

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approve 3/17/10

MINUTES

ENVIRONMENTAL COMMISSION

February 17, 2010 7:00 P.M.

1. Call to Order Establish a Quorum

Dan Beebe called the meeting to order at 7:07 P.M.

Roll Call - Dan Beebe, Steve Carrow, Bob Blaus and Steve Timbrook were present.

Also in attendance was Street Superintendent Tim Wilcox and Guest speakers Sean Ziadeh and Stephen Grossmark.

New commission members were welcomed and introductions made.

2. Approval of Minutes

A. Environmental Commission Meeting of November 18, 2009

Approval of minutes tabled until the next meeting.

3. Review and Discuss Commission Priority List

A. Discuss LEED Certification – Guest Speakers: Steve Grossmark and Sean Ziadeh

Discussion Topics included:

Available options, from narrow focus LEED requirements for city owned facilities to more ambitious goals requiring LEED for commercial or other portions of the existing infrastructure of the city.

How cities in the region have gone about evaluating and implementing LEED.

The new sustainable sites initiative and how it might dovetail with LEED.

Information to make the financial case for various options.

Dan Beebe turned tonight's main topic over to Steve Carrow. Steve provided a brief overview of LEED and introduced Bob Blaus and Steve Timbrook as tonight's speakers.

The presenters covered the above listed topics and also provided an outline of their discussion (attached). Both guest speakers are lawyers and recommended using the City Attorney to review

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Michael B. Kwasman
MAYOR
Nancy M. Smith
CITY CLERK

Donald F. Earley
CITY TREASURER
Michael L. Guttman
CITY ADMINISTRATOR

proposed ordinances or resolutions prior to enacting any LEED related proposals or incentives. Any LEED related proposals should be detailed and deligation of authority/duty should be made very clear.

After a brief question and answer session both speakers left at approximately 8:15 P.M. Some discussion relating to LEED and West Chicago continued. Dan Beebe made a point that the City may have only limited control over new development in Technology Park, one of the largest undeveloped areas of land within the City (between Route 38 and Fabian Parkway), due to existing agreements with DuPage County.

B. Current list

Dan Beebe mentioned that next months meeting should include Multi-family recycling. Blooming Fest participation was discussed. Possible booth activities and information may include CFL bulb distribution, Adopt-a-Highway sign up and info, answer questions, promoting household hazard recycling. Dan also summarized some past progress made by the commission such as recommendations for the bike path along Hawthorne Lane as part of the reconstruction project.

Steve Carrow suggested LEED should also be a topic on next month's agenda. Bob Blaus said a LEED architect would be talking to his students soon. Steve Carrow asked if they have experienced more municipalities coming to them. Bob said he would ask some questions.

C. New Additions

No additions.

4. Other Business

Blooming Fest participation was discussed. Possible booth activities and information may include CFL bulb distribution, Adopt-a-Highway sign up and info, answer questions, promoting household hazard recycling.

Bob Blaus informed the members of a Sustainable Design Council event 9:00 A.M. April 13th, 2010 at Dupage County.

Steve Carrow requested an updated contact list of Commision members. Tim Wilcox said he would update the list and send it out.

Next meeting is scheduled for March 17, 2010.

5. Adjournment

Steve Carrow motioned for the meeting to be adjourned. Bob Blaus seconded. Meeting Adjourned at 9:02 P.M.

2/17/2010

U.S. Green Building Council- The State and Local Government Committee

Purpose: Offering programs and events specifically for local and regional governments and policymakers. The Committee also tracks local/state green building related legislation/policies and conducts green building related presentations for local governments.

Presentation: The LEED Rating System and Local Ordinances for West Chicago, Illinois Environmental Committee

Date/Time: February 17, 2009, 7:00 p.m.

Presenters: Attorneys Sean Ziadeh and Stephen T. Grossmark

What LEED Is

What LEED Measures

Benefits of LEED

Power to Implement LEED in Local Jurisdictions

Examples of ordinances or building code additions which reference LEED requirements

Voluntary Initiatives

Mandatory Initiatives

LEED requirements for city owned facilities

How cities in the region can evaluate and implement LEED:

Financial Incentives

Structural Incentives

Draft 189.1P: High-Performance, Green Buildings Model Code

What LEED Is:

LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1988>

LEED may also adopt other specialized guidelines particular to one of its metrics such as site selection or energy efficiency. For example, the Sustainable Sites Initiative, an interdisciplinary effort, to create voluntary national guidelines and performance benchmarks covering all stages of the site development process from site selection to landscape maintenance.

Modeled after USGBC's LEED, the Initiative's rating system gives credits for the sustainable use of water, the conservation of soils, wise choices of vegetation and materials, and design that supports human health and well-being. The U.S. Green Building Council anticipates incorporating the Sustainable Sites benchmarks into future versions of its LEED. For more information see Sustainable Sites Initiative. 2009. *The Case for Sustainable Landscapes*. Available at <http://www.sustainablesites.org/report>.

