



# Chicago Green Roof Initiative

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*Richard M. Daley, Mayor*

Department of Planning and Zoning  
Michael Berkshire, Green Projects Admin.




# CHICAGO CITY HALL GREEN ROOF





# POLICY

<div>  <div> City of Chicago Sustainable Development Policy </div> </div> <div> 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 </div>			
Mayor Richard M. Daley			
Financial Assistance			
RFP/Negotiated Sale w/Land Write Down (TIF) (DCD Housing Assistance)		(Industrial Dev. Rev. Bonds) (Enterprise Zone Fac. Bonds) (Bank Participation Loans) (Class L) (Class SB)	Non-Financial Assistance (Planned Developments) (Lakefront Protection Ordinance Developments)
<b>Residential</b>			
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
<b>Institutional</b>			
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
<b>Industrial</b>			
	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
<b>Commercial</b>			
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
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
<b>Existing Buildings**** and Landmark Buildings</b>			
	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
<div> 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.  ***Provisions that are required by the stormwater management ordinance must provide evidence of a 30% reduction of impervious area from 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 20% of the assessed value of the building for Single-family Residential, Multi-unit (up to 4 units) Residential, Institutional, Industrial and Commercial Projects, 60% of the assessed value of the building for Multi-unit (more than 4) 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 landscape. Remainder of roof must meet Energy Star level for reflectivity.  2. Projects choosing to exceed ASHRAE 90.1-2004 must exceed the standard by 10%.  3. Building Certification can be LEED, Energy Star or Chicago Green Homes.  4. All new and reconstructed alloys must follow City of Chicago Department of Transportation (CDOT) Green Alloy 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 Resilience" map. </div> <div> REFERENCES:  LEED Certification: <a href="http://www.usgbc.org/">http://www.usgbc.org/</a>  Green Roofs: <a href="http://www.chicagogreenroofs.org">http://www.chicagogreenroofs.org</a>  Energy Star Certification: <a href="http://www.energy.gov/">http://www.energy.gov/</a>  Chicago Green Homes: <a href="http://www.cityofchicago.org/learn/more/ASTRAE/90.1-2004">http://www.cityofchicago.org/learn/more/ASTRAE/90.1-2004</a>  ASTRAE 90.1 - 2004: <a href="http://www.astrae.org/technology/pages/248">http://www.astrae.org/technology/pages/248</a>  City of Chicago Green Alloy Standards: Tel. 312.744.5900  City of Chicago Stormwater Ordinance: <a href="http://cityofchicago.org/environment">http://cityofchicago.org/environment</a> </div> <div> LEEDSDx  SF = Single Family  TH = Townhomes  RFP = Request for Proposals  TIF = Tax Incremental Financing  VUA = Vehicular Use Area </div>			



# STORMWATER ORDINANCE





# INCENTIVE

## Moving Forward Faster by Building Green

This energy-efficient and environmentally-friendly project is a participant in the Chicago Department of Construction and Permits Green Permit Program.

For more information, call 311 or visit [www.cityofchicago.org/dcap](http://www.cityofchicago.org/dcap)



## 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

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Department Home | Computerized Ordinance (CZO) | Cook County Assessor Office | GIS Portal |

POP-UPS are required for this site!

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

Overview

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Map Navigation: Pan North, Pan West, Pan East, Pan South

Map Data: 519, 161, 201, 501, 160, 500, 510, PD 487, 444, 445, 435, DX-16, DX-12, PD 368, ILLINOIS ST, MICHIGAN AVE, STEWART ST

Zoning data reflects all ordinances passed prior to July 30th, 2008. Copyright (c) 2008, City of Chicago

Search by Address  
example: 121 N La Salle St  
Street Number: 121 Street Direction: 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 Digit PIN (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](http://www.chicagogreenroofs.org)

click here to download the complete list of Chicago Green Roofs (excel file)

1  
2  
3

# CHICAGO GREEN ROOFS

GUIDE FOR BUILDING GREEN ROOFS IN CHICAGO

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**City Hall**  
121 North LaSalle  
City of Chicago  
23,000 SF  
[public]  
< visit website >

## CHICAGO GREEN ROOFS

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### Common Plants for Green Roofs



PLANTS for Green Roofs

## CHICAGO GREEN ROOFS

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## CHICAGO GREEN ROOFS

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### Getting Started

pdf's

- consider
  - conditions of the roof
  - structural capacity of the roof
  - weather on the roof
- determine
  - size of garden
  - weight
  - cost
- design
  - select green roof plants and growing material
  - irrigation and drainage
  - maintenance
- obtain permits

Green Roof Toolkit List  
City/State Building Guidelines

STARTING your Green Roof

## CHICAGO GREEN ROOFS

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### Frequently Asked Questions

- what is a green roof?
- what are the types of green roofs?
- what type of green roof should I plant?
- how do I care for my green roof?
- how much will it cost?
- when is the history of green roofs?
- how is a green roof installed?
- how much does a green roof weigh?
- can a green roof be installed on a sloped roof?
- how can a green roof be used?

FAQ Green Roofs



# GREEN ROOFS IN CHICAGO



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



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

