

CITY OF BLOOMINGTON



February 25, 2026 @ 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)
February 25, 2026 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>

PETITIONS:

ZR2026-02-0003

Bledsoe Riggert Cooper James (William Riggert)
477 W. Maker Way, 422 W. 10th St, 617 N. Madison St
Parcel(s): 53-05-32-100-035.001-005, 53-05-33-200-013.012-005,
53-05-32-100-035.012-005
Request: Variances from the landscaping standards regarding
tree plot width and number of street trees for the use “Hotel or
motel” in the Mixed-Use Downtown Showers Technology (MD-ST)
zoning district. Case Manager: Jamie Kreindler

Hearing Officer Member:

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

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact **Melissa Hirtzel** at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail human.rights@bloomington.in.gov.

Bloomington Hearing Officer

Case #: ZR2026-02-0003

Location: 422 W. 10th Street, 477 W. Maker Way, 617 N. Madison Street

Meeting Date: February 25, 2026

Staff Report

Petitioner:

Williams S. Riggert, PE (Bledsoe Riggert Cooper James)
1351 W. Tapp Road
Bloomington, IN, 47403

Owner:

Charles B. Whittaker, CPCU (Alluinn IU Trades District Hotel)
456 W. Frontage Road #235
Northfield, IL, 60093

Request

The petitioner is requesting variances from the landscaping standards regarding tree plot width and number of street trees for the use "Hotel or motel" in the Mixed-Use Downtown Showers Technology (MD-ST) zoning district.

Report

Overview

The property is zoned Mixed-Use Downtown Showers Technology (MD-ST) district and part of the Downtown Overlay District as well as the Bloomington Trades District. The total site is slightly under 1.5 acres in size, and the Trades District Hotel is planned to be located on lots bound by W. Maker Way to the north, N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west. The surrounding properties to the north, east, and west are also zoned MD-ST, and the adjacent properties to the south are zoned Mixed-Use Downtown Core (MD-DC). Notable nearby sites include the Forge, the Mill, and City Hall.

The proposed Trades District Hotel is a 4 story tall, full service boutique hotel with 160-170 guestrooms and approximately 5,000 square feet of meeting space. Along W. 10th Street to the south, the hotel lobby and primary hotel entry will be located on the eastern portion of the first level. A restaurant to serve guests and the public will be located on the western half of W. 10th Street as well as the southern corner of the façade along N. Rogers Street to the west. Hotel administrative offices will face N. Rogers Street, and there will be third party retail spaces at the corner of N. Rogers Street and W. Maker Way. The second, third, and fourth levels of the hotel will consist of guestrooms and guest amenity spaces. A rooftop bar and outdoor patio that is

open to the public is proposed on the southeast corner of the fourth level of the Trades District Hotel.

Board of Zoning Appeals 11-20-25

The petitioner was granted two variances from the Board of Zoning Appeals (BZA) on Thursday, November 20, 2025 under case #V-48-25/ZR2025-10-0104. The first variance was from UDO Section 20.02.050(a)(5) which relates to the upper floor façade setbacks on parts of the west and south façades that are unable to comply with this setback regulation. The second variance granted by the BZA was from the minimum landscape area regulation. Table 04-4 regulates the Downtown Character Overlay Dimensional Standards, and the minimum landscape area required in the MD-ST zoning district is 15%. The petitioner's Open Space Diagram submitted to the BZA showed that compliance with the 15% minimum landscape area regulation would require 8,983 square feet of landscape area. On their Open Space Diagram, the petitioner provided 6,215 square feet of landscape area, 4,940 square feet of outdoor space, and 9,523 square feet of green roof area. The petitioner's submitted plan also identified locations for public art, a green wall, garden spaces, bicycle parking, outdoor patios, and more features.

Plan Commission 1-12-26

The Plan Commission reviewed and approved the major site plan for the hotel construction with several conditions in case #SP2025-12-0094. One of the Plan Commission conditions is that along W. 10th Street, a minimum 10' wide sidewalk and 8' wide tree plot are required. The petitioner has continued to work through resolution of the design along W. 10th Street and the conditions of approval from the major site plan approval.

