DPD
Department of Planning and Development

City of Chicago

Sustainable Development Policy

July 2024

1. Overview

The Chicago Sustainable Development Policy (SDP) is administered by the Chicago Department of Planning and Development (DPD) to promote sustainable building methods and materials involving City-assisted construction and rehabilitation projects citywide.

Created in 2004 and revised in 2017 and 2024, the SDP is a point-based system that assigns values to strategies and building certifications for projects receiving City funding and zoning approvals. The SDP promotes sustainable construction design elements that increase energy efficiency, decrease greenhouse gas emissions, improve public health, manage stormwater, promote more efficient transportation, divert waste, promote workforce development, and protect wildlife.

The 2024 SDP includes new and updated guidelines that help protect migrating birds, accommodate electric vehicle charging stations, and reflect technology improvements and best practices that help support neighborhood resilience.

The SDP does not control use, density, approval processes, outreach efforts, or other permit requirements that are regulated by the Zoning Ordinance, Building Code or other parts of the Chicago Municipal Code.

2024 Policy Update Background

Unlike previous SDP refinements that were implemented with limited public comments, the 2024 update includes input from more than 150 interested parties and organizations, including design professionals, developers, community and advocacy organizations, government officials, attorneys and nonprofit organizations. Group discussions were made possible in part by a grant from the American Climate Cities Challenge and assistance from the Mayor's Office of Climate and Environmental Equity.

Throughout the public engagement process, participants highlighted opportunities to modify or add strategies involving energy, health, transportation, workforce, green infrastructure, community benefits, wildlife, and stormwater issues into the SDP. Participants also made recommendations to modify values associated with specific strategies, the comparative points between strategies, and the values of the higher-tier certification programs, among other suggestions.

A draft of the 2024 update was posted online for 30 days of public comment on April 15, 2024. Information on public input is available on the DPD website.

The 2024 update aligns with multiple citywide planning efforts that have transpired since the SDP's previous revision, such as Chicago's 2023 Citywide Plan, DPD's 2023 Environmental Justice Action Plan, and the City's 2022 Climate Action Plan, as well as code enhancements that aim to reduce greenhouse gas emissions and promote building decarbonization. Guidance was provided by the Department of Buildings (DOB), the Department of Environment (DOE), the Department of Housing (DOH), the Chicago Department of Public Health (CDPH), the Department of Transportation (CDOT), the Mayor's Office for People with Disabilities (MOPD), as well as the Chicago Transit Authority (CTA) and other agencies.

2. USING THIS DOCUMENT

This document describes pathways and sustainable strategies that can be used for compliance with the SDP. It provides:

1. A general description of the policy's applicability and pathways to compliance.
2. A definition of each strategy and third-party certification systems and points associated with each strategy.
3. A description of the documentation required to verify compliance for each item selected.
4. Links to more information about the strategies.

Applicability

The updated policy framework applies to the following types of projects reviewed by DPD:

- Planned Developments (17-8-0902)
- Projects subject to the Chicago Air Quality Ordinance (17-9-0117)
- Redevelopment agreements (RDAs) involving $1 million or more in City assistance, including Tax Increment Financing (TIF) and other funding programs administered by DPD
- Renovation projects being provided Class L tax incentives
- Affordable multi-family housing projects with more than five units receiving financial assistance from DOH

Projects that are subject to the SDP may achieve compliance through either the 2024 or 2017 versions based on their approval dates by City Council or the Department of Planning and Development (if Council approval is not required). Projects approved prior to Jan. 1, 2025, may choose either SDP version. All projects approved after Jan. 1, 2025, must choose the 2024 version.

Point Requirements

The SDP is a point-based system with a menu of strategies organized into thematic categories that can be used to gain compliance. The system assigns point values to specific strategies and building certification systems that a development team can select to achieve the required point total based on the scale and type of development.

The development types and associated point totals are:

1. New Construction Projects (100 Points)

All impacted projects that include construction of a new building, or an addition that is greater than 50% of the existing building's gross square footage, are required to earn 100 points.

2. Renovation Projects (25 or 50 Points)

All impacted projects that reuse an existing building or structure through renovation or moderate addition are required to earn either 25 or 50 points, depending on the scope of work. Point totals are determined by DPD based on whether a project is considered a Moderate or Substantial Renovation Project as defined below.

1. *Moderate Renovation Project (25 points):* Includes partial or minor upgrades to building systems and minor repairs to the exterior envelope.

2. *Substantial Renovation Project (50 points):* Includes new and/or upgraded building systems and extensive repairs to the exterior envelope that total no more than 50% gross square footage of the existing building.

3. Projects with No Principal Buildings or Structures (25 points)

All projects that involve the construction or modification of outdoor facilities such as parks, sports fields, landscaped areas and parking lots are required to earn 25 points. Projects may include only accessory buildings or structures as defined by the Chicago Zoning Ordinance and cannot be associated with an industrial use (approval from the Zoning Administrator may be required). Selected strategies cannot involve building-related systems. Applicants should focus on landscape, stormwater, renewable energy and transportation strategies.

Air Quality Ordinance and other Industrial Uses

The Air Quality Ordinance (17-9-0117 of the Chicago Zoning Ordinance) regulates the construction and expansion of certain facilities that create air pollution. These facilities and use categories, listed below, require a formal City review and public engagement process involving the zoning, public health and transportation implications.

- Class III
- Class IVA
- Class IVB
- Class V
- Container storage
- Freight terminal
- Intensive manufacturing production and industrial service
- Outdoor storage of raw materials as a principal use
- Warehousing, wholesaling and freight movement
- Waste-related uses
- Coke and bulk material uses
- Window composting
- Manganese bearing material uses

All projects subject to the Air Quality Ordinance, along with other projects in the Industrial use category, are advised to prioritize strategies from the list of industrial-specific strategies below.

Note, not all strategies are appropriate for all project types. DPD will work with applicants to identify appropriate strategies for each project type.

Priority Strategies for Air Quality Ordinance and other Industrial Use Projects	
Energy	B.3 Onsite Rooftop Solar Ready B.4 Onsite Renewable Energy Provision of 5-10% B.5 Onsite Renewable Energy Provision of 10-20% B.6 Onsite Renewable Energy Provision of > 20%
Landscape and Green Infrastructure	C.6 Industrial Landscaped Buffer
Public Health and Community Benefits	D.4 Air-Quality Monitoring D.6 Cleaner Industrial Operations Equipment D.9 Workforce Development
Stormwater	E.2 Exceed Stormwater Ordinance by 25% E.3 Exceed Stormwater Ordinance by 50%
Transportation	F.8 Commercial EV Fleet Readiness

Compliance Pathways

Two compliance paths are available to meet the required point totals of the SDP:

Pathway 1: Menu Strategies

The menu pathway involves the applicant achieving the required number of points by selecting individual policy strategies. The 2024 update offers an expanded list of menu items that provide greater flexibility for projects to be innovative in achieving compliance. However, not all strategies are appropriate for all project types. DPD will work with applicants to identify appropriate strategies for each project type.

Pathway 2: Third-Party Building Certification + Menu Items

The third-party certification pathway is for projects electing to achieve one of the listed third-party building certifications, including Zero Energy options (see Section IV. Building Certification Programs).

Projects obtaining one of the certifications are awarded a base number of points depending on the type of certification and, in certain cases, the level of certification to be achieved (e.g., LEED-Gold, Three Green Globes).

To avoid the potential for "double-dipping" on strategies in the Energy, Transportation, Waste and Water categories that are often already included in third-party building certification programs, the remaining points necessary to achieve the required point total must be selected from the list below.

Note, not all strategies are appropriate for all project types. DPD will work with applicants to identify appropriate strategies for each project type.

Strategies eligible for use with Third-Party Building Certifications	
Bird Protection	All strategies
Energy	B.3 Onsite Rooftop Solar Ready B.4 Onsite Renewable Energy Provision of 5-10% B.5 Onsite Renewable Energy Provision of 10-20% B.6 Onsite Renewable Energy Provision of > 20%
Landscape and Green Infrastructure	All strategies
Public Health and Community Benefits	All strategies
Stormwater	All strategies
Transportation	F.8 Commercial EV Fleet Readiness F.9 CTA Digital Display

Submitting Project Compliance Documentation

Applicants are required to submit documentation to DPD to demonstrate compliance at two points during the development approval process. At the time of entitlement or any legislative process, applicants must provide a description of the proposed pathway, including all selected strategies, that will be used for project compliance. Applicants must also enter the project details and proposed compliance pathway into the online compliance form. At the time of permit review, applicants are required to provide all compliance documentation associated with each strategy as described below. Compliance documentation will be collected by DPD staff as part of the project permit review.

Post-construction Compliance

Certain types of projects that include redevelopment agreements (RDAs) or involve other City programs may require post-construction compliance. Development teams may be required to submit additional compliance information following completion of construction. DPD or other departments may audit projects on a regular or case-by-case basis to ensure compliance following construction.

Policy Administration

DPD oversees policy administration and compliance review established through this update. Should any strategies or third-party building certification programs be impacted by federal, state, or local laws, DPD will make necessary modifications to the document. In particular, should any laws require elements included in an SDP strategy, DPD reserves the right to modify or remove that strategy from the menu.

Questions or Comments

All questions or comments about the policy should be submitted by email to SDP@cityofchicago.org.

3. STRATEGIES AND COMPLIANCE DOCUMENTATION

The Sustainable Development Policy strategies are organized into eight thematic categories. The following pages define each strategy with a brief description, a point value (or range of values), a description of documentation necessary to demonstrate compliance, and links that provide additional information.

