



# Chicago Sustainable Development Policy

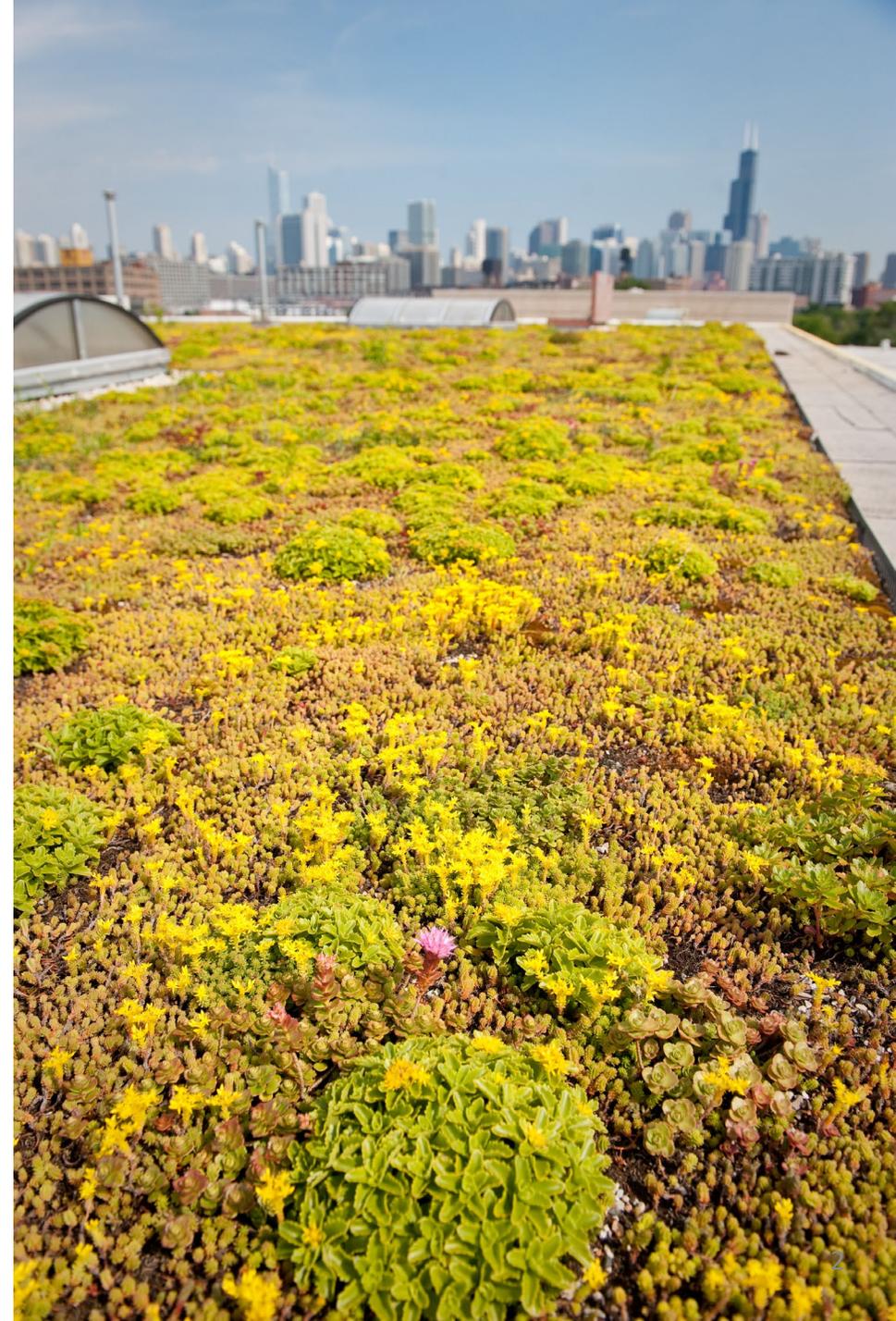
2024 Update Overview | July 2024

# What is the Chicago Sustainable Development Policy (SDP)?

A **departmental policy** that encourages innovation in **sustainable development** through a **point-based menu** of strategies for new construction and rehabilitation projects.

**Applicable to** projects receiving certain types of **public funding** or **zoning approvals**.

Implemented via the **Chicago Zoning Ordinance** for Planned Development and Air Quality Ordinance projects, and via **redevelopment agreements** for projects receiving City financial assistance.



# Required Points

Projects earn points by selecting from a menu of strategies and/or third-party building certification programs. The minimum number of points required to comply with the SDP vary by project type.

