-11
- Resolution 2024-25
- Sponsor Memo from Councilmember Piedmont-Smith Re: Resolution 2024-25

**Summary**

Amendments to zoning ordinance texts such as this proposal are governed by [IC 36-7-4-602](#) et seq. Known as the “600 Series”, these provisions authorize Council 1) to initiate an amendment proposal and 2) to require the Plan Commission to hold a public hearing on the proposal and to make a recommendation back to the Council. Council initiated a proposal in Resolution 2024-25. My understanding is that the Plan Commission gave notices to property owners of a July 14, 2025 hearing on Council’s proposal at great expense and after extensive research identifying those owners and preparing and mailing notices to them. That hearing occurred and was continued to August 11, 2025. The timing of these hearings might create confusion.

[IC 36-7-4-604](#) authorizes the continuance of a hearing and codifies the theory of substantial compliance, stating that an ordinance may not be invalidated if the notice and hearing substantially comply with the statute. It permits the potential deviation from statutory deadlines caused by the time, labor and complexity in researching, identifying and preparing mailed notices to individual property owners throughout a municipality. Resolution 2025-11 restates the same proposal as Resolution 2024-25, in an effort to add additional layers of process to the existing proposal, to build upon the notices already given and to resolve any confusion regarding statutory timelines. The Hearing of this proposal has been continued to August 11, a date anticipated to be within 60 days of the Plan Commission’s receipt of the proposal’s restatement and renewal.



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### UDO Text Amendment Process

The process of [IC 36-7-4-607](#) and related statutes is outlined below:

1. Plan Commission Process:

The Plan Commission must hold a public hearing within 60 days in accordance with [IC 36-7-4-604](#). This statutory provision also allows continuances of the hearing and requires only substantial compliance with the notice and hearing procedure. No later than 60 days after the hearing, the Commission must vote on the proposal. It must then certify its recommendation to the Common Council within 10 business days of its determination, pursuant to [IC 36-7-4-605](#).

2. Council Action on Certified Proposal:

Following certification, the Council may consider the proposal at its first regular meeting or at any subsequent meeting held within 90 days. The Council must provide at least 48 hours' notice of its intention to consider the proposal. If the Council fails to act within 90 days on a proposal that received a favorable recommendation, the proposal takes effect automatically as if it had been adopted in the form certified.

3. Effect of Council Amendments or Rejection:

If the Council adopts the proposal with amendments or rejects it, the proposal must be returned to the Plan Commission along with a written statement of the reasons for the amendment or rejection. The Commission then has 45 days to consider the Council's action. If the Commission approves the Council's changes or fails to act within that period, the ordinance stands as passed by the Council.

However, if the Commission disapproves the Council's amendments or rejection, the Council must affirm its original action by a second vote within 45 days after certification of disapproval in order for the ordinance to take effect.

### Contacts

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