A. Bird Protection

A.1 Bird Protection (Basic) *(20 points)*

A.2 Bird Protection (Enhanced) *(30 points)*

B. Energy

B.1 Exceed Energy Transformation Code by 5% *(20 points)*

B.2 Exceed Energy Transformation Code by 10% *(30 points)*

B.3 Rooftop Solar-Ready Construction *(5 points)*

B.4 Onsite Renewable Energy Provision of 5-10% *(10 points)*

B.5 Onsite Renewable Energy Provision of 10-20% *(20 points)*

B.6 Onsite Renewable Energy Provision of > 20% *(30 points)*

B.7 Building Electrification *(30 points)*

B.8 Maximum 40% Glass Facade *(10 points)*

B.9 Meet ComEd New Construction Best Practices *(20 points)*

C. Landscape and Green Infrastructure

C.1 Green Roof >50% *(10 points)*

C.2 Green Roof 100% *(20 points)*

C.3 Productive Landscapes *(5 points)*

C.4 Native Landscapes *(5 points)*

C.5 Tree Health *(5 points)*

C.6 Industrial Landscaped Buffer *(10 points)*

C.7 Non-toxic Pavement Sealants *(5 points)*

C.8 Naturalized River Edge *(10 points)*

C.9 Exceed River Setback for Naturalized Space *(5 points)*

C.10 Aquatic River Habitat *(10 points)*

D. Public Health and Community Benefits

D.1 WELL Building Standard *(50 points)*
D.2 Fitwel Certification *(30 points)*
D.3 100% on-site ARO *(10 to 15 points)*
D.4 Air Quality Monitoring *(10 points)*
D.5 Indoor Air Quality *(5 points)*
D.6 Cleaner Industrial Operations Equipment *(5 points)*
D.7 Cleaner Construction Equipment *(5 points)*
D.8 Community Resiliency Asset *(10 to 15 points)*
D.9 Workforce Development *(10 points)*
D.10 Exceed Requirements for Accessible Dwelling Units *(5 points)*

E. Stormwater

E.1 Sump Pump Capture & Re-use *(5 points)*
E.2 Exceed Stormwater Ordinance by 25% *(10 points)*
E.3 Exceed Stormwater Ordinance by 50% *(20 points)*
E.4 100% Stormwater Infiltration *(40 points)*
E.5 100-year Detention for Lot-to-lot Building *(25 points)*
E.6 100-year Detention for Bypass *(5 points)*

F. Transportation

F.1 Divvy Bikeshare Sponsorship *(5 points)*
F.2 Residential Bike Parking Facilities *(5 points)*
F.3 Non-Residential Bike Parking Facilities *(5 points)*
F.4 EV Charging Stations 30% *(5 points)*
F.5 EV Charging Stations Fast Charger *(10 points)*
F.6 EV Charger Readiness Basic *(5 points)*
F.7 EV Charger Readiness Enhanced *(10 points)*
F.8 Commercial EV Fleet Readiness *(10 points)*
F.9 CTA Digital Display *(5 points)*

G. Waste

G.1 80% Waste Diversion *(5 points)*
G.2 80% Waste Diversion + 10% Reuse *(10 points)*

H. Water

H.1 Indoor Water Use Reduction – 25% *(5 points)*
H.2 Indoor Water Use Reduction – 40% *(10 points)*

A. Bird Protection

A.1 Bird Protection (Basic) *(20 points)*

A.2 Bird Protection (Enhanced) *(30 points)*

An estimated 300 million to 1 billion birds die annually from collisions with buildings and structures in the United States, often due to windows and glass facades that are indistinguishable as obstacles in their flight paths. Chicago is considered a particularly dangerous city for migratory birds because of its density of tall buildings and its location on the highly traveled Mississippi Flyway.

An increasing number of options for glazing and other materials can help reduce collisions and allow for construction of attractive, world-class buildings, as demonstrated by efforts in New York City, San Francisco, Toronto, Vancouver, and other cities.

A Bird Friendly Design Ordinance (O2020-136) passed by City Council in 2020 directed DPD to amend the Chicago Sustainable Development Policy "to provide greater weight and priority to strategies 9.1 Bird Protection (Basic) and 9.2 Bird Protection (Enhanced)," with the goal of reducing avian mortality and injury from circumstances that are known to pose a high risk to birds.

The City of Chicago worked extensively with the Chicago Audubon Society, Chicago Bird Collision Monitors, national experts, glass manufacturers, real estate developers, and concerned designers and citizens to develop and refine SDP strategies to reduce bird injury and mortality from in-flight collisions. DPD strongly encourages all new construction and renovation projects that create or replace window glazing, especially for projects that are near large open spaces, the lakefront, and waterways, to choose either A.1 Bird Protection (Basic) or A.2 Bird Protection (Enhanced) in its compliance pathway.

1. **A.1 Bird Protection (Basic)** – 20 points can be earned if the project protects all High-risk Features and High-risk Facade Areas (Zone 1) from grade to 75' in height and comply with the exterior lighting and exterior features best practices, as identified in the Bird Protection Strategy Guidance section (see Appendix III).
2. **A.2 Bird Protection (Enhanced)** – 30 points can be earned if the project complies with *A.1 Bird Protection (Basic)* and also includes bird protection features on all Medium-risk Facade Areas (Zone 2) higher than 75' in height, as identified in the Bird Protection Strategy Guidance section (see Appendix III).

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record that describes how the proposed design complies with the bird protection strategy and architectural plans that demonstrate compliance. Plans and documentation must include:

1. Statement on permit drawings: All exterior materials, components, glazing and lighting have been evaluated for compliance with the Chicago Sustainable Development Policy Bird Protection Strategy.

2. Dimensioned elevations that:

    a. Indicate where façade zones 1 & 2 and high-risk features occur.
    b. Facade materials and table noting vision pattern and standard and/or material threat factor.
    c. Detailed descriptions of secondary façade, shutter, sunshade, mesh, netting or screen system.

3. Exterior lighting, light fixture schedules and/or fixture cut sheets

4. Details of exterior features such as at grade ventilation grates and fountains or pools.

FOR MORE INFORMATION

Chicago Bird Friendly Ordinance: https://occprodstoragev1.blob.core.usgovcloudapi.net/lsmatterattachmentspublic/516f0faf-d2dc-499e-b6f0-c0762ae09522.pdf

American Bird Conservancy - Products & Solutions Database: https://abcbirds.org/glass-collisions/products-database

American Bird Conservancy - Bird Collision Deterrence Material Threat Factor Reference Standard and Guide for Prescriptive Rating Standard: https://dariuszzdziebk.wpenginepowered.com/wp-content/uploads/2023/11/About-the-Prescriptive-Rating-Option_Whats-a-Material-Threat-Factor_November2023.pdf

USGBC – LEED Sample bird collision threat rating: https://www.usgbc.org/resources/bird-collision-threat-rating-calculation-spreadsheet

Chicago Bird Collision Monitors – Best Practices for a Bird Friendly Building: http://www.birdmonitors.net/BestPractices.php

Bird Friendly Chicago: www.BirdFriendlyChicago.org

B. Energy

B.1 Exceed Energy Transformation Code by 5% *(20 points)*

B.2 Exceed Energy Transformation Code by 10% *(30 points)*

NOTE: Strategies B.1 and B.2 are NOT AVAILABLE to projects selecting Compliance Pathway 2 (Third-party Building Certification).

A project can earn 20 points by exceeding the baseline model required in the Chicago Energy Transformation Code by a minimum of 5%. A project can earn 30 points by exceeding the baseline model by 10%. Projects may select *either* B.1 or B.2 to achieve compliance.

COMPLIANCE DOCUMENTATION

Provide both of the following:

1. A signed and stamped letter from the architect of record or mechanical engineer pledging the project will exceed the requirements of the Chicago Energy Transformation Code by a specified amount.

2. A copy of the compliance method documentation used to verify how the project exceeds the code (For example, ASHRAE Energy Cost Budget (ECB) Compliance Form – Performance Path). Documentation must be one of the listed compliance methods on the Chicago Energy Transformation website and must clearly demonstrate how the project exceeds the code requirement.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Pillar 1: Increase access to utility savings and renewable energy, prioritizing households
- Strategy 4.3: Align building codes and standards with climate best practices.

FOR MORE INFORMATION

Chicago Energy Transformation Code
https://www:chicago.gov/city/en/depts/bldgs/supp_info/chicago-energy-conservation-code.html

B.3 Rooftop Solar-Ready Construction *(5 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

To help make renewable energy more available to all Chicagoans, a project can earn five points if it includes solar-ready space on at least 100% of the net roof area. Designated solar-ready spaces must meet the requirements noted in the CETC to be designed with structural capacity to accommodate an additional weight (dead load) of at least five pounds per square foot.

Construction documents must show a reasonable path for future installation of conduit from the solar-ready roof zone to the main electrical service panel. Floor space must be provided for future installation of an energy storage system (battery) and space must be reserved in the main

electrical panel for future connection of on-site energy generation or energy storage equipment. A permanent certificate with information about the solar-ready zone must be installed near the main electrical panel or other building equipment.

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record or mechanical engineer demonstrating how the project is designed to be solar-ready and calculations and drawings that indicate size and location of solar-ready areas (structural, roof plans, electrical plans).

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 4.3: Align building codes and standards with climate best practices.

FOR MORE INFORMATION

Chicago Energy Transformation Code
https://www:chicago.gov/city/en/depts/bldgs/supp_info/chicago-energy-conservation-code.html

EPA - Solar Photovoltaic Specification, Checklist, and Guide (2011)
https://nepis.epa.gov/Exe/ZyPDF.cgi/P100E7YM.PDF?Dockey=P100E7YM.PDF

Renewable Energy Ready Home Solar Photovoltaic Checklist Only (2011)
https://www.energystar.gov/sites/default/files/asset/document/RERH_Guidance_PV_Checklist.pdf

NREL - Solar-Ready Building Design: A Summary of Technical Considerations (2017)
https://www.nrel.gov/state-local-tribal/blog/posts/solar-ready-building-design-a-summary-of-technical-considerations.html

NREL - Solar Ready: An Overview of Implementation Practices (2012)
https://www.nrel.gov/docs/fy12osti/51296.pdf

B.4 Onsite Renewable Energy Provision of 5-10% *(10 points)*

B.5 Onsite Renewable Energy Provision of 10-20% *(20 points)*

B.6 Onsite Renewable Energy Provision of > 20% *(30 points)*

NOTE: Recommended strategies for Air Quality Ordinance and other industrial use projects

To help increase household access to utility savings and renewable energy sources including solar, geothermal and wind power, a project can earn 10 points by providing onsite renewable energy capacity to meet at least 5% of the total modeled energy use for the project at full occupancy, 20 points for achieving 10-20% capacity, or 30 points for achieving greater than 20% capacity. Projects may select only one of strategies B.4, B.5, or B.6 to achieve compliance.

COMPLIANCE DOCUMENTATION

Architectural plans showing the location of the renewable energy system(s) and results of an energy model documenting the percentage of the project's total modeled energy use at full occupancy that is being provided by onsite renewable energy systems.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Pillar 1: Increase access to utility savings and renewable energy, prioritizing households
- Strategy 4.1: 100% Clean Renewable Energy

FOR MORE INFORMATION

City of Chicago Energy Efficiency and Renewable Energy: https://www.chicago.gov/city/en/progs/env/energy_efficiencyandrenewables.html

US Department of Energy Solar Resources: https://www.energy.gov/eere/solar/solar-energy-resources

National Renewable Energy Laboratories: https://www.nrel.gov/index.html

Illinois Solar Education Association: https://www.illinoissolar.org/

B.7 Building Electrification *(30 points)*

NOTE: Strategy B.7 is NOT AVAILABLE to projects selecting Compliance Pathway 2 (Third-party Building Certification).

To help electrify reduce energy costs and greenhouse gas emissions, a project can earn 30 points if building mechanical systems are designed to be electric. Applicants should focus on mechanical systems that are high-performance and highly efficient such as heat pumps. Combustion of natural gas or other fossil fuels should be significantly reduced or eliminated within the building, except for purposes of emergency or other municipal code required systems for occupant safety.

