



Chicago Sustainable Development Policy Update

Informational Presentation | Chicago Plan Commission | April 18, 2024

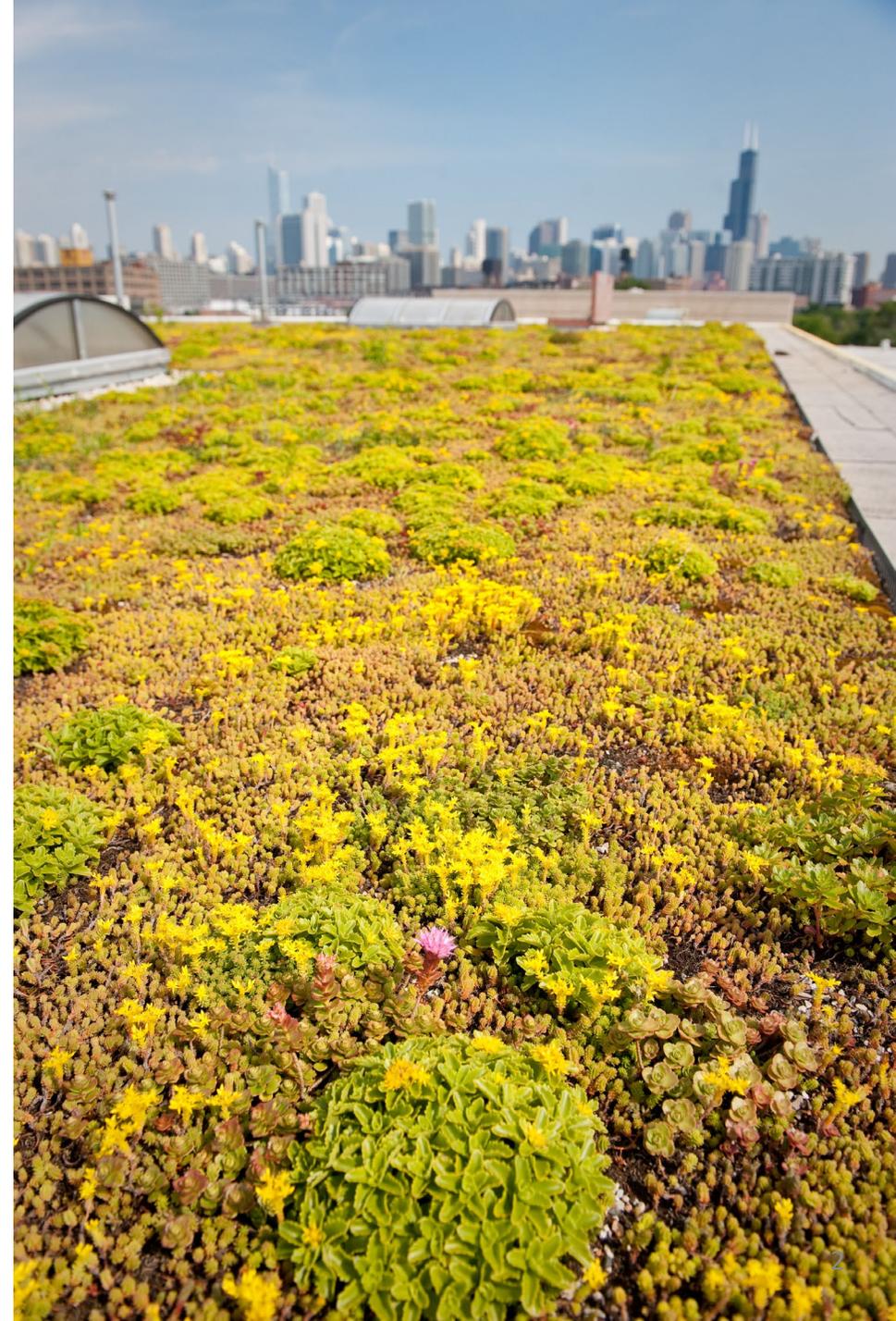


What is the Chicago Sustainable Development Policy (SDP)?

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
100 pts	50 pts	25 pts	25 pts
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	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	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass
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

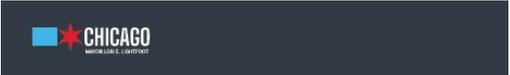
Current update

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 survey



- Received over 2,200 responses

Public comment period



- Draft SDP Update uploaded April 15
- Public comment period ends May 15

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?

