Advanced Building Energy Efficiency Policy Task Force (ABEEP) Meeting

Building Energy Policies and Programs as Tools for Community Resilience

Join our Menti discussion!

What questions or concerns are you hearing from residents/business regarding energy affordability?

https://www.menti.com/blnsfmhaphn2

June 8, 2026

Agenda

- Welcome and Announcements
- Building Energy Policies and Programs as Tools for Community and Financial Resilience
- Municipal Challenges Peer Exchange
- Wrap up

Support for Advanced Municipal Building Energy Policies

Our Goals

Support municipalities on their journey towards the adoption and implementation of advanced building energy programs and policies like stretch codes and BPS

Provide direct technical assistance to municipalities, community members, and other stakeholders to address barriers and identify energy savings opportunities

Accelerate market transformation by expanding the reach and uptake of high-efficiency building practices and policies

Partnership with Metropolitan Mayors Caucus through Advanced Building Energy Efficiency Policy (ABEEP) Task Force

https://mayorscaucus.org/abeep-task-force-meeting-materials/

What does our support on the pathway to advanced building energy policies look like?

1) Exploration/Preparation

For communities beginning to explore building energy efficiency policies

- Presentations, tabling, fact sheets, case studies on stretch code, BPS, building energy planning
- Building stock energy analysis
- Municipal benchmarking

2) Adoption

For communities considering stretch codes or Building Performance Standards

- Drafting and reviewing policy language
- Facilitating stakeholder discussions and customizing resources for builders, developers, code officials, general public

3) Implementation

For communities adopting or implementing advanced building energy policies

- Benchmarking/BPS Covered Building List support
- Compliance tracking guidance
- Target setting analyses
- Energy planning resources for building owners, developers

2026 Stretch code timeline and cost analysis

- 2026 Stretch Code expected to be available for adoption in Q4.
- Illinois Capital Development Board commissioned cost effectiveness study

Residential Stretch Code

- Annual energy cost savings: ~$258
- Increased construction cost: ~$2.20/sq. ft
- **Energy cost savings exceed residents' increased cost to build to stretch code**

Commercial Stretch Code: *Retail*

- Annual energy cost savings: ~$2,660
- Increased construction cost: ~$8.89/sq. ft
- **Energy cost savings exceed increased cost to build to stretch code**

Commercial Stretch Code: *Mid-rise apartments*

- Annual energy cost savings: ~$9,360
- Increased construction cost: ~$6.70 sq. ft.
- **Energy cost savings exceed increased cost to build to stretch code**


17TH ANNUAL
MIDWEST BUILDING CODES & POLICY SUMMIT
Presented by MEEA
MIDWEST ENERGY EFFICIENCY ALLIANCE
Chicago, IL
October 14-15

Building Energy Policies and Programs as Tools for Community Resilience

Clean and Reliable Grid Affordability (CRGA) Act

Key Takeaways from 2/17 MMC Environment Committee Meeting:

- Electric demand is rising faster than generating capacity → rising energy costs and reliability risks
- Policies like CRGA & CEJA are accelerating grid and clean energy solutions in Illinois, but communities will likely continue facing high energy costs
- Most immediate ways communities can prepare? **Reduce energy use and peak demand!**
- *Menti question: What questions or concerns are you hearing from residents/businesses regarding energy affordability?*

Actions communities can take:

1) **Policy levers:** Stretch energy codes, energy benchmarking, and Building Performance Standards (BPS) can drive higher performance for new construction and existing buildings
2) **Programs & incentives for retrofits:** Rebates, direct install programs, and local efficiency initiatives that reduce upfront costs and accelerate building upgrades
3) **Financing & technical assistance for operational upgrades & electrification:** On-bill financing, grant support paired with audits, contractor networks, and implementation support

Policy Tools to Prepare for Rising Energy Costs and Promote Resilience

Stretch Energy Codes

- Reduce future energy burden by setting buildings up for lower energy costs from the start
- Deliver long-term cost savings while improving indoor comfort, air quality, and occupant wellness
- Support electric-ready and demand response-ready buildings that can better adapt to changing energy markets and grid conditions

