PROPOSAL FOR THE ADAPTIVE REUSE
OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS

OFFICE OF CAPITAL
PLANNING AND POLICY
5/25/2007
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INTRODUCTION
Old Cook County Hospital (CCH) built circa 1913/1914 and once known as the world’s largest general hospital long ago reached the point of obsolescence as a hospital. The new John H. Stroger, Jr. Hospital (JSH) of Cook County has been constructed to provide state of the art medical technology in an appropriately up to date environment. Adaptive reuse of old CCH by the County will allow the County to restore the detailed Beaux Arts style façade that makes the building unique, thereby retaining the building as a testimonial to the significant contributions Cook County has made to the medical profession, care of the indigent and as an architectural treasure.

A Master Plan for the JSH Campus, completed in 2005 by US Equities, has determined that while architectural elements (the building interior and exterior), MEP and fire systems will require substantial restoration and replacement, the overall structural components of old CCH are adequate for the reuse of the building for an alternate function.

Development of old CCH by the County and for use primarily by the County will provide complementary usage consistent with requirements of the Illinois Medical District (IMD) while retaining this historically significant building, which has played a key role in medical history, as a functional part of the County and its legacy to the future.

REUSE OPTIONS
This proposal recommends retaining the original part of old CCH for County use while preserving its historical integrity and increasing the life cycle of the building through rehabilitation. The most viable reuse for old CCH has been determined to be office space. This proposal recommends renovating old CCH to accommodate the following functions and/or Cook County user agencies and other users as may be determined.

- All occupants from the 1900 W. Polk Street Administration Building (1900)
- All occupants from the 1110 S. Oakley building (Oakley) currently leased by the County
- A children’s day care center
- Commercial functions as may be supported by overall usage
- IMD recommended tenants for any spare space

The renovation of old CCH would include demolishing the ‘link’ between old CCH and the Fantus Clinic. The purpose of this is twofold: It will aid in restoring the west facade of the old CCH building and will allow a road to be constructed from the JSH drive to W. Harrison Street providing additional access or exiting route(s) to alleviate traffic congestion during peak hours.

This proposal includes developing Pasteur Park, located across W. Harrison Street from old CCH and adjacent to the Heliport, into a user friendly public space to complement the new Campus improvements and aid in the overall revitalization of the community.

ADVANTAGES
- The relocation of the 1900 and Oakley building occupants to old CCH will consolidate administrative functions not already located in the new JSH and allow these functions the advantage of proximity to JSH.
- New occupants for old CCH can be relocated to the renovated spaces without requiring intermediate staging thereby minimizing disruption to their daily operations.
- The renovation of old CCH offers the potential to include space for additional uses (example: child care center, commercial, IMD recommended tenants, other).
- The renovation of old CCH offers the opportunity to provide energy efficient sustainable building technology including passive solar/photovoltaic energy systems, and LEED certification.
- The planned demolition of the rear wings on the south side of old CCH will allow the development of sustainable urban green space to include a playground for the children’s day care center, offer opportunities for healthy relaxation for hospital employees and users, and additionally improve this west side community’s overall appearance as will the renewal of Pasteur Park.

GENERAL NOTES
1. The square footage (SF) shown on plans is approximate SF inside exterior walls. Net SF is estimated usable space after building systems and primary circulation (main hallways, stairs and elevators) have been provided for.
2. User square footage requirements have been extrapolated using information provided by building management and available drawings for current users and from the 2005 Master Plan Study (U.S. Equities) and are subject to verification.
3. Proposed locations are dependent upon identification of all users and finalized functional space programs.
4. Suggested uses for “TBD” space noted on the plans include additional commercial space, IMD recommended tenants, or other County administrative functions.
5. Existing walls are shown beneath the proposed space allocations to illustrate the possible extent of demolition required.
6. Structural analysis will be required to locate all interior load bearing walls and determine floor capacities for the layout of any proposed plan.

ESTIMATED SCHEDULE (DESIGN & CONSTRUCTION): 42 Months *
ROUGH ORDER OF MAGNITUDE (ROM) COST ESTIMATE: $140,000,000 *

* Extrapolated from US Equities 2005 Master Plan Study
SITE RESTRICTIONS AND REQUIREMENTS

The perimeter of the John H. Stroger, Jr. Hospital (JSH) Campus is shown on the Campus site plan and consists of approximately 30.18 acres. The JSH Campus is located within the Illinois Medical District sub area 2A which is also defined by the City of Chicago as Planned Development #30.

Continuing development of the JSH Campus is subject to the Illinois Medical District (IMD) and City of Chicago requirements. Per the most recent requirements updated in 1997, the allowable Land Coverage may not exceed 40% of the total Campus area and the allowable Floor Area Ratio may not exceed 2.17% of the total Campus Area.

**Land Coverage (LC)**

Land Coverage is the area covered by the principal buildings on the Site. The area of accessory buildings is generally not included in the Land Coverage calculation. The area used is the total of the first floor area of the buildings.

