

COUNCIL BILL NO. 2017-222

AN ORDINANCE

AMENDING SECTION 37-198 OF CHAPTER 37 OF THE CHAMPAIGN MUNICIPAL  
CODE, 1985, AS AMENDED

(Supplementary requirements for buildings within the CB1, CB2, and CB3 Districts)

WHEREAS, a notice of public hearing before the Plan Commission was published in the *Champaign News Gazette* on October 1, 2017; 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 PL17-0045 on October 18, 2017; and

WHEREAS, the Plan Commission unanimously voted to continue the public hearing to November 1, 2017; and

WHEREAS, the Zoning Ordinance text amendment set forth in this Council Bill was the subject of a continued public hearing before the Plan Commission as Case PL17-0045 on November 1, 2017; and

WHEREAS, the Plan Commission voted unanimously to recommend 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 37-198 in Article VII of Chapter 37 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 December 5, 2017.

**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.

COUNCIL BILL NO. 2017-222

PASSED: November 21, 2017

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

## EXHIBIT A

### **Sec. 37-198. - Supplementary requirements for buildings within the CB1, CB2, and CB3 Districts.**

- (a) Buildings are subject to a minimum height requirement of twenty (20) feet.
- (b) Buildings are subject to maximum setbacks along lot lines facing a public street.
  - (1) In the CB1 District, the maximum setback for lot lines facing a public street is fifteen (15) feet.
  - (2) In the CB2 and CB3 districts, the maximum setback for lot lines facing a public street is ten (10) feet.
- (c) Parking design is subject to the following requirements:
  - (1) Vehicular access to parking must be taken from the alley for any lot abutting a public alley;
  - (2) Vehicular access to parking may not be taken from any public street as designated in Section 37-264.3 unless no alternative option for access exists;
  - (3) Ground level parking may not be located within a required front or side yard and must be separated from the exterior wall abutting the front yard by interior floor area having a minimum depth of twenty feet. For side facades facing public streets, ground level parking must be screened by a wall at least four (4) feet in height extending along the entire breadth of the parking area. This wall may be interrupted by one driveway not to exceed twenty-two (22) feet in width, as well as one additional pedestrian access point. Additionally, the portion of the frontage dedicated to ground floor parking must be screened by any combination of walls and windows covering at least fifty percent (50%) of the vertical plane of that frontage;
  - (4) Upper level parking must be screened along any façade facing a public street by an exterior wall extending from floor to ceiling along the entire length of the wall. This wall may contain windows and ventilation grilles.
- (d) A minimum of thirty-five percent (35%) of the area of every floor frontage facing a public street must consist of transparent glass.
- (e) All ground floor building frontages facing a public street, excluding alleys, shall extend along a minimum proportion of the lot width as measured along the property line, except to the extent that this minimum width must be reduced to accommodate a driveway that is otherwise permitted by this chapter. The width of such a driveway shall not exceed twenty-two (22) feet. The minimum proportion in each district is as follows:
  - (1) CB1 District: 80%
  - (2) CB2 District: 90%
  - (3) CB3 District: 90%

(C.B. No. [2016-211](#), § 1(Exh. A), 10-18-16)