Benchmarking

- Helps building occupants understand building energy use, identify opportunities for cost savings, and prioritize efficiency investments
- Foundational to energy planning at both building-level and more broadly for municipalities
- Streamlines adoption and implementation of BPS

Building Performance Standards (BPS)

- Reduce overall and peak energy demand, easing grid stress and improving resilience to price volatility
- Promotes proactive, phased upgrades and long-term capital planning rather than reactive equipment replacement
- Strengthen community-wide energy resilience by improving the performance of existing buildings and bringing the least efficient buildings up to speed

How ComEd and Our Team Can Provide Policy Support

ComEd Incentives and Programs as an element of compliance support

- **Standard incentives:** Fixed rebates for common efficiency upgrades (HVAC, lighting, refrigeration, commercial equipment)
- **Custom incentives:** Support tailored efficiency projects for commercial buildings, with up to $0.18/kWh saved in the first year for eligible projects
- **Small Business Offering (ComEd):** High-level energy assessments identifying cost-saving upgrades and available incentives for smaller commercial customers (≤400 kW)
- **Facility Assessments (ComEd):** In-depth audits for larger, higher-energy-use buildings with detailed recommendations and incentive pathways for implementation

Tailored Assistance from our Project Team on policy design and adoption; implementation and compliance

Illinois Green Building Tours

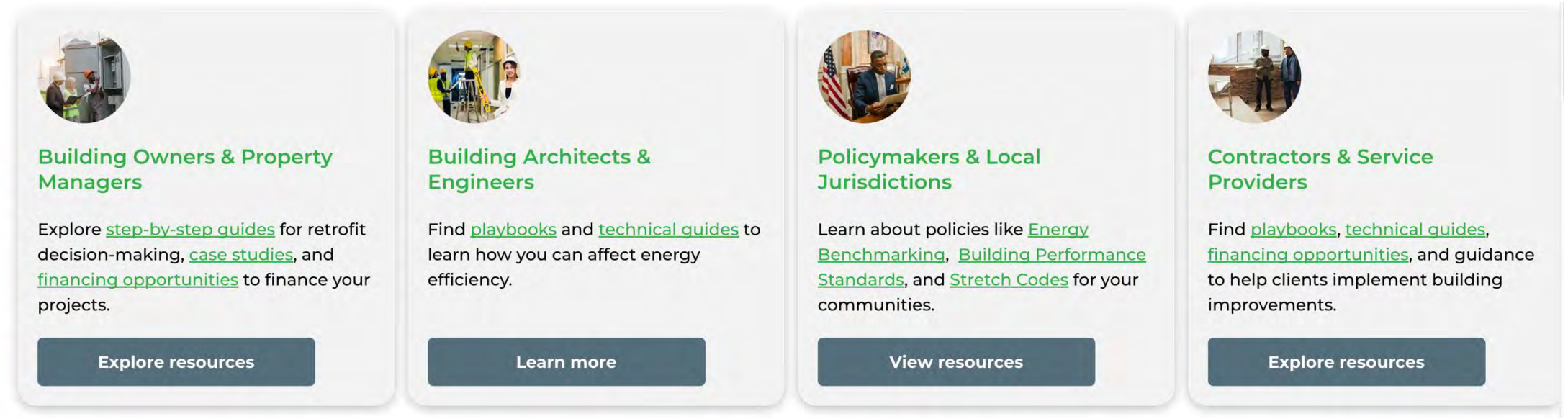
- Illinois Green engages our members working on high performance projects throughout the region to share best practices and answer key questions.

- If you are interested in hosting in your community, we can work with you to find a nearby project and set up a tour with the builder or owner.

Illinois Green Building Resources

- **Building Energy Hub** site has retrofit resources for builders, owners, operators, facility managers.
  - https://www.buildinghub.energy/resources

- **Illinois Green's** site has new construction resources for builders, designers, developers, municipalities.
  - https://www.illinoisgreenalliance.org/getting-to-zero



Community Programs that Support Energy & Financial Resilience

Municipalities can improve resilience to energy price fluctuations by establishing community-focused programs helping residents and businesses reduce energy costs and drive higher performing, healthier buildings.