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record or engineer committing to an all-electric building design and architectural and mechanical plans that demonstrate all-electric construction.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Pillar 1: Increase access to utility savings and renewable energy, prioritizing households
- Strategy 4.2: Enable building and personal vehicle electrification

FOR MORE INFORMATION

LEED Case Studies: All-Electric Building Design
https://www.usgbc.org/articles/case-studies-all-electric-building-design

Elevate Energy – Building Electrification: https://www.elevatenp.org/building-electrification/

Rewiring America: https://www.rewiringamerica.org/

B.8 Maximum 40% Glass Facade *(10 points)*

NOTE: Strategy B.8 is NOT AVAILABLE to any projects selecting Compliance Pathway 2 (Third-party Building Certification).

To help improve a building's energy performance by limiting the area of fenestration in the building envelope, a project can earn 10 points if the total vision glass area is limited to 40% of the gross above-grade wall area for the building.

This strategy may not be used in combination with *B.9 Meet ComEd New Construction Best Practices*, which already includes this 40% maximum glass requirement.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 4.3: Align building codes and standards with climate best practices.

COMPLIANCE DOCUMENTATION

A stamped and signed letter from the architect of record or mechanical engineer, accompanied by plans and calculations demonstrating compliance.

FOR MORE INFORMATION

2018 International Energy Conservation Code (IECC) - Chapter 4 - C402.4.1 Maximum Area
https://codes.iccsafe.org/content/iecc2018/chapter-4-ce-commercial-energy-efficiency

ComEd New Construction Best Practices:
https://www.comed.com/WaysToSave/ForYourBusiness/Pages/NewConstructionBusiness.asp

B.9 Meet ComEd New Construction Best Practices *(20 points)*

NOTE: Strategy B.9 is NOT AVAILABLE to any projects selecting Compliance Pathway 2 (Third-party Building Certification).

ComEd offers expert technical assistance, energy modeling, and financial incentives to help developers and designers implement cost-effective energy efficiency strategies for new construction and major renovation projects. A project can earn 20 points if it completes either of the following options:

1. Participate in the program and meet current ComEd Best Practices requirements for eligible projects. This strategy is only available for eligible project types that are able to register and complete the program.

2. Project types not supported in the Best Practices pathway can request customized technical support and incentives based on beyond-code energy savings achieved in the

design. In this customized pathway, points are awarded if a project meets a minimum energy cost-savings threshold per the ComEd energy analysis.

This strategy may not be used in combination with *B.8 Maximum 40% Glass Façade*, which is required to meet best practice requirements.

COMPLIANCE DOCUMENTATION

Project team must submit the Measure Incentive Confirmation letter generated by ComEd technical assistance services that identifies the energy savings and compliance with program requirements.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 4.3: Align building codes and standards with climate best practices.

FOR MORE INFORMATION

ComEd New Construction Best Practices:
https://www.comed.com/WaysToSave/ForYourBusiness/Pages/NewConstructionBusiness.aspx

C. Landscape and Green Infrastructure

C.1 Green Roof >50% *(10 points)*

C.2 Green Roof 100% *(20 points)*

A green roof is a conventional roof that is covered with a layer of vegetation that absorbs stormwater, lowers urban temperatures, provides habitat for wildlife, and provides additional insulation that can extend the life of the roof's membrane. A project can earn 10 points if 50 to 99% of the building's net roof area is covered with vegetation. A project can earn 20 points by covering 100% of the net roof area.

Projects may select *either* C.1 or C.2 to achieve compliance. Net roof area is defined as the gross roof square footage area minus the square footage of area used for mechanicals, maintenance pathways, window washing systems, swimming pools and skylights. Up to 10% of the required green roof square footage can be hardscape if the roof is used by the tenants of the building.

COMPLIANCE DOCUMENTATION

A roof plan exhibit illustrating where the vegetation will be located, as well as a table documenting the following project details:

1. Gross roof area
2. Eligible areas being subtracted from the gross roof area (area used for mechanical systems, maintenance pathways, window washing systems, swimming pools and skylights)
3. Net roof area
4. Area being used as hardscape, where appropriate; and
5. A complete plant list

Also required is a copy of a maintenance agreement/contract for the green roof for a minimum of two years or a letter from the project developer/owner that includes a narrative of how the roof will be maintained for a minimum of two years.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Action 4.3.A: Strengthen policies that support installation of green roofs and walls, tree planting, and other vegetative cover by 2023.

FOR MORE INFORMATION

Green Roofs for Healthy Cities - About Green Roofs: https://greenroofs.org/about-green-roofs

Green Roofs for Healthy Cities: http://www.greenroofs.com/

C.3 Productive Landscapes *(5 points)*

Productive landscapes are flexible landscaped areas that can be used for growing food or other plants. The goal of this strategy is to support landscapes that produce food or other products for sale or distribution. Productive landscapes can increase food security and help community members derive supplemental income. All proposed productive landscapes must meet the requirements of the municipal code, including but not limited to the Chicago Zoning Ordinance.

A project can earn five points if the landscaped area is both:

- At least 500 square feet in area; and
- Managed by either the property owner, community-based organization, or farming organization.

COMPLIANCE DOCUMENTATION

A detailed landscape plan that demonstrates how the criteria are being met, as well as a copy of a management agreement/contract for a minimum of two years or a letter from the project owner that includes a narrative of how the area will be maintained for a minimum of two years.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 5.3: Enable community resiliency

FOR MORE INFORMATION

Green Healthy Neighborhoods (2014)
https://www.chicago.gov/city/en/depts/dcd/supp_info/green-healthy-neighborhoods.html

Chicago Food Policy Action Council (CFPAC) – Productive Landscapes
https://www.chicagofoodpolicy.com/productive-landscapes

C.4 Native Landscapes *(5 points)*

Native plantings provide innovative opportunities to add beauty and help landscapes reflect the natural history of Chicago. Native plantings can also provide habitats for wildlife, reduce maintenance costs and the need for irrigation, and assist with managing stormwater. These benefits can be enhanced by a diverse mix of plant species and types.

A project can earn five points by including native plantings (plant species native to Illinois and/or the Chicago Region) into the landscape plan. Plans should seek to maximize the use of straight species and minimize the use of cultivars whenever possible. The landscaped area must meet the following criteria for a minimum of five years:

- 60% of the species types must be native (straight species or cultivars)
- The landscape plan must provide at least three of the following plant types: trees, shrubs, forbs and/or graminoids (excluding turf grass).

COMPLIANCE DOCUMENTATION

A landscape plan that includes a planting schedule, indicates whether each species is native and provides a calculation to demonstrate compliance.

FOR MORE INFORMATION

Department of Water Management – Natural Landscaping:
https://www.chicago.gov/city/en/depts/water/supp_info/conservation/green_design/natural_landscaping.html

Openlands – Trees and Shrubs Native to Northeastern Illinois
https://openlands.org/wp-content/uploads/2024/01/NE-IL-Native-Tree-and-Shrub-List-2023.12.13.pdf

ASLA Native – benefits of native landscapes:
https://www.asla.org/nativeplantssavemoney.aspx

C.5 Tree Health *(5 points)*

Chicago parkway trees typically live 10 to 15 years, compared typical tree lifespans of 30 to 200 years, due to small planting areas, compacted and poorly aerated soil, soil contaminants, air pollution, high velocity wind, higher temperatures, and altered soil drainage. Given the direct link between soil volume and tree crown volume, this strategy seeks to provide enough planting area and depth to allow individual trees to reach their full potential in canopy width and height, resulting in improved life expectancies and related public benefits for people and wildlife.

A project can earn five points when each proposed tree has:

- A minimum of 500 cubic feet of soil volume. (Note: When trees are planted together, they can share soil volumes and overlap up to 33%, with each tree having a minimum soil volume of 300 cubic feet.)
- A minimum planting area depth of 2.5 feet

COMPLIANCE DOCUMENTATION

A landscape plan detailing how the criteria have been met.

FOR MORE INFORMATION

Trees for Energy Conservation - Soil Volume and Rooting Space When Planting Trees (2019)
https://trees-energy-conservation.extension.org/soil-volume-and-rooting-space-when-planting-trees/

CityGreen Urban Landscaping Solutions – Strata Vault Product Overview
https://citygreen.com/product_info/stratavault/

CityGreen Urban Landscaping Solutions – Strata Cell Product Overview
https://citygreen.com/product_infto/stratacell/

C.6 Industrial Landscaped Buffer *(10 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

Appropriate landscape treatments and vegetative buffers can create visual screening, block industrial noise, provide shade, as well as help filter and trap dust, odor, and emissions from industrial and transportation uses. Co-benefits of vegetated buffers can include reducing urban heat island impacts, aid in stormwater management and provide space for wildlife habitat.

A project can earn 10 points if the vegetated buffers border public rights-of-way and non-industrial uses, such as residential, institutional and commercial uses.

Proposed plans must identify a minimum, 30-foot deep setback on all parcel boundaries adjacent to non-industrial uses and public rights of way. Pedestrian and vehicle access points are excluded from the buffer frontage.

Proposed projects should also consider:

- A strategic blend of vegetative buffers, spatial buffers, vegetated berms, and/or physical structures, as well as the following characteristics involving plant species: Trees, shrubs and groundcover are recommended to provide multiple layers of continuous protection. Combining conifer and deciduous trees can increase buffer effectiveness.

- A minimum tree height of 10 feet, depending on available space and light conditions.

Designs should focus on using native vegetation where possible. All proposed plans must meet or exceed the requirements of the Chicago Landscape Ordinance and/or any applicable site design guidelines (Calumet Design Guidelines) and be approved by DPD.

COMPLIANCE DOCUMENTATION

A signed and sealed letter from the architect of record or landscape architect that provides a narrative of the proposed buffer area(s) and a landscape plan detailing how the criteria have been met.

FOR MORE INFORMATION

US Environmental Protection Agency - Learn About How Mobile Source Pollution Affects Your Health
https://www.epa.gov/mobile-source-pollution/how-mobile-source-pollution-affects-your-health

USDA Forest Service Air Quality Buffer:
https://www.fs.usda.gov/nac/buffers/guidelines/6_aesthetics/3.html

Community Action to Promote Healthy Environments - Vegetative Buffer Toolkit (2018)
https://caphedetroit.sph.umich.edu/wp-content/uploads/2018/05/Reduced-Size-CAPHE-Buffer-Toolkit.pdf

Environmental Law Policy Center - Can plants help fight air pollution near Chicago schools? (2022)
https://elpc.org/blog/can-plants-help-fight-air-pollution-near-chicago-schools/

C.7 Non-toxic Pavement Sealants *(5 points)*

This strategy seeks to discourage the use of sealcoats for parking lots, driveways, playgrounds and other areas where it is customarily used to protect and enhance the appearance of the underlying asphalt. Coal-tar-based sealcoat is a source of polycyclic aromatic hydrocarbon (PAH) contamination and a potential concern for human health due to its association with many forms of cancer. Runoff from coal-tar-seal coated pavement is acutely toxic to aquatic species and the wildlife that depend on aquatic ecosystems.

