



Latinos Progresando Community Center

ONE OF CHICAGO'S FIRST FULLY ELECTRIC COMMUNITY BUILDINGS

Latinos Progresando is a leading community institution providing immigration, culture, and community services for the Latinx community in Chicago’s southwest side. The project, the gut rehabilitation of a vacant former branch of the Chicago Public Library building, provided an opportunity for substantial climate-related renovations. The 9,330 square-foot space was acquired from the City of Chicago and will house the new primary headquarters for the organization and provide additional tenant and community space for a health center (Esperanza Health Centers) and an after-school program through the Lincoln Park Zoo for nature-based education programming.



Project site 2724 W. Cermak (credit Latinos Progresando)



Rendering of Latinos Progresando (credit Latinos Progresando)

Project Overview






Developer/Owner	Latinos Progresando
Owner Representative	IFF
Architect	Canopy
Energy TA	Elevate Energy
Local Table	Elevated Chicago
Climate and Capital Partner	SPARCC
Asset Class	Commercial/Community Facility
Project Construction Type	Gut Rehabilitation
Size	9,330 sq ft
Year of Construction	1926
Year of Renovations	2021-2022
Utility Provider	ComEd



CLIMATE AND HEALTH RELATED SOLUTIONS

With a small amount of funds to cover the energy assessment by Elevate, the beyond code upgrades not only reduced energy costs, but allowed the building to fully electrify, reducing emissions and improving air quality.





Energy Efficiency and Resilience Upgrades

	HVAC: Heat Pump AHU	The heat pump system required the removal of all natural gas service from the property.
	Envelope: Roof Insulation R49	Enhanced storefront glazing systems; and roof insulation were also adopted to improve efficiency and reduce electric consumption.
	Envelope: Improved storefront glazing	
	Indoor Air Quality: MERV 13 air filtration	Improved central-air filtration using MERV 13 filters provide the highest air quality, especially important in light of COVID-19.
	Future Opportunity: Rooftop solar	The owner may choose to pursue rooftop solar through a Power Purchase Agreement (PPA) in conjunction with the Illinois Solar for All program in the future.

Greener and healthier rehabs are possible in communities of color, with more tailored and targeted climate support.







Summary of Lifetime Cost, Energy, and GHG Savings

					All Measures
Lifetime Cost Savings (\$)	\$10,249	\$1,757	\$5,702	N/A	\$17,705
Lifetime Energy Savings (kWh)	85,410	14,640	47,520	N/A	147,540
Lifetime GHG Savings (tons)	32.11	5.50	17.87	N/A	55.48

*Lifetime savings are based on an expected useful life for all measures of 15 years
 ** "All Measures" totals may vary from the sum