

**WELCOME**  
TO THE  
**COOK COUNTY OAK FOREST CAMPUS:  
STRATEGIC PLANNING & FEASIBILITY ANALYSIS**  
**COMMUNITY FORUM**

**ALL ATTENDEES WILL BE  
MUTED DURING THE  
PRESENTATION.**

**QUESTIONS AND COMMENTS  
CAN BE SUBMITTED THROUGH  
THE 'Q&A' FEATURE OF ZOOM.**

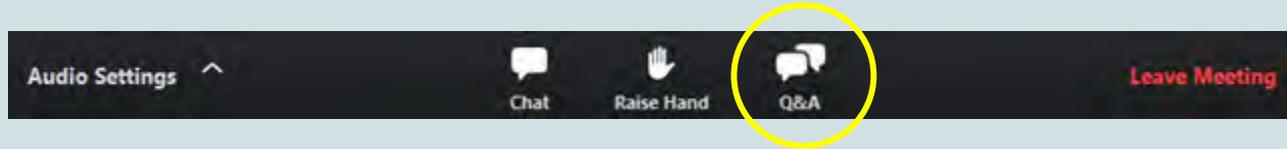


**7:00** OPENING REMARKS  
**7:15** PROJECT PRESENTATION  
**7:45** Q & A  
NEXT STEPS  
**8:00** ADJOURN

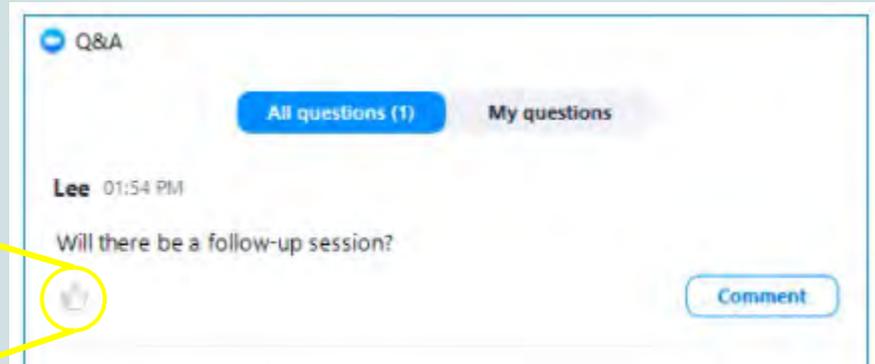
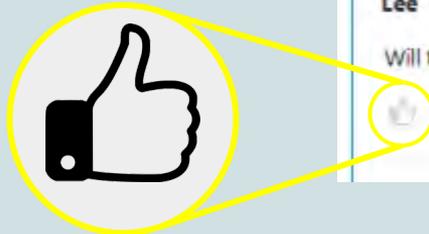
# ZOOM WEBINAR

ALL ATTENDEES WILL BE MUTED DURING THE PRESENTATION. QUESTIONS AND COMMENTS CAN BE SUBMITTED THROUGH THE 'Q&A' FEATURE OF ZOOM.

CONTROLS CAN BE FOUND AT THE BOTTOM OF THE ZOOM APPLICATION WINDOW.



IF YOUR QUESTION OR COMMENT HAS ALREADY BEEN SHARED, PRESS THE LIKE ICON TO UP-VOTE IT.