A project can earn five points if it does not use coal tar-based sealants, or any pavement sealant products that contain > 0.1% Polycyclic Aromatic Hydrocarbons (PAHs) by weight or 1,000 parts per million (ppm).

COMPLIANCE DOCUMENTATION

A signed letter from the owner or tenant committing to compliance with a narrative how compliance will be achieved.

FOR MORE INFORMATION

Coal-Tar-Based Pavement Sealcoat, PAHs, and Environmental Health (2019)
https://www.usgs.gov/mission-areas/water-resources/science/coal-tar-based-pavement-sealcoat-pahs-and-environmental

National Cancer Institute - Coal Tar and Coal-Tar Pitch (2022)
https://www.cancer.gov/about-cancer/causes-prevention/risk/substances/coal-tar

C.8 Naturalized River Edge *(10 points)*

Natural features can provide many ecological functions and shoreline stabilization benefits for projects located on a waterfront. A project can earn 10 points for restoring or replicating a naturalized edge along at least 25% of the shoreline or no less than 50 feet, whichever is greater. Proposals will require additional permitting and review by agencies such as the US Army Corps of Engineers, Illinois Department of Natural Resources, Chicago Department of Transportation and others.

Proposed improvements must exceed the minimum required setbacks listed in the municipal code, any river design guidelines, and/or any additional requirements. Variations from the above guidelines are prohibited.

COMPLIANCE DOCUMENTATION

A landscape and site plan detailing how the criteria have been met. Projects must demonstrate compliance with the US Army Corps of Engineers and other agency permitting requirements.

FOR MORE INFORMATION

Chicago River Design Guidelines (2019)
https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago-river-design-guidelines-update.html

Calumet Design Guidelines (2004)
https://www.chicago.gov/city/en/depts/dcd/supp_info/calumet_design_guidelinesandlandusepla n.html

C.9 Exceed River Setback for Naturalized Spaces *(5 points)*

Setback areas that exceed minimum guidelines can accelerate efforts to support the natural, open character of Chicago's river systems and the use of river edges for ecological and stormwater management purposes. A project can earn five points if it exceeds the required setback by 25% or more, as required by the Chicago Zoning Ordinance and described in the Chicago River Design Guidelines or Calumet Design Guidelines (depending on location). More than half of the additional setback area should include landscaping, habitat and permeable surfaces to help manage stormwater.

Proposed improvements must exceed the minimum required setbacks listed in the municipal code, any river design guidelines, and/or any additional requirements. Variations from the above guidelines are prohibited.

COMPLIANCE DOCUMENTATION

A landscape and site plan detailing how the criteria have been met.

FOR MORE INFORMATION

Chicago River Design Guidelines (2019)
https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago-river-design-guidelines-update.html

Calumet Design Guidelines (2004)
https://www.chicago.gov/city/en/depts/dcd/supp_info/calumet_design_guidelinesandlanduseplan.html

C.10 Aquatic River Habitat *(10 points)*

On sites with a vegetated edge, added submergent and emergent vegetation can help create habitat for wildlife while improving water quality. On sites where river edge seawalls restrict submergent and emergent vegetation, floating and/or submerged aquatic structures can provide habitat. A project can earn 10 points if at least 25%, or 50 feet, whichever is greater, of the shoreline provides new or restored aquatic habitat that does not impede river navigation. Proposals will require additional permitting and review by agencies such as the U.S. Army Corps of Engineers, Illinois Department of Natural Resources, Chicago Department of Transportation and others.

Proposed improvements must exceed the minimum required setbacks listed in the municipal code, any river design guidelines, and/or any additional requirements. Variations from the above guidelines are prohibited.

COMPLIANCE DOCUMENTATION

A landscape and site plan detailing how the criteria have been met. Project must demonstrate the ability to comply with the US Army Corps of Engineers and other agency permitting requirements.

FOR MORE INFORMATION

Chicago River Design Guidelines (2019)
https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago-river-design-guidelines-update.html

Calumet Design Guidelines (2004)
https://www.chicago.gov/city/en/depts/dcd/supp_info/calumet_design_guidelinesandlandusepla n.html

D. Public Health and Community Benefits

D.1 WELL Building Standard *(50 points)*

The WELL Building Standard™ is an evidence-based system for measuring, certifying and monitoring the performance of building design and operational features that impact health and well-being. A project can earn 50 points by achieving WELL Certification.

Strategy D.1 cannot be combined with strategy *D.2 Fitwell Certification* due to overlap with programmatic / certification requirements.

COMPLIANCE DOCUMENTATION

Proof of project registration and a preliminary checklist of targeted features being used for certification.

FOR MORE INFORMATION

WELL Building Standard: https://v2.wellcertified.com/en

International WELL Building Institute: https://www.wellcertified.com/

D.2 Fitwel Certification *(30 points)*

Fitwel is a certification system in partnership with the US Centers for Disease Control and Prevention that supports widespread adoption of health promoting strategies through a user-friendly digital portal. A project can earn 30 points by achieving Fitwel Certification.

Strategy D.2 cannot be combined with strategy *D.1 WELL Building Standard* due to overlap with programmatic / certification requirements.

COMPLIANCE DOCUMENTATION

Proof of registration and a preliminary checklist showing targeted features being used for certification.

FOR MORE INFORMATION

Fitwel Design Certification: https://www.fitwel.org/

D.3 100% On-site ARO *(10 or 15 points)*

Chicago's Affordable Requirements Ordinance (ARO) requires City-assisted residential projects with 10 or more units to provide a portion of the units as affordable housing. The current version of the ARO was adopted by City Council in 2021 and addresses issues of displacement in neighborhoods seeing rapid development and outlines preservation areas in communities where there is evidence of displacement based on housing market and demographic changes. Locating

affordable units in high-demand areas, such as near transit-served locations, can help provide more opportunities to access transit, jobs and other neighborhood services.

A project can receive 10 points when 100% of required ARO units are placed on site. Projects can earn an additional 5 points if the project is located in a qualifying transit served location (TSL) as defined in 17-10-0102-B of the Zoning Code.

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record or developer indicating the number of ARO units to be provided on site. The letter should reference the Planned Development ARO requirements and architectural plans that clearly demonstrate that the required number of units are located on-site. Projects located in TSL areas must provide a map verifying the distance from the property line to the qualifying transit stop or station.

FOR MORE INFORMATION

Affordable Requirements Ordinance:
https://www.chicago.gov/city/en/depts/doh/provdrs/developers/svcs/aro.html

Chicago Department of Housing: https://www.chicago.gov/city/en/depts/doh.html

Chicago Zoning Ordinance: https://codelibrary.amlegal.com/codes/chicago/latest/overview

D.4 Air Quality Monitoring *(10 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

Air pollution from fossil fuel-burning vehicles, energy plants, industrial activities, construction, demolition and building operations can negatively impact communities and contributes to increased risk of chronic disease. To help the City to collect relevant data for policy, planning and mitigation purposes, a project can earn 10 points if the developer or proposed owner/operator installs and maintains air quality monitoring equipment that conforms with the CDPH guidelines listed below:

1. For a period of no less than five years, install, operate, and maintain a continuous PM10, PM2.5, or NO2 monitor(s) at location(s) of the facility.

    a. The monitor(s) must be located in accordance with the monitoring-siting requirements contained under subsection 5.5 (a) of the Rules for Reprocessable Construction/Demolition Material Facilities, as updated, or at location(s) otherwise approved by the Chicago Department of Public Health (CDPH).

    b. The monitor(s) must be designated as Federal Equivalent Method (FEM) by EPA or "near-reference" monitors as specified by CDPH.

    c. All monitor types, instrument models, and their installed locations must be preapproved by CDPH.

2. All air monitors must be equipped with a data logger, modem, and telemetry system capable of recording and transmitting readings to CDPH.

    a. Data shall be transmitted to CDPH at least once every 15 minutes and averaged over the same period.

    b. Unless otherwise directed by CDPH, all data collected shall be consistent with units in the National Ambient Air Quality Standards. Ambient air monitoring practices must comply with current EPA protocols and guidance for ambient air quality monitoring, including but not limited to those for instrument calibration, instrument maintenance, operator training, and daily instrument performance (span) checks.

    c. Operators using non-FEM monitors shall follow the above EPA guidelines to the extent applicable and only apply instrument-specific guidelines or professional judgement where necessary if no-applicable EPA protocols or guidelines are available.

3. The monitoring data must be in a format specified by CDPH and transmitted via an application programming interface (API) or secure file transfer protocol (SFTP) provided by CDPH.

4. The developer or owner/operator develop an operations and maintenance plan for CDPH review and approval that indicates how equipment will undergo routine calibration and maintenance and document maintenance activities.

COMPLIANCE DOCUMENTATION

A signed and stamped statement committing to compliance from the architect of record or professional engineer with narrative of how compliance will be achieved. CDPH must approve the location, design and type of equipment, data logging, data submission, and maintenance plan.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 5.1.C: Establish a robust outdoor air quality monitoring network by 2025.

FOR MORE INFORMATION

Chicago Climate Action Plan (2022)
https://www.chicago.gov/city/en/sites/climate-action-plan/home.html

D.5 Indoor Air Quality *(5 points)*

Exposure to air pollutants, such as Volatile Organic Compounds (VOCs), ozone, particulate matter, carbon monoxide and others has been shown to increase the risk of disease and other negative health impacts. diseases. Pollution source avoidance, proper ventilation and air filtration are among the most effective means of achieving high–quality indoor air.

A project can earn five points for committing to comply with the Air Quality Precondition (*A01 Air Quality*) of the IWBI WELL Building Standard. This standard promotes clean air, seeks to reduce or

minimize the sources of indoor air pollution, and can be applied to most residential, commercial and institutional facilities. It also includes a standard for commercial kitchens and industrial facilities.

This strategy may not be used in combination with *D.1 Well Building Standard*, which is part of the Well Building Certification process.

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record or engineer indicating the commitment to achieving compliance with the *most recent* Well Building Certification Indoor Air Quality standard.

FOR MORE INFORMATION

IWBI V2 Air Standard - https://v2.wellcertified.com/en/wellv2/air/feature/1

D.6 Cleaner Industrial Operations Equipment *(5 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

Many types of equipment used at industrial facilities can negatively impact local and regional air quality through particulate matter (PM) and other emissions. Often referred to as "non-road vehicles," the equipment can include but is not limited to forklifts, motorized pallet carts, scooters, and landscaping equipment.

