

CITY OF BLOOMINGTON



October 22, 2025 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/88225451589?pwd=SkQxQmQvTnBXc202M0ZPano1eW9rdz09>

Meeting ID: 882 2545 1589
Passcode: 897298

**CITY OF BLOOMINGTON
HEARING OFFICER (Hybrid Meeting)
October 22, 2025 at 2:00 p.m.**

City Hall, 401 N. Morton Street
Kelly Conference Room #155

❖Virtual Link:
<https://bton.in/xRLRA>

Meeting ID: 882 2545 1589 Passcode: 897298

Petition Map: <https://bton.in/G6BiA>

APPROVAL OF MINUTES:

July 30, 2025

PETITIONS:

CU-46-25/ ZR2025-10-0101

Gable's Bagels

200 E. Kirkwood Avenue

Parcel: 53-05-33-310-227.000-005

Request: Conditional Use for a Standardized Business in the Mixed-Use University Village Downtown Character Overlay (MD-UV). Case Manager: Joe Patterson

Hearing Officer Member:

<u>Member</u>	<u>Appointed By</u>	<u>Term</u>
Ryan Robling	Plan Commission	10/11/2022-Current

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BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 200 E Kirkwood AVE

CASE #: CU-46-25 / ZR2025-10-0101
DATE: October 22, 2025

PETITIONER: Gables Bagels (Nancy Baldwin)
200 E Kirkwood Ave
Bloomington, IN 47408

OWNER: Bailey 8 LLC
601 N College Avenue, Ste 1
Bloomington, IN 47404

REQUEST: Conditional Use for a Standardized Business in the Mixed-Use Downtown within the University Village Downtown Character Overlay (MD-UV).

REPORT: The proposed Standardized Business is located within the POSH Hotel which is on the southeast corner of the Kirkwood Avenue and Washington Street intersection. This location is in the University Village downtown character overlay of the Mixed-Use Downtown zoning district (MD-UV). Surrounding properties to the north, south, and along the east side of Washington Street are also zoned within the Mixed-Use Downtown University Village (MD-UV) overlay. Properties along the west side of Washington Street, to the north and south, are within the Mixed-Use Downtown Courthouse Square (MD-CS) overlay district. Surrounding uses consist of commercial businesses, parking areas, places of worship, and a hotel. The property has been developed with “POSH on Kirkwood”, a five-story boutique hotel and event center. Gables Bagels occupies approximately 800 square feet of the northeast corner of the first floor of the hotel and includes indoor and outdoor seating areas with direct access to East Kirkwood Avenue.

The petitioner has opened a new restaurant within the existing building, Gables Bagels. Gables Bagels is a national chain that serves hotel patrons as well as the general public. They are open seven days a week and offer primarily bagels, sandwiches, hot and cold beverages, and other side dishes. Since Gables Bagels meets the definition of a standardized business in the City of Bloomington Unified Development Ordinance (UDO), conditional use approval is required for both the use as well as their proposed signage. The UDO defines a standardized business as:

Any type of commercial establishment located in the Courthouse Square Downtown Character Overlay or University Village Downtown Character Overlay, that are required by contractual or other arrangement or affiliation to offer or maintain standardized services, merchandise, menus, employee uniforms, trademarks, logos, signs, or exterior design. This use does not include “Office” uses located above the ground floor and any commercial businesses located in such a manner as to be devoid of any building frontage that is visible to a street,

Changes to the building for this tenant would only involve new wall signage along the façade facing East Kirkwood Avenue. The proposed sign will be internally illuminated and have primarily red lettering and a bagel design on a white background. The proposed sign is unique in design and was designed to be compatible with and complement adjacent surroundings and character of the area. The owner of POSH on Kirkwood approved the tenant’s sign as

complementary to the existing signage on the building for POSH on Kirkwood as well as the variety of styles of signage on nearby properties. The proposed sign meets the criteria with POSH on Kirkwood's Minor Site Plan approval and is compliant with the dimensional standards for wall signs within the University Village Downtown Character Overlay (MD-UV).

STANDARDIZED BUSINESS STANDARDS: UDO 20.03.010(e)(2) lists the following use specific standards for standardized businesses.