Hearing Officer 2-25-26

At this time, the petitioner is requesting two additional variances from the landscaping standards regarding tree plot width and number of street trees along W. 10th Street. The petitioner is unable to satisfy the Plan Commission condition about the minimum 8' wide tree plot along W. 10th Street. The plan shows the required 10' wide travel lanes, allowed 7.45' wide parking and short term loading zone, and required 10' wide sidewalk. However, the proposed site plan does not show a compliant tree plot with street trees not more than 30' from center along the length of W. 10th Street. Within the parking and short term loading zone, there are street tree bumpouts surrounded by concrete planter curbs. This does not comply with the required 8' wide tree plot, so a variance is required from UDO Section 20.04.050(d)(8). In addition, UDO Section 20.04.080(f)(1) requires 1 large canopy tree per 30 feet of property frontage that abuts a public right-of-way. As provided by the petitioner, the frontage along W. 10th Street is 368 feet, which requires a minimum of 13 street trees on the north side of W. 10th Street. The petitioner is only able to provide 10 street trees on the north side of W. 10th Street, and a variance is being requested to reduce the number of required street trees along W. 10th Street from 13 street trees to 10 street trees.

Criteria and Findings for Development Standards Variance

Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
 - Proposed Finding:
 - Tree Plot Width: The granting of this variance is not expected to be injurious to the public health, safety, morals, or general welfare of the community. In the plan for W. 10th Street, a short term loading zone as well as 3 parking spaces are included. The short term loading zone and parking spaces are intended to serve the needs of the public. Allowing the limited number of on-street parking spaces increases public safety by providing a space directly adjacent to the hotel for guests to unload from vehicles rather than crossing the public street. There is limited space to include the travel lanes, parking, loading/unloading, tree plot, and sidewalk. The petitioner proposes to install two 10' wide travel lanes and a 10' wide sidewalk per the Transportation Plan's requirements. They are asking for a variance to not install the 8' wide tree plot as required by the UDO and Transportation Plan. Instead, they are proposing to balance the hotel's needs for a loading/unloading area and parking spaces with street tree bumpout planting areas. The plan shows 8 street tree bumpout planting areas of various sizes along W. 10th Street, which will benefit the public health, safety, morals, and general welfare of the community. The presence of the tree bumpouts and on-street parking separate the vehicular travel lanes from the pedestrian facilities. Therefore, the granting of the variance to not require a continuous tree plot along the length of W. 10th Street will not cause any public safety hazards.
 - Street Trees: The granting of this variance is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The petitioner is asking for a minimal reduction in the number of street trees along W. 10th Street. Based on the W. 10th Street frontage of 368 feet, the petitioner calculated that 13 street trees are required. They are proposing to install 10 street trees instead of the required 13 street trees, which is a slight reduction of 3 street trees. The plan's inclusion of 8 bumpout planting areas with a total of 10 street trees will have a positive impact on the public health, safety, morals, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.

- Proposed Finding:
 - Tree Plot Width: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The adjacent properties to the south of the proposed Trades District Hotel are a parking garage intended to serve the hotel as well as government offices including Monroe County and City Hall. The Trades District Hotel is expected to add value to this currently undeveloped part of the Bloomington Trades District which will be a benefit to the surrounding areas and properties. Despite not complying with the UDO and Transportation Plan, staff finds that the proposed 8 bumpout planting areas of varying sizes with a total of 10 street trees is a satisfactory plan that adds aesthetic value while balancing the needs for parking spaces and a loading/unloading area for the hotel. Overall, staff finds that the use and value of the area adjacent to the property will be positively impacted by the approval of the requested variance from the tree plot width along W. 10th Street.
 - Street Trees: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. The adjacent properties to the south of the proposed Trades District Hotel are a parking garage intended to serve the hotel as well as government offices including Monroe County and City Hall. The Trades District Hotel is expected to add value to this currently undeveloped part of the Bloomington Trades District which will be a benefit to the surrounding areas and properties. Despite not complying with the UDO and Transportation Plan, staff finds that the proposed 8 bumpout planting areas of varying sizes with a total of 10 street trees is a satisfactory plan that adds aesthetic value while balancing the needs for parking spaces and a loading/unloading area for the hotel. Overall, staff finds that the use and value of the area adjacent to the property will be positively impacted by the approval of the requested variance from the number of street trees along W. 10th Street.
3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.
- Proposed Finding:
 - Tree Plot Width: The strict application of the terms of the UDO will result in practical difficulties in the use of the property because it will not allow for a small general purpose loading/unloading area along W. 10th Street which is a typical feature for hotels. Furthermore, there is limited space for the inclusion of the 10' wide travel lanes, 8' wide tree plot, 13 street trees, and 10' wide sidewalk as required by the UDO and Transportation Plan. The practical difficulties are peculiar to the property in question because the subject property has four frontages along W. Maker Way to the north,