# OPENING REMARKS



**JESSICA CAFFREY**  
DIRECTOR OF REAL ESTATE MANAGEMENT

# COOK COUNTY OAK FOREST CAMPUS: STRATEGIC PLANNING & FEASIBILITY ANALYSIS



IN PARTNERSHIP WITH

**CBRE**

KOO

McKISSACK  
McKISSACK

**KLOA**  
Kenig, Lindgren, O'Hara, Aboona, Inc.

**AEI**

**ARDMORE**  
Ardmore Roderick

**AREA**

# MEETING OBJECTIVES

- INTRODUCE OAK FOREST CAMPUS
- DISCUSS SITE CHARACTERISTICS
- REVIEW DEVELOPMENT PRINCIPLES
- GET COMMUNITY FEEDBACK

# OPENING REMARKS



**PRESIDENT TONI PRECKWINKLE**  
COOK COUNTY BOARD PRESIDENT

# OPENING REMARKS

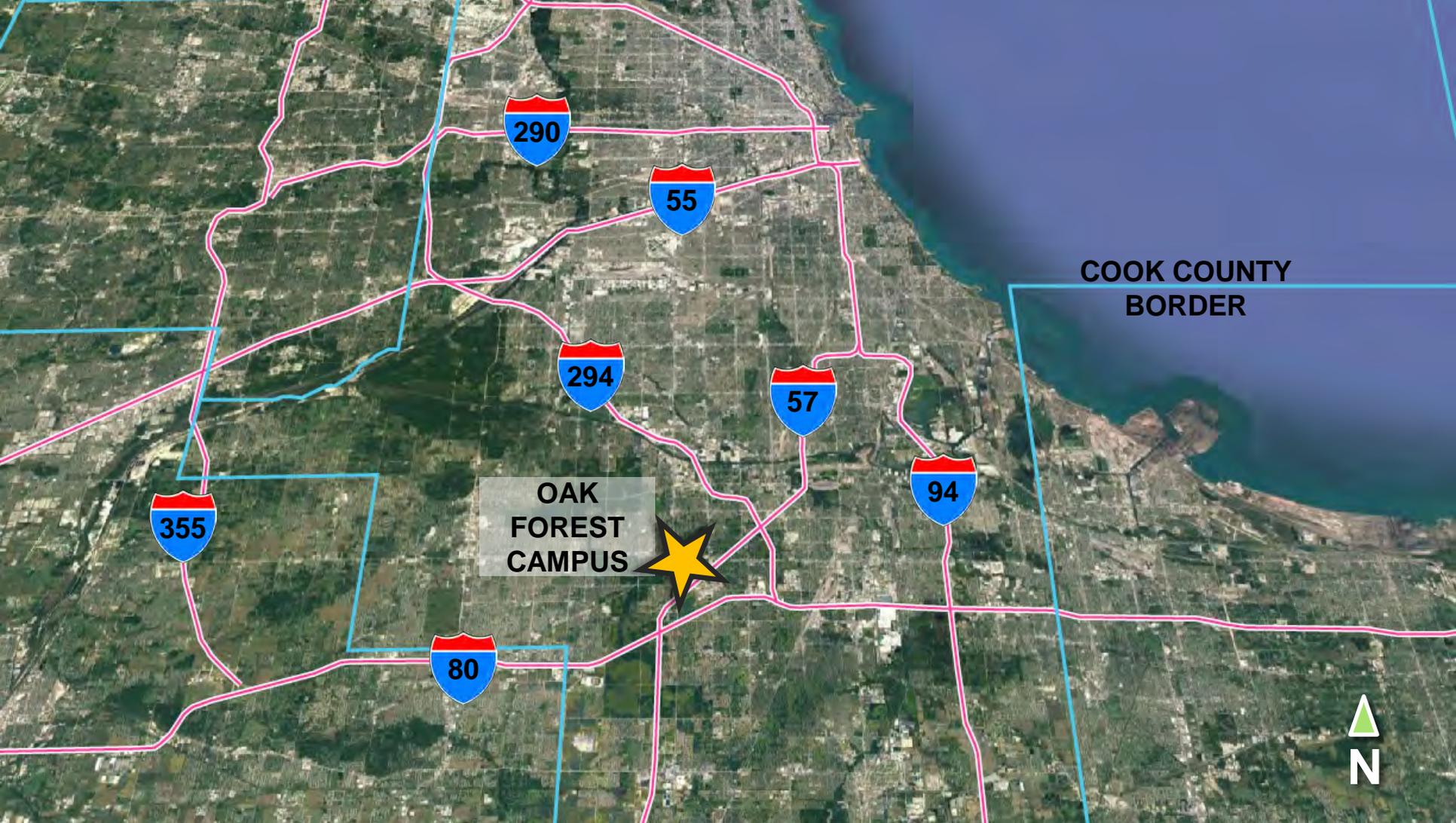


**COMMISSIONER DEBORAH SIMS**  
COUNTY BOARD COMMISSIONER, 5TH DISTRICT

# OPENING REMARKS



**COMMISSIONER DONNA MILLER**  
COUNTY BOARD COMMISSIONER, 6TH DISTRICT



290

55

294

57

94

