



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Wednesday, July 19, 2023**

**9:50 AM**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**REVISED NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[23-4065](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 06/28/2023

[23-3449](#)

**Sponsored by:** TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**RLF III Central LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** RLF III Central LLC

**Address:** 7001 S. Harlem Avenue, Bedford Park, Illinois

**Municipality or Unincorporated Township:** Village of Bedford Park

**Cook County District:** 11th District

**Permanent Index Number:** 19-19-300-013-0000

**Municipal Resolution Number:** Village of Bedford Park, Resolution No. 21-010,

**Number of month property vacant/abandoned:** Two (2) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that

justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3450](#)

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**VK 5300 Newport, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** VK 5300 Newport, LLC

**Address:** 5300 Newport Drive, Rolling Meadows, Illinois

**Municipality or Unincorporated Township:** Village of Rolling Meadows

**Cook County District:** 15th District

**Permanent Index Number:** 08-08-302-012-0000 and 08-08-302-013-0000

**Municipal Resolution Number:** Village of Rolling Meadows, Resolution No. 22-R-20

**Number of month property vacant/abandoned:** 11 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing, and/or distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial

real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3451](#)

**Sponsored by:** TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Robert and Kimberly Foster CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Robert and Kimberly Foster

**Address:** 3423-3425 Ridge Road, Lansing, Illinois

**Municipality or Unincorporated Township:** Village of Lansing

**Cook County District:** 4th District

**Permanent Index Number:** 30-32-305-001-0000

**Municipal Resolution Number:** Village of Lansing, Resolution No. 1116

**Number of month property vacant/abandoned:** 16 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Retail

**Living Wage Ordinance Compliance Affidavit Provided: Yes or No**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3452](#)

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**IG Capital, LLC d/b/a Tony's Finer Foods 7b PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

**Applicant:** IG Capital, LLC d/b/a Tony's Finer Foods

**Address:** 200 S. Roselle Road, Schaumburg, Illinois

**Municipality or Unincorporated Township:** Village of Schaumburg

**Cook County District:** 15th District

**Permanent Index Number:** 07-22-301-063-0000

**Municipal Resolution Number:** Village of Schaumburg, Resolution No. R-21-091

**Number of month property vacant/abandoned:** Vacant for more than 24 months

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Grocery Store

**Living Wage Ordinance Compliance Affidavit Provided:** N/A Commercial use

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, with no purchase for value; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 7b; and

**WHEREAS,** in the case of abandonment of less than 24 months, purchase for value and substantial rehabilitation, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 7b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a assessment status; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 7b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 7b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 7b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3455](#)

**Sponsored by:** TONI PRECKWINKLE (President) and DONNA MILLER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Homewood Property Management LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Homewood Property Management LLC

**Address:** 17620 S. Halsted Street, Homewood, Illinois



**Municipality or Unincorporated Township:** Village of Homewood

**Cook County District:** 6th District

**Permanent Index Number:** 29-32-200-094-0000

**Municipal Resolution Number:** Village of Homewood, Resolution No. R-3107

**Number of month property vacant/abandoned:** Nine (9) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Restaurant

**Living Wage Ordinance Compliance Affidavit Provided:** No, not required

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of

assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3456](#)

**Sponsored by:** TONI PRECKWINKLE (President) and DONNA MILLER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**DIKA Homewood, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** DIKA Homewood, LLC

**Address:** 17729 and 17805 S. Halsted Street, Homewood, Illinois

**Municipality or Unincorporated Township:** Village of Homewood

**Cook County District:** 6th District

**Permanent Index Number:** 29-33-100-060-0000

**Municipal Resolution Number:** Village of Homewood, Resolution No. R-3108

**Number of month property vacant/abandoned:** 24 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use - Commercial Strip Mall

**Living Wage Ordinance Compliance Affidavit Provided:** No, not required.

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS**, in the case of abandonment of more than 24 months and no purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3565](#)

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**TP Des Plaines I LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** TP Des Plaines I LLC

**Address:** 30 I W Oakton St, Des Plaines, Illinois

**Municipality or Unincorporated Township:** City of Des Plaines,

**Cook County District:** 15th District

**Permanent Index Number:** 08-25-200-004-0000

**Municipal Resolution Number:** City of Des Plaines, Resolution No. R-41-23

**Number of month property vacant/abandoned:** 12 months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - logistics and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3803](#)