In the MD-CS and MD-UV character areas a standardized business shall require conditional use permit review in accordance with Section 20.06.050(b) (Conditional Use Permit), and shall comply with the following standards:

- (A) *The proposed standardized business shall be designed and constructed in a style that visually complements its surroundings, especially the existing buildings on both sides of the same block the business is to be located, as well as the character of the particular overlay district. Visual complementation shall include, but may not be limited to:*
 - i. *Architecture;*
 - ii. *Scale;*
 - iii. *Façade; and*
 - iv. *Signage.*
- (B) *If the use is proposed for a site that contains an existing building of special historical, cultural, or architectural significance, with or without official historic designation, the proposed use shall seek to preserve and reuse as much of the existing building as possible, particularly the building's façade.*
- (C) *Visual complementation may also include interior décor. Elements of interior décor such as displays of public art, photos or memorabilia of Bloomington or Indiana University, may be considered.*

STAFF COMMENT: The petition states that the sign has been designed with the POSH on Kirkwood and East Kirkwood Avenue blockface in mind and that the proposed design complements the character of this area. The sign will be placed on the building's façades in addition to the existing POSH on Kirkwood signage, which includes a mix of illuminated channel lettering and illuminated cabinet style signage.

Other signage in this general area encompasses a variety of styles from awning signs (Southwest corner of Kirkwood/Washington intersection) to channel lit letters (CVS/Graduate by Hilton) to cabinet style (Lotus Garden) and freestanding signage (places of worship). Red and white are common colors in the University Village character overlay given its proximity and connection to Indiana University and also are utilized by Gables Bagels as their primary sign colors.

The exterior of the building design was approved with the POSH on Kirkwood Minor Site Plan and the interior design and scheming was also performed by the owners of POSH. That design and theming for the tenant area is described by the tenant as consisting of maroons, browns, grays, creams, and black. A tile floor covers the entire area (approx. 800 sq. ft.). The counter is white marble, with a cream wave pattern front. There is various textured wall coverings in the colors listed above. There is a bench and 3 small tables with chairs for customers to use. Gold pendant lighting hangs from the ceiling. There is also outdoor seating available for use.

This petition meets the criteria for a standardized business, as detailed below in the proposed finding for 20.06.040(d)(6)(B) General Compliance Criteria.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6) Approval Criteria

(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with other applicable regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*
- iv. *Compliance with prior approvals*

PROPOSED FINDING: The petition complies with the UDO, including the criteria for a standardized business. The proposed square footage and placement of the signage is compliant with the signage standards in the Mixed Use Downtown (MD) zoning district as they indicate to use approximately 10 square feet of their allowance for signage. The POSH hotel was approved under site plan approval #SP-21-24 and a variance from building height was approved under case #V-44-23. Those approvals do not have any conditions that effect this petition.

(C) Additional Criteria Applicable to Conditional Uses

- i. *Consistency with Comprehensive Plan and Other Applicable Plans*
The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Downtown.” The Downtown district is meant to be a commercial hub that offers a variety of businesses and uses. The proposed restaurant use is located within and near other similar commercial spaces on Kirkwood Avenue and Washington Street. The MD-UV district and standardized business criteria ensures that businesses in this district will maintain the character of the district while still allowing for new growth and development.

- ii. *Provides Adequate Public Services and Facilities*
Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: Adequate public service capacity exists. No changes to the building are proposed other than signage.

- iii. *Minimizes or Mitigate Adverse Impacts*
 - 1. *The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
 - 2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*

3. *The hours of operation, outside lighting, and trash and waste collection shall not pose a hazard, hardship, or nuisance to the neighborhood.*
4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

PROPOSED FINDING: No destruction, loss, or damage of any natural, scenic, or historic features is found. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation outside of a typical restaurant use is found. The proposed signage will be lit with the internal LED lamps and will comply with all applicable sign regulations. No pre-submittal neighborhood meeting is required.

iv. *Rational Phasing Plan*

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: There is no phasing plan for this proposal.

RECOMMENDATION: Based upon the report and written findings of fact above, the Department recommends that the Hearing Officer adopt the proposed findings and approve CU-46-25 / ZR2025-10-0101 with the following condition:

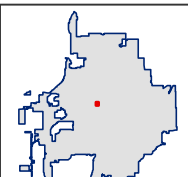
1. This conditional use approval is limited to the uses and design as submitted. Minor changes to the sign size, façade design, such as refacing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other design criteria in place at time of future application.
2. This approval allows for the placement of wall signage along the Kirkwood frontage only.



