

## **Bloomington Common Council Regular Session Packet Addendum #2**

Wednesday, May 20, 2026 at 6:30pm

Council Chambers, City Hall, 401 North Morton Street, Bloomington, IN 47404

The meeting may also be accessed [remotely](#)<sup>1</sup>.

1. Fiscal Impact Statement for Ordinance 2026-12
2. Resolution 2026-05 - A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability:
  - 2a. Proposed Amendment 1A to Resolution 2026-05
  - 2b. Memorandum regarding Resolution 2026-05
  - 2c. Fiscal Impact Statement for Resolution 2026-05
3. Fiscal Impact Statement for Resolution 2026-06
4. Ordinance 2026-07 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection,” and to Establish a Conservation District - “Cottage Grove Conservation District”:
  - 4a. Fiscal Impact Statement for Ordinance 2026-07
  - 4b. Letter of Support dated May 20, 2026

Bloomington City Council meetings can be watched on the following websites:

- [Community Access Television Services \(CATS\)](#)<sup>2</sup>
- [City’s YouTube Channel](#)<sup>3</sup>

[Materials for this meeting](#)<sup>4</sup> are available on Council’s website.

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<sup>1</sup> <https://bloomington.zoom.us/j/88471035815?pwd%3DxWBtlamTscm2PUX7IMfPoTbNZ0cRUx.1>

<sup>2</sup> <https://catstv.net/>

<sup>3</sup> <https://www.youtube.com/@citybloomington>

<sup>4</sup> <https://bloomington.in.gov/council/meetings/2026>

## **ORDINANCE 2026-12**

### **FISCAL IMPACT STATEMENT<sup>1</sup>**

The legislation is not expected to have a major impact on existing City finances including, but not limited to revenues, expenditures, and any new debt obligations. For sections of closed Kirkwood Avenue, there would be some revenue impact for the loss parking meters along the street up to \$13 per day (Monday through Saturday, excluding holidays), per meter.

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<sup>1</sup> In accordance with Bloomington Municipal Code Section 2.04.290, all proposed legislation must be accompanied by a statement describing the impact of that legislation on the city's finances.

## **Amendment**

- Resolution: 2026-06
- Amendment: 1A
- Submitted by: Councilmember Flaherty
- Date: May 20, 2026

### **Proposed Amendment:**

Section 6 of the resolution shall be updated to read as follows:

#### Section 6

Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602 and 36-7-4-607.5, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. The Plan Commission shall, within 60 days from the effective date of this resolution, hold a public hearing in accordance with I.C. 36-7-4-604. The Plan Commission shall vote on the proposal within 60 days of holding the public hearing.

### **Synopsis:**

This amendment updates Section 6 of the resolution to align with current procedural requirements under Indiana Code 36-7-4-602 and 36-7-4-607.5. Specifically, this change reflects the legal requirement that the Plan Commission hold a public hearing on the proposed amendment within 60 days and then vote on the proposal within 60 days of the public hearing.

### **5/20/2026 Regular Session Action:**

Redline markup showing the proposed changes to Section 6:

### **Section 6**

Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602 and 36-7-4-607.5, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. ~~The Plan Commission is instructed to prepare and submit the amendment within 90 days from the effective date of this resolution, unless granted an additional extension of time, of specified duration, in which to prepare and submit the amendment.~~ The Plan Commission shall, within 60 days from the effective date of this resolution, hold a public hearing in accordance with IC 36-7-4-604. The Plan Commission shall vote on the proposal within 60 days of holding the public hearing.



**City of Bloomington  
Common Council**

**MEMORANDUM**

**To:** Members of the Common Council

**From:** Councilmember Flaherty

**Date:** March 26, 2026

**Re:** Resolution 2026-05 to initiate proposals to amend the text of the UDO

**Summary**

This memo addresses Resolution 2026-05, which would initiate proposals to amend the text of the city's Unified Development Ordinance ("UDO"). A prior version of this memo was written by Ash Kulak, the former Deputy Administrator / Deputy Attorney for the Common Council in order to accompany a prior version of this Resolution. In this update of the memo, most details regarding the UDO text amendment process remain the same, while minor updates were made to reflect the substance of this Resolution.

**Additional edits were made to this memo after its initial inclusion in the March 25, 2026 council packet to reflect changes to Indiana Code 36-7-4, 600 series (see bolded text below).**

Resolution 2026-05 addresses lot dimensional requirements and sustainable development incentives by asking the Plan Commission to prepare a UDO text amendment that would:

1. Reduce minimum lot widths and lot areas; and propose any related changes to setback requirements, impervious surface coverage maximums, lot frontage requirements, and subdivision standards.
2. Add a new electric-building or on-site renewable energy requirement for PUDs and development projects seeking to be eligible for the sustainable development incentives; and
3. Eliminate marking minimums.

**UDO Text Amendment Process**

[Indiana Code \(IC\) 36-7-4-602\(b\)](#) allows either the Plan Commission or the Common Council to initiate this process to amend the text of the UDO. When the Council wishes

to consider a text amendment, it may initiate the proposal via resolution and direct the Plan Commission to prepare it. This resolution directs the Plan Commission to prepare and recommend UDO amendments in response to the resolution. The Plan Commission must first hold a public hearing in accordance with IC 36-7-4-604 and then vote on the proposal within 60 days of holding the public hearing.

Upon passage of these resolutions, the Plan Commission will begin the process of preparing the proposal and its recommendation, which entails drafting the text changes, providing required notices to property owners, and holding the required public hearing on the proposal. Once the Plan Commission determines its recommendation on the proposal, it will certify the proposal to the Council. At this point, the process normally followed by the Council for UDO text amendments will begin. Proposals to amend the text of the UDO are governed by state law under IC 36-7-4 in the “[600 Series – Zoning Ordinance](#)”.