+5

Point-based system



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

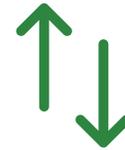


Process for demonstrating compliance

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 six 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

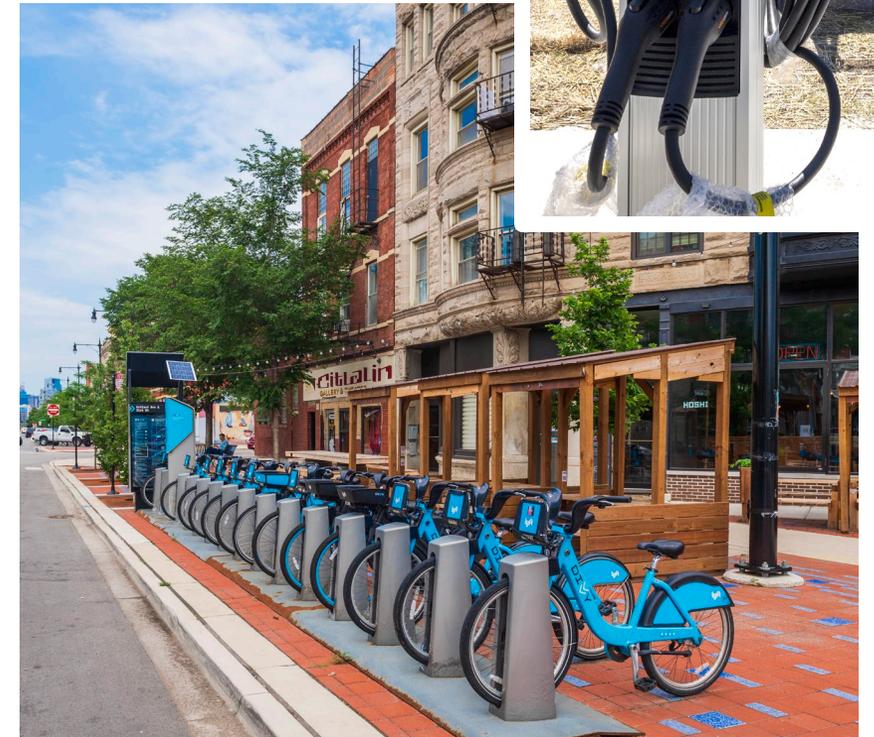
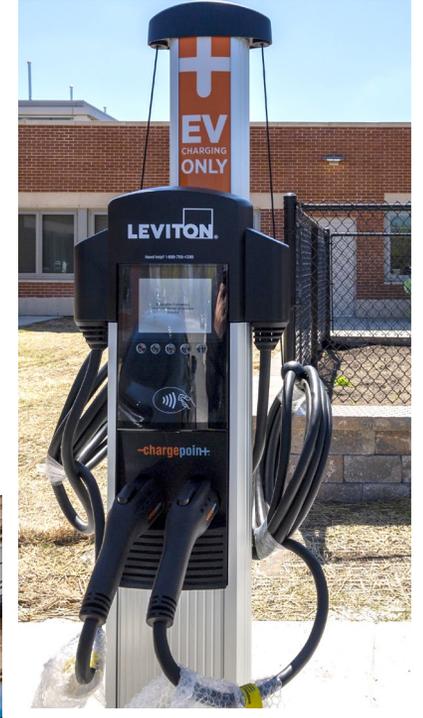
Revised strategies related to bicycle parking and EVSE readiness to reflect code changes

Added new strategies involving:

- Commercial EV fleet readiness
- Fast EV charging equipment

Removed proximity to transit strategy due to redundancy with code

Removed CTA digital display to reflect technological changes



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).