Program examples:

- Renewable energy and electrification support
- Community-wide energy efficiency initiatives
- Education and outreach programs (e.g., workshops, events)

Next: Municipal Green Program Highlights from Northbrook and Skokie

November 3, 2025

Skokie Green Business Recognition Program Celebration!

Village of SKOKIE

EnergySense Resilience Center

ILLINOIS GREEN BUSINESS ASSOCIATION

About the Skokie Green Business Program

The FIRST municipal-based program in partnership with the Illinois Green Business Program!

- The Skokie Green Business Program **encourages direct engagement and environmental impact reductions towards the Village's Environmental Sustainability Plan** (15 of 43 strategies).

- A recognition program for businesses who **implement at least one new green practice beyond the actions they are already taking to reduce their environmental impact.**
  - Many Skokie businesses are actively reducing their impact, but we want to help them continue their sustainability journey.

What is a Green Business?

- Waste less
- Healthier workplace
- Continually improving
- Engaged employees
- Cleaner communities
- Lower emissions and costs

Business Benefits

By offering hands-on guidance and connecting businesses to local resources, we help businesses benefit from:

- Lower operational costs and greater efficiency
- Access to local programs that advance community goals and boost profitability
- Employee engagement and community involvement in sustainability practices
- Direct contribution to Skokie's Environmental Sustainability Plan goals

Results: Skokie Green Business Program

11 Skokie Businesses Achieved Recognition

3.9 metric tons of CO2e reduced annually, equivalent to 1 gasoline-powered vehicle driven for one year!

- **6 new environmental policies developed** that detail sustainability practices
- **2 businesses tracking energy use**
- **1 business started composting, 1 business using rechargeable batteries**

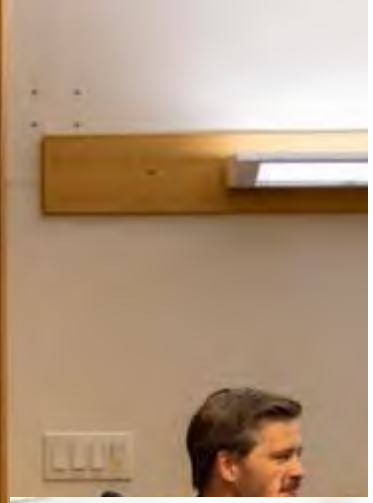
Results: Skokie Green Business Program

Common Practices Implemented:

- Develop and display an environmental policy
- Water conservation and recycling policies
- Establish an energy use baseline and track bills over time
- Sign up for the Village of Skokie Community Solar Program

Recognized Businesses

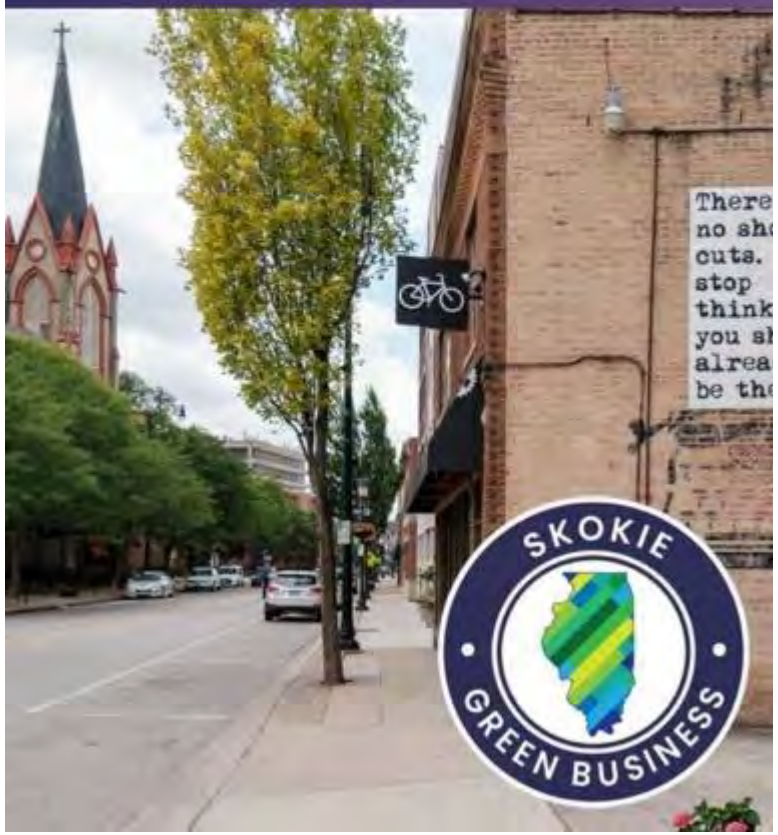
- Collective Resource Compost Cooperative
- Edward Jones Investments
- Haben Funeral Home and Crematory
- Knead's and Wants
- Panoramic Images
- See Jane Sparkle
- Sketchbook Brewery
- Take Flight Spirts
- Village Inn Pizza
- Will's Place
- Zorica Lucic State Farm