To encourage industrial facilities to deploy modern electric or low- emission powertrains for motorized equipment, a project can earn five points through a plan to reduce emissions from non-road vehicles and other facility operations equipment. The plan should include a list of equipment to be used, a narrative that describes implementation and/or deployment of the equipment, and a specific target for emissions reduction.

This strategy is only available for projects that include industrial uses.

COMPLIANCE DOCUMENTATION

A letter from the building owner or tenant indicating commitment to reduce emissions in operations equipment and a summary of how this will be achieved.

FOR MORE INFORMATION

Electrification of non-road and heavy-duty Vehicles (2020)
https://sustain.ubc.ca/sites/default/files/2020-19_Electrification%20of%20non-road%20%26%20heavy-duty%20vehicles_Gopinathan.pdf

D.7 Cleaner Construction Equipment *(5 points)*

Many types of equipment used at construction sites, including trucks and nonroad vehicles, can negatively impact the air quality at the site and in surrounding areas. By using equipment with cleaner or lower-emission technologies, projects can take steps to minimize negative impacts.

A project can earn five points by committing to comply with the LEED Clean Construction Pilot Credit SSpc75. This includes developing and implementing a plan to reduce particulate matter (PM) emissions from nonroad and on-road diesel fueled vehicles, equipment, and generators used during construction.

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record, professional engineer or the general contractor committing to compliance with the recommendations in the LEED Clean Construction Pilot Credit SSpc75.

FOR MORE INFORMATION

LEED BD+C: New Construction LEED pilot credit - https://www.usgbc.org/credits/new-construction-core-and-shell-schools-new-construction-retail-new-construction-22?return=/credits/New%20Construction/v4.1

D.8 Community Resiliency Asset *(10 to 15 points)*

Mechanisms that boost a community's capacity to recover, rebuild, and thrive is especially important for local populations that are vulnerable to the health, economic, social and other stressors associated with extreme weather, public health events, and social or economic disruption.

The goal of this strategy is to encourage the development and programming of spaces that build community resiliency. Eligible resiliency assets like warming or cooling centers, medical or public health facilities, or food pantries should be developed through community processes and include a partnership that will manage the space and provide programming. Sites may need multiple City agency approvals and proposals must identify the strategy early in the design process to facilitate review and approval.

A project can earn 10 points if it includes a publicly-accessible indoor space, that is a minimum of 500 square feet, to provide programming and/or services to the public or specific populations. These spaces should be managed via a partnership with a government agency or nonprofit or for-profit organization. Examples can include warming or cooling centers, emergency shelters, food pantries, health facilities or other similar projects.

Five extra points can be earned if the community resiliency asset and project are located within an Environmental Justice Neighborhood as defined by the Chicago Environmental Justice Index, or within a community area that has a high percentile ranking (greater than 60) as calculated via the Social Vulnerability Index published in the Chicago Health Atlas.

COMPLIANCE DOCUMENTATION

A letter from the developer or owner indicating commitment and a letter of commitment or signed agreement from a partner organization with details of the facility and a description of how it meets an identified need. The facility must be clearly referenced on appropriate site plans and/or floor plans. Facilities must be in compliance with all applicable municipal codes.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 5.3: Enable community resiliency

FOR MORE INFORMATION

Chicago Environmental Justice Index map:
https://www.chicago.gov/content/dam/city/depts/cdph/environment/CumulativeImpact/Chicago-EJ-Index_CAs.jpg

Chicago Environmental Justice Index data:
https://www.chicago.gov/content/dam/city/depts/cdph/environment/CumulativeImpact/Chicago-EJ-Index-Values_2023.10.04.xlsx

Chicago Health Atlas - Social Vulnerability Index:
https://chicagohealthatlas.org/indicators/SVI?topic=social-vulnerability-index

Urban Sustainability Directors Network – Resilience Hubs: http://resilience-hub.org/

Pew Charitable Trust - Resilience Hubs Can Help Communities Thrive—and Better Weather Disasters (June 2020):
https://www.pewtrusts.org/en/research-and-analysis/articles/2020/06/22/resilience-hubs-can-help-communities-thrive-and-better-weather-disasters

D.9 Workforce Development *(10 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

"Conscious" workforce development is achieved when nodes of economic development are intentional about sourcing candidates from a jobseeker pool that includes individuals that are lesser advantaged, affected by homelessness or the justice system, veterans, or having household incomes below the poverty line, or facing other barriers to employment. Development projects that provide access to quality, long-term employment to people that would otherwise face barriers to finding a job can provide positive impacts on surrounding communities.

A project can earn 10 points if the development team enters into an agreement or contract with a non-profit organization listed as a City of Chicago Assist Agency to source candidates from a specified target population. The agreement or contract should commit to:

1. A specific hiring target of at least 5% of the workforce that is directly created through the project with a focus on providing long-term employment opportunities including jobs related to construction, operations, and prospective tenants.

2. Efforts to source at least 10% of candidates from socially disadvantaged areas or preferred areas defined by the Department of Procurement Services.

Given variables in hiring, the sourcing partner or partners must be prepared to source ample candidates to ensure the best talent match. Results of this strategy must go above and beyond any code or ordinance requirements.

COMPLIANCE DOCUMENTATION

A signed agreement or contract with a qualified organization(s) that is a City of Chicago Assist Agencies. The document should clearly describe the project partners, target population and anticipated outcomes. It should also clearly articulate the applicant's commitment to source candidates from the target pool, specific employment targets that will be achieved, and the support and tracking tools anticipated to achieve these targets and measure progress.

FOR MORE INFORMATION

City of Chicago official Assist Agency list:
https://www.chicago.gov/city/en/depts/dps/supp_info/city-of-chicago-assist-agencies.html

City of Chicago Socially Disadvantaged Areas Map:
https://www.chicago.gov/content/dam/city/depts/dps/RulesRegulations/ChicagoSocioEconDisadvantagedAreas_map.pdf

Chi-Cook Workforce Partnership: https://chicookworks.org/

Hire 360: https://hire360chicago.com/

Chicago Urban League Workforce Development Centers: https://chiul.org/program/workforce/

D.10 Exceed Requirements for Accessible Dwelling Units *(5 points)*

People with temporary and permanent disabilities who live in accessible home environments have better health and are better able to accomplish everyday tasks and manage living independently than those living in conventional or inaccessible home environments. The goal of this strategy is to encourage projects to exceed the required number of Type A dwelling units per existing City of Chicago codes for Planned Developments.

A project can earn five points through one of the below approaches:

1. If the project **is** subject to the most current Chicago ARO, the project must demonstrate that at least 50% of the on-site, market rate dwelling units will be Type A (Meeting ICC A117.1 Type A Requirements) units. All Type A units provided must be on an accessible route.

2. If the project **is not** subject to the most current Chicago ARO, the project must demonstrate that at least 25% of the total number of dwelling units will be Type A (Meeting ICC A117.1 Type A Requirements) units.

COMPLIANCE DOCUMENTATION

A memo approved by the Mayor's Office for People with Disabilities (MOPD) that demonstrates compliance with this strategy.

FOR MORE INFORMATION

Chicago Building Code with Revised April 2022 Supplement – Chapter 11 Accessibility
https://codes.iccsafe.org/content/CHIBC2019P5/chapter-11-accessibility

E. Stormwater

E.1 Sump Pump Capture & Re-use *(5 points)*

To help reduce the amount of stormwater that enters Chicago's sewer system, buildings can implement stormwater management plans that process rainfall that collects on-site.

A project can earn five points by using sump pumps that discharge to an infiltration best management practice, a stormwater capture and re-use facility, or a detention system.

COMPLIANCE DOCUMENTATION

A complete stormwater management plan with engineering plans and calculations, as well as a narrative that describes how requirements are to be achieved.

FOR MORE INFORMATION

City of Chicago Stormwater Management Requirements:
https://www.chicago.gov/city/en/depts/water/provdrs/engineer/svcs/2009_sewer_constructionandstormwatermanagementrequirements.html

E.2 Exceed Stormwater Ordinance by 25% *(10 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

To help reduce the amount of stormwater that enters Chicago's sewer system, buildings can implement stormwater management plans that process rainfall that collects on-site. A project can earn 10 points for a stormwater management plan that provides storage for 125% of the volume required by both the rate control and volume control components of the Stormwater Ordinance.

The project must be a regulated development under the Stormwater Ordinance. This strategy cannot be used with strategies E.3 or E.4.

COMPLIANCE DOCUMENTATION

A complete stormwater management plan including final engineering plans and calculations, and a narrative that describes how the requirements are being achieved.

FOR MORE INFORMATION

City of Chicago Stormwater Management Requirements:
https://www.chicago.gov/city/en/depts/water/provdrs/engineer/svcs/2009_sewer_constructionandstormwatermanagementrequirements.html

E.3 Exceed Stormwater Ordinance by 50% *(20 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

To help reduce the amount of stormwater that enters Chicago's sewer system, buildings can implement stormwater management plans that process rainfall that collects on-site. A project can earn 20 points by providing storage for 150% of the volume required by both the rate control and volume control components of the Stormwater Ordinance.

This strategy does not apply when the volume control requirement is met through a 15% impervious area reduction.

The project must be a regulated development under the Stormwater Ordinance. This strategy cannot be used with strategies E.2 or with E.4.

COMPLIANCE DOCUMENTATION

A complete stormwater management plan including final engineering plans and calculations, and a narrative that describes how the requirements are to be achieved.

FOR MORE INFORMATION

City of Chicago Stormwater Management Requirements:
https://www.chicago.gov/city/en/depts/water/provdrs/engineer/svcs/2009_sewer_constructionandstormwatermanagementrequirements.html

E.4 100% Stormwater Infiltration *(40 points)*

To help reduce the amount of stormwater that enters Chicago's sewer system, buildings can implement stormwater management plans that process rainfall that collects on-site. A project can earn 40 points by discharging 100% of stormwater into the ground through infiltration or by a combination of infiltration and stormwater capture and re-use.

Geotechnical investigation including soil borings and infiltration testing is required to confirm an adequate presence of sandy soil and infiltration rate on-site. No stormwater discharge to the sewer system or off-site is allowed for any storm less than a 100-year critical duration storm.

The project must be a regulated development under the Stormwater Ordinance. This strategy cannot be used with strategies E.2 or E.3.

COMPLIANCE DOCUMENTATION

A complete stormwater management plan including final engineering plans and calculations, and a narrative that describes how the requirements are to be achieved.

FOR MORE INFORMATION

City of Chicago Stormwater Management Requirements:
https://www.chicago.gov/city/en/depts/water/provdrs/engineer/svcs/2009_sewer_constructionandstormwatermanagementrequirements.html

E.5 100-year Detention for Lot-to-lot Building *(25 points)*

Lot-to-lot buildings, or structures that encompass 85% or more of lot coverage, can maximize water detention techniques to mitigate the amount of rainfall that enters the sewer system. A project can earn 25 points by providing detention (rate control) for a 100-year storm instead of the 10-year storm.

