

GREEN PERMIT MENU ITEMS



Green Roof

Green roofs improve the urban environment by combating the urban heat island, reducing stormwater runoff, and reducing the energy use of the building beneath.

Portion of building roof to be green roof per Department of Planning standards.

Renewable Energy

On-site renewable energy generation provides long-term cost savings and reduces the demand on city electrical distribution infrastructure. Renewable energy also eliminates carbon dioxide emissions associated with conventional energy sources. Renewable energy includes solar hot water and solar electric, wind, biomass, and biogas.

Minimum 1% of total annual energy use provided from renewable sources.

Extra Affordability

Affordable housing is a critical need in Chicago. Many market-rate developments throughout the city include affordable units and benefit from a range of buyers shopping their development, in addition to receiving assistance from the Department of Housing to market the units.

Provide 30% of residential units qualifying as affordable housing per Chicago Department of Housing standards.

Accessibility

Making housing accessible means making modifications to allow anyone, regardless of physical challenges, to live in or visit the housing unit. Depending on the type of unit and type of funding used, Chapter 11 of the building code already includes a range of accessible housing requirement.

Exceed accessibility code requirements by providing additional vertical access or additional accessible program space above and beyond current requirements.

Transit-Oriented & Difficult to Develop Areas

The City has a wealth of development opportunities in neighborhoods that have not traditionally attracted significant investment. These areas represent untapped markets that would benefit from housing development.

Transit-oriented development promotes alternatives to the private auto by creating most everyday needs within walking distance. This approach fosters pedestrian friendly neighborhoods, helps reduce traffic congestion and environmental degradation, and reduces household expenses.

Locate project within specified census tracts (e.g. low/mod CDBG guidelines or tax credit areas) AND

Locate mixed-use developments within a ¼ mile of transit at a minimum of 30 dwelling units per acre or 3 FAR for all types of land uses. AND

Use maximum parking reduction provisions permitted by the Chicago Zoning Ordinance for developments within 600' of transit. AND

Provide on site car share program for developments of 100 units or more.

On-Site Power Generation

Combined heat and power generation provides long-term cost savings and reduces the demand on city electrical distribution infrastructure. Most power plants and electrical distribution systems are only 30% efficient, whereas combined heat and power can be more than 70% efficient.

On-site generation must be sized for minimum 50% of building peak load.

Natural Ventilation

Mechanical ventilation systems typically consume 30% or more of a building's total energy use. Providing ventilation through windows and other building openings can eliminate this energy use for a significant portion of the year. In addition, natural ventilation provides a connection to the outdoors, improving the indoor environment.

Design natural or hybrid ventilation systems for minimum of 50% of regularly occupied areas.

Exceptional Water Management

Reducing water consumption and stormwater runoff reduces demand on city infrastructure and preserves Lake Michigan and the Chicago River.

Meet all LEED requirements for both water efficiency and stormwater management.

Excess LEED Certification

Achieve one level of LEED certification higher than required by the matrix (e.g. gold rather than silver).

Excess EnergyStar

Achieve a HERS score of 92 or greater (86 is required for EnergyStar certification).

Innovation

Other innovative design strategies will be considered on their merits. Prior review by DCAP is required. Note that this is not necessarily the same as the LEED Innovation in Design credit.