New Construction	Substantial Renovations and Additions	Moderate Renovations	Projects without a Principal Building
<b>100 pts</b>	<b>50 pts</b>	<b>25 pts</b>	<b>25 pts</b>
New construction or additions that exceed 50% of an existing building's gross square footage.	New or upgraded building systems and exterior repairs that do not exceed 50% of an existing building's gross square footage.	Partial or minor upgrades to building systems and minor repairs to the exterior envelope.	Construction or modification of outdoor facilities such as parks, sports fields, landscaped areas and parking lots.

# Compliance Pathways

To achieve compliance, applicants must choose a Compliance Pathway

## Compliance Pathway 1

### Menu of Strategies



Bird Protection



Energy



Landscape and Green Infrastructure



Public Health and Community Benefits



Stormwater



Transportation



Waste



Water

## Compliance Pathway 2

### Third-party Building Certification + Limited Menu



Bird Protection



Energy



Landscape and Green Infrastructure



Public Health and Community Benefits



Stormwater



Transportation

# 2024 SDP Update Process

# Chicago Sustainable Development Policy Evolution



**2004**

Implemented as a green roof policy



**2007**

Updated to include building certification (LEED) and energy efficiency, shading, and stormwater management



Health	Energy						Stormwater						
1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one		Choose one		Choose one			3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass		
	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration				
40	30	20	30	40	50	10	20	10	20	40	5	5	5

**2017**

Updated with a point-based menu of strategies that provide for flexibility and innovation in compliance

**2024**

**Current update**

# 2024 Update – Why now?

**1** Align with recent plans and ordinances

**2** Address technological advancements in design and construction

**3** Incorporate public input from a range of interested parties



# 2024 Update – Engagement and Input Process

**150 individuals engaged**



- Focus groups
- Small group discussions
- Interviews

**Broad and diverse input**



- Designers
- Developers
- Advocates
- Community orgs
- City departments and agencies (*DOH, DOB, DOE, CDOT, CDPH*)

**Online surveys**



- 2017 Policy Feedback Survey received over 2,200 responses
- 2024 Policy Update Survey received nearly 1,000 responses

**Public comment period**



- April 15 - May 15
- Over 70 email comments received

# 2024 Update – Engagement and Input Process

## What we heard

### Process and Governance

Tie policy to specific climate and resiliency targets

Revise scoring and weighting to prioritize key strategies and certification systems

Improve data collection and develop performance metrics

Consider opportunities for requiring certain strategies

### Menu Categories and Strategies

Expand/revisit Health and Workforce strategies

Focus on building decarbonization

Incorporate equity, especially affordability

Prioritize bird protection strategies

Relate strategies to community benefits

Consider climate resiliency intersections with public health and emergency preparation

Expand landscaping and wildlife strategies to improve biodiversity

Improve river edge redevelopment

**What is Changing?**

# 2024 Update Overview

## What remains the same?



Point-based system



Compliance pathways that allow selection of menu strategies and/or building certifications (LEED, Green Globes, Phius) to achieve compliance

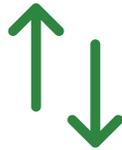


Process for demonstrating compliance

## What is changing?



Administration and applicability updates



Re-organized, added, removed, and modified strategies and third-party building certifications



Explicitly addresses projects subject to the Air Quality Ordinance



Increases opportunities for innovation in sustainability

# Proposed updates

## + New Strategies

Added more than **20 new strategies** to increase the impact of the policy across all categories.

New strategies include several intended to help mitigate impacts of industrial projects.

## Modified Strategies

**Modified 18 strategies** to adjust point values, address technology changes, and reflect code changes.

## X Removed Strategies

**Removed five strategies** from the 2017 SDP to eliminate obsolete, redundant, or underused options.

# Proposed updates



## Bird Protection

Give more weight to *Bird Protection Basic* and *Bird Protection Enhanced* strategies by increasing *Basic* from 5 to 20 points (300% increase) and *Enhanced* from 10 to 30 points (200% increase)

Identify specific bird-friendly material selections for facades and high-risk building conditions

Further define what those high-risk conditions are, such as glass railings and decorative panels, glass acoustic barriers, sky bridges, building corners, pedestrian shelters, and glass adjacent to vegetative areas.

Include best-practices involving other relevant bird hazards such as lighting, ventilation, and other features.



# Proposed updates



## Energy

Revised points and expanded options to encourage more on-site renewable energy.

New strategies involving:

- Rooftop, solar-ready construction
- Building electrification
- 40% facade glass limits
- ComEd new construction best-practices

Removed Exceed Energy Code by 25% and 40% as this would be approaching zero energy design.