The project must be a regulated development under the Stormwater Ordinance.

COMPLIANCE DOCUMENTATION

A complete stormwater management plan including final engineering plans and calculations, and a narrative that describes how the requirements are to be achieved.

FOR MORE INFORMATION

City of Chicago Stormwater Management Requirements:
https://www.chicago.gov/city/en/depts/water/provdrs/engineer/svcs/2009_sewer_constructionandstormwatermanagementrequirements.html

E.6 100-year Detention for Bypass *(5 points)*

Project sites that are within the watersheds of adjacent properties can help to mitigate the impact of tributary flows through on-site detention techniques that reduce the burden on the City's sewer system. A project can earn five points by providing detention (rate control) for a 100-year storm instead of a 25-year storm.

The project must be a regulated development under the Stormwater Ordinance.

COMPLIANCE DOCUMENTATION

A complete stormwater management plan including final engineering plans and calculations, and a narrative that describes how the requirements are to be achieved.

FOR MORE INFORMATION

City of Chicago Stormwater Management Requirements:
https://www.chicago.gov/city/en/depts/water/provdrs/engineer/svcs/2009_sewer_constructionandstormwatermanagementrequirements.html

F. Transportation

NOTE: Strategies in the Transportation category are NOT AVAILABLE to projects selecting Compliance Pathway 2 (Third-party Building Certification).

F.1 Divvy Bikeshare Sponsorship *(5 points)*

To promote "micromobility" trips involving small, lightweight vehicles operating at slow speeds, a project can earn five points if it provides financial sponsorship of a bikeshare docking station. If there are already Divvy stations nearby, the project team can work with the CDOT to support the implementation of other stations citywide.

COMPLIANCE DOCUMENTATION

A fully executed, bikeshare docking station sponsorship agreement between the property manager and the City of Chicago and Divvy/Lyft team. CDOT must approve the location of the proposed facility.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Action 3.1.B: Increase Divvy bikes and shared micromobility trips 30% by 2030

FOR MORE INFORMATION

Divvy/Lyft – Partnership Page
https://ride.divvybikes.com/partners

Bike Share and Shared Micromobility Initiative
https://nacto.org/program/bike-share-initiative/

Pedestrian and Bicycle Information Center – Bike Share
https://www.pedbikeinfo.org/topics/bikeshare.cfm

F.2 Residential Bike Parking Facilities *(5 points)*

Bicycle parking opportunities inside new and rehabilitated residential buildings help to facilitate bicycle trips between housing locations throughout Chicago. A project can earn five points by providing secure, indoor bicycle parking spaces at a minimum ratio of 1.5 spaces per residential unit. Facilities should be:

- Indoor, well-lit, safe and secure
- Easy to access, including for people with disabilities
- Provide at least 5% of the space with minimum dimensions of 10' x 3' to accommodate tricycles, recumbents and cargo bicycles.
- Provide safe and adequate opportunity for e-bike and e-scooter parking and charging.

All projects must comply with the City of Chicago zoning code requirements (17-10-0300) and Americans with Disabilities Act (ADA).

COMPLIANCE DOCUMENTATION

A detailed floor or site plan that clearly identifies the required criteria.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES, AND ACTIONS

- Action 3.1.C.: Enable Chicagoans to walk, bike, take transit, or use shared micromobility for 45% of all trips by 2040

FOR MORE INFORMATION

Chicago Zoning Ordinance – 17-10-0300 Bicycle parking
https://codelibrary.amlegal.com/codes/chicago/latest/chicagozoning_il/0-0-0-50699

F.3 Non-Residential Bike Parking Facilities *(5 points)*

Bicycle parking opportunities at new and rehabilitated commercial and industrial buildings facilitate bicycle trips for commuting to and from employment centers and other locations. These facilities provide spaces for employees and visitors to store their bicycles and help increase their use.

A project can earn five points by exceeding any code-required number of bicycle spaces by 20% or by providing at least two fixed, indoor or outdoor bicycle parking spaces for every five automobile parking spaces, whichever is greater.

Facilities should be:

- Integrated into the building design and support active street frontages
- Provide at least 5% of the space with minimum dimensions of 10’ x 3’ to accommodate tricycles, recumbents and cargo bicycles.

All projects must comply with the City of Chicago zoning code requirements (17-10-0300) and Americans with Disabilities Act (ADA).

COMPLIANCE DOCUMENTATION

A detailed floor or site plan that clearly identifies the required criteria.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Action 3.1.C.: Enable Chicagoans to walk, bike, take transit, or use shared micromobility for 45% of all trips by 2040

F.4 EV Charging Stations 30% *(5 points)*

F.5 EV Charging Stations Fast Charger *(10 points)*

Electric vehicle (EV) charging stations are needed throughout Chicago to help the city transition to a more green economy. In order to facilitate increased EV usage, buildings and developments must have the infrastructure to charge vehicles.

A project can earn five points if 30% of on-site parking spaces are served by Level 2 Electric Vehicle Supply Equipment (EVSE.) If accessible parking is required, the EVSE spaces must comply with 17-10-1011-C and meet or exceed the number required per code.

A project can earn 10 points by offering a direct current fast-charging station capable of charging four EVs at 150kW through combined charging system ports and have a total minimum charging capacity of 600kW.

COMPLIANCE DOCUMENTATION

A detailed floor or site plan that clearly identifies the required criteria, including the location(s) and type of the EVSE, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to charge simultaneously all the electrical vehicles at all designated EV charging spaces at their full rated amperage. Conduit pathways must be identified in construction drawings.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES, AND ACTIONS

- Strategy 4.2: Enable building and personal vehicle electrification

FOR MORE INFORMATION

City of Chicago – Requirements for Electric Vehicle Readiness: https://www.chicago.gov/city/en/depts/bldgs/supp_info/chicago-energy-conservation-code/EVSE-2023.html

US Department of Energy – Energy Efficiency & Renewable Energy – Electric Vehicle Charging Stations: https://afdc.energy.gov/fuels/electricity_infrastructure.html

US Department of Energy – Alternative Vehicle Fuels Data Center: https://afdc.energy.gov/

F.6 EV Charger Readiness Basic *(5 points)*

F.7 EV Charger Readiness Enhanced *(10 points)*

In order to facilitate increased EV usage, buildings and developments must have the infrastructure for owners and operators to charge vehicles. The goal of this strategy is to encourage developers to plan for future installation of EV charging equipment.

A non-residential or mixed-use project can earn five points for providing parking spaces with panel capacity and dedicated conduit and wiring for a 40-ampere, 208- or 240-volt dedicated branch circuit terminating at a receptacle, or junction box for at least 30% of the total spaces not serving residential units.

A non-residential or mixed-use project can earn 10 points for providing parking spaces with panel capacity and dedicated conduit and wiring for a 40-ampere, 208- or 240-volt dedicated branch circuit terminating at a receptacle, or junction box for **100%** of the total spaces not serving residential units.

Projects may select *either* F.6 or F.7 to achieve compliance. The total number of the EVSE-ready spaces, including accessible spaces, must exceed current code requirements.

COMPLIANCE DOCUMENTATION

A stamped and signed letter from the architect of record or engineer with a narrative that notes the required number of EVSE-ready spaces and the number provided, as well as plans that include the location(s) and type of EVSE-ready spaces provided.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES AND ACTIONS

- Strategy 4.2: enable building and personal vehicle electrification

FOR MORE INFORMATION

City of Chicago – Requirements for Electric Vehicle Readiness: https://www.chicago.gov/city/en/depts/bldgs/supp_info/chicago-energy-conservation-code/EVSE-2023.html

US Department of Energy – Alternative Vehicle Fuels Data Center: https://afdc.energy.gov/

F.8 Commercial EV Fleet Readiness *(10 points)*

NOTE: Recommended strategy for Air Quality Ordinance and other industrial use projects

To facilitate increased EV usage for commercial and fleet vehicles, commercial and industrial buildings must have the infrastructure for vehicle charging needs. The goal of this strategy is to encourage developers to plan for future installation of EV fleet charging equipment.

A project can earn 10 points for providing panel capacity, raceways, and wiring for dedicated branch circuits terminating at a receptacle, junction box, or EVSE for a minimum of 20% of loading docks and fleet parking spaces.

COMPLIANCE DOCUMENTATION

A plan that details the location(s) and type of the EVSE, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to charge simultaneously all the electrical vehicles at all designated docks or spaces at their full rated amperage. Conduit pathways must be identified in construction drawings.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES, AND ACTIONS

- Action 3.3.A: Enable electric freight loading docks at commercial and industrial buildings addressing new buildings by 2025 and existing buildings by 2030

FOR MORE INFORMATION

US Department of Energy – Alternative Vehicle Fuels Data Center: https://afdc.energy.gov/

Chicago Area Clean Cities Coalition:
https://www.chicago.gov/city/en/depts/cdot/supp_info/chicago_area_cleancities.html

F.9 CTA Digital Display *(5 points)*

Digital transit displays can help users quickly identify nearby transit options, plan for upcoming arrivals, and stay aware of system alerts. In turn, these improvements to the transit experience can increase ridership.

A project can earn 5 points by providing a readily-visible, digital display of CTA train and bus arrival times in the main lobby and/or at appropriate building exits. Displays can also be located to be clearly visible from the sidewalk through a window.

COMPLIANCE DOCUMENTATION

A plan that details the location(s) and description of the digital display(s).

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES, AND ACTIONS

- Action 3.2.E: Increase CTA ridership 20% by 2030

FOR MORE INFORMATION

CTA Developer Center: https://www.transitchicago.com/developers/

G. Waste

NOTE: Strategies in the Waste category are NOT AVAILABLE to projects selecting Compliance Pathway 2 (Third-party Building Certification).

G.1 80% Waste Diversion *(5 points)*

G.2 80% Waste Diversion + 10% Reuse *(10 points)*

The goal of these strategies is to improve the way development projects handle waste and encourage recycling and reuse of materials. Deconstruction of buildings, rather than demolition, focuses on preserving materials for reuse in other construction activities. Deconstruction can save money, reduce the need for new construction materials, and provide workforce development opportunities within an emerging field of sustainable development.

Projects can earn five points for exceeding the current ordinance requirements and recycling or re-using at least 80% of the construction and demolition debris produced on site.

A project can earn 10 points for exceeding the current ordinance requirements, by recycling or reusing at least 80% of the construction and demolition debris produced on site and deconstructing existing structures to salvage and reuse a minimum of 10% of diverted materials. Projects may select *either* G.1 or G.2 to achieve compliance.

COMPLIANCE DOCUMENTATION

A signed letter from the general contractor that includes a narrative of how either strategy requirements will be met, followed by a completed City of Chicago Construction and Demolition Debris Recycling Compliance Form.

