



**Board of Commissioners of Cook County**

**Asset Management Committee**

**Tuesday, May 13, 2025**

**10:30 AM**

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

**Issued on: 5/5/2025**

**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 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.

[25-2737](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/9/2025

[25-1896](#)

**Presented by:** ELIZABETH GRANATO, Chief, Bureau of Asset Management

**REPORT**

**Department:** Bureau of Asset Management

**Report Title:** 2024 Build Up Cook Program Annual Report

**Report Period:** FY 2024

**Summary:** Build Up Cook, led by the Bureau of Asset Management, leverages \$30.5 million in federal recovery funding from ARPA to improve infrastructure and public facilities across Cook County. Through Build Up Cook, Cook County lends technical expertise and available state and federal funding to provide resilient infrastructure improvements in under-resourced communities. This report captures program highlights for FY 2024.

**Legislative History :** 4/10/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2123](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Renew Lease Agreement

**Landlord:** The Salvation Army, an Illinois Corporation

**Tenant:** County of Cook

**Location:** 55550 Prairie Stone Pkwy, Hoffman Estates, Illinois 60192

**Term/Extension Period:** 2/1/2025 - 1/31/2030

**Space Occupied:** 5,941 sq. ft. within the building

**Monthly Rent:**

Term	Annual Rent	Monthly Rent
2/1/2025 - 1/31/2026	\$92,250.00	\$7,687.50
2/1/2026 - 1/31/2027	\$92,250.00	\$7,687.50
2/1/2027 - 1/31/2028	\$92,250.00	\$7,687.50

2/1/2028 - 1/31/2029	\$92,250.00	\$7,687.50
2/1/2029 - 1/31/2030	\$92,250.00	\$7,687.50
Total Fiscal Impact	\$461,250.00	

**Fiscal Impact:** \$461,250.00 (Term of Lease)

**Accounts:**

11100.1280.10155.550130  
11100.1300.14185.550130

**Option to Renew:** One (1), Five (5) Year Renewal Option

**Termination:** N/A

**Utilities Included:** Yes

**Summary:** Requesting approval to renew the lease agreement between the County of Cook and the Salvation Army for use of approximately 5,941 sq. ft. of building area in the property located at 55550 Prairie Stone Parkway in Hoffman Estates.

The Office of the Chief Judge seeks to renew this lease in order to operate Cook County's Adult Probation Department and the department's partnerships with community providers.

**Legislative History :** 4/10/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2307](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Lease Agreement

**Landlord:** WMI Chicago II LLC

**Tenant:** County of Cook, on behalf of the Department of Emergency Management and Regional Security

**Location:** 801 Chase Avenue, Unit A, Elk Grove Village, Illinois 60007

**Term/Extension Period:** 7/1/2025 - 8/31/2030

**Space Occupied:** 21,156 sq. ft. of general warehouse space

**Monthly Rent:**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Base	\$123,410	\$153,275	\$158,640	\$164,192	\$169,939	\$29,314
OpEx	\$95,342	\$98,202	\$101,148	\$104,182	\$107,308	\$18,149
Total	<b>\$218,752</b>	<b>\$251,477</b>	<b>\$259,788</b>	<b>\$268,375</b>	<b>\$277,247</b>	<b>\$47,463</b>

Schedule reflects 3.5% rent escalation and 2 months' rent abatement. Taxes and Operating Expenses are paid as additional rent and forecast with 3% escalation.

**Fiscal Impact:** \$1,323,101.00 (Term of Lease)

**Accounts:** 11900.1265.54497.550130

**Option to Renew:** N/A

**Termination:** Three (3) Months' rent at time of termination

**Utilities Included:** Yes or No (Provide additional details when appropriate)

**Summary/Notes:** Requesting approval to enter a lease between WMI Chicago II LLC (Landlord) and the County of Cook (Tenant) for 21,156 rentable square feet, located at 801 Chase Ave, Unit A, Elk Grove Village, IL for use by the Department of Emergency Management and Regional Security. This space will replace the department's current leased facility at the Chicago Executive Airport, used for storing vehicles and equipment. The lease for DEMRS' current space ends on June 30, 2025.

Approval is recommended.

**Legislative History :** 4/10/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2342](#)

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

**PROPOSED RESOLUTION**

**DECLARING INDOOR AIR AND INDOOR ENVIRONMENTAL QUALITY AS A PUBLIC HEALTH CRISIS**

**WHEREAS**, Public health awareness raises collective consciousness of the relationship between the health of individuals and the impacts of indoor and outdoor air and environmental pollution within buildings in Cook County communities; and

**WHEREAS**, Cook County, Illinois was the first government in Illinois to pass a green building ordinance in 2002; Illinois now has approximately 91 LEED-certified green buildings totaling over 44.5 million square feet ranking Illinois second in the U.S. for LEED-certified public and private buildings, during the crisis period of the pandemic, numerous LEED-certified buildings failed to keep us safe while providing limited to no benefit in disadvantaged communities; and

**WHEREAS**, As of September 14, 2023, The City of Chicago and Cook County have experienced 8,166 and 15,442 totaling 23,608 Covid-19 related deaths respectively, it has been verified that the air filtration and ventilation systems in buildings and homes we expected to protect us failed to keep us safe, and in numerous instances may have served as the delivery system causing spread of airborne biological contaminants; and

**WHEREAS**, childhood asthma surveillance reports in Chicago Public Schools document a 25% child age asthma rate representing a 45% increase as compared to asthma rates among children of 11% across the State of Illinois; as we actively work towards reducing Cook County Health System's proportional share of the national outlay of \$81.9 billion spent annually on asthma and other respiratory related illnesses; and

**WHEREAS**, Long Covid cases continue to rise and where the prevalence of long COVID was 34% in one cohort after a median of 255 days where 80% of these patients admitted for COVID-19 were Black or Hispanic residing in disadvantaged communities that are eligible for Federal Environmental Justice 40 funding that can assist with implementing energy-efficient HVAC infection control improvements for climate adaptation with an emphasis on prevention is of great benefit to all citizens of Cook County and can no longer be ignored; and

**NOW, THEREFORE, BE IT RESOLVED**, the Cook County Bureau of Asset Management shall perform an assessment of current industry best practices as they relate to indoor air quality improvements in public settings. The assessment shall be inclusive of, but not limited to, solutions improving indoor air quality in Cook County facilities. The Bureau of Asset Management will provide a report of the findings to the Cook County Board, including an action plan for the implementation of any appropriate improvements or operational changes shown to support the improvement of indoor air

quality. Such report shall include funding opportunities for potential improvements, including Capital Improvement Plan funds and any potential grant opportunities such as the Bipartisan Infrastructure Law opportunities; and

**BE IT FURTHER RESOLVED**, the County Board hereby supports the efforts to address public health disparities and impacts due to the potential for underperforming indoor air and indoor environmental quality levels within buildings negatively impacted by outdoor air pollution and the use of other harmful substances contained in building materials, such as, cleaning agents, paints, adhesives, and other chemicals in buildings located in Cook County. The Bureau of Asset Management shall report to the Board any all policies, design standards, and current operating practices supporting this commitment.

**Legislative History :** 4/10/25 - Board of Commissioners - refer to the Asset Management Committee



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Secretary

Chair: Miller

Vice-Chair: Aguilar

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