Removed strategies related to ENERGY STAR due to redundancy with Chicago Energy Transformation Code



# Proposed updates



## Landscape and Green Infrastructure

Revised strategies related to native plantings and food production

Added new strategies involving:

- Industrial Landscaped Buffers
- Non-Toxic Pavement Sealants
- Naturalized River Edges
- Exceeding River Setback for Naturalized Space
- Aquatic River Habitats

Removed Sustainable SITES landscape certification strategy for lack of use



# Proposed updates



## Public Health and Community Benefits

Revised workforce development strategy to include more options

Increased points associated with the WELL Building Standard from 40 to 50 points (25% increase).

Added new strategies involving:

- Fitwel Certification
- 100% On-Site Affordable Requirements Ordinance (ARO) Units
- Air-Quality Monitoring
- Indoor Air Quality
- Cleaner Industrial Operations Equipment
- Cleaner Construction Equipment
- Community Resiliency Asset
- Exceeding Accessible Dwelling Unit Requirements

Workforce Development: Solar panel installation



KLEO Arts Residences: Affordable Housing

# Proposed updates



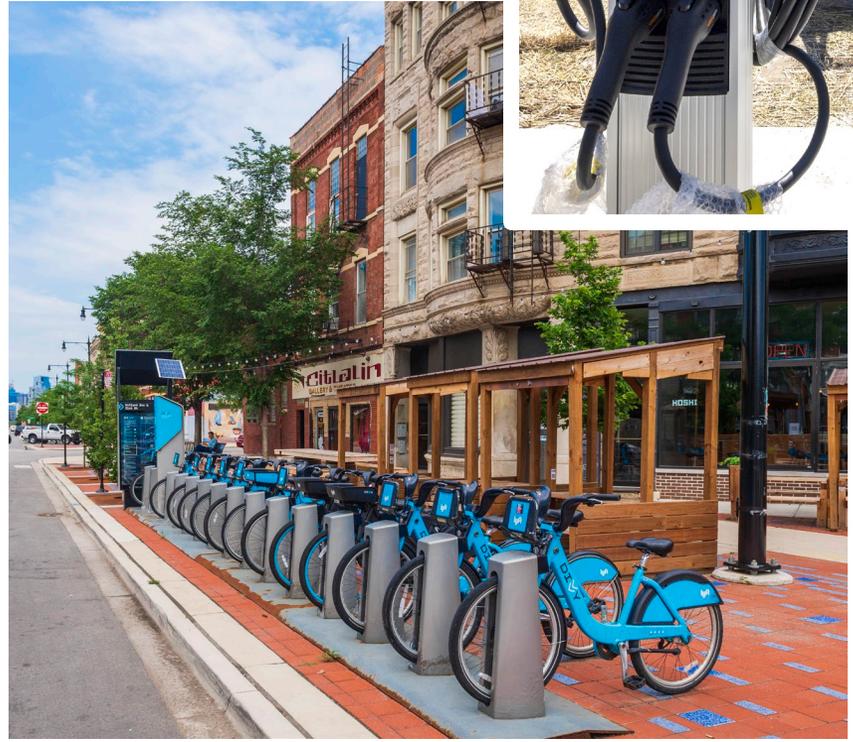
## Transportation

Revised strategies related to bicycle parking and EVSE readiness to reflect code changes

Added new strategies involving:

- Commercial EV fleet readiness
- Fast EV charging equipment

Removed proximity to transit strategy due to redundancy with code



# Proposed updates



## Stormwater

Revised points associated with projects providing 100-year detention for buildings that occupy entire development site from 5 to 25 points (400% increase).



