# 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

<table>
<thead>
<tr>
<th>Non-Financial Assistance</th>
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<tbody>
<tr>
<td>(RFP/Negotiated Sale w/Land Write Down)</td>
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<td>TIF</td>
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### Residential

- **Market Rate SF, TH, Multi-units (< 4 units)**
  - Building Certification
- **4 or more Townhomes (TH)**
  - 100% Green Roof + Building Certification
- **4 or more Market Rate Units (including Hotels)**
  - 100% Green Roof + Building Certification
- **> 20% Affordable Units or CPAN**
  - Building Certification

### Institutional

- **Hospitals**
  - 100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification
- **Community Centers, Government Buildings and Schools**
  - 50% 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
- **Commercial**
  - Retail over 10,000 square feet (footprint)
    - 100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification + 50% VUA shading in 5 yrs
  - Retail under 10,000 square feet (footprint)
    - 100% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004
- **Food Store (see Note #6)**
  - Exceed ASHRAE 90.1-2004 + 50% shading after 5 years
- **Office**
  - 100% Green Roof + exceed ASHRAE 90.1-2004 or 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**

## NOTES:

* Townhomes with common and contiguous roof space without private access to roofs. Emergency access routes do not apply.

** Religious gathering facilities serving multiple purposes will be considered a community center.

***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 50% of impervious area from land use review requirements (up to 9%).

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#### REFERENCES:

- Green Roofs: [http://www.chicagogreenroofs.org](http://www.chicagogreenroofs.org)
- Chicago Green Alley Standards: Tel. 312.744.5900
- City of Chicago Stormwater Ordinance: [http://cityofchicago.org/environment](http://cityofchicago.org/environment)

### LEGEND:

- SF = Single Family
- TH = Townhomes
- RFP = Request for Proposals
- TIF = Tax Increment Financing
- VUA = Vehicular Use Area

### EXISTING BUILDINGS****

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.
2. Building Certification can be LEED, Energy Star or Chicago Green Homes.
3. Building Certification or LEED-CI Certification is required for all existing buildings.
4. All new and reconstructed alleys must follow City of Chicago Department of Transportation (CDOT) Green Alley standards.
5. Apply the requirements for the predominant use for mixed-use projects.
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).
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 area to qualify. Please refer to the City of Chicago Solar Zoning Policy for potential additional review by the HED Historic Preservation Division.