

ORDINANCE

WHEREAS, the Chicago Zoning Ordinance was adopted for the purpose of promoting the public health, safety and general welfare; and,

WHEREAS, the Chicago Zoning Ordinance was adopted for the purpose of maintaining orderly and compatible land use and development patterns; and,

WHEREAS, the Chicago Zoning Ordinance was adopted for the purpose of encouraging environmentally responsible development practices; and,

WHEREAS, the Chicago Zoning Ordinance was adopted for the purpose of promoting rehabilitation and reuse of older *buildings*; and,

WHEREAS, the Chicago Zoning Ordinance was adopted for the purpose of protecting the character of established residential neighborhoods; and,

WHEREAS, the City Council can encourage the ongoing orderly, compatible, and culturally significant development of religious, cultural, and educational uses, and encourage the productive reuse of those buildings for cultural purpose, by establishing an Institutional zoning district; now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 Chapter 17-6 of the Municipal Code shall be amended by adding a new Chapter 17-6-0500, "I, Institutional District", as follows:

17-6-0500 I, Institutional District

17-6-0501 Purpose and Applicability. The "I", Institutional zoning district is intended to preserve, protect, and enhance *group living* and *public and civic uses*, and to ensure public review of proposals to convert such uses to a household living use, commercial use, industrial use, or other use.

17-6-0502 Establishment. "I" zoning may be established or changed to another classification only in accordance with the Zoning Map Amendment procedures of Sec. 17-13-0300. Lands included in the INS district must be identified with the map symbol "I".

17-6-0503 Allowed Uses

17-6-0503-A Uses Permitted by-right. Only the following uses are allowed by-right in the I district:

1. Colleges and Universities
2. Cultural Exhibits and Libraries
3. Lodge or Private Club
4. Parks and Recreation
5. Public Safety Services
6. Religious Assembly
7. School

17-6-0503-B Other Uses. Only those uses listed in Sec. 17-6-0303-A are allowed in the I district. Land within an I district may be put to another use only after rezoning to a base zoning district classification that allows such use, following the Zoning Map Amendment procedures of Sec. 17-13-0300.

17-6-0504 Buildings and Structures. The only permanent buildings or structures allowed in an I district are those directly and customarily related to uses allowed under Sec. 17-6-0503. Buildings in the I district may not exceed a *floor area ratio* of 2.0.

SECTION 2 This ordinance shall be effective upon passage and approval.

A handwritten signature in black ink, appearing to read "Daniel La Spata", written over a horizontal line.

Daniel La Spata
Alderman, 1st Ward