

SKOKIE POLICE STATION

Leave it in Better Condition Than You Found it

The Challenge: How do you take a 40 year-old industrial building 40 % larger than required for its new use and tailor it to become a state-of-the-art police headquarters?

The Solution: The existing building was over 136,000 SF in size, while the police department required just over 80,000 SF for its function. The building was on a single level and with such a large footprint, interior spaces were dark and cut off from the outside. Two major strategies were used to whittle the building down to the required size:

1. Carved out two 5,000 SF courtyards from the center section of the building
2. The new exterior building wall was pulled 25' back from the existing wall

The courtyards bring light deep into the middle of the building. They provide a place for police staff to enjoy the outdoors privately and immediately adjacent to their workspaces. The courtyards also meet three of the project goals:

1. They help to create a facility that is welcoming to the public by presenting a sunny, landscaped space at the head of the lobby.
2. They contribute to the Village's desire for LEED Certification, by providing daylight deep into the building and opportunities for storm water collection.
3. They assist in reusing as much of the existing building as possible, as the courtyards fall within the building's structural bays and are capped with bands of existing roof structure, forming a light-filtering trellis.



The Result: The existing building was reduced to the correct useable square footage, while retaining the soaring interior height of the existing. The work enlivened the interior spaces with openness and light, creating opportunities for private outdoor spaces, welcoming vistas for visitors, and passive security that liberates workspaces from conventional notions of enclosure.

Project Quick Facts

Cost of Construction: \$20,192,000
 Size: 79,300 SF
 Status: Completed October 2010
 Address: 7300 Niles Center Road
 Skokie, IL