355

80

OAK  
FOREST  
CAMPUS

COOK COUNTY  
BORDER



OAK  
FOREST  
METRA



159TH ST

OAK  
FOREST  
CAMPUS

167TH ST

S CICERO AVE



PULASKI RD

167TH ST



OAK FOREST  
METRA



MIDLOTHIAN  
MEADOWS

159<sup>TH</sup> ST

HERITAGE  
FOREST  
PRESERVE

ST. MIHIEL  
WOODS - EAST

S  
C  
I  
C  
E  
R  
O  
A  
V  
E

OAK FOREST  
CAMPUS



# SITE HISTORY

- FORMERLY COOK COUNTY HEALTH'S LARGEST CAMPUS AT 153 ACRES
- 53 BUILDINGS DATING BACK TO 1920S
- PREVIOUS HOME TO COOK COUNTY'S POOR FARM-WORK FARM AND INFIRMARY, AND TUBERCULOSIS HOSPITAL



# PRESENT

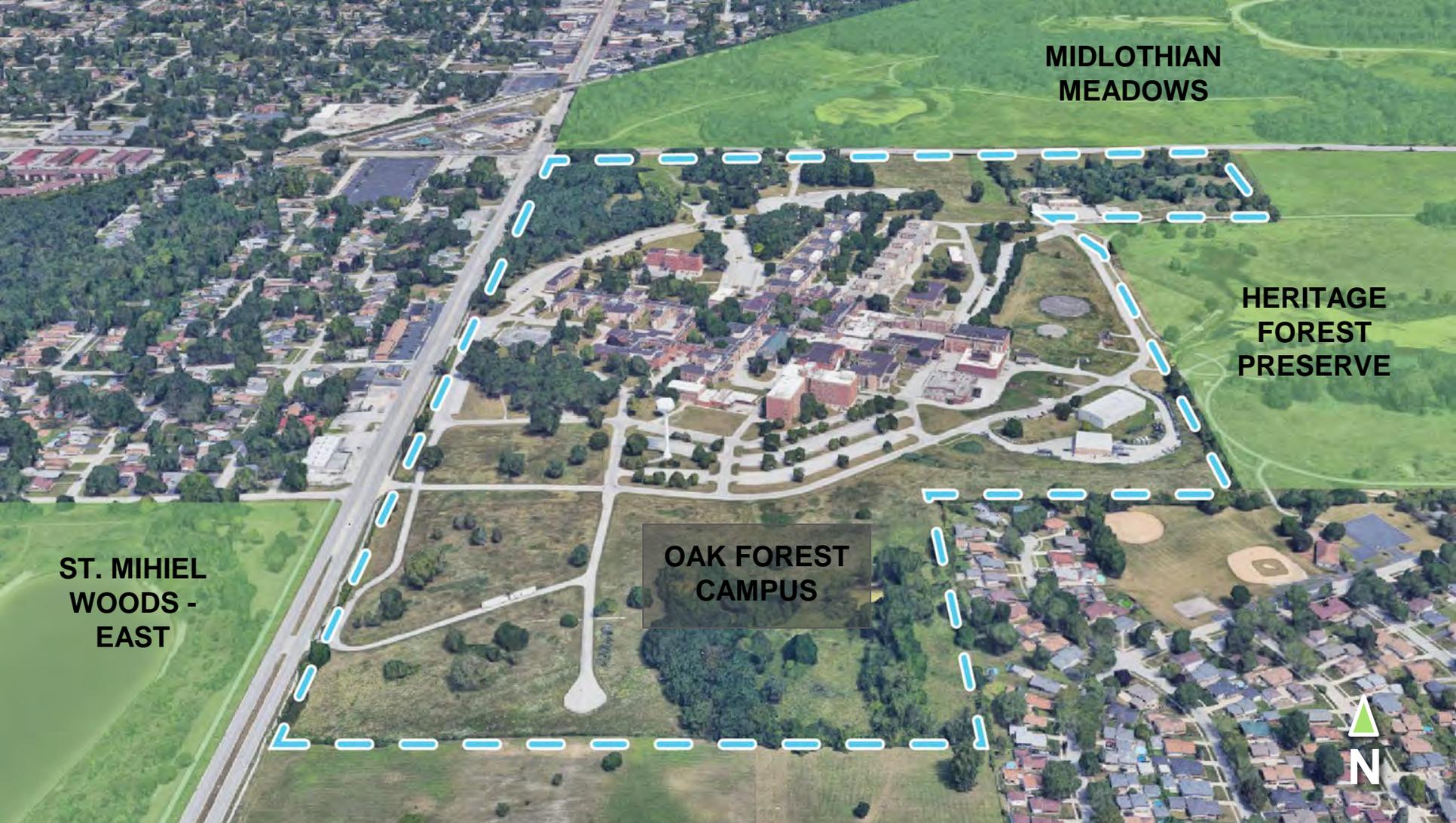
- **BUILDINGS ARE OLD, OBSOLETE AND EXPENSIVE TO OPERATE**
- **COOK COUNTY HEALTH'S OPERATIONS HAVE CHANGED AND LARGELY RELOCATED. BUILDINGS ARE NOT NEEDED FOR THEIR ORIGINAL PURPOSE**