**Presented by:** ALMA E. ANAYA, County Commissioner

**REPORT**

**Department:** Cook County Committee on Social Innovation

**Report Title:** Cook County Committee on Social Innovation

**Report Period:** January 2022- December 2022

**Summary:** The final report for the Cook County Committee on Social Innovation

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop

[23-3872](#)

**Sponsored by:** BRIDGET GAINER and BRIDGET DEGNEN, Cook County Board of Commissioners

**PROPOSED ORDINANCE AMENDMENT**

**ORDINANCE EXCLUDING SOLAR ENERGY SYSTEMS FROM ASSESSOR'S MARKET VALUATION OF STRUCTURE AND IMPROVEMENTS**

**BE IT ORDAINED**, by the Cook County Board of Commissioners that Chapter 74, Article II, is hereby amended to add the following sections:

Sec. 74.49. Valuation of solar energy systems installed on commercial or industrial structures and improvements.

(a) *Purpose.* To reach its clean energy goals, the County Board finds that it is necessary to install solar energy systems on the roofs of commercial and industrial structures throughout the County. Owners of commercial and industrial property in Cook County should be encouraged to use otherwise unproductive roofs to help the County generate solar energy and create new jobs for County residents. When evaluating Cook County rooftops for solar energy system installation, owners and investors need certainty that the installation will not, on its own, increase property taxes.

(b) *Exclusion of solar energy systems from market valuation of commercial and industrial structures and improvements.* When determining the value of any commercial or industrial property listed for taxation in the County, the County Assessor shall ascertain and utilize the value of the property's structures and improvements without consideration of any solar energy system installed in or on such structures or improvements.

(c) *Application.* This section shall apply to assessments initiated after the effective date of this Ordinance.

(d) *Definitions.* For purposes of this Section, the terms are defined as follows:

*Solar energy* means radiant energy received from the sun at wave lengths suitable for heat transfer, photosynthetic use, or photovoltaic use.

*Solar collector* means:

- (1) An assembly, structure, or design, including passive elements, used for gathering, concentrating, or absorbing direct and indirect solar energy, specially designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid, or liquid or to use that energy directly; or

- (2) A mechanism that absorbs solar energy and converts it into electricity; or
- (3) A mechanism or process used for gathering solar energy through wind or thermal gradients;  
or
- (4) A component used to transfer thermal energy to a gas, solid, or liquid, or to convert it into electricity.

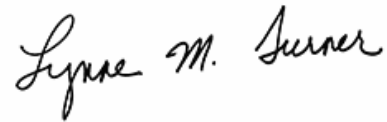
*Solar storage mechanism* means equipment or elements (such as piping and transfer mechanisms, containers, heat exchangers, or controls thereof, and gases, solids, liquids, or combinations thereof) that are utilized for storing solar energy, gathered by a solar collector, for subsequent use.

*Solar energy system* means

- (1)
  - i. a complete assembly, structure, or design of solar collector, or a solar storage mechanism, which uses solar energy for generating electricity or thermal energy;
  - ii. the design, materials, or elements of a system and its maintenance, operation, and labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system;
  - iii. any legal, financial, or institutional orders, certificates, or mechanisms, including easements, leases, and agreements, required to ensure continued access to solar energy, its source, or its use in a solar energy system, and including monitoring and educational elements of a demonstration project;
- (2) Solar energy system does not include:
  - i. distribution equipment that is equally usable in a conventional energy system except for those components of the equipment that are necessary for meeting the requirements of efficient solar energy utilization; or
  - ii. components of a solar energy system that serve only as structural, insulating, protective, shading, aesthetic, or other non-solar energy utilization purposes, as defined in the regulations of the Department of Commerce and Economic Opportunity
  - iii. The solar energy system shall conform to the standards for those systems established by regulation of the Department of Commerce and Economic Opportunity.

**Effective date:** This Ordinance shall be effective immediately upon approval and adoption.

**Legislative History :** 6/29/23 - Board of Commissioners - refer to the Business and Economic Develop



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Secretary

Chair: Gainer

Vice-Chair: Anaya

Members: Britton, Lowry, Miller, Moore, Morita, K. Morrison, S. Morrison