REPORT OF THE COMMITTEE ON ENVIRONMENTAL CONTROL

April 11, 2001

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Moreno, Vice Chairman Silvestri, Commissioner(s) Moran, Quigley, Schumann and Sims (6)

Absent: Commissioner(s) Steele (1)

Also Present: Michael LaMont, Director, Office of Capital Planning and Policy.

Ladies and Gentlemen:

Your Committee on Environmental Control of the Board of Commissioners of Cook County met pursuant to notice on Wednesday, April 11, 2001 at the hour of 10:30 AM in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following item(s) and upon adoption of this report, the recommendations are as follows:

241446 AN ORDINANCE DIRECTING COOK COUNTY TO ADOPT LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) GREEN BUILDING RATING SYSTEM FOR ALL NEWLY CONSTRUCTED COUNTY FACILITIES (PROPOSED ORDINANCE). Submitting a Proposed Ordinance sponsored by Mike Quigley, County Commissioner; Co-Sponsored by William R. Moran and Herbert T. Schumann, County Commissioners:

The following is a synopsis of the Proposed Ordinance:

- PROPOSED ORDINANCE

WHEREAS, the United States Green Building Council (USGBC), a non-profit, nationally recognized association with membership representing all segments of the building industry, including architects, manufacturers, government agencies, and environmentalists, has created LEED, a green building rating system that provides specific principles and practices, some mandatory but the majority discretionary, that may be applied during the design, construction, and operation phases, which enable the building to be awarded points from reaching preset standards of environmental efficiency so that it may achieve LEED certification from the USGBC as a “green” building; and

THEREFORE BE IT RESOLVED,
I. That Cook County does hereby order all of its newly constructed buildings to employ the LEED Green Building Rating System, Version 2.0, throughout their design, construction, and operation and does further order that each new building must achieve the LEED silver level of certification.

BE IT FURTHER RESOLVED,

II. That the USGBC intends to release a revised version of the LEED Green Building Rating System every three years; and with this in consideration when beginning a new building project, Cook County shall refer to the most current version of the LEED in existence; and after registering with the USGBC at the design stage of the project as is required, the County may adhere to that existing version until completion of the project, regardless of any new LEED version that may be released at a later time.

BE IT FURTHER RESOLVED,

III. That with specific regard to the LEED Energy and Atmosphere category, because achieving increasing levels of energy performance above the set energy code standards is the surest way of realizing significant operational cost savings, all buildings must obtain a total of at least eight points.

BE IT FURTHER RESOLVED,

IV. That Cook County also encourages the application of LEED principles during retrofit and renovation projects of its current standing structures whenever it is practicable.

NOTE: This matter was also referred to the Committee on Construction. (See Comm. No. 241445).

Chairman Moreno asked Commissioner Quigley to give background information regarding the proposed ordinance.

Commissioner Quigley commented about personal experiences during the first energy crisis when fewer lights were used that year and smaller vehicles were purchased. He also said that same year the Gross National Product (GNP) rose and energy consumption stayed the same. He stated that somewhere during the 1970’s through the 1990’s, when OPEC released more oil and energy consumption rose, the U.S. lost some lessons on energy savings.

Commissioner Quigley said today, when we hear of energy blackouts in California and of people in Chicago who are unable to pay their heating bills, perhaps those lessons are coming back to us. He said he thinks it is appropriate for government, particularly Cook County, to take a leadership role in moving toward those energy efficiencies that were supposed to be learned some time ago.

The commissioner said the proposed ordinance stems from his visit to San Francisco, California that had already passed a Green Building Ordinance that involved buildings the city built rather...
than buildings outside of their jurisdiction. He stated the San Francisco ordinance did not follow
the LEED standard, but did give him the idea that Cook County should do something similar.
He further said that discussions with representatives of the Environmental Law and Policy
Center focused on the Green Buildings Council and the LEED’s standard for buildings and
building efficiency. Commissioner Quigley stated that the LEED’s standard not only covers
building efficiency but also environmental qualities, orientations, worker productivity, air quality
and many other areas of concern to the County. He stated that the ordinance is one way Cook
County can take the lead in resolving energy efficiency problems.

The following speakers provided testimony on the proposed ordinance:

Helen Kessler, Executive Vice President, Sieben Energy Consultants
Karen J. Lewis, Environmental Law & Policy Center
Theodore P. Georgas, Chief Engineer, Cook County Highway Department

Chairman Moreno and Commissioner Silvestri asked to be listed as co-sponsors to the
ordinance.

Chairman Moreno commented that he believes every commissioner is in favor of Cook County
taking the initiative on energy conservation and the environment; however, he said the county
also needs to look at the cost and maintenance associated with any new construction as it
relates to the proposed ordinance.

Commissioner Silvestri stated that initially, new construction would probably cost more using the
standards in the proposed ordinance, but in the long run by approving the ordinance, taxpayer
dollars will be saved along with helping our children and the environment.

Commissioner Moran informed the subcommittee that he had recently attended a Department of
Energy Conference where the very same issue was discussed. The commissioner shared
information regarding Cook County’s proposed ordinance at the meeting and was told that the
possibility exists that a mandate calling for all public buildings to conform to the LEED’s example
could become an unfunded mandate. He said he supports the ordinance and Commissioner
Quigley is on target with this proposal.

In response to comments made by Ted Georgios, Chief Engineer, Cook County Highway
Department, regarding a possible exemption to the ordinance for “no or low occupancy
structures,” Commissioner Quigley stated that these structures should be exempt and he plans
to make this a part of the proposed ordinance. The commissioner further stated that the
ordinance only applies to new buildings that will be constructed after passage.

Chairman Moreno asked Michael LaMont, Director, Office of Capital Planning and Policy to give
the subcommittee an idea on how and where the county is moving on energy efficiency and this
concept.

Michael LaMont stated that the Office of Capital Planning and Policy has already considered
energy conservation and recycling as buildings are renovated and updated, particularly in the
area of lighting. He said that for the past five years, on retrofit projects, “green lights” have been
successfully retrofitted in various buildings. He further stated that the Office of Capital Planning
and Policy is currently working on the “Green Lights Fixture Replacement Project” that is more
comprehensive, especially on the use of energy efficient light fixtures. Mr. LaMont stated that
the Board has already approved Phase I of the project that includes outlying court buildings and
Phase II includes all other buildings. He concluded by stating that the Office will look at all criteria in the proposed ordinance as it relates to cost.

Commissioner Silvestri asked when the Office of Capital Planning and Policy will present a report to the members.

Michael LaMont responded he plans to meet with staff, other county departments, and the Industrial Engineers to thoroughly review the proposed ordinance. He concluded by stating that he will provide a status report to the members within 30 to 60 days.

Vice Chairman Silvestri, seconded by Commissioner Schumann, moved the deferral of the Communication No. 241446 until the Office of Capital Planning and Policy prepares a fiscal impact statement. The motion carried.

Vice Chairman Silvestri moved to adjourn the meeting, seconded by Commissioner Moran. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Environmental Control

Joseph Mario Moreno, Chairman

Attest:
Sandra K. Williams, Secretary