

# Energy efficiency improves family legacy building



“It’s been a great experience. Just to be able to see and feel the difference in the building - that was amazing. The upgrades and the boiler system all worked to control temperatures and keep the building more comfortable.”

**Marcia Ellis, Property Owner and Manager**

## Project summary

Marcia Ellis has owned her six-unit property in Chicago’s New City neighborhood since 2018, but her history with the building goes back to 1984, when her parents bought the property. When the building ownership was transferred to Ellis from her father, she took on the responsibility to care for and maintain the property for its mixed-income tenant community.

As a new property manager, Ellis wanted to see how she could improve her building to maintain a comfortable home for her tenants. She started with a free energy assessment from ComEd and Peoples Gas, which revealed opportunities for energy efficiency improvements. Ellis moved forward with improvements including a new high-efficiency boiler with controls to maintain optimal operation. The original boiler in the building was inefficient and very old, and caused unstable temperatures within the building.

“The new boiler, along with air sealing and insulation in the attic, really made a difference,” said Ellis. “The living spaces 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, and my tenants have been really pleased.”

## Energy-saving improvements

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

## Estimated annual savings

- \$3,063
- 4,659 therms
- 255 kWhs

## Project costs

- \$61,908 total project cost
- \$44,697 in project incentives
- \$17,211 after incentives

*Schedule your free energy assessment today by calling 855-993-0940.  
To learn more, visit [ElevateEnergy.org/MultiFamily](https://ElevateEnergy.org/MultiFamily)*