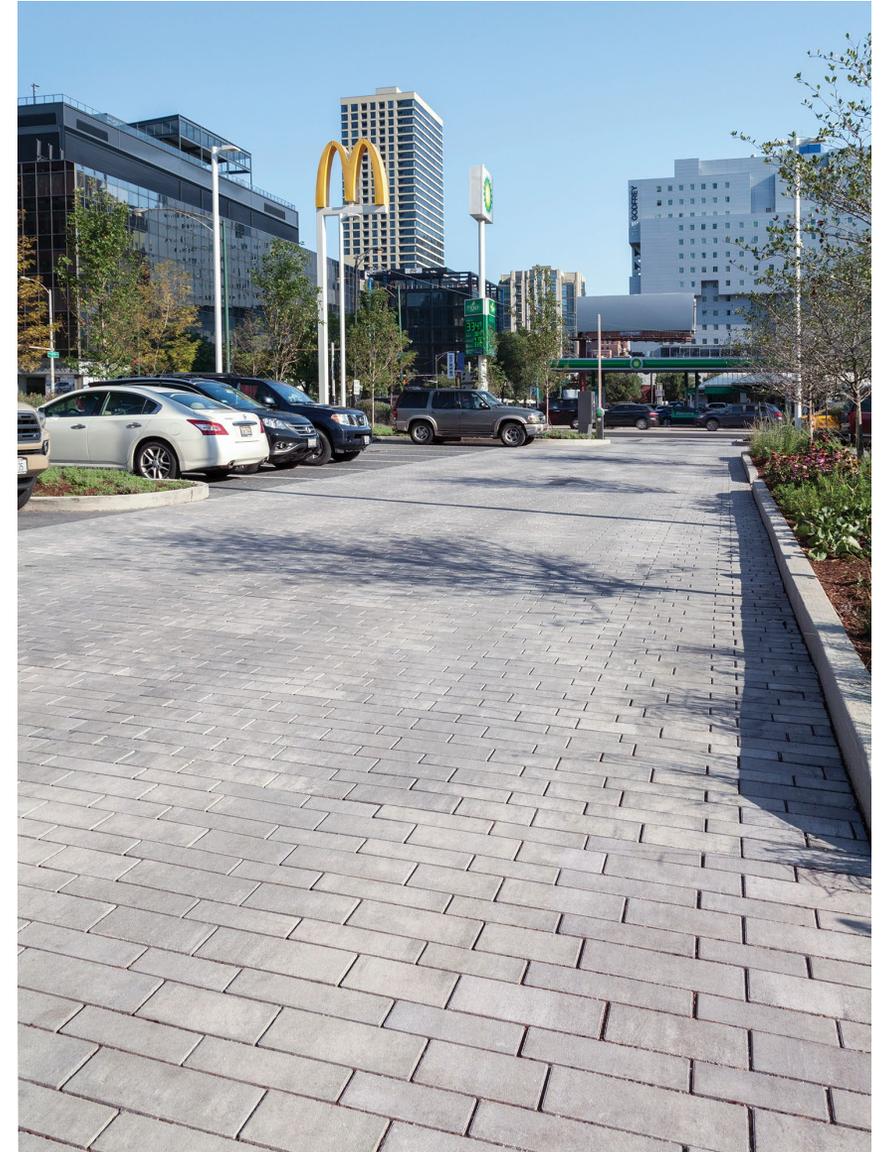
## Waste

Added waste strategy that includes reuse of construction and demolition waste through building deconstruction.



## Water

Revised water use reduction strategies to reflect changing standards



McDonald's Flagship Store: Permeable pavement

# Proposed updates

## Third-party Building Certifications

Revisions to the third-party certification programs list to:

- Focus on higher-tier certifications
- Include zero energy/carbon options
- Add National Green Building Standard certification



LEED Gold  
LEED Platinum  
LEED Zero



Green Globes Three Globes  
Green Globes Four Globes  
Green Globes Journey to Net Zero Carbon / Energy



ILFI Living Building Challenge  
ILFI Zero Energy



Enterprise Green Communities



Phius  
Phius Zero



National Green Building Standard Gold  
National Green Building Standard Emerald

# Proposed updates

## Sustainability Excellence and Innovation

Added Sustainability Excellence and Innovation option to allow for implementation of new technologies not specifically addressed by the policy.

Proposals subject to review by DPD and other applicable departments to determine eligibility and point value (5 to 20 points).



Mass timber construction

# Menu of Strategies

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
<b>A. Bird Protection</b>				
A.1	Bird Protection (Basic)	20	Y	Y
A.2	Bird Protection (Enhanced)	30	Y	Y
<b>B. Energy</b>				
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
<b>C. Landscape and Green Infrastructure</b>				
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
<b>D. Public Health and Community Benefits</b>				
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
<b>E. Stormwater</b>				
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
<b>F. Transportation</b>				
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
<b>G. Waste</b>				
G.1	80% Waste Diversion	5	Y	N
G.2	80% Waste Diversion + 10% reuse	10	Y	N
<b>H. Water</b>				
H.1	Indoor Water Use Reduction (25%)	5	Y	N
H.2	Indoor Water Use Reduction (40%)	10	Y	N
<b>Sustainability Excellence &amp; Innovation</b>				
-	Sustainability Excellence and Innovation	5 to 20	Y	Y

# Third-Party Building Certifications

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
ILFI Living Building Challenge	90
ILFI Zero Energy	95
Enterprise Green Communities	80
PHIUS	90
PHIUS Zero	95
National Green Building Standard Gold	70
National Green Building Standard Emerald	80