RELEVANT CLIMATE ACTION PLAN PILLARS, STRATEGIES, AND ACTIONS

- Action 2.1.D: Divert 75% of construction and demolition waste by 2030

FOR MORE INFORMATION

Chicago Department of Public Health - Construction and Demolition Debris Recycling
https://www.cityofchicago.gov/city/en/depts/cdph/supp_info/healthy-communities/construction_anddemolitiondebrisrecycling.html

City of Chicago Construction & Debris Recycling Compliance Form
https://www.cityofchicago.gov/content/dam/city/depts/cdph/environmental_health_and_food/RevC_DRecyclingComplianceForm8152016.pdf

Re:Build Exchange: https://rebuildingexchange.org/

USEPA Sustainable Management of Construction and Demolition Materials:
https://www.epa.gov/smm/sustainable-management-construction-and-demolition-materials

H. Water

NOTE: Strategies in the Water category are NOT AVAILABLE to projects selecting Compliance Pathway 2 (Third-party Building Certification).

H.1 Indoor Water Use Reduction – 25% *(5 points)*

H.2 Indoor Water Use Reduction – 40% *(10 points)*

Decreasing the amount of water used in buildings can help save energy and reduce the amount of water entering the sewer system.

Projects can earn five points by reducing indoor water use by 25% compared to baseline usage.

Projects can earn 10 points by reducing indoor water use by 40% compared to baseline usage.

Projects may select *either* H.1 or H.2 to achieve compliance.

Projects can use the LEED Indoor Water Use Reduction criteria to demonstrate compliance or provide a water use model that demonstrates the reduction.

COMPLIANCE DOCUMENTATION

A stamped letter from the architect of record or engineer committing to compliance and a narrative or calculation that demonstrates the ability to reach the required reduction of indoor water use.

FOR MORE INFORMATION

LEED Indoor Water Use Reduction:
https://www.usgbc.org/credits?Category=%22Water+efficiency%22

City of Chicago Municipal Code - CHAPTER 18-29 PLUMBING
https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2689312#JD_Ch.18-29

4. BUILDING CERTIFICATION PROGRAMS

Third-party certification programs that can be used with Compliance Pathway 2 are outlined below, including information on associated point values, compliance documentation and additional resources.

US Green Building Council LEED Certification

(80 to 95 points)

Leadership in Energy and Environmental Design (LEED) is a certification program that can apply to many building types—from homes to corporate headquarters—at all phases of development. Projects pursuing LEED certification earn points across several areas that address sustainability issues. Projects receive a rating based on performance levels, with a minimum number of points achieved through program credits.

- A project can earn 80 points for LEED Gold certification.
- A project can earn 90 points for LEED Platinum certification.
- A project can earn 95 points for LEED Zero certification.

COMPLIANCE DOCUMENTATION

Proof that the project is registered for certification and a preliminary project checklist indicating the strategies that are part of the certification compliance. Proof of certification is required upon request.

FOR MORE INFORMATION

Certification Overview: http://www.usgbc.org/leed

Green Building Initiative Green Globes Certification

(80 to 95 points)

The Green Building Institute's (GBI) Green Globes® is a comprehensive and science-based building rating system that supports a wide range of construction and building types. It is designed to allow building owners and managers to select which sustainability features best fit their buildings and occupants.

Projects can earn points by achieving the following certification levels in the most current version:

- A project can earn 80 points for Three Green Globes.
- A project can earn 90 points for Four Green Globes
- A project can earn 95 points for Journey to Net Zero Carbon / Net Zero Energy

COMPLIANCE DOCUMENTATION

Proof that the project is registered for certification and a preliminary project checklist indicating the strategies that are part of the certification compliance. Proof of certification is required upon request.

FOR MORE INFORMATION

Certification Overview: https://thegbi.org/why-green-globes/

Phius+ Certification

(90 to 95 points)

The PHIUS+ Certification program is the only passive building certification that combines a thorough passive house design verification protocol with a stringent quality assurance/quality control (QA/QC) program performed on site by specialized PHIUS+ Raters.

Projects can earn points by achieving the following certification levels in the most current version:

- Projects can earn 90 points for PHIUS Core certification.
- Projects can earn 95 points for PHIUS Zero certification.

COMPLIANCE DOCUMENTATION

Proof that the project is registered for certification and a preliminary project checklist indicating the strategies that are part of the certification compliance. Proof of certification is required upon request.

FOR MORE INFORMATION

Certification Overview: https://www.phius.org/passive-building/what-passive-building

Certification Process: https://www.phius.org/certifications/projects/project-certification-overview

International Living Future Institute Certification

(80 to 95 points)

The International Living Future Institute (ILFI) administers a range of certification programs for building performance standards.

- A project can earn 80 points for Core Green Building certification.
- A project can earn 90 points Living Building Challenge certification.
- A project can earn 95 points Zero Carbon or Zero Energy certification.

COMPLIANCE DOCUMENTATION

Proof that the project is registered for certification and a preliminary project checklist indicating the strategies that are part of the certification compliance. Proof of certification is required upon request.

FOR MORE INFORMATION

Certification Overview: https://living-future.org/lbc/certification/

Enterprise Green Communities

(80 points)

Enterprise Green Communities (EGC) is a green building framework that addresses the unique needs of the affordable housing sector by providing a holistic approach to green building and development.

- A project can earn 80 points for EGC certification.

COMPLIANCE DOCUMENTATION

Proof that the project is registered for certification and a preliminary project checklist indicating the strategies that are part of the certification compliance.

FOR MORE INFORMATION

Overview: http://www.enterprisecommunity.org/solutions-and-innovation/green-communities/criteria-and-certification

National Green Building Standard

(70 to 80 points)

The National Green Building Standard® (NGBS) is an ANSI-approved, third-party certified, residential building standard that provides a flexible and affordable way to verify green construction practices for single-family, multifamily, remodeling and land development projects.

- A project can earn 70 points for NGBS Gold certification.
- A project can earn 80 points for NGBS Emerald certification.

COMPLIANCE DOCUMENTATION

Proof that the project is registered for certification and a preliminary project checklist indicating the strategies that are part of the certification compliance.

FOR MORE INFORMATION

Overview: https://www.nahb.org/advocacy/industry-issues/sustainability-and-green-building/national-green-building-standard-certification

5. SUSTAINABILITY EXCELLENCE AND INNOVATION

Innovative Design Strategies *(5 to 20 points)*

In recognition of often rapid technology advancements involving sustainability innovations, City departments recognize that the SDP may not be comprehensive. Project teams are allowed to innovate beyond the menu options and/or building certification programs and propose additional building design elements or construction practices to qualify for points, including climate-friendly materials, greenhouse gas reduction techniques, decarbonization and carbon mitigation strategies (microgrids, adaptive reuse, measuring embodied carbon), as well as related innovations in community engagement, and public health.

All proposals are subject to review and approval by DPD, DOB, CDPH, CDOT, and other City departments as needed. Review and approval may require additional time or may impact entitlement or permitting. Proposals must not be duplicative of any of the above strategies and all proposals must comply with the requirements of the City of Chicago municipal code, including administrative approvals or variations. Applicants intending to use this strategy must identify the proposal early enough in the design process to facilitate review and approval.

A project can earn between five and 20 points for successfully identifying tangible benefits of an innovative strategy not included in SDP menu options.

COMPLIANCE DOCUMENTATION

A signed and stamped letter from the architect of record or engineer that provides a detailed narrative of the proposal and plans, as well as specifications and calculations necessary to demonstrate the proposed strategy and benefits of its use.

Appendix I. Strategy Menu

The table below indicates the points available for each strategy, organized by thematic category. It also indicates whether a specific strategy is available under each of the two compliance pathways.

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
A. Bird Protection				
A.1	Bird Protection (Basic)	20	Y	Y
A.2	Bird Protection (Enhanced)	30	Y	Y
B. Energy				
B.1	Exceed Energy Transformation Code (5%)	20	Y	N
B.2	Exceed Energy Transformation Code (10%)	30	Y	N
B.3	*Rooftop Solar-Ready Construction**	*5*	*Y*	*Y*
B.4	*On-Site Renewable Energy Provision of 5-10%**	*10*	*Y*	*Y*
B.5	*On-site Renewable Energy Provision of 10-20%**	*20*	*Y*	*Y*
B.6	*On-site Renewable Energy Provision of > 20%**	*30*	*Y*	*Y*
B.7	Building Electrification	30	Y	N
B.8	Maximum 40% Glass Facade	10	Y	N
B.9	Meet ComEd New Construction Best Practices	20	Y	N
C. Landscape and Green Infrastructure				
C.1	Green Roof (>50%)	10	Y	Y
C.2	Green Roof (100%)	20	Y	Y
C.3	Productive Landscapes	5	Y	Y
C.4	Native Landscapes	5	Y	Y
C.5	Tree Health	5	Y	Y
C.6	*Industrial Landscaped Buffer**	*10*	*Y*	*Y*
C.7	Non-toxic Pavement Sealants	5	Y	Y
C.8	Naturalize River Edge	10	Y	Y
C.9	Exceed River Setback for Naturalized Spaces	5	Y	Y
C.10	Aquatic River Habitat	10	Y	Y

** Recommended strategy for Air Quality Ordinance and industrial use category projects*

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
D. Public Health and Community Benefits				
D.1	WELL Building Standard	50	Y	Y
D.2	Fitwel Certification	30	Y	Y
D.3	100% on-site ARO	10 to 15	Y	Y
D.4	*Air Quality Monitoring**	*10*	*Y*	*Y*
D.5	Indoor Air Quality	5	Y	Y
D.6	*Cleaner Industrial Operations Equipment**	*5*	*Y*	*Y*
D.7	Cleaner Construction Equipment	5	Y	Y
D.8	Community Resiliency Asset	10 to 15	Y	Y
D.9	*Workforce Development**	*10*	*Y*	*Y*
D.10	Exceed Requirements for Accessible Dwelling Units	5	Y	Y
E. Stormwater				
E.1	Sump Pump Capture and Reuse	5	Y	Y
E.2	*Exceed Stormwater Ordinance by 25%**	*10*	*Y*	*Y*
E.3	*Exceed Stormwater Ordinance by 50%**	*20*	*Y*	*Y*
E.4	100% Stormwater Infiltration	40	Y	Y
E.5	100-year Detention for Lot-to-Lot buildings	25	Y	Y
E.6	100-year Detention for Bypass	5	Y	Y
F. Transportation				
F.1	Divvy Bikeshare Sponsorship	5	Y	N
F.2	Residential Bike Parking Facilities	5	Y	N
F.3	Non-Residential Bike Parking Facilities	5	Y	N
F.4	EV Charging Stations 30%	5	Y	N
F.5	EV Charging Stations Fast Charger	10	Y	N
F.6	EV Charger Readiness (Basic)	5	Y	N
F.7	EV Charger Readiness (Enhanced)	10	Y	N
F.8	*Commercial EV Fleet Readiness**	*10*	*Y*	*Y*
F.9	CTA Digital Display	5	Y	Y
G. Waste				
G.1	80% Waste Diversion	5	Y	N
G.2	80% Waste Diversion + 10% reuse	10	Y	N
H. Water				
H.1	Indoor Water Use Reduction (25%)	5	Y	N
H.2	Indoor Water Use Reduction (40%)	10	Y	N
Sustainability Excellence & Innovation				
-	Sustainability Excellence and Innovation	5 to 20	Y	Y

Appendix II. Third-party Certification Programs

The table below indicates the points available for each Third-party Certification Program under Compliance Pathway 2.