Recognition


photo by REP3.com

Our new standard is sustainability.



Skokie Green Business Program

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Panoramic Images
See Jane Sparkle
Sketchbook Brewery
Take Flight Spirits
Village Inn Pizzeria
Will's Place
Zorica Lucic State Farm

Participants are all on their own unique paths to sustainability. Your support gives them the boost they need to go further.

Learn more:

Thank you!

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ILLINOIS GREEN BUSINESS ASSOCIATION

Village of SKOKIE

EnergySense Resilience Center

Discussion Questions

- How is your community preparing for rising energy rates, and how are you communicating the implications to local stakeholders?
  - What messages or channels have been most effective in building awareness?
- How can existing programs be leveraged or adapted to build momentum toward adopting energy efficiency policies?
  - What has helped move communities from program participation to policy action?

Municipal Challenges Peer Exchange

Collaborative discussion focused on real-world municipal challenges, peer learning, and practical solution sharing

- City of Evanston
- City of Naperville
- Others?

City of Evanston

- What successes and challenges have you encountered aligning municipal operations with advancing community-facing energy/sustainability policies?
- What strategies have been successful for you in contacting owners of commercial and multifamily buildings in your community?

City of Naperville
Stretch Code Consideration

- Volunteer organization NEST (Naperville Environment and Sustainability Taskforce) requested that the City evaluate the feasibility of adopting the Illinois Stretch Energy Code
- Due to City Council priorities and limited staff bandwidth, the City has paused further evaluation of Stretch Code adoption through at least the end of 2026

City of Naperville
IECC EV-Readiness Consideration

- In lieu of further consideration of Stretch Code adoption, NEST has asked the City to consider adopting the 2024 Illinois Energy Conservation Code (IECC) EV-Readiness amendment for commercial buildings
  - Affected properties would include new or significantly-rehabbed office, retail, multi-family residential, and other commercial developments

Questions for the Group

- Has your municipality considered adopting the Stretch Energy Code?
- Has your municipality adopted the 2024 IECC and any of its amendments?
- Does your municipality require EV-Readiness for commercial properties?

EV READINESS PROGRAM: COMMERCIAL EV READINESS

ABEEP Task Force
6/8/2025

Metropolitan Mayors Caucus

GRC2 Greenest Region Compact

Levels of EV Infrastructure

- **EV Capable** – parking space has electrical panel capacity and conduit (empty tubing) to support future EV charging on a:
  - ≥ 208/240-volt and
  - ≥ 40-amp circuit (circuit designed for large, dedicated appliances, such as electric ranges or ovens, central AC)
- **EV Ready –** everything needed to power a charger without the charger (wiring between panel and space, outlet, circuit overprotection devices)
- **EVSE (electric vehicle supply equipment) Installed –** charger installed

