

COUNCIL BILL NO. 2022-016

AN ORDINANCE

AMENDING SECTION 37-262 OF THE CHAMPAIGN MUNICIPAL CODE, 1985, AS
AMENDED
(Zoning Ordinance -Standards for Multifamily Dwellings and Common Lot Line Dwellings in
the CB1, CB2 and CB3 Districts)

WHEREAS, a notice of public hearing before the Plan Commission was published in the
Champaign News Gazette on January 4, 2022; and

WHEREAS, the Zoning Ordinance text amendment set forth in this Council Bill was the
subject of a public hearing before the Plan Commission as Case PL21-0048 on January 19, 2022;
and

WHEREAS, the Plan Commission unanimously recommends approval of said text
amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF CHAMPAIGN, ILLINOIS, as follows:

Section 1. That Section 37-262 of the Champaign Municipal Code, 1985, as amended, is
hereby amended to read as shown in Exhibit A.

Section 2. That the City Clerk is hereby directed to publish this Ordinance so that its
effective date is February 2, 2022.

Section 3. If any section, paragraph, or provision of this Ordinance is held to be invalid
or unenforceable, such invalidity or unenforceability of such section, paragraph, or provision
shall not affect any of the remaining provisions of this Ordinance, or the provisions of the Code.

Section 4. The provisions of this Ordinance shall take precedence and be interpreted as
superseding any other ordinance or statute in conflict with the provisions of this Ordinance.

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PASSED: February 1, 2022

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Sec. 37-262. Standards for Multifamily Dwellings and Common Lot Line Dwellings in the CB1, CB2, and CB3 Districts.

Any multifamily dwelling or common lot line dwelling in the CB1, CB2, or CB3 District shall meet the following standards:

- (a) There shall be no dwelling units on the ground floor facing either side of the portions of public streets identified in Map V-A in this article and further described in paragraph (c) below.
- (b) No more than twenty-five (25) percent of the ground floor frontage facing either side of the portions of public streets identified in Map V-A in this article and further described in paragraph (c) below may be dedicated to accessory residential uses, such as lobbies and commons areas.
- (c) The portions of public streets identified in Map V-A in this article and referenced in paragraph (a) above, are further described as follows:
 - (1) Neil Street between Columbia Avenue and John Street
 - (2) Washington Street between Neil Street and Fremont Street
 - (3) Hickory Street between Washington Street and Church Street
 - (4) Church Street between Randolph Street and Neil Street
 - (5) Main Street between Neil Street and Chestnut Street
 - (6) Park Avenue between Randolph Street and Neil Street
 - (7) Taylor Street between Neil Street and Walnut Street
 - (8) Chester Street between Neil Street and Market Street
 - (9) Walnut Street between White Street and 120 feet north of Main Street
 - (10) University Avenue between Randolph Street and Wright Street
 - (11) First Street between Springfield Avenue and 132 feet north of Park Street
 - (12) First Street between Green Street and 220 feet north of Green Street
 - (13) Green Street between Randolph Street and Wright Street
 - (14) Fifth Street between the Boneyard Creek Greenway and 190 feet south of Green Street
 - (15) Sixth Street between Healey Street and John Street

Map V-A: Restrictions on Ground Level Residential

