Chicago Green Roof Initiative

Department of Planning and Zoning

Michael Berkshire, Green Projects Admin.

Richard M. Daley, Mayor

CHICAGO CITY HALL GREEN ROOF

POLICY

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 Community Development and the Department of Zoning and Land Use Planning and the Department of Zoning and Land Use Planning's weekly Design Review Committee after December 1, 2007

Mayor Richard M. Daley

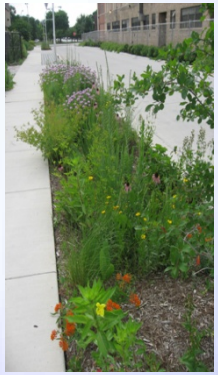
	Financial Assistance		Non-Financial Assistance
	(RFP/Negotiated Sale w/Land Write Down) (Empowerment Zone Grants) (TIF) (DCD Housing Assistance)	(Industrial Dev. Rev. Bonds) (Enterprise Zone Fac. Bonds) (Bank Participation Loans) (Class L) (Class 6B)	(Planned Developments) (Lakefront Protection Ordinance 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
4 or more Market Rate Units (including Hotels)	100% 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
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
Community Centers, Government Buildings and Schools**	50% 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
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 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	50% Green Roof + exceed ASHRAE 90.1-2004
Grocery Stores located in Food Deserts (see Note #6)	Exceed ASHRAE 90.1-2004 + 50% shading after 5 years	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	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

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 20% reduction of impervious area free baseline condition (as defined by ordinance). -OR- Retain 0.60 inches of stormwater from the proposed impervious area (up from 0.5").
****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.
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 30% of the green roof area can be hardscape. Remainder of roof must meet Energy Star level for reflectivity.
2. Projects choosing to exceed ASHRAE 90.1-2004 must exceed the standards by 14%.
3. Building Certification can be LEED, Energy Star or Chicago Green Homes.
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 grocery stores that are located within Food Deserts as identified by the "Chicago's Food Deserts by Tract with Community Boundaries" map.

REFERENCES:
LEED Certification: http://www.usgbc.org/
Green Roofs: http://www.chicagogreenroofs.org
Energy Star Certification: http://www.energystar.gov/
Chicago Green Homes: http://www.cityofchicago.org/environment
ASHRAE 90.1 - 2004: http://www.ashrae.org/technology/page/548
City of Chicago Green Alley Standards: Tel. 312.744.5900
City of Chicago Stormwater Ordinance: http://cityofchicago.org/environment

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

STORMWATER ORDINANCE



INCENTIVE

DOB Green Permit Program Green Menu Items

The DOB Green Permit Program allows applicants to incorporate a number of green building strategies and technologies from a select group of menu items in order to expedite the process timeline.

Design professionals can incorporate environmentally friendly and energy-efficient items into their projects from the Green Menu below.