# CAMPUS FUTURE

- ENVISION THE FUTURE FOR OAK FOREST CAMPUS
- IDENTIFY HIGHEST AND BEST USE
- RECOMMEND DEVELOPMENT BENEFICIAL TO THE COUNTY AND THE COMMUNITY





**MIDLOTHIAN  
MEADOWS**

**HERITAGE  
FOREST  
PRESERVE**

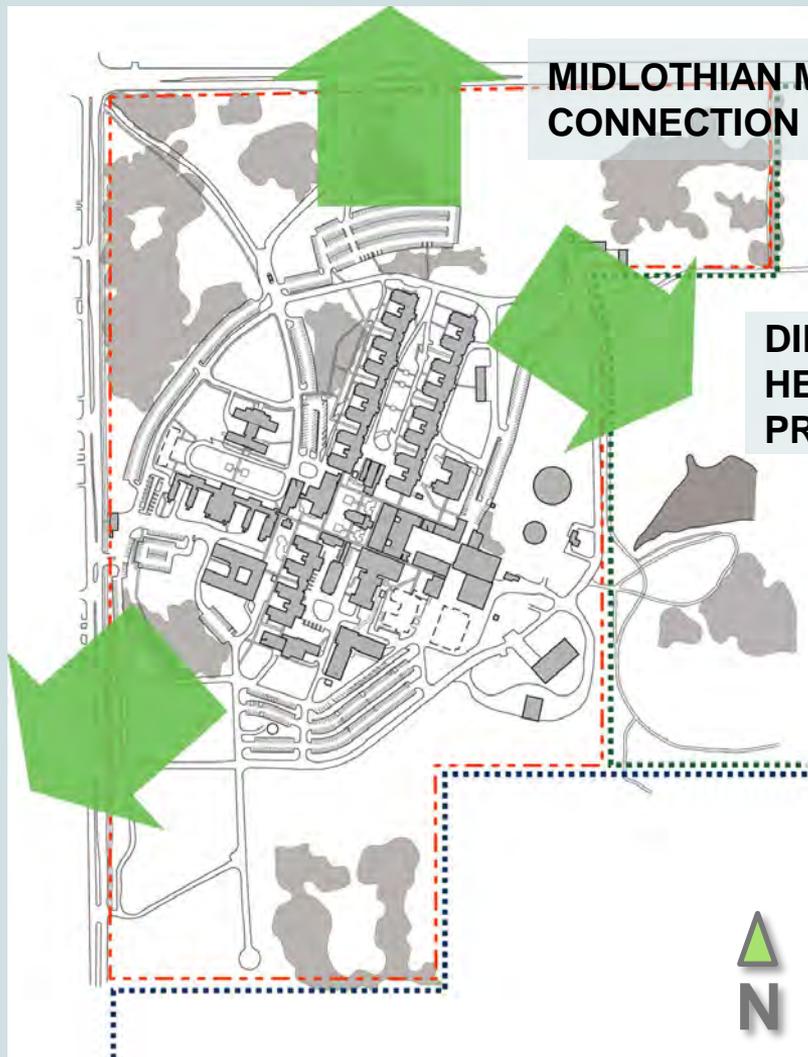
**OAK FOREST  
CAMPUS**

**ST. MIHIEL  
WOODS -  
EAST**



# CONNECTION TO SURROUNDING FOREST PRESERVES

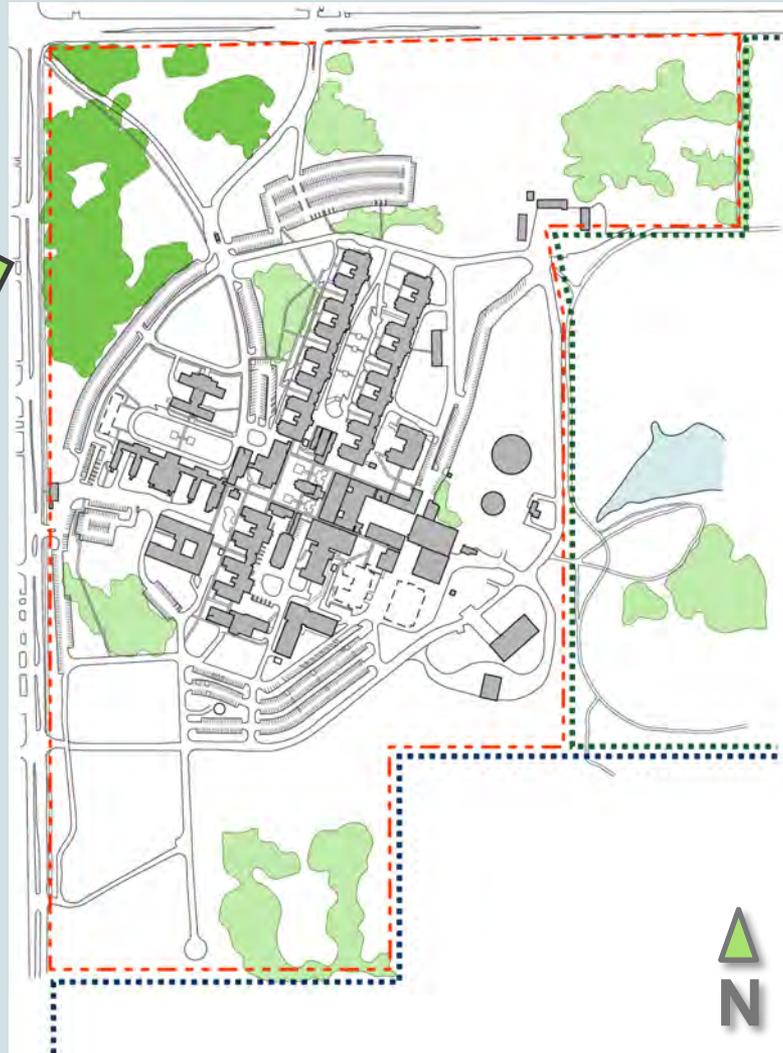
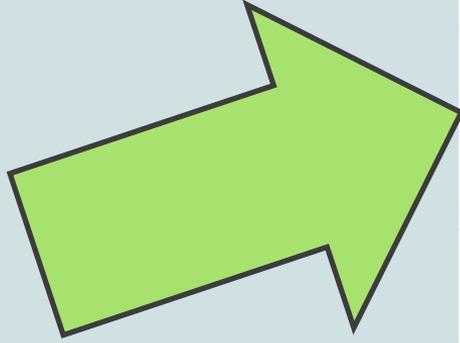
CONNECTION TO  
ST. MIHIEL WOODS  
CONNECTION TO  
THE SOUTHWEST



MIDLOTHIAN MEADOWS  
CONNECTION TO THE NORTH

DIRECT TRAIL ACCESS TO  
HERITAGE FOREST  
PRESERVE





# **OLD GROWTH OAK SAVANNA PRESERVATION**

# SITE TOPOGRAPHY

LINE OF TOPOGRAPHY DROPOFF – DOWN HILL TOWARDS PRESERVE



EXISTING WETLAND

EXISTING WETLAND



The image shows a campus scene with a brick building, trees, and a flower bed. A dark grey semi-transparent box is overlaid in the center, containing the title text in white. The background features a two-story brick building with several windows, some with red shutters. In the foreground, there is a curved flower bed with red and white flowers, and a paved walkway. The sky is overcast.

# **OAK FOREST CAMPUS REDEVELOPMENT PRINCIPLES & OBJECTIVES**



# BALANCE ECONOMIC FEASIBILITY WITH COMMUNITY NEEDS

- UNDERSTAND FACTORS THAT MAY IMPACT REDEVELOPMENT
- STUDY MARKET FOR HIGHEST AND BEST USE DEVELOPMENT TO GENERATE REVENUE AND TAXES
- INCORPORATE COMMUNITY NEEDS AND AMENITIES



# **ACCOMMODATE ONGOING COUNTY NEEDS**

- **DEPARTMENT OF EMERGENCY MANAGEMENT AND REGIONAL SECURITY (DEMRS)**
- **SHERIFF'S RENEW PROGRAM**

An aerial photograph of a campus, likely a university, showing a central cluster of large, classical-style buildings. The campus is surrounded by green spaces, trees, and roads. The image is overlaid with a semi-transparent dark grey rectangle containing white text.

