

Topic:	Green Buildings & Energy Efficiency
Resource Type:	Regulations
State:	Illinois
Jurisdiction Type:	Municipal
Municipality:	Town of Normal
Year (adopted, written, etc.):	Unknown
Community Type - applicable to:	Urban; Suburban
Title:	Town of Normal Environmentally Sensitive Design Ordinance
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Abstract

The town of Normal rests in the heart of central Illinois, with a population of roughly 50,000 residents. Over the past several years, the town has been making efforts to revitalize its downtown area through new construction projects, remodeling of older buildings, and more modern infrastructure. Recognizing the importance of sustainable development, the Town Council formed the “Green Team” in 2006, to advance Normal’s environmental stewardship initiative. Additionally, the Council passed an ordinance to promote “Environmentally Sensitive Design” in the downtown revitalization projects.

The ordinance requires all new public and private construction of more than 7,500 square feet at the ground level in the Central Business District to attain “Certified” status under the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) for New Construction rating system, Version 2.0. By applying the LEED standards, the Town aims to improve the environmental and economic performance of newly constructed buildings. The Town reserves the right to adopt future versions of the LEED standards. Normal’s Children’s Discovery Museum is LEED certified at the Silver level, and has gained statewide and national recognition for its excellence in achieving sustainability. Failure to comply with the ordinance -which includes, among other things, failing to obtain a Certificate of Compliance and failing to comply with conditions set forth in a Conditional Certificate of Compliance - may result in a fine of up to \$1,000 per each day of noncompliance.

Resource

MUNICIPAL CODE – TOWN OF NORMAL, ILLINOIS
Chapter 15: ZONING
§ 15.17-14 to § 15.17-15

§ 15.17-14. ENVIRONMENTALLY SENSITIVE DESIGN.

1. Preamble.

The Town of Normal is committed to encouraging the use of environmentally sensitive design techniques in the B-2 District in order to improve community and environmental health. In order to meet the goal of increased environmental sustainability, the Town hereby adopts the U.S. Green Building Council's LEED Rating System, Version 2.0 for new construction in the B-2 District. The LEED standards aim to improve environmental and economic performance of commercial buildings using established and/or advanced industry principles, practices, materials and standards. These standards may change from time to time, so the Town reserves the right to adopt future versions of the LEED standards. See Appendix A for a copy of the LEED Rating System, Version 2.0.

The LEED system establishes several levels of environmental "achievement," from a "Certified" rating (26-32 points) up to a "Platinum" rating (52+ points). The ratings are attained by earning LEED points in the categories of Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, and Innovation & Design Process.

2. Requirements.

While the LEED system will generally serve as guidance for developers, the Town mandates that all new construction with more than 7,500 square feet at the ground level in the B-2 District at least achieve enough LEED points to attain LEED "Certified" status.

§ 15.17-15. PENALTIES.

Property owners who fail to comply with the procedures set forth in this Division may be fined in an amount not to exceed \$1,000 per each day of noncompliance. Failure to comply includes, among other actions, failing to obtain a Certificate of Compliance and failing to comply with conditions set forth in a Conditional Certificate of Compliance. The Town may file for injunctive relief where the Town Council determines it to be in the public interest.