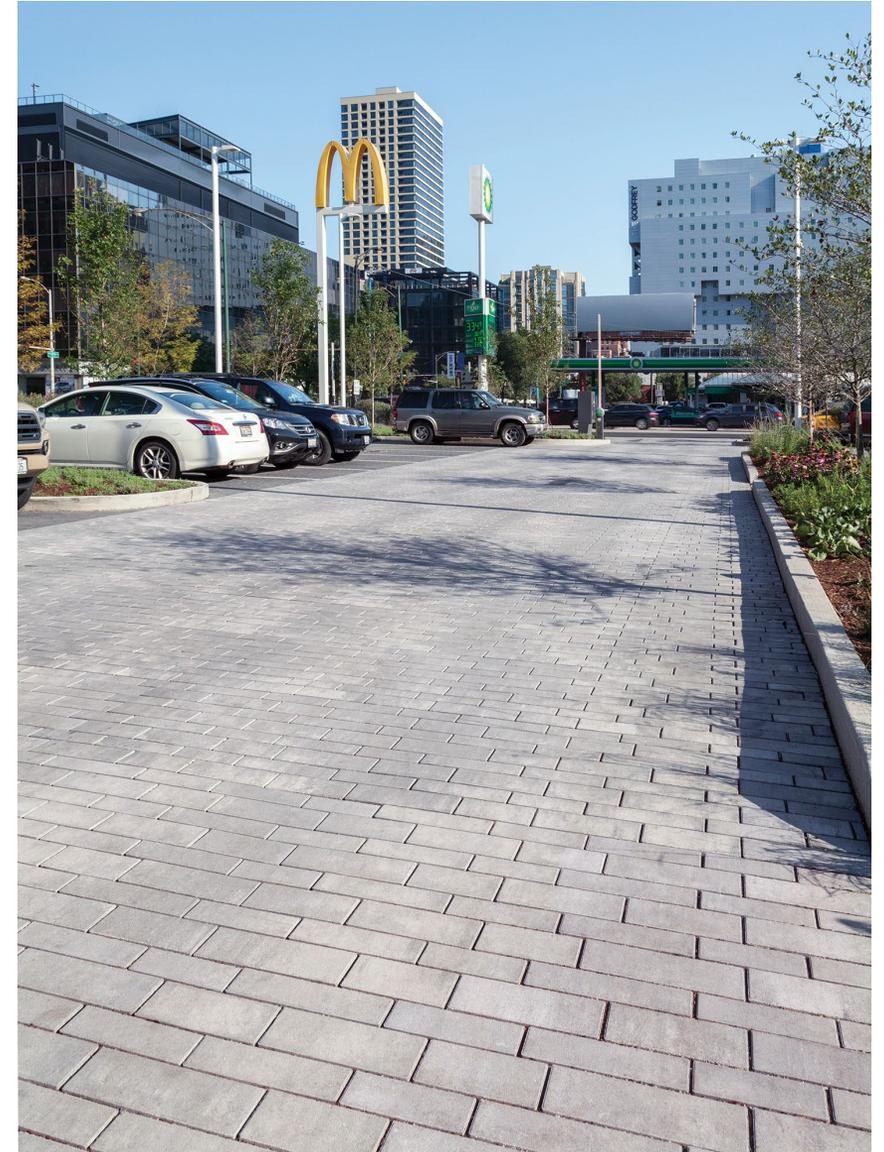
Waste

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 3-Globes
Green Globes 4-Globes
Green Globes Pathway to Zero Energy / Zero Carbon



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

Next Steps

Implementation Timeline

March 2022 – April 2023

**Best Practices
research
and engagement**

May 2023 – March 2024

Draft update

April 15 – May 2024

**Release Draft
Update,
informational
presentation to
CPC & public
comment
period**

May – June 2024

**Incorporate
input**

July 1, 2024

**Updated
policy
Posted
online and
available
to all
projects**

January 1, 2025

**Updated
policy is in
full effect**

Public Input

More information available on the DPD SDP website:

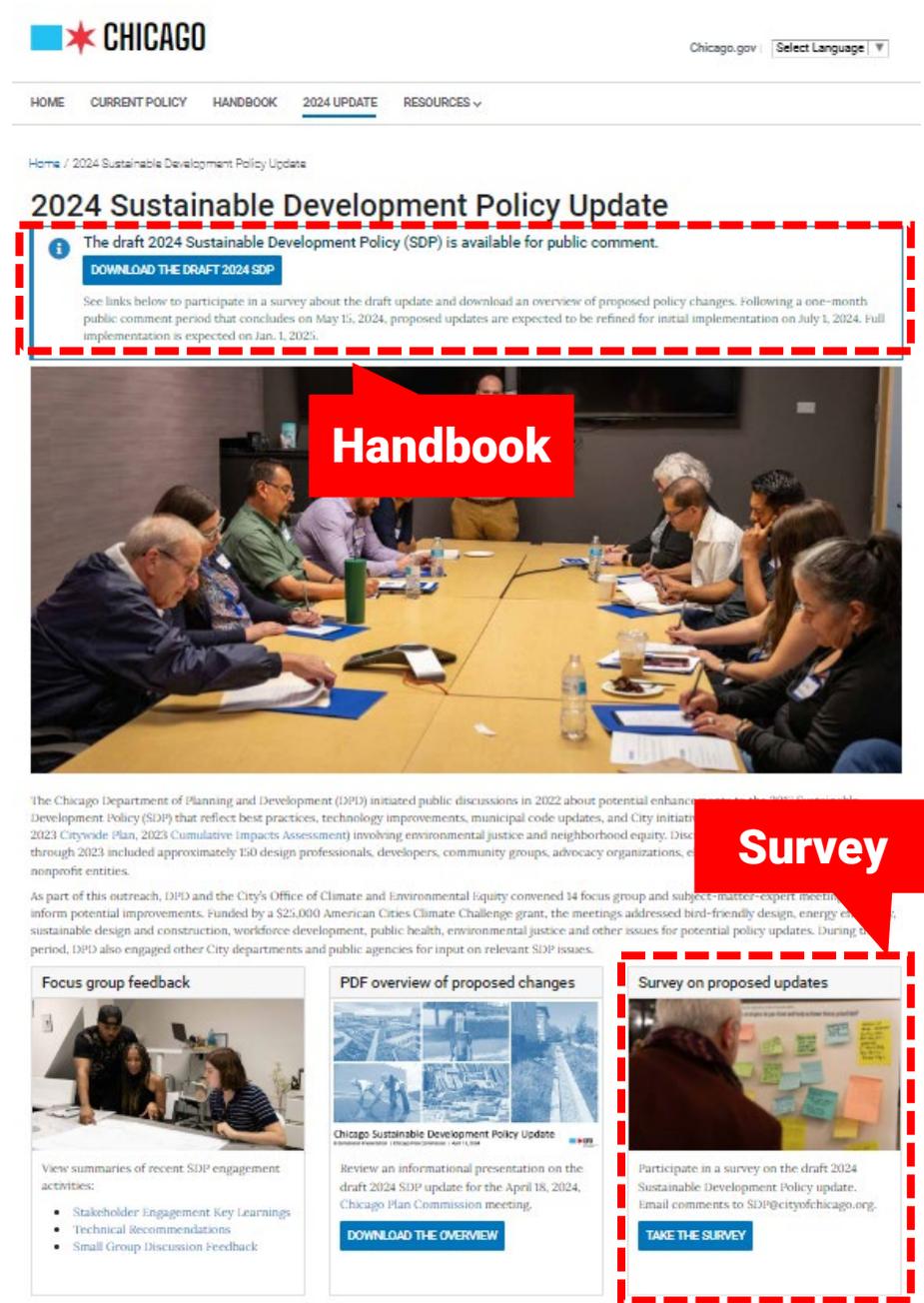
<https://www.chicago.gov/city/en/sites/sustainable-development-policy/home/2024-update.html>

Review the Draft Handbook:

https://www.chicago.gov/content/dam/city/depts/dcd/Projects/DRAFT_2024_SDP_Handbook.pdf

Take the Survey:

<https://www.surveymonkey.com/r/SDP24>



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2024 Sustainable Development Policy Update

The draft 2024 Sustainable Development Policy (SDP) is available for public comment.

[DOWNLOAD THE DRAFT 2024 SDP](#)

See links below to participate in a survey about the draft update and download an overview of proposed policy changes. Following a one-month public comment period that concludes on May 15, 2024, proposed updates are expected to be refined for initial implementation on July 1, 2024. Full implementation is expected on Jan. 1, 2025.

Handbook

Survey

The Chicago Department of Planning and Development (DPD) initiated public discussions in 2022 about potential enhancements to the Sustainable Development Policy (SDP) that reflect best practices, technology improvements, municipal code updates, and City initiatives (including the 2023 Citywide Plan, 2023 Cumulative Impacts Assessment) involving environmental justice and neighborhood equity. Discussions through 2023 included approximately 150 design professionals, developers, community groups, advocacy organizations, and nonprofit entities.

As part of this outreach, DPD and the City's Office of Climate and Environmental Equity convened 14 focus group and subject-matter-expert meetings to inform potential improvements. Funded by a \$25,000 American Cities Climate Challenge grant, the meetings addressed bird-friendly design, energy-efficient sustainable design and construction, workforce development, public health, environmental justice and other issues for potential policy updates. During this period, DPD also engaged other City departments and public agencies for input on relevant SDP issues.

Focus group feedback

View summaries of recent SDP engagement activities:

- Stakeholder Engagement Key Learnings
- Technical Recommendations
- Small Group Discussion Feedback

PDF overview of proposed changes

Review an informational presentation on the draft 2024 SDP update for the April 18, 2024, Chicago Plan Commission meeting.

[DOWNLOAD THE OVERVIEW](#)

Survey on proposed updates

Participate in a survey on the draft 2024 Sustainable Development Policy update. Email comments to SDP@cityofchicago.org.

[TAKE THE SURVEY](#)