# **ACKNOWLEDGE NATURAL AMENITIES & HISTORIC HERITAGE**

- **ENHANCE PUBLIC ACCESS AND CONNECTIONS TO ADJACENT FOREST PRESERVES**
- **PRESERVE SIGNIFICANT ORIGINAL-GROWTH OAK GROVES**
- **BE SENSITIVE TO CULTURALLY AND HISTORICALLY SIGNIFICANT AREAS OF THE SITE.**

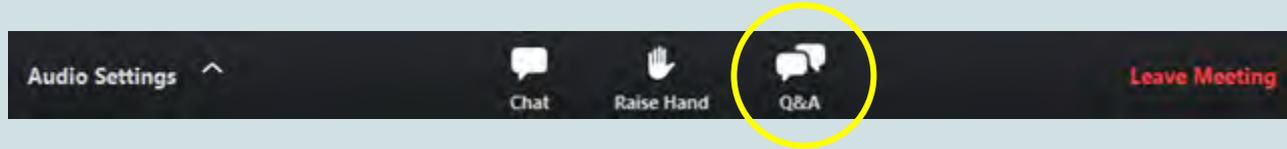


# **PROMOTE ENVIRONMENTAL SUSTAINABILITY**

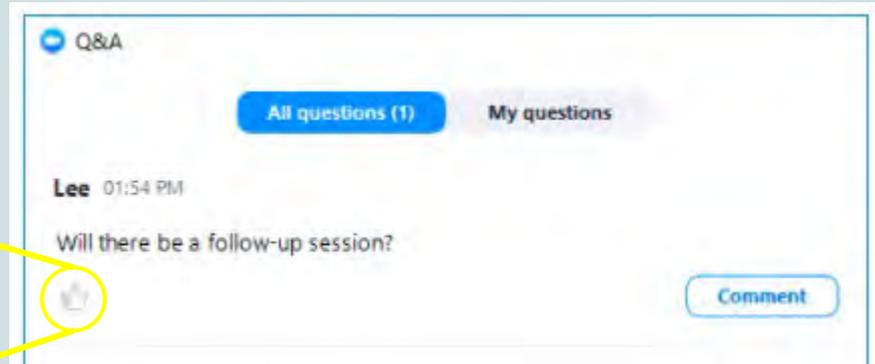
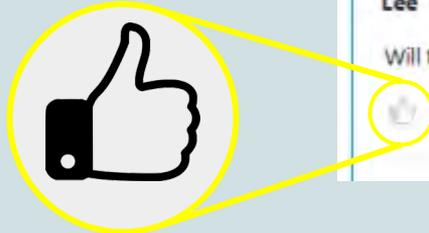
- **UTILIZE SUSTAINABLE NEIGHBORHOOD DESIGN PRINCIPALS**
- **ALLOW FOR A 2+ MEGAWATT COMMUNITY SOLAR DEVELOPMENT**
- **SUPPORT COUNTY'S GOAL OF BECOMING CARBON NEUTRAL BY 2050**

# Q & A REMINDER

CONTROLS CAN BE FOUND AT THE BOTTOM OF THE ZOOM APPLICATION WINDOW.



IF YOUR QUESTION OR COMMENT HAS ALREADY BEEN SHARED, PRESS THE LIKE ICON TO UP-VOTE IT.



# Q & A





# HOW TO PROVIDE FURTHER INPUT AND STAY ENGAGED

## FOLLOW-UP EMAIL WITH LINKS TO:

- SURVEY
- INFO ON COUNTY WEBSITE ([WWW.COOKCOUNTYIL.GOV](http://WWW.COOKCOUNTYIL.GOV)), UNDER THE AGENCY “REAL ESTATE MANAGEMENT”, SCROLL DOWN TO “COOK COUNTY OAK FOREST CAMPUS”

## NEXT MEETING:

- PRESENT AND DISCUSS FEEDBACK AND SURVEY RESULTS
- REVIEW PRELIMINARY DEVELOPMENT GUIDELINES AND CONCEPTS