Third-party Building Certification Program	Points
LEED Gold	80
LEED Platinum	90
LEED Zero	95
Three Green Globes	80
Four Green Globes	90
Green Globes Journey to Net Zero Carbon / Net Zero Energy	95
PHIUS	90
PHIUS Zero	95
ILFI Living Building Challenge	90
ILFI Zero Energy	95
Enterprise Green Communities	80
National Green Building Standard Gold	70
National Green Building Standard Emerald	80

Appendix III. Bird Protection Strategy Guidance

Bird Protection Strategy Guidance

This section of the SDP provides direction on how to comply with the *A.1 Bird Protection (Basic)* and *A.2 Bird Protection (Enhanced)* strategies, including definitions and materials recommendations that can help reduce bird collisions. The section also includes best practices related to the design and installation of exterior lighting and other exterior features such as mechanical system grates, fountains and pools.

Projects impacted by the SDP should substantially follow this section's recommendations and provide the required documentation to demonstrate compliance.

Definitions

Building Collision Threat Rating (BCTR): A calculated threat rating of a facade zone based on the material threat factor (MTF) of each of its component materials that are proportional to the amount of area of each material. A lower threat rating indicates a lower risk of collisions.

Fly-through conditions: A design condition where there is line of sight from one glazed portion of the exterior facade to another.

High Risk Facade Areas (Zone 1): A building's ground level, lower stories, and facade located directly above a roof terrace or vegetated roof. Zone 1 is the most hazardous part of a building's facade because birds seeking food are most likely to fly into glazed facades that reflect surrounding vegetation, sky and other attractive features. The zone includes:

1) All facade areas from grade up to 75 feet in height.
2) All facade areas adjacent to vegetated roofs or landscaped amenity decks

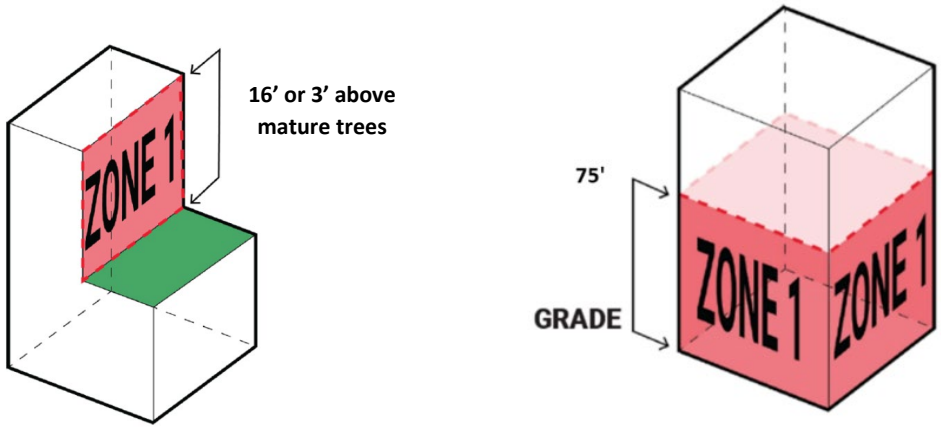

Figure 1: High-risk Facade Areas. Image courtesy of Claire Halpin and Bird Friendly Chicago.

High-Risk Features: Parts of a facade or structure that are particularly susceptible to bird collisions, including:

1) fly-through conditions
2) glass railings
3) awnings
4) windbreak panels
5) acoustic barriers
6) walkways
7) skybridges
8) bus shelters/guard shelters
9) exterior decorative panels

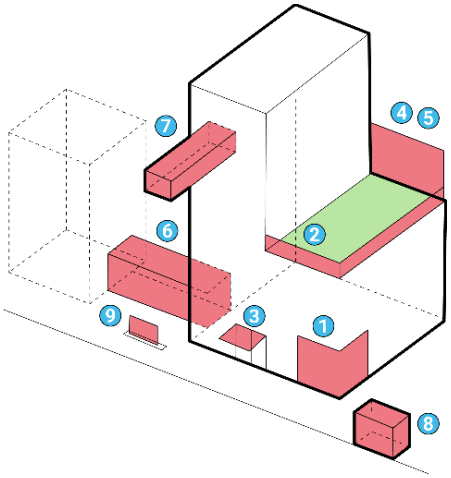

Figure 2: High-risk features. Image courtesy of Claire Halpin and Bird Friendly Chicago.

Material Threat Factor (MTF): A scoring index developed by the American Bird Conservancy (ABC) that provides a relative measure of a bird's ability to see and avoid patterned glass and other materials. A lower score indicates a material that is more visible to birds than a higher score. The lowest MTF (1) indicates a solid, non-transparent, non-reflective material such as masonry or stucco. The highest MTF (100) indicates the most hazardous materials that are highly reflective and/or highly transparent. ABC's materials database includes a prescriptive standard for materials that have not yet been tested. For more information, see https://abcbirds.org/glass-collisions/.

Medium Risk Facade Areas (Zone 2): Building facade areas at higher elevations (greater than 75 feet above grade) that are not included in High-risk Facade areas or High-risk Features definitions.

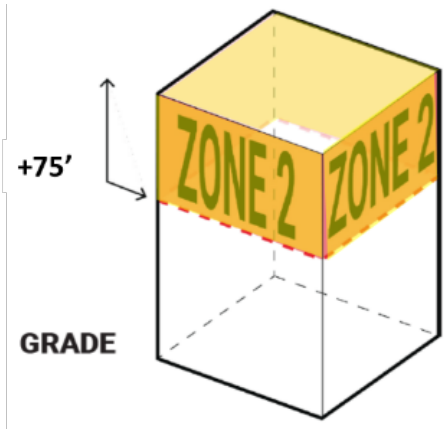

Figure 3: Medium-risk Facade Areas. Image courtesy of Claire Halpin and Bird Friendly Chicago.

Compliance Guidance

To comply with the SDP's bird protection strategies, projects may choose either basic or advanced collision mitigation measures:

1. **A.1 Bird Protection (Basic)**

    a. Protect all *High-Risk Features* with materials that have a maximum MTF of 30.

    b. Protect all *High-risk Facade Areas* by ensuring that these areas have a calculated BCTR of 15 or less; or meet the **Alternatives to Building Collision Threat Rating (BCTR) Methods** listed below.

    c. Comply with guidelines for exterior features listed below.

2. **A.2 Bird Protection (Enhanced)**

    a. Comply with all items noted in **A.1 Bird Protection (Basic)**; and,

    b. Protect all *Medium-risk Façade Areas* by ensuring these areas have a calculated *BCTR* of 30 or less; or meet the **Alternatives to Building Collision Threat Rating (BCTR) Methods** listed below.

Alternatives to Building Collision Threat Rating (BCTR) Methods

In lieu of providing the calculated *BCTR* for facades, applicants may protect the facade areas noted above with any of the following external features:

1. Secondary facades, shutters, sunshades, or other permanent features greater than two inches thick (excluding any support framework, standoffs, mounting accessories, etc.) with openings sized to preclude passage of a nine-inch diameter sphere. Distance from the face of glass to the edge of the feature shall not exceed the thickness of the feature. For example: If a six-inch-deep vertical sunshade system is to be installed, the sunshade cannot be located more than six inches away from the face of the glass and cannot have any openings larger than a nine-inch diameter sphere.

2. Meshes, netting, screens, or other permanent features less than two-inches thick with openings sized to preclude passage of a two-inch diameter sphere.

3. Glazing or materials that have a MTF of 25, or meet the prescriptive standard described in the ABC Bird Collision Deterrence Material Threat Factor Reference Standard and Guide for Prescriptive Rating Standard, or that meet other accepted standards for visual markers or bird safe glazing.

Exterior Features

Applicants should include exterior features such as lighting, mechanical grates and pools or fountains using the following best practices.

1. All exterior lighting fixtures shall be dark-sky compliant and/or full cutoff to minimize up-lighting conditions. The following types of exterior lighting fixtures are prohibited: mercury vapor luminaires, searchlights, sky beams, upward-directed fixtures, and aerial lasers.

2. Exterior decorative lighting not required for safety shall have controls to extinguish their use between 11 p.m. and daylight during migration seasons (spring and fall). Upper-floor tenants should be encouraged to turn out lights or draw blinds after 11 p.m.

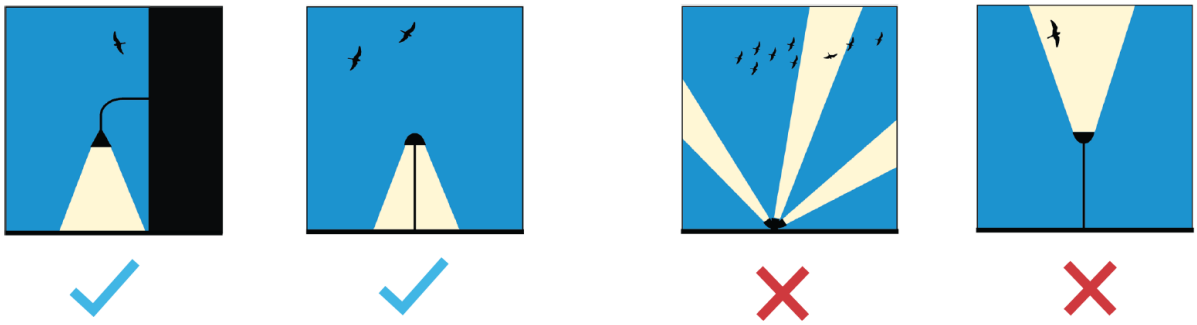

Figure 4: Exterior lighting. Image courtesy of Claire Halpin and Bird Friendly Chicago.

3. At grade ventilation grates within 20 feet of glass facades shall have openings sized to preclude passage of a 3/4-inch diameter sphere.

4. Exterior pools and fountains shall not be located closer than 20 feet to glass facade areas.

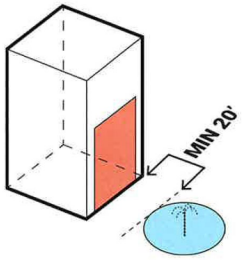

Figure 5: Exterior features. Image courtesy of Claire Halpin and Bird Friendly Chicago.