Green Menu Items

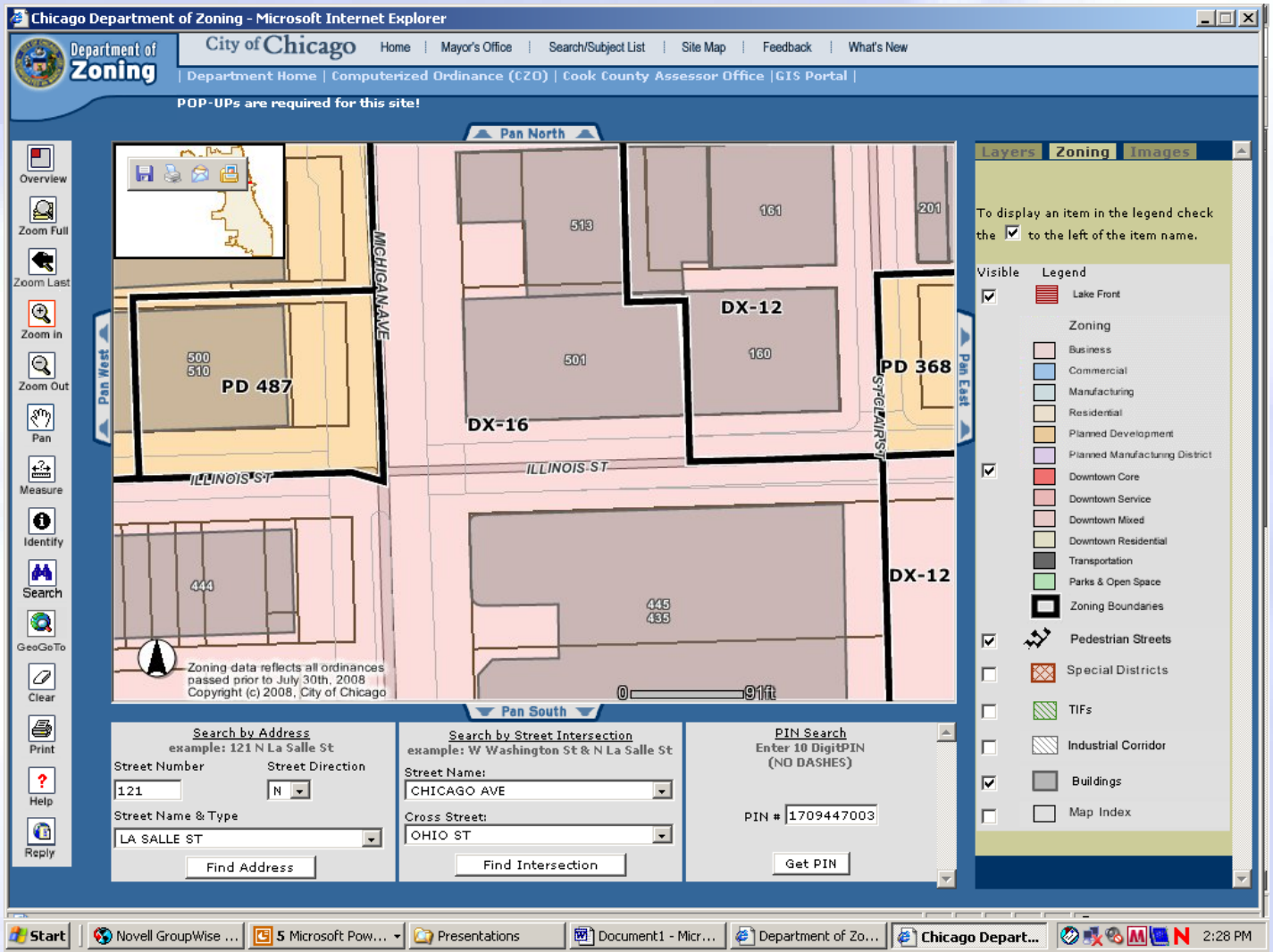
Exceptional Energy Performance

- Energy efficiency provides long-term financial savings to the owner, reduces strain on energy supply infrastructure, and reduces carbon dioxide emissions.
- For LEED projects, earn a minimum of 4 points under EAc1, Optimize Energy Performance.
- For Chicago Green Homes projects, earn a minimum of 200 points within the Energy Efficiency category.

Green Roofs

- Green roofs or rooftop gardens reduce storm water runoff, help reduce the urban heat island effect, improve air quality and conserve energy.
- Provide a vegetated rooftop system for a portion of the roof built in accordance with standards for planned developments.

INCENTIVE


Chicago Department of Zoning - Microsoft Internet Explorer
Department of Zoning
City of Chicago
Home | Mayor's Office | Search/Subject List | Site Map | Feedback | What's New
Department Home | Computerized Ordinance (CZO) | Cook County Assessor Office | GIS Portal |
POP-UPs are required for this site!
Pan North
Pan West
Pan East
Pan South
Overview
Zoom Full
Zoom Last
Zoom In
Zoom Out
Pan
Measure
Identify
Search
GeoGoTo
Clear
Print
Help
Reply
MICHIGAN AVE
ILLINOIS ST
S STELAIR ST
513
161
201
500
510
PD 487
501
DX-12
160
PD 368
DX-16
444
445
435
DX-12
Zoning data reflects all ordinances passed prior to July 30th, 2008
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0
91ft
Layers
Zoning
Images
To display an item in the legend check the ☑ to the left of the item name.
Visible
Legend
Lake Front
Zoning
Business
Commercial
Manufacturing
Residential
Planned Development
Planned Manufacturing District
Downtown Core
Downtown Service
Downtown Mixed
Downtown Residential
Transportation
Parks & Open Space
Zoning Boundaries
Pedestrian Streets
Special Districts
TIFs
Industrial Corridor
Buildings
Map Index
Search by Address
example: 121 N La Salle St
Street Number
Street Direction
121
N
Street Name & Type
LA SALLE ST
Find Address
Search by Street Intersection
example: W Washington St & N La Salle St
Street Name:
CHICAGO AVE
Cross Street:
OHIO ST
Find Intersection
PIN Search
Enter 10 DigitPIN
(NO DASHES)
PIN #
1709447003
Get PIN
Start
Novell GroupWise ...
5 Microsoft Pow...
Presentations
Document1 - Micr...
Department of Zo...
Chicago Depart...
2:28 PM

EDUCATION: www.chicagogreenroofs.org

GREEN ROOFS IN CHICAGO

- Over 700 projects
- Over 7,000,000 sq. ft.

168,000 s.f. Fed Ex Building Green Roof