



City of Chicago Sustainable Development Policy

This policy applies to all new Redevelopment Agreements, Planned Developments, Site Plan Approvals and Amendments to existing Planned Developments reviewed by the Department of Housing and Economic Development and the former Department of Zoning and Land Use Planning's weekly Design Review Committee after December 1, 2007

		Financial Assistance		Non-Financial Assistance	
		(RFP/Negotiated Sale w/Land Write Down) (TIF) (DHED Housing Assistance)	(Empowerment Zone Grants) (Industrial Dev. Rev. Bonds) (Bank Participation Loans)	(Enterprise Zone Fac. Bonds) (Class L) (Class 6B)	(Planned Developments) (Lakefront Protection Ordinance Developments)
Residential					
Market Rate SF, TH, Multi-units (< 4 units)	Building Certification				
4 or more Townhomes (TH)*	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification	
4 or more Market Rate Units (Including Hotels)	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification	
> 20% Affordable Units or CPAN	Building Certification	Building Certification	Building Certification	Building Certification	
Institutional					
Hospitals	100% Green Roof + exceed ASHRAE 90.1-2004 or 75% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	
Community Centers, Government Buildings and Schools**	50% Green Roof + LEED Certification	25% Green Roof + LEED Certification	25% Green Roof + LEED Certification	25% Green Roof + LEED Certification	
Industrial					
	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	
Commercial					
Retail over 10,000 square feet (footprint)	100% Green Roof + LEED Certification or 50% Green Roof + LEED Certification + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs	
Retail under 10,000 square feet (footprint)	100% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + exceed ASHRAE 90.1-2004	
Food Store (see Note #6)	Exceed ASHRAE 90.1-2004 + 50% shading after 5 years	Exceed ASHRAE 90.1-2004	Exceed ASHRAE 90.1-2004	Exceed ASHRAE 90.1-2004	
Office	100% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + LEED Certification	
Existing Buildings**** and Landmark Buildings					
	Building Certification or LEED-CI Certification or 100% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004	
<p>NOTES:</p> <p>* Townhomes with common and contiguous roof space without private access to roofs. Emergency access routes do not apply.</p> <p>** Religious gathering facilities serving multiple purposes will be considered a community center.</p> <p>***Projects that are regulated by the stormwater management ordinance must provide evidence of a 33% reduction of impervious area from a baseline condition (as defined by ordinance). -OR- Retain 0.60 inches of stormwater from the proposed impervious area (up from 0.5").</p> <p>****The policy applies to existing buildings when the value of the renovation is more than 300% of the assessed value of the building for Single-family Residential, Multi-unit (up to 6 units) Residential, Institutional, Industrial and Commercial Projects; 600% of the assessed value of the building for Multi-unit (more than 6) Residential and Mixed-use Residential projects.</p> <p>1. The area of green roof coverage will be based on the net area of the roof, which is defined as the usable space of the roof including pathways. Up to 10% of the green roof area can be hardscape. Remainder of roof must meet Energy Star level for reflectivity.</p> <p>2. Projects choosing to exceed ASHRAE 90.1-2004 must exceed the standards by 14% .</p> <p>3. Building Certification can be LEED, Energy Star or Chicago Green Homes.</p> <p>4. All new and reconstructed alleys must follow City of Chicago Department of Transportation (CDOT) Green Alley standards.</p> <p>5. Apply the requirements for the predominant use for mixed-use projects.</p> <p>6. These requirements pertain to food stores that are greater than 2500 square feet in area and are located in communities with an elevated risk of obesity-related diseases (click here for a map of these community areas).</p> <p>7. The green roof requirement will be waived if the project includes solar photovoltaic (PV) installations. The area of the solar PV panels must cover at least 25% of the green roof requirement to qualify. Please refer to the City of Chicago Solar Zoning Policy for potential additional review by the HED Historic Preservation Division.</p>		<p>REFERENCES:</p> <p>LEED Certification: http://www.usgbc.org/</p> <p>Green Roofs: http://www.chicagogreenroofs.org</p> <p>Energy Star Certification: http://www.energystar.gov/</p> <p>Chicago Green Homes: http://www.cityofchicago.org/environment</p> <p>ASHRAE 90.1 - 2004: http://www.ashrae.org/technology/page/548</p> <p>City of Chicago Green Alley Standards: Tel. 312.744.5900</p> <p>City of Chicago Stormwater Ordinance: http://cityofchicago.org/environment</p>		<p>LEGEND:</p> <p>SF = Single Family</p> <p>TH = Townhomes</p> <p>RFP = Request for Proposals</p> <p>TIF = Tax Increment Financing</p> <p>VUA = Vehicular Use Area</p>	