



Energy Efficiency Improves Family Legacy Building



Project Summary

Marcia Ellis has owned her 6-unit property in Chicago's New City neighborhood since 2018, but her history with the building goes back to 1980, when she began managing the property. For decades Ellis's family lived in the building, including her parents, her siblings and their families, and her own children.

When the building ownership was transferred to Marcia from her father, she took on the responsibility to care for and maintain the property for its mixed-income tenant community.

"I had to learn how to strip walls, plaster walls, to sand, to paint," said Marcia. "It was a lot of work but I was really encouraged."

Marcia began working with CIC to secure a loan for building improvements

and was connected with Elevate Energy to receive a free energy assessment of the building. The assessment revealed opportunities for energy efficiency improvements in the building, including lighting retrofits, roof insulation, pipe insulation, and a new high-efficiency boiler.

The old boiler in the building was inefficient, very old, and unlikely to have survived another heating season. The addition of controls allows it to operate at maximum efficiency.

"When they put the boiler in I could really tell the difference. Things were staying a little bit warmer, and I could actually see on my thermostat that the heat was maintaining a certain level. I haven't had any complaints. My tenants have been really pleased."

Savings

- \$2,380 estimated annual savings

Building Overview

- Building owner: Marcia Ellis
- Building type: Six-unit multifamily building
- Year of construction: 1924
- Heating system: Central steam boiler
- Neighborhood: New City

Upgrades Completed

- New high-efficiency steam boiler
- LED lighting
- Bathroom and kitchen aerators
- Pipe insulation
- Roof cavity air sealing and insulation

Funding

- \$44,697 incentive from ComEd and Peoples Gas Energy Efficiency Programs

“It's been a great experience. Just to be able to see the difference, to feel the difference in the building – that was amazing. The insulation and the boiler, it all seemed to work right together.”

Marcia Ellis,
Property Owner and Manager