



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

9:50 AM

Wednesday, July 19, 2023

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

ATTENDANCE

Present: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1) excused

PUBLIC TESTIMONY

Chairman Gainer asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mayor Joe Tambourino - Hillside

2. Ewa Kulaga - Hillside Lumber

23-4065

COMMITTEE MINUTES

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to approve 23-4065. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3449. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3450. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)
Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3451. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3452. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3455. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)
Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3456. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for approval 23-3565. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for receiving and filing 23-3803. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

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.

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to recommend for deferral 23-3872. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

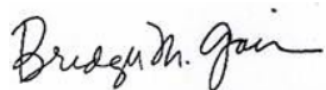
ADJOURNMENT

A motion was made by Vice Chairwoman Anaya, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:

Ayes: Gainer, Anaya, Britton, Lowry, Miller, Moore, Morita and K. Morrison (8)

Absent: S. Morrison (1)

Respectfully submitted,



Chairwoman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.