EVANSTON & OAK PARK, IL · COOK COUNTY SUBURBS

Evanston HBO & Oak Park Benchmarking

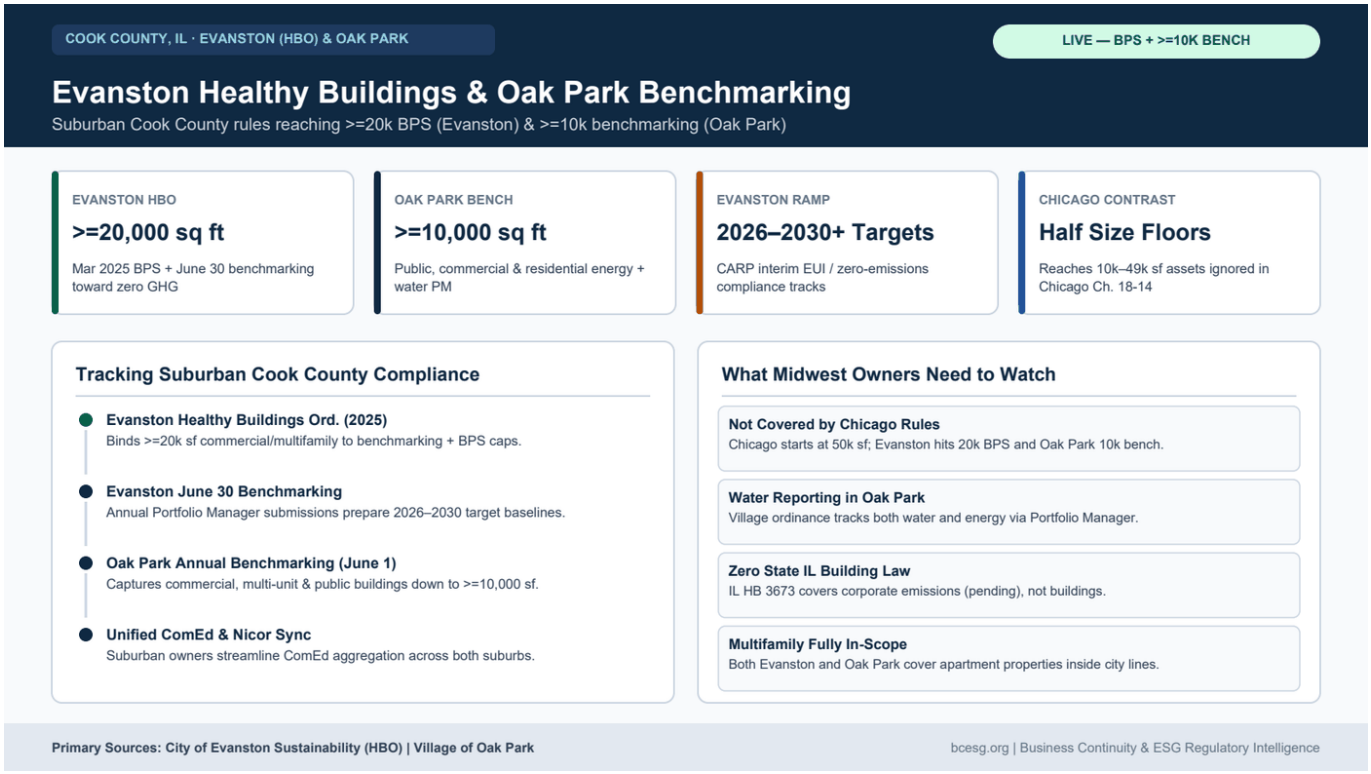
Suburban >=20k BPS (zero-emissions CARP path) & >=10k energy/water benchmarking

1. Statutory Scope, Thresholds & Key Dates

Municipality	Covered Scope	Annual Filing	Core Standard Beyond Disclosure
Evanston (HBO + Bench)	Comm, multi & city >=20,000 sf	June 30 annual PM	Phased 2026–2030+ EUI / zero-emissions BPS
Oak Park (Benchmarking)	Public, comm & res >=10,000 sf	Annual June 1 / Village cycle	Whole-building energy + water Portfolio Mgr

2. Operational Requirements & Enforcement

- **Illinois's First Municipal BPS (Evanston):** Evanston's March 2025 Healthy Buildings Ordinance places >=20,000 sq ft commercial & multifamily stock on a phased EUI/zero-emissions ramp.
- **Oak Park Drops to 10,000 Sq Ft:** Oak Park pulls neighborhood retail and vintage multi-unit apartments into annual energy + water benchmarking.
- **Outpaces Chicago's 50k Floor:** Both suburbs regulate smaller buildings ignored by Chicago Municipal Code Ch. 18-14.



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Cook County Suburban ComEd & Nicor Execution Checklist

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. Small-Building Audit	Property Ops	Flag 10k–49k Cook County holdings inside Oak Park (>=10k) & Evanston (>=20k).
2. ComEd / Nicor + Water	Facility / Ops	Authorize whole-building ComEd, Nicor Gas & Oak Park water uploads.
3. Evanston 2026–30 CapEx	Asset / Engineering	Assess boiler electrification / EUI gaps against Evanston HBO milestones.

Key Questions & Edge-Case Rules

- **How does Evanston's Healthy Buildings Ordinance affect multifamily owners?** Passed in March 2025, Evanston HBO covers commercial, multifamily, and municipal buildings >=20,000 sq ft, pairing annual June 30 benchmarking with phased 2026–2030+ EUI and zero-emissions compliance requirements.
- **What threshold triggers Oak Park's energy and water benchmarking ordinance?** Oak Park applies annually down to >=10,000 sq ft across public, commercial, and residential buildings, requiring both energy and municipal water data in ENERGY STAR Portfolio Manager.

Primary Sources & Statutory Citations

- City of Evanston — Sustain Evanston & Healthy Buildings Ordinance (HBO)
- Village of Oak Park — Energy & Water Benchmarking Ordinance

Canonical Guide: https://bcesg.org/evanston-healthy-buildings-oak-park-benchmarking-illinois-guide/

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