**LC Calculation for the JSH Campus:**

30.18 Acres = 1,314,711 SF

The Allowable Land Coverage equals 1,314,711 SF multiplied by 40% or 525,884 SF

**FAR (Floor Area Ratio)**

The FAR of a building is equal to the floor area of all floors in the building divided by the gross area of the lot upon which the building is located. Basements and accessory areas are not generally included in this calculation.

**FAR Calculation for JSH Campus:**

30.18 Acres = 1,314,711 SF

The Floor Area Ratio equals 1,314,711 SF multiplied by 2.17% or 2,852,923 sf

1. Information taken from the US Equities 2005 Master Plan Study
2. Accessory spaces are considered to be garages, garage structures, power houses, and other miscellaneous/auxiliary buildings/structures
Administration and auxiliary functions include but are not limited to the following departments/agencies: Ambulatory Development, Ambulatory and Community Health Network (ACHN), Bureau of Health Services, Clinical Informatics, Collaborative Research, Division of Dermatology, Employee Health Services, Environmental, Executive Medical Staff, Family Practice, Finance (Accounting, Finance shown separately in diagram), Hospital Information Systems, Human Resources (shown separately in diagram), Medical & Academic Libraries, Medicine (Cardiology, Endocrinology, Emergency, Gastroenterology, General, Hematology/Oncology, Infectious Diseases, Obstetrics & Gynecology, Pediatrics, Psychiatry, Pulmonary, Radiology, Rheumatology), Nursing Administration, Nursing Education, Obstetrics & Gynecology, Occupational Medicine, Payroll Satellite Office, Public Affairs, Research & Clinical Trials, Risk Management, Surgery (Administration, Breast Oncology, Cardiothoracic, Colon & Rectal, Endocrinology, General, Neurosurgery, Oncology, Ophthalmology, Oral & Maxillofacial, Ortho, Otolaryngology, Pediatric, Plastic Surgery, Urology, Vascular), Women's Interagency HIV Study (WIHS)/Core Center.
PLAN - BASEMENT
36,420 SF (NET 13,088SF)

LEGEND

- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance
- Main hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels

PROPOSAL FOR THE ADAPTIVE REUSE OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS
OFFICE OF CAPITAL PLANNING AND POLICY
PLAN – FLOOR 1
36,470 SF (NET 22,270 SF)

LEGEND
- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance
- Main hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels

PROPOSAL FOR THE ADAPTIVE REUSE OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS
OFFICE OF CAPITAL PLANNING AND POLICY
PLAN - FL00R 2
36,370 SF (NET 25,870 SF)

LEGEND
- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance
- Main hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels

PROPOSAL FOR THE ADAPTIVE REUSE OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS
OFFICE OF CAPITAL PLANNING AND POLICY
PLAN - FL00R 3
35,550 SF (NET 25,000 SF)

LEGEND
- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance
- Main hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels

PROPOSAL FOR THE ADAPTIVE REUSE OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS
OFFICE OF CAPITAL PLANNING AND POLICY
PLAN - FL00R 4
31,730 SF (NET 21,230 SF)

LEGEND
- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance
- Man hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels

PROPOSAL FOR THE ADAPTIVE REUSE OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS
OFFICE OF CAPITAL PLANNING AND POLICY
PLAN - FLOOR 5
31,860 SF (NET 21,360 SF)

LEGEND
- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance
- Main hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels
PROPOSAL FOR THE ADAPTIVE REUSE OF OLD COOK COUNTY HOSPITAL
CONCEPTUAL SPACE ALLOCATIONS
OFFICE OF CAPITAL PLANNING AND POLICY
PLAN - FL00R 7
35,090 SF (NET 24,590 SF)

LEGEND
- Commercial Space = Commercial Space
- 1900 W. Polk St. Occupants = Main hallways, stairs and elevators
- Human Resources (1900) = Restrooms
- Finance & Accounting (Oakley Occupants) = Mechanical, Electrical, Plumbing (MEP)
- Child Care Center = TBD (Usage to be determined)
- Buildings & Grounds / Other Maintenance = Roof Terrace
- Photovoltaic / Solar Panels

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PROPOSED PHOTOVOLTAIC / SOLAR PANELS CONVERT SUNLIGHT TO ELECTRICITY TO SUPPLEMENT ELECTRICAL REQUIREMENTS AND CONSERVE NATURAL RESOURCES

PLAN – ROOF LEVEL 9
1,800 SF (PENTHOUSES ONLY)

LEGEND

- Commercial Space
- 1900 W. Polk St. Occupants
- Human Resources (1900)
- Finance & Accounting (Oakley Occupants)
- Child Care Center
- Buildings & Grounds / Other Maintenance

- Main hallways, stairs and elevators
- Restrooms
- Mechanical, Electrical, Plumbing (MEP)
- TBD (Usage to be determined)
- Roof Terrace
- Photovoltaic / Solar Panels