Illinois Electric Vehicle Charging Act

- Public Act 103-0053, effective 1/1/2024
- New **single-family homes** or **small multi-family residences** shall have at least one **EV Capable** parking space for each residential unit that has dedicated parking
- New **large multi-family building (5 families or more)**: 100% **EV Capable** parking spaces
- New **affordable housing (SF or MF): EV Capable** spaces, starting 1/1/2026
  - Permits issued 1/1/2026: 40% EV Capable parking spaces
  - Permits issued 5 years after effective date of Act (1/1/2029): 50% EV Capable
  - Permits issued 10 years after effective date (1/1/2034): 70% EV Capable

Community Examples

Going above and beyond the EV Charging Act

Oak Park: Codified requirements in building codes

Incorporated local amendments into building codes (IRC, IBC)

Residential:

- At least one Level 2 EV charging station (EVSE Installed) at one parking location if building contains a parking space/garage

Commercial/multi-family:

- Minimum of one Level 2 EV charging station (EVSE Installed) for every 5 parking spaces. One charging station may serve an adjacent pair of spaces.

SUMMARY OF EV CHARGING REQUIREMENTS FOR NEW CONSTRUCTION

Building Type	Effective Date	Minimum Requirements
Residential: single-family dwellings	January 1, 2024	One Level 2 charging station per building[1]
Residential: multifamily (of any size)	January 1, 2024	One Level 2 charging station for every five parking spaces
Residential: two- to four-unit dwellings	January 1, 2024	One EV capable space per unit
Residential: five or more units[2]	March 31, 2024	All parking spaces EV capable
Commercial	January 1, 2024	One Level 2 charging station for every five parking spaces

[1] Required if the building contains a parking space/garage

[2] For EV capable requirements for affordable housing, see Illinois Public Act 103-0053

Zoning ordinance amendments

Chicago - Zoning ordinance amendment
17-10-1011-B. Nonresidential Buildings. New construction of a building containing uses other than residential uses where 30 or more parking spaces are provided shall install equipment so that at least 20% of the parking spaces are either EVSE Ready or EVSE Installed.

Warrenville – Zoning ordinance amendment
Notes for Table 5E, Required Parking for Non-residential
Any new construction requiring 20 or more parking spaces shall install level 2 electric vehicle charging stations to serve at least 10% of parking spaces for a max of 12 spaces.

Zoning ordinance amendments

Deer Park - 158.15 ELECTRIC VEHICLE SYSTEMS (EV)
QUANTITY AND LOCATION REQUIREMENTS:

Nonresidential: In order to proactively plan for and accommodate the anticipated future growth in market demand for electric vehicles; *all new and expanded nonresidential development parking areas be* ***EV capable*** to provide the electrical capacity necessary to accommodate the future hardwire installation of level 2 charging stations. It is required that a parking lot shall provide at a minimum ratio of two percent (2%) of the total parking spaces prepared for such stations, but not less than one (1) space per parking lot.

Montgomery: Ordinance Amendments

- Require EV chargers on retail properties only, per amendments to Village's Unified Development Ordinance

Table 10.02.1 Off-Street Parking Standards[39]

	Vehicle Parking Requirement		Bicycle Parking Requirement	
Uses	**Minimum Parking**	**Maximum Parking**	**Short-Term**	**Long-Term**
Commercial				
Adult Use	2 per 1,000 sf of GFA	4 per 1,000 sf of GFA	1 per 3,000 sf of GFA.	None
Animal Boarding, Hospital or Shelter	1 per 1,000 sf of GFA of indoor area	3 per 1,000 sf of GFA of indoor area	1 per 12,000 sf of GFA of indoor area	None
Banquet Hall	5 per 1,000 sf of GFA	12 per 1,000 sf of GFA	1 per 5,000 sf of GFA	None
Bar/Tavern	3 per 1,000 sf of GFA	6 per 1,000 sf of GFA	1 per 1,000 sf of GFA	None
Body Art Establishment	2 per 1,000 sf of GFA	4 per 1,000 sf of GFA	1 per 1,000 sf of GFA	None
Cannabis Craft Grower	1 per 1,000 sf of GFA	6 per 1,000 sf of GFA	1 per 3,000 sf of GFA.	None
Cannabis Dispensary	4 per 1,000 sf of GFA	6 per 1,000 sf of GFA	1 per 3,000 sf of GFA.	None
Car Wash	None	3 per bay	1 per 12,000 sf of GFA	None
Currency Exchange	None	3 per 1,000 sf of GFA	1 per 12,000 sf of GFA	None
Day Care Center	1 per 1,000 sf of GFA	2 per 1,000 sf of GFA	0.25 per classroom	1 per classroom
Day Care Home	None	None	None	None
Drive-Through Facility	None	None	None	None
~~Driving Range~~	~~0.5 per tee box~~	~~1 per tee box~~	~~1 per 10,000 sf of GFA~~	~~None~~
Electric Vehicle Charging Station	4 per 1,000 sf of GFA of any retail use	4 per 1,000 sf of GFA of any retail use	1 per 3,000 sf of GFA of any retail use	None
~~Financial Institution~~	~~1 per 1,000 sf of GFA~~	~~3 per 1,000 sf of GFA~~	~~1 per 1,000 sf of GFA~~	~~1 per 10,000 sf of GFA~~

University Park: Encourage in Municipal Code

Sec. 804-17.4. Quantity and Location Requirements.

1. Nonresidential: In order to proactively plan for and accommodate the anticipated future growth in market demand for electric vehicles, ***it is strongly encouraged, but not required***, that all new and expanded nonresidential development parking areas ***provide the electrical capacity*** necessary to accommodate the future hardwire installation of charging stations. It is recommended that a typical parking lot (e.g., one thousand (1,000) or fewer parking spaces) have a minimum ratio of two percent (2%) of the total parking spaces prepared for such stations.

Encourage developers to provide charging

University Park document: Pre-development meeting agenda that covers plans for EV charging infrastructure and EV fleet transition for commercial businesses

Pre-Development Meeting Agenda

- **Development Overview**
- **Site Plan Elements**
  - Primary Use
  - Accessory Uses (if any)
  - Proposed Activities
  - Environmental Considerations
  - Building Size and Placement
  - Landscaping and Screening
  - Parking
  - Ingress and Egress
  - Traffic Study
  - Projected Employment
  - M/WBE Involvement
  - Electric Vehicle Infrastructure (see resources provided below)
    - **Plans for EV Charging Infrastructure**
    - **Plans for EV Fleet Transition**

Madison, WI Example: Increasing Reqs Over Time

Zoning code requirements for multi-family and commercial

	Madison WI Code for New Construction							
	% or Number of total parking spaces							
	Min. Quantities: Single Family: EV Ready	**Minimum Quantities: Multi-Family**			**Minimum Quantities: Commercial**			
Total Number of Parking Spaces		EVSE-Installed	EV Ready*	EV Capable	EVSE-Installed**	EV Ready^	EV Capable	
1		2%	10%	0%	1%	10%	0%	
Over 10		2%	10%	0%	1%	10%	0%	
Over 25		2%	10%	0%	1%	10%	0%	
16 to 19		2%	10%	0%	1%	10%	0%	
21 to 25		2%	10%	0%	1%	10%	0%	
> 26		2%	10%	0%	1%	10%	0%	
		*increases by 10% every 5 years			**increases by 1% every 5 years			
					^increases by 10% every 5 years			

Find out more!

Apply to the EV Readiness Program fifth cohort by 7/31.

Technical Assistance

Providing assistance in evaluating and updating your code, developing clear permitting for EV chargers, and more.

Hands-On Training

Offering hands-on first responder training on EV incidents and an in-person class for Building Department staff on permitting and inspecting EV charging systems.

Leverage Grants

Be the first to learn about grants for EVs, EV chargers, and other resources. Leverage your status as a program participant to show you're prepared for funding.

Learn From Peers

Learn from other communities in a cohort setting. See work samples from 38 cohort communities that completed the Program.

Questions?

- Contact Information
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  - Edith Makra: EMakra@mayorscaucus.org

Thank You!

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