What LEED Is:

Flexible enough to apply to all building types – commercial and residential
Works throughout building lifecycle-design, construction, operations and maintenance, tenant fitout, and significant retrofits
LEED for Neighborhood Development extends the benefits of LEED beyond the building footprint into the neighborhood it serve
<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1988>

What LEED Measures:

Sustainable Sites
Water Efficiency
Energy & Atmosphere
Materials & Resources
Indoor Environmental Quality
<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1989>

Benefits of LEED:

Green Buildings Can Reduce:

Energy Use: 24-50%

CO2 Emission: 33-39%

Water: 40%

Solid Waste: 70%

Perceived Business Benefits to Green:

8-9% Operating Cost Decreases

7.5% Building Value Increases

6.5% Return on Investment Improves

3.5% Occupancy Ratio Increases

3% Rent Ration Increases

Building Impacts Power Point Presentation:

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1720>

Power to Implement LEED in Local Jurisdictions:

Authority: Illinois Constitution, Illinois Statutes, Case Law

Potential Obstacles Include: Preemption (Public Act 096-0778, the Energy Efficient Commercial Building Act), Vagueness, Non-Delegation of Duty

Examples of ordinances or building code additions which reference LEED requirements:

Voluntary Initiatives:

Northbrook, IL

On May 13, 2008, the Northbrook Village Board of Trustees adopted Ordinance 08-24, establishing the Green Building Initiative incentive program to reward projects that seek LEED certification. These projects receive expedited permitting and review and are eligible for permit fee rebates of 10% for LEED Certified projects, 20% for LEED Silver, 30% for LEED Gold, and 40% for LEED Platinum. Projects that achieve any of the following LEED credits can receive an additional 1% fee rebate for every credit achieved: SSc6.1, SSc6.2, WEc1.1, WEc2, and WEc3.1. Projects enrolled in the Green Building Program are also featured in a Village website and newsletter promoting the Green Building Program.

Chicago, IL

The Chicago Department of Construction and Permits (DCAP) developed a Green Permit Program, offering expedited permitting for projects that incorporate innovative green building strategies, including LEED certification. Commercial projects are eligible for an expedited permit in less than 30 days if the project achieves LEED certification.

Also in Chicago, projects that achieve higher levels of LEED certification are eligible to have the consultant review fee waived as well as an expedited permit in less than 15 days.

Mandatory Initiatives:

Evanston, Illinois

On October 26, 2009, the Evanston City Council adopted Ordinance 14-O-09, requiring all new City-owned and City-financed buildings 10,000 sq ft or greater to achieve LEED Silver certification or higher and all new commercial or multi-family buildings 10,000 sq ft or greater to achieve LEED Silver certification or higher. In addition, all interior renovations of City-owned and City-financed buildings 10,000 sq ft or greater must achieve LEED Silver certification or higher and all interior renovations of commercial or multi-family buildings 10,000 sq ft or greater must achieve LEED Silver certification or higher. The City is also willing to discuss possible incentives, including expedited plan review and financial assistance for costs associated with LEED Silver projects, on a case-by-case basis with developers. Projects that fail to obtain a LEED Silver certification will be assessed a monetary penalty determined on a sliding scale that takes into account how close the project came to achieving LEED Silver certification.

Normal, Illinois

On March 18, 2002 the Town of Normal passed Ordinance 4825 (Section 15.17-14) requiring LEED certification in the Central Business District for public or private new construction over 7,500 sq. ft. at ground level.

LEED requirements for city owned facilities:

Chicago, IL

In June 2004, the City of Chicago passed a resolution requiring all new city-funded construction and major renovation projects will earn LEED certification. The Chicago Standard is a product of this resolution. Numerous buildings are already being designed and constructed using LEED.

Northbrook, IL

On May 13, 2008, the Northbrook Village Board of Trustees adopted Ordinance 08-24, requiring all municipal construction be at minimum LEED Certified.

Yorkville, IL

On December 9, 2008, the Yorkville City Council adopted Resolution 2008-47, requiring all new municipal buildings of 5,000 sq ft or more and all municipal building renovations of 1,000 sq ft or more to achieve LEED Certification.

For a complete list of Federal, state, and local jurisdictions across the country referencing the USGBC's LEED Rating System visit <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1852>.

How cities in the region can evaluate and implement LEED:

Normal, IL dropping LEED in the Main Street Corridor

Financial and Structural Incentives:

Financial Incentives:

- Grants
- Income Tax Credits
- Property Tax Abatements
- Reduced Building and Zoning Permit Fees:
- Waived/Reduced Impact Waiver Fee
- Revolving Loan Fund
- Free Technical Assistance

Structural Incentives:

- Density and Height Bonuses
 - Example: Developers allowed to build higher/denser if they achieve LEED
 - Policies to Reduce Code Barriers
 - Examples: HOA's that prohibit solar panels on the roof; Cities that restrict waterless urinals
 - Fast-track Permitting
 - Expedited Permitting
- (See 01-Advocacy-09 General USGBC Advocacy PPT_01-2009 at www.usgbc.org)

Draft 189.1P: High-Performance, Green Buildings Model Code:

Provides a code-intended standard with minimum requirements for the design of sustainable buildings

Partnership between ASHRAE, the U.S. Green Building Council (USGBC) and the Illuminating Engineering Society (IES)

Address energy efficiency, a building's impact on the atmosphere, sustainable sites, water use efficiency, materials and resources and indoor environmental quality. (see Standard 189.1 *Fact Sheet* at www.ashrae.org/publications/page/927).

Could be implemented by a variety of users for a range of reasons, including:

- States/Municipalities

- Organizations with green building rating systems (such as the U.S. Green Building Council and the Green Building Initiative): incorporated as the baseline (prerequisite) in a green building rating system
(see Standard 189.1 *FAQ* at www.ashrae.org/publications/page/927)