Map Legend

- Mixed-Use Downtown Courthouse Square
- Mixed-Use Downtown Downtown Core
- Mixed-Use Downtown University Village
- Parcels
- Pavement
- Alley

Bloomington Municipal Boundary



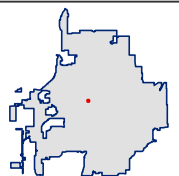


Map Legend

-  Other
-  Parcels

-  Pavement
-  Alley

-  Bloomington Municipal Boundary





400 E. Third Street #6, Bloomington, IN 47408
www.gablesbagels.com

City of Bloomington
 Board of Zoning Appeals/Hearing Officer
 Bloomington, Indiana

Please accept this statement as our petition requesting approval for Conditional Use for a Standardized Business in the Mixed-Use University Village Downtown Character Overlay on the building located at 200 E. Kirkwood Ave. The building is known as Posh, a Boutique Hotel. Our location is inside the hotel and occupies approximately 800 square feet of space on the northeast corner. We also have seating for about 30 customers on the exterior of the building in a fenced area.

Our restaurant serves bagels, sandwiches, hot and cold beverages, and other side dishes. We are open from 6:30 am through 2:00 pm. Seven (7) days a week. We are closed all major holidays. Not only do we serve the hotel patrons, but we are open to the public as well. We work with POSH to provide a continental type of breakfast via a voucher system to the guests of the hotel on a daily basis should they choose to complete the voucher.

Being an integral part of the hotel, it is assumed that the hotel signage approval encompasses the restaurant as well. The shared hotel parking, landscaping, entrances, structures, rights-of-way, etc. have already been submitted by Bailey 8, LLC. To our knowledge all of these have been approved.

We plan to have soft music playing for our customers during business hours. It will not violate any noise ordinances. There are no lights, odors or vibrations that will come from the store, other than the smell of fresh baked bagels.

The interior of the store was designed and built by the owners of POSH Hotel, Bailey 8, LLC. The colors are maroons, browns, grays, creams, and black. A tile floor covers the entire area (approx. 800 sq. ft.). The counter is white marble, with a cream wave pattern front. There is various textured wall coverings in the colors listed above. There is a bench and 3 small tables with chairs for customers to use. Gold pendant lighting hangs from the ceiling.

The store has a public restroom which we will maintain. It is accessible to customers and staff during operational hours.

There is parking available in front of the store on Kirkwood Ave. and on Washington for those that may want to pick up food. We do not see that we will create a problem with

undue traffic congestion. Most of our customers will be walking or from the hotel and will have parked through there.

Our store in the hotel did not result in damage to any natural or historic features.

Hours of operations do not pose a hazard or nuisance to the neighborhood.

Our signage has been designed to match the building and surrounding areas. It has been approved by the owner of the building and complements the hotel signage. It is like those around us but does not protrude from the building as do others close to us. Ours will be flat to the building. It will be internally illuminated and backlit. It will complement the building areas where it will be placed to scale, see the drawings for this. The 50"x24" sign will be on the north side of the building facing Kirkwood Ave. approximately 83" from the ground. The other sign will be on the west side of the building, Washington Street. It is 120"x 18" and is 95" from the ground.

Nancy Baldwin
Business Manager
Gables Bagels
812-327-0212
nancy@gablesbagels.com

Exterior Sign 18A



Cabinet Retainer Face: White

Cabinet & Retainer Sides:
Alfrex Graphite Metallic

Materials: Internally Lit Cabinet w/ Acrylic Face & 4c Vinyl

Colors: Alfrex Graphite Metallic Cabinet Sides & Returns,
White Face & Cabinet Trim, 4c Vinyl Logo & Copy

Typestyle: N/A

Mounting: TBD

Quantity: 1 (Single Faced)

C: 28 M: 100 Y: 100 K: 36	C: 32 M: 99 Y: 99 K: 47	C: 35 M: 98 Y: 94 K: 56	C: 8 M: 15 Y: 44 K: 0	C: 22 M: 27 Y: 56 K: 0	C: 44 M: 67 Y: 94 K: 56
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ALFLEX FR:
Graphite
Metallic
(JY-3530)

SIGNSOLUTIONS
505 COMMERCE PKWY WEST DR
GREENWOOD, IN 46143
www.signsolution.com 317-881-1818

Client: Gables Bagels

Address:

Contact:

Scale: 1" = 2"

Drawing Date: 08/11/2025

Revision: 04

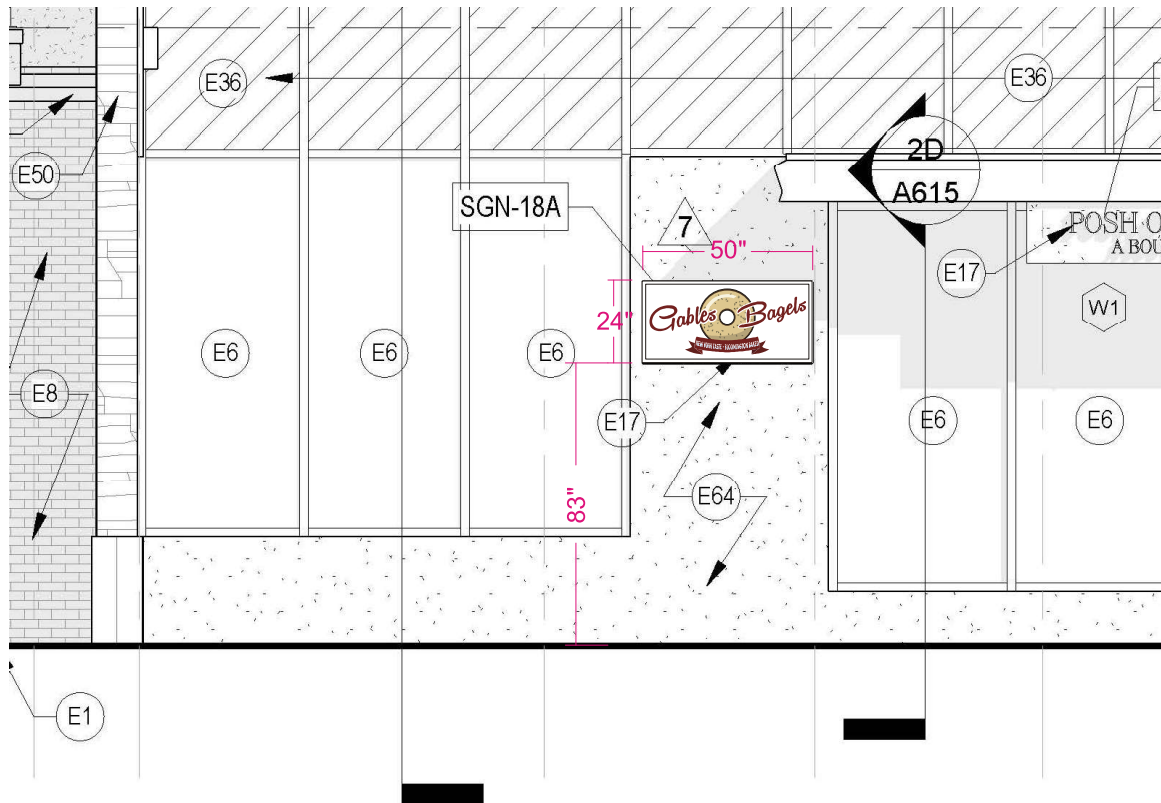
Notes:

Sales Rep: Thomas Hopkins

Approved: _____
Date: _____

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Exterior Sign 18A (Elevation Detail)



SIGNSOLUTIONS
 505 COMMERCE PKWY WEST DR
 GREENWOOD, IN 46143
 www.signsolution.com 317-881-1818

Client: Gables Bagels

Address:

Contact:

Scale: 1" = 10"

Drawing Date: 08/11/2025

Revision: 04

Notes:

Sales Rep: Thomas Hopkins

Approved: _____
 Date: _____

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Exterior Sign 18B



Materials: Internally Lit Cabinet w/ Acrylic Face & 4c Vinyl

Colors: Alfrex Graphite Metallic Cabinet Sides & Returns, White Face & Cabinet Trim, 4c Vinyl Logo & Copy

Typestyle: N/A

Mounting: TBD

Quantity: 1 (Single Faced)

C: 28	C: 32	C: 35	C: 8	C: 22	C: 44
M: 100	M: 99	M: 98	M: 15	M: 27	M: 67
Y: 100	Y: 99	Y: 94	Y: 44	Y: 56	Y: 94
K: 36	K: 47	K: 56	K: 0	K: 0	K: 56

ALFREX FR:
Graphite
Metallic
(JY-3530)

SIGNSOLUTIONS
505 COMMERCE PKWY WEST DR
GREENWOOD, IN 46143
www.signsolution.com 317-881-1818

Client: Gables Bagels

Address:

Contact:

Scale: 1" = 4"

Drawing Date: 08/10/2025

Revision: 03

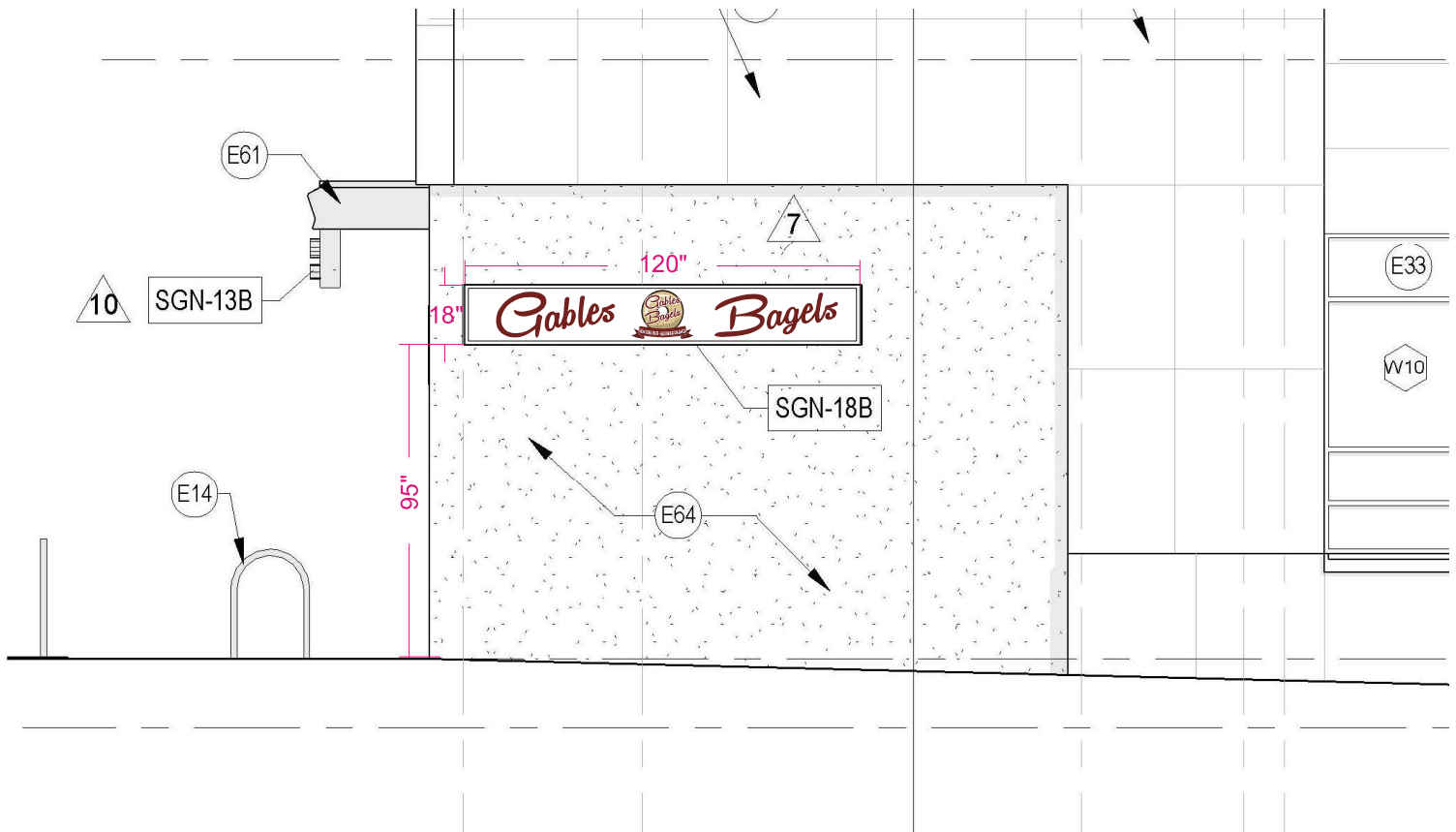
Notes:

Sales Rep: Thomas Hopkins

Approved: _____
Date: _____

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Exterior Sign 18B (Elevation Detail)



SIGNSOLUTIONS
 505 COMMERCE PKWY WEST DR
 GREENWOOD, IN 46143
 www.signsolution.com 317-881-1818

Client: Gables Bagels

Address:

Contact:

Scale: 1" = 10"

Drawing Date: 08/10/2025

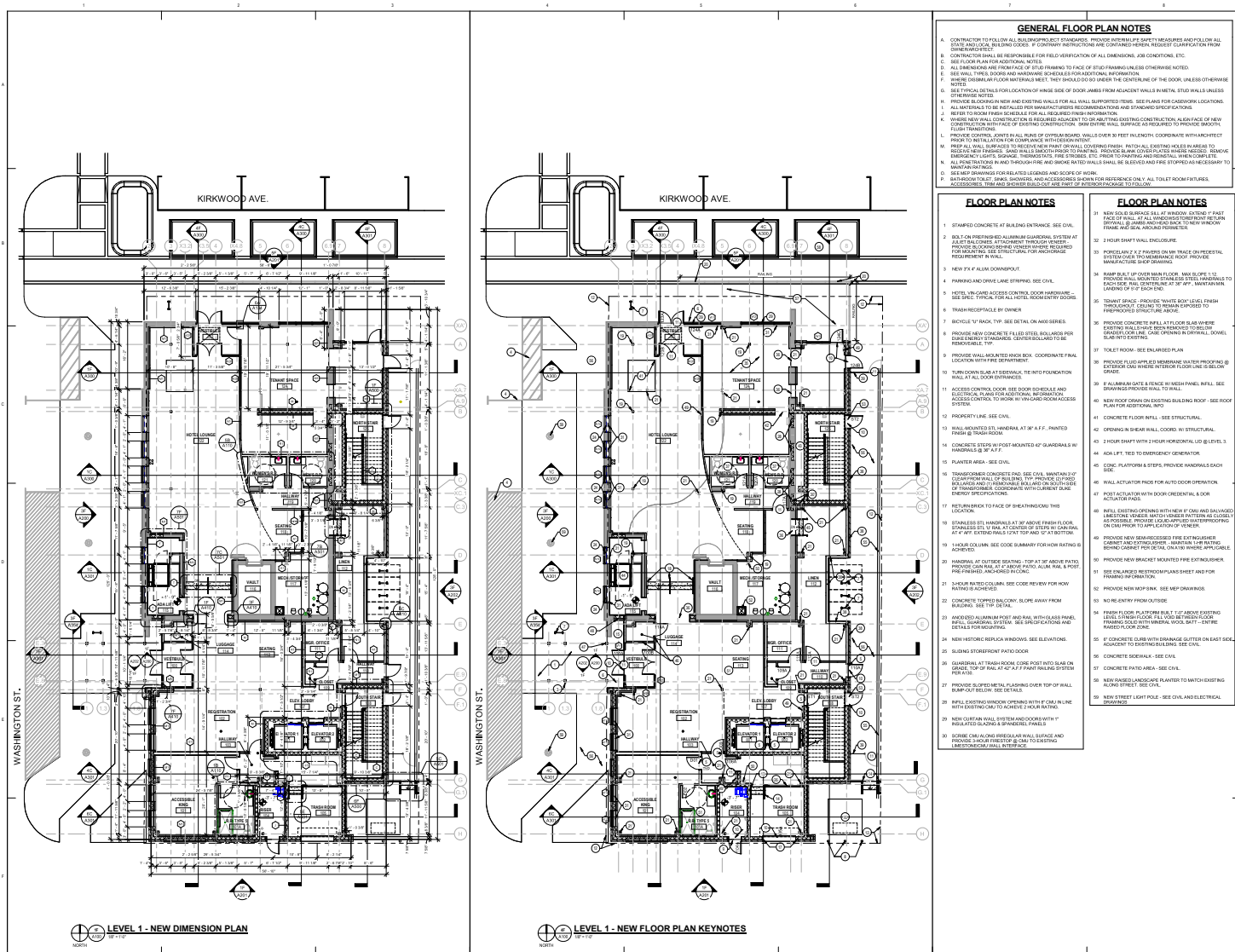
Revision: 03

Notes:

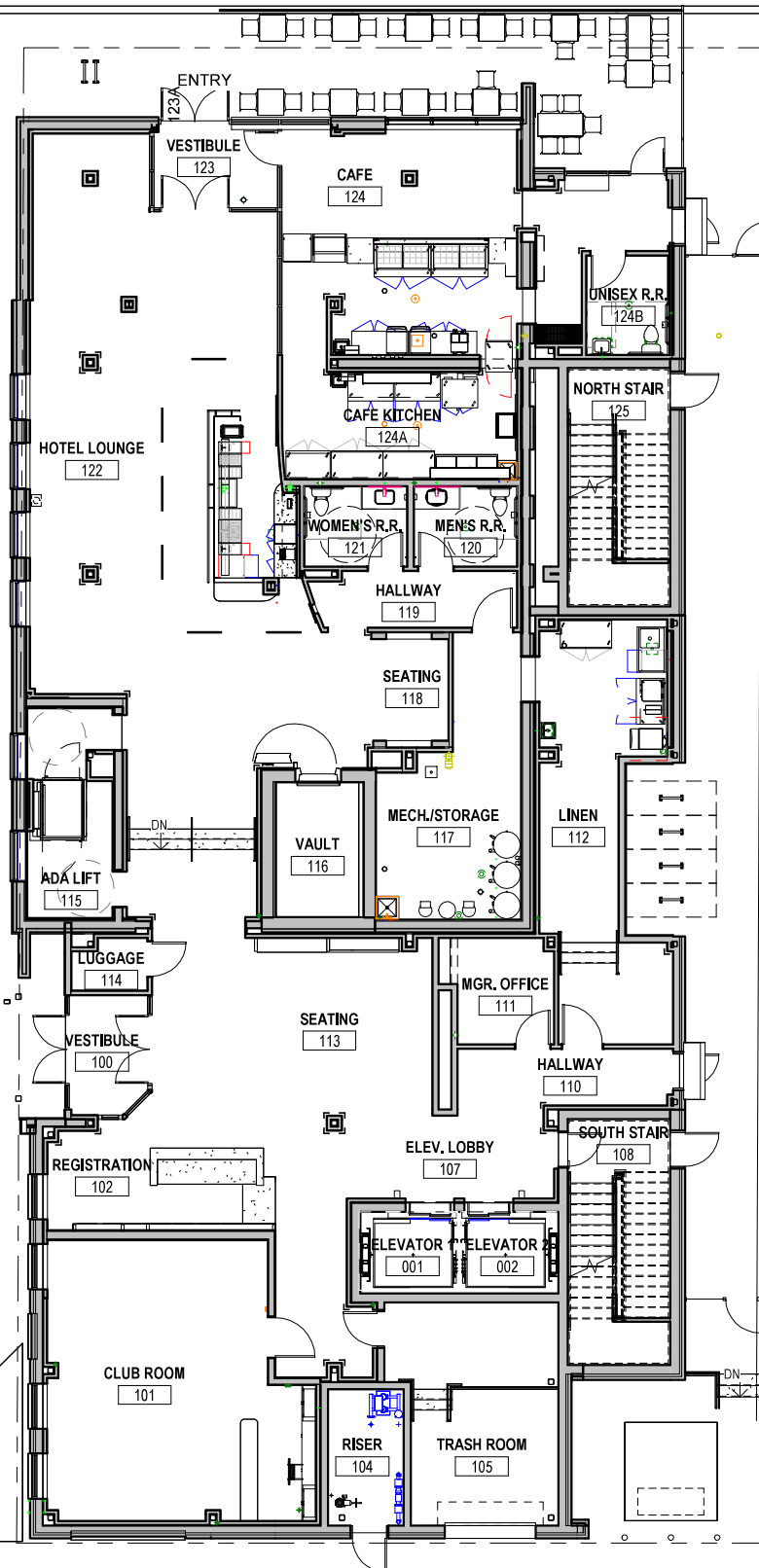
Sales Rep: Thomas Hopkins

Approved: _____
 Date: _____

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WASHINGTON ST.

**LEVEL 1 FLOOR PLAN**

3/32" = 1'-0"

POSH ON KIRKWOOD200 E. KIRKWOOD AVE.
BLOOMINGTON, IN 47408

7/23/2025