N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west which are all subject to UDO and Transportation Plan regulations. The curvature along W. 10th Street is another unique characteristic of the site for the proposed Trades District Hotel. The granting of the requested variance will relieve the practical difficulties by accommodating the needs for a loading/unloading area, adding 3 parking spaces, and including 8 bumpout planting areas with a total of 10 street trees. Staff finds that the proposed alternative plan along W. 10th Street meets the spirit of the UDO as the proposed design for the north side of W. 10th Street will preserve the urban character of this location within the City.

- Street Trees: The strict application of the terms of the UDO will result in practical difficulties in the use of the property because it will not allow for a small general purpose loading/unloading area along W. 10th Street which is a typical feature for a hotel. Furthermore, there is limited space for the inclusion of the 10' wide travel lanes, 8' wide tree plot, 13 street trees, and 10' wide sidewalk as required by the UDO and Transportation Plan. The practical difficulties are peculiar to the property in question because the subject property has four frontages along W. Maker Way to the north, N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west which are all subject to UDO and Transportation Plan regulations. The curvature along W. 10th Street is another unique characteristic of the site for the proposed Trades District Hotel. The granting of the requested variance will relieve the practical difficulties by accommodating the needs for a loading/unloading area, adding 3 parking spaces, and including 8 bumpout planting areas with a total of 10 street trees. Staff finds that the proposed alternative plan along W. 10th Street meets the spirit of the UDO as the proposed design for the north side of W. 10th Street will preserve the urban character of this location within the City.

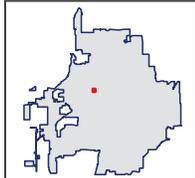
Recommendation

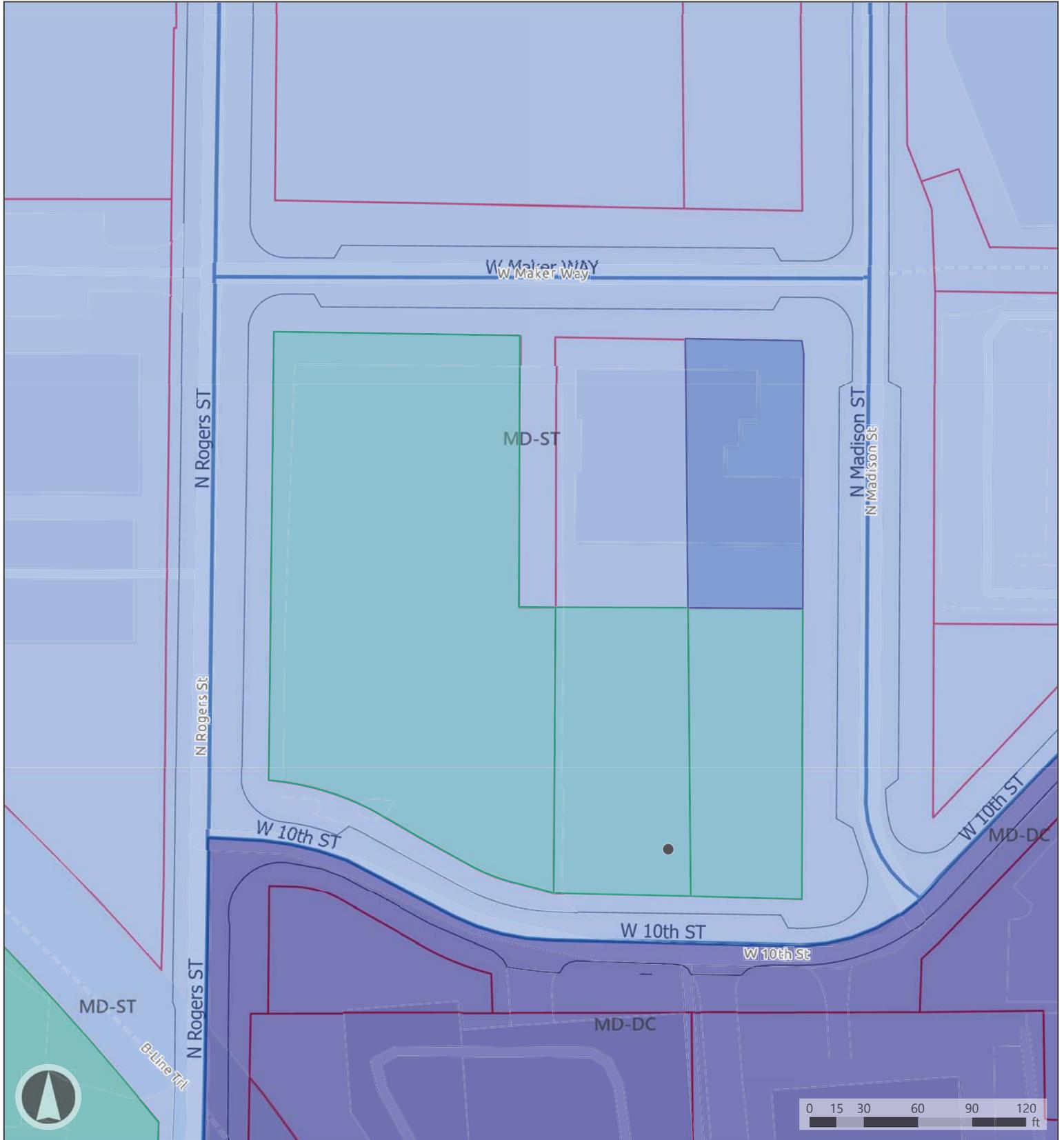
The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition.



Map Legend

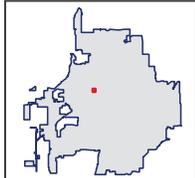
- | | | |
|--|--|---|
|  Board of Zoning Appeals |  Parcels | RGB |
|  Other |  Bloomington Municipal Boundary |  Red: Band_1 |
| | |  Green: Band_2 |





Map Legend

- Board of Zoning Appeals
- Other
- Mixed-Use Downtown Downtown Core
- Parcels
- Pavement
- City Maintained Streets
- Bloomington Municipal Boundary



February 2, 2026

Jamie Kreindler, Senior Zoning Planner
City of Bloomington Planning and Transportation
401 N. Morton Street, Suite 130
Bloomington, IN 47404 via email

jamie.kreindler@bloomington.in.gov

RE: Trades District Hotel
Hearing Officer - Request for Variances

Dear Jamie:

On behalf of Alluinn IU Trades District Hotel, LLC, we respectfully request a hearing for the Trades District Hotel Project at the Hearing Officer meeting scheduled for February 25, 2026. After further design and coordination with City Planning and City Engineering, we request the following variances:

1. UDO Section 20.04.050(d)(8) - Minimum Tree Plot Width. We request a reduction in the tree plot width from the Transportation Plan to allow for a small general-purpose loading/unloading area along 10th Street.
2. UDO Section 20.04.080(f)(1) - Street Trees. As currently designed, the project cannot meet the requirements for number of trees due to a preference for a small general-purpose loading/unloading area. The loading/unloading area is on the north side of the proposed 10th Street layout and provides accommodation for up to three vehicles. This arrangement precludes the incorporation of street trees at a maximum distance of 30 feet on center. While on-street parking is planned on the north side of 10th Street, tree plot bump outs will be provided at 30 feet on center between each parking space to provide for street trees. Based on frontage alone, 13 street trees are required along the north side of 10th Street. The proposed layout accounts for 10 street trees. Overall, the proposed design for the north side of 10th Street still provides the intended character for an urban street at this location with the city.
3. UDO Section 20.04.080(f)(3)(F) - Vision Clearance. As we continue to work through our desing and to be able to satisfy City Engineering and Planning review comments we may need the flexibility for a reduction in the number of required street trees to satisfy the vision clearance requirements. We ask the Hearing Officer and/or Planning Director for an approval, if necessary, for a variance on the number of required street trees along Rogers Street at the intersection of Marker Way, along 10th Street at the intersection of Madison Street, and along Madison Street at the intersection of the new midblock alley.

Attached, for your reference, please find an exhibit illustrating the proposed 10th Street configuration.

Please let us know if you have any questions or need any additional information.

Thank you for your consideration.

Sincerely,



William S. Riggert, PE
Principal Engineer



City of Bloomington
Planning Department



- PLAN COMMISSION
PLAT COMMITTEE
BOARD OF ZONING APPEALS
HEARING OFFICER
COMMON COUNCIL
STAFF LEVEL

CASE#
FILING DATE 02/02/2026
FILING FEE \$
HEARING DATE(s) 02 / 25 / 2026
HT ACCT#
PLANNER: Jamie Kreindler

ADDRESS OF PROPERTY 477 W. Maker Way, 422 W. 10th Street, and 617 N. Madison Street

Applicant's Name William S. Riggert, PE - Bledsoe Riggert Cooper James Phone 812-336-8277
Address 1351 W. Tapp Road, Bloomington, IN 47403-3238 Email wriggert@brjcivil.com
Owner's Name Charles B. Whittaker, CPCU - Alluinn IU Trades District Hotel, LLC Phone 312-485-9875
Address 456 W. Frontage Road, #235, Northfield, IL 60093 Email charles@alluinn.com
Counsel or Consultant William S. Riggert, PE - Bledsoe Riggert Cooper James Phone 812-336-8277
Address 1351 W. Tapp Road, Bloomington, IN 47403-3238 Email wriggert@brjcivil.com

Contact for payment for legal ad:
Parcel Number(s): 53-05-32-100-035.001-005, 53-05-32-100-035.012-005, and 53-05-33-200-013.012-005

STAFF USE ONLY - TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

- Change of Zone
Site Plan Review
Planned Unit Development (Preliminary Plan)
Planned Unit Development (Final Plan)
Primary Plat Review
Secondary Plat Review

BZA/Hearing Officer

- Appeal from Administrative Decision
Conditional Use
Variance

Common Council

- Right-of-Way Vacation

Description of Request:

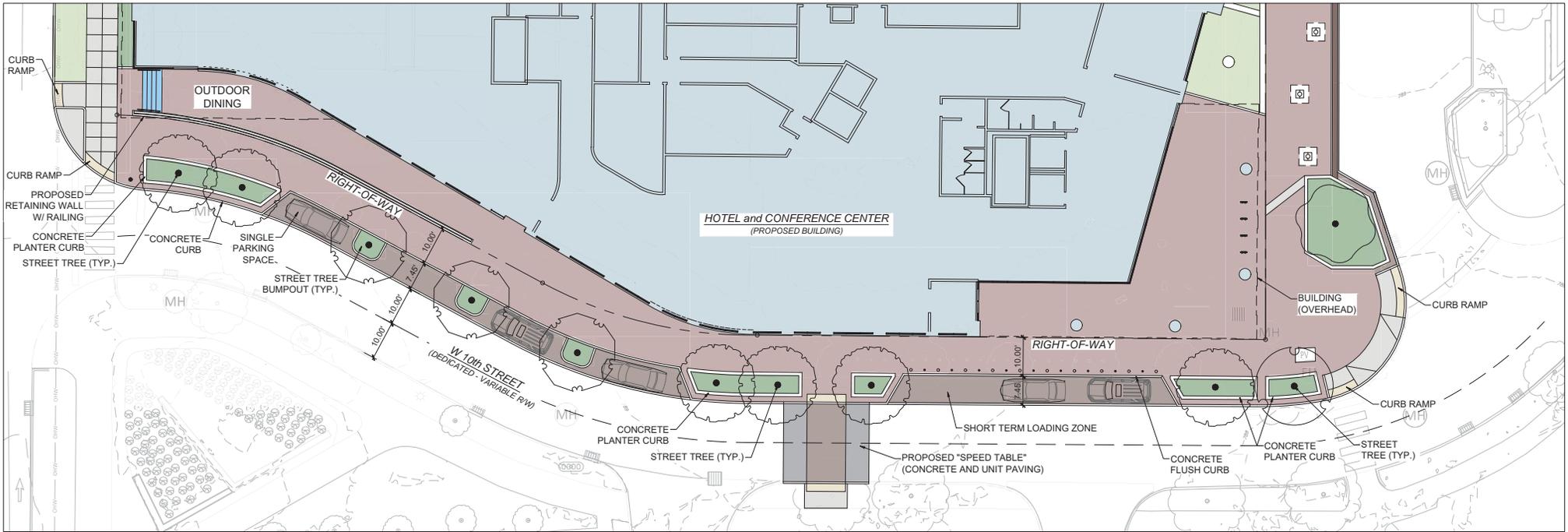
This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.
I (we) further agree that the Planning Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.
I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.
If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: [Signature] Date: 02-02-2026 Staff Initial:

401 N. Morton Street · Bloomington, IN 47404 City Hall Phone: (812) 349-3423 · Fax: (812) 349-3520

www.bloomington.in.gov
E-mail: planning@bloomington.in.gov



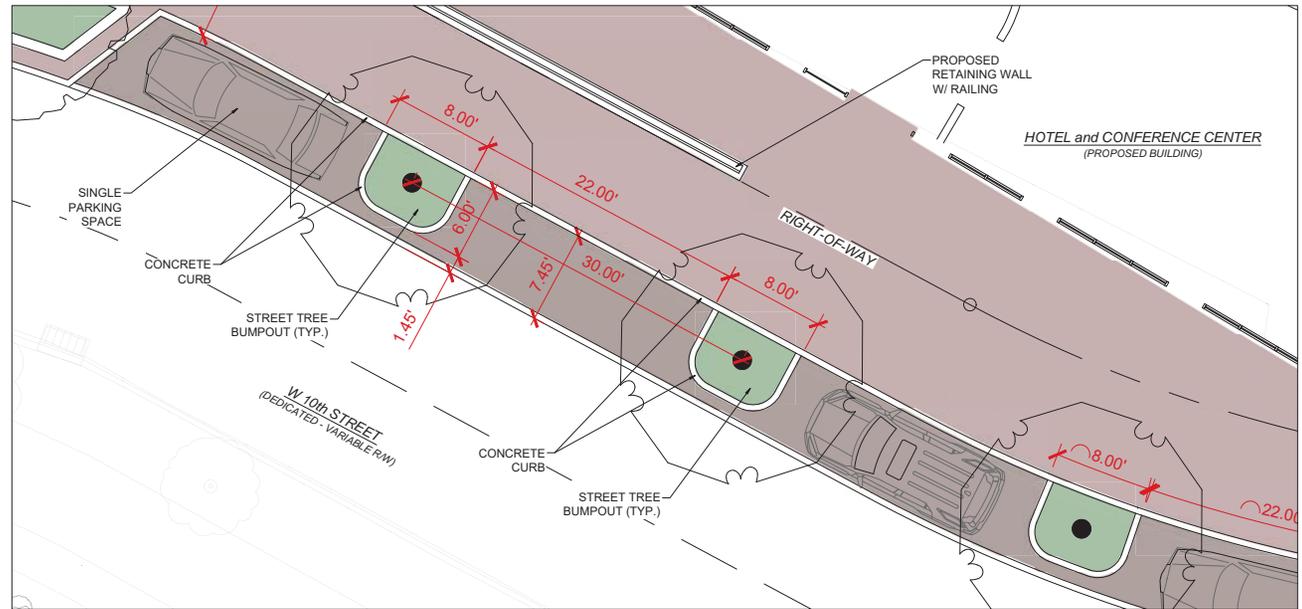
10TH STREET CONFIGURATION SCALE 0 5 10 20'

BLOOMINGTON UDO PLANTING REQUIREMENTS - STREET TREES @ 10th STREET

DESCRIPTION	LENGTH (F)	QTY REQUIRED	QTY PROVIDED
SOUTH	368	13	10

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	PRECAST ARCHITECTURAL CONCRETE PRECAST CONCRETE, STAIRWAY	
	32 EXTERIOR IMPROVEMENTS CONCRETE PAVING, LIGHT DUTY, BROOM FINISH	
	CONCRETE PAVING, HEAVY DUTY, BROOM FINISH	
	UNIT PAVING UNIT PAVING, LIGHT DUTY PAVERS	
	UNIT PAVING, HEAVY DUTY PAVERS	
	PAVING SPECIALTIES PAVING SPECIALTIES, DETECTABLE WARNING SURFACE, UNIT PAVING	
	TURF AND GRASSES TURF AREA	
	PLANTS PLANTING AREA	



PLAN DETAIL | ON-STREET PARKING SCALE 0 5 10 20'