



Board of Commissioners of Cook County

Asset Management Committee

Tuesday, February 3, 2026

11:40 AM

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

Issued on: 1/27/2026

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 virtual 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 A, Chicago, IL. Persons authorized to provide public testimony are encouraged to speak to an item that is germane to the meeting and shall not use vulgar, abusive, discriminatory, profane, or otherwise inappropriate language when addressing the Board; failure to act appropriately, 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.

26-0728

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/13/2026

[26-0597](#)

Sponsored by: TONI PRECKWINKLE (President) and BRIDGET DEGNEN, Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

ENERGY BENCHMARKING

BE IT ORDAINED, BY THE COOK COUNTY BOARD OF COMMISSIONERS, THAT CHAPTER 2 ADMINISTRATION, ARTICLE I- IN GENERAL, SECTION 2.8 OF THE COOK COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

Sec. 2-8. Cook County Building Energy Benchmarking.

(a) *Definitions.* The following terms used in this Section, shall have the meanings set forth below:

Benchmarking means to track and input a building's energy and water consumption data, greenhouse gas emissions, and other relevant building information for 12 consecutive months, as required by the benchmarking tool, to quantify the building's ~~energy use~~ operational footprint.

Benchmarking Tool means the website-based software, commonly known as "ENERGY STAR Portfolio Manager", developed and maintained by the United States Environmental Protection Agency to track and assess the relative energy use of buildings nationwide. This term also applies to any successor system thereto, including any change or addition made to such tool by the United States Environmental Protection Agency.

Building means any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind, and which is permanently affixed to the land. A fence is not a building. For purposes of this Section, a building is one that is owned and operated by or on behalf of Cook County.

Bureau Chief means the Bureau Chief of the Office of Asset Management

Certificate of Occupancy means the certificate issued by the Zoning Administrator, Building Commissioner or Cook County Department of Building and Zoning allowing building occupancy or use.

~~*Chief Sustainability Officer* means the Chief Sustainability Officer or if none has been designated, the Director of Environmental Control.~~

~~*County Building* means any Group 1 County building or Group 2 County building as defined by this Section. The term "County building" does not include any building with more than ten percent occupancy use classified as open air assembly units, storage units or parking structures. any building or group of buildings owned and operated by or on behalf of Cook County or for which the County regularly pays all of the annual utility bills, as identified by the Bureau Chief and Sustainability Manager in the Bureau of Asset Management.~~

~~Director means the Director of the Cook County Office of Capital Planning and Policy.~~

Energy means electricity, natural gas, fuel oil, steam or other product sold by a utility for use in a building, or renewable on-site electricity generation, for purposes of powering or fueling end uses in a building.

~~Energy Manager means the Cook County Energy Manager~~

Energy Performance Score means the "1" to "100" numerical score produced by the Benchmarking Tool, also known as "ENERGY STAR" score or any successor score thereto. The energy performance score assesses a building's energy performance relative to similar buildings, based on source energy use, operating characteristics, and geographical location.

~~Group 1 County Building means any building or group of buildings owned and operated by or on behalf of Cook County or for which the County regularly pays all of the annual utility bills, containing at least 250,000 gross square feet, as identified by the Director.~~

~~Group 2 County Building means any building or group of buildings owned and operated by or on behalf of Cook County or for which the County regularly pays all of the annual utility bills, containing at least 35,000 but less than 250,000 gross square feet, as identified by the Director.~~

Gross Square Feet means the total number of square feet measured between the exterior surfaces of the enclosing fixed walls of a building. The term Gross Square Feet includes vent shafts, elevator shafts, flues, pipe shafts, vertical ducts, stairwells, light wells, basement space, mechanical or electrical rooms, and interior parking.

Sustainability Manager means the Cook County Bureau of Asset Management Sustainability Manager or future position responsible for energy and water data for County Buildings.

(b) *Schedule.*

- (1) By ~~August 1, 2014, and by June~~ October 1 each year ~~thereafter~~, the ~~County Energy~~ Sustainability Manager shall benchmark all ~~Group 1~~ County Buildings for the previous calendar year.
- (2) By ~~June 1, 2015, and by June 1~~ each year ~~thereafter~~, the ~~County Energy Manager~~ shall ~~benchmark all Group 2 County Buildings for the previous calendar year.~~

(c) *Verification.*

- (1) The ~~Director~~ Sustainability Manager shall verify all benchmarking information for each building.

(2) Benchmarking information shall include at least the following:

- (i) Building address;
- (ii) Energy use intensity (EUI);
- (iii) Annual greenhouse gas emissions; ~~and~~
- (iv) ~~The Energy Performance Score that compares the energy use of the building to that of similar buildings, where available.~~ Annual water use data; and
- (v) The Energy Performance Score that compares the energy use of the building to that of similar buildings, where available.

(3) ~~As of June 2016, Benchmarking shall also include Water Use data.~~

(d) *Reporting and Disclosure.*

- (1) The ~~Director~~ Bureau Chief and the ~~Chief Sustainability Officer~~ Manager shall prepare and submit an annual report to the President of the Cook County Board of Commissioners reviewing and evaluating energy and water efficiency in County buildings, including the most recent reported Energy Benchmarking Information that compares the energy and water use of the building to that of similar buildings, where available, the actual energy and water use of each covered building, and the greenhouse gas emissions associated with the energy use. Said report shall also list any building that the Director exempts from the benchmarking requirement with an explanation, pursuant to subsection (e) below.
- (2) The ~~Director~~ Bureau Chief and the ~~Chief Sustainability Officer~~ Manager are authorized to make reported benchmarking information readily available to the public.

(e) *Exemptions.* The Director may exempt from the benchmarking requirement any building for which any of the following apply:

- (1) ~~The building had average physical occupancy of less than 50 percent throughout the calendar year for which benchmarking is required; or~~
- (2) The building is new construction and the building's certificate of occupancy was issued during the calendar year for which benchmarking is required.
- (2) The building was purchased or leased during the year and does not yet have at least one full year of data to benchmark.

Effective date: This ordinance shall be in effect immediately upon adoption.

Legislative History : 1/15/26 - Board of Commissioners - refer to the Asset Management Committee

Lynne M. Turner

Secretary

Chair: Miller

Vice-Chair: Aguilar

Members: Anaya, Britton, Degnen, McCaskill, Moore, K. Morrison, S. Morrison