

Zoning

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 13 of the Municipal Code of Chicago is amended by inserting a new chapter 13-150, Bird-Friendly Building Design, as follows:

13-150 BIRD-FRIENDLY BUILDING DESIGN

13-150-010 Title and Purpose.

This chapter shall be known and may be cited as the "Bird-Friendly Building Design Ordinance" and shall be construed liberally and applied to achieve its purpose, which is to reduce bird mortality caused by collisions with buildings and structures by establishing bird-friendly design standards for specified construction, renovation, and building features.

13-150-020 Definitions.

For purposes of this chapter, the following terms shall apply:

"Auxiliary structures" means structures that pose significant collision risks to birds wherever located, including but not limited to: (a) transparent or highly reflective or visually deceptive structures including railings, noise barriers, wind barriers, and transportation or weather shelters; and (b) any stand-alone or free-standing glass, plexiglass, clear, transparent, or highly reflective structure.

"Bird activity zone" means the area from ground level to 100 feet above grade.

"Bird-friendly material" means any glazing, façade material, or exterior surface treatment that is designed, treated, constructed, or installed to deter bird collisions and that meets at least one of the following criteria:

(a) a material with an American Bird Conservancy (ABC) Threat Factor Rating of 25 or less;

(b) transparent or reflective materials or surfaces that incorporate permanent visual markers, patterns, fritting, etching, UV patterns, ceramic inlays, films, or other treatments applied to the exterior surface that complies with the American Bird Conservancy Prescriptive Rating Criteria, including applicable spacing standards, or equivalent criteria approved by the Department of Buildings;

(c) exterior surfaces that are effectively screened, shaded, or covered by building-integrated features with no gaps exceeding 12 inches in any horizontal or vertical dimension, including, but not limited to, double-skin façades, metal screens, louvers, fixed solar shading devices, exterior insect or solar screens, mesh, grilles, or other architectural elements approved by the Department of Buildings; or

(d) continuous-surface materials, including, but not limited to, spandrel glass, opaque or translucent panels, fritted or etched surfaces, polished or brushed metals, or other non-reflective materials, whose exterior surface reflectivity and gloss readings comply with the American Bird

Conservancy Prescriptive Rating Criteria, or equivalent criteria approved by the Department of Buildings.

"Building" has the meaning ascribed to that term in Section 17-17-0223.

"Coach house" has the meaning ascribed to that term in Section 17-17-0234.6.

"Detached house" has the meaning ascribed to that term in Section 17-17-0246.

"Dwelling unit" has the meaning ascribed to that term in Section 17-17-0248.

"High-risk building features" means: (a) skyways or skywalks; (b) all floors of building connectors; (c) exterior corners within 30 feet of a corner where a bird may perceive a fly-through condition; (d) interior corners within 30 feet of a corner; (e) glazing adjacent to courtyards; (f) atria, whether open or enclosed; and (g) the first three floors of glazing, including railings, adjacent to any partial or full green roof, amenities deck, roof terrace or similar occupiable roof space.

"Glazing" means all types of glass and any other building materials that are transparent or highly reflective.

"Multi-unit residential" has the meaning ascribed to that term in Section 17-17-0299.

"Residential building" has the meaning ascribed to that term in Section 17-17-02146.

"Townhouse" has the meaning ascribed to that term in Section 17-17-02179.

"Two-flat" has the meaning ascribed to that term in Section 17-17-02184.

13-150-030 Requirements.

(a) Notwithstanding any provision of this Code to the contrary, 100% of glazing shall consist of bird-friendly material for the following:

(1) all new construction within the bird activity zone;

(2) all renovations or additions within the bird activity zone that:

(i) replace 25 percent or more of a structure's existing glazing or any other transparent or reflective materials including but not limited to plexiglass and polished metal; or

(ii) add any new glazing or other transparent or reflective materials including but not limited to plexiglass and polished metal.

(3) all auxiliary structures, regardless of whether the remainder of the building or project is otherwise subject to this chapter; and

(4) all high-risk building features, regardless of whether the remainder of the building or project is otherwise subject to this chapter.

(b) The requirements of this chapter are in addition to any requirements pursuant to the City's Sustainable Development Policy. If there is a conflict between that policy and this chapter, this chapter shall control.

13-150-040 Exceptions


(a) This chapter shall not apply to coach houses, detached houses, townhouses, two-flats, or residential buildings of three dwelling units or less.


(b) This chapter shall not apply to renovations, alterations, or additions to multi-unit residential buildings of four to six dwelling units.

(c) This chapter shall not apply to individual buildings which have been: (1) designated by ordinance as a "Chicago Landmark", and in the case of a landmark district, a building for which the Commission on Chicago Landmarks has made a formal determination that said building is a contributing building to the district; or (2) color-coded red or orange in the Chicago Historic Resources Survey.

SECTION 2. This ordinance shall be effective for all permits applied for beginning January 1, 2027.


Ald Maria Hadden 49


Ald Brian Hopkins 2


Ald. Ruth Cruz 30