As a threshold matter, state law provides that the purpose of the local planning and zoning laws are “to encourage units to improve the health, safety, convenience, and welfare of their citizens and to plan for the future development of their communities to the end:

1. that highway systems be carefully planned;
2. that new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
3. that the needs of agriculture, forestry, industry, and business be recognized in future growth;
4. that residential areas provide healthful surroundings for family life; and
5. that the growth of the community is commensurate with and promotive of the efficient and economical use of public funds.”

Further, in considering UDO text amendments, both state and local codes require the legislative body to pay reasonable regard to:

1. the Comprehensive Plan (<https://bloomington.in.gov/planning/comprehensive-plan>);
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district is adapted;
4. the conservation of sensitive environmental features (a local criteria)
5. the conservation of property values throughout the jurisdiction; and
6. responsible development and growth.

[IC 36-7-4-607](#) provides the following procedure that applies to a proposal to amend or partially repeal the text of the UDO.

- **After receiving the proposal, the Plan Commission must hold a public hearing within 60 days. The Plan Commission must then vote on the proposal within 60 days of holding the public hearing.**
- After the Plan Commission determines its recommendation on a proposal, it certifies the proposal to the Council with either a favorable recommendation, an unfavorable recommendation, or no recommendation. The Council must consider the recommendation before acting on the proposal.
- At the first regular meeting of the Council after the proposal is certified (or at any subsequent meeting within 90 days after the proposal is certified), the Council may adopt, reject, or amend the proposal. The Council must post and give notice at least 48 hours in advance of its intention to consider the proposal at a meeting.
- If the Council fails to act on a proposal that received a positive recommendation within 90 days after certification, the proposal would take effect as if it had been adopted (as certified) 90 days after certification.
- Assuming the Council does act within the 90 days after a proposal is certified to it, the Council can adopt, reject or amend the proposal. If the Council amends or rejects a proposal, the Council must return that proposal to the Plan Commission along with a written statement of the reasons for the amendment or rejection. Doing so would start a 45-day period for the Plan Commission to consider the Council's amendment or rejection.
- If the Plan Commission approves of the Council's amendment(s) or fails to act within 45 days, the ordinance would stand as passed by the Council. If the Plan Commission disapproves of the amendment(s) or rejection, the Council's action on the original amendment or rejection stands only if confirmed by another vote of the Council within 45 days after the Plan Commission certifies its disapproval.
- These detailed procedures may seem cumbersome, but are designed to ensure that there is a dialogue between the Plan Commission and the Council.

**RESOLUTION 2026-05**  
**FISCAL IMPACT STATEMENT<sup>1</sup>**

This legislation is not expected to have a major impact on existing City finances including, but not limited to revenues, expenditures, and any new debt obligations.

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<sup>1</sup> In accordance with Bloomington Municipal Code Section 2.04.290, all proposed legislation must be accompanied by a statement describing the impact of that legislation on the city's finances.

**RESOLUTION 2026-06**  
**FISCAL IMPACT STATEMENT<sup>1</sup>**

This legislation is not expected to have a major impact on existing City finances including, but not limited to revenues, expenditures, and any new debt obligations.

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<sup>1</sup> In accordance with Bloomington Municipal Code Section 2.04.290, all proposed legislation must be accompanied by a statement describing the impact of that legislation on the city's finances.

# Fiscal Impact Statement

## Legislation Number and Title:

Ordinance 2026-07 Amend Title 8 ("Historic Preservation and Protection") to establish the Cottage Grove Conservation District.

## Proposed Effective Date:

To be determined

## Fiscal Impact:

This legislation seeks to establish a Conservation District within the Cottage Grove area. There is no major fiscal impact to the city associated with designating the property as a historic district.

From: **Sam DeSollar** <[samdesollar@gmail.com](mailto:samdesollar@gmail.com)>  
Date: Wed, May 20, 2026 at 2:36 PM  
Subject: Cottage Grove  
To: Noah Sandweiss <[noah.sandweiss@bloomington.in.gov](mailto:noah.sandweiss@bloomington.in.gov)>  
Cc: The Butlers <[patchdevil@yahoo.com](mailto:patchdevil@yahoo.com)>, Jeremy Hackerd <[jhackerd19@gmail.com](mailto:jhackerd19@gmail.com)>, Sydney Zulich <[sydney.zulich@bloomington.in.gov](mailto:sydney.zulich@bloomington.in.gov)>

Noah-

If you could forward this to Council, or read relevant portions of the following letter, I'd be grateful.

Members of the common council-

I am writing to express support for the proposed Cottage Grove Historic District. I am a practicing Architect, and I served on the Bloomington Historic Preservation Commission for over a decade. I have seen many proposals for historic districts. I did not vote for all of them. But this one has my wholehearted support. Cottage Grove is the type of neighborhood you think of when you think of Bloomington. It has a distinct architectural character and streetscape, is contiguous, and is under threat.

It is one of the few places in Bloomington where housing is still somewhat affordable. It has the kind of houses that they don't build any more. Like many other parts of Bloomington, houses in this neighborhood are being actively sought by developers, to be torn down and built into housing with much less character than what was there before. When we lose these houses, they're gone. This is a neighborhood beloved by its residents, a neighborhood that deserves our support and protection.

Please vote to establish the Cottage Grove Historic District. Thank you.

Sam DeSollar

seven.three.one.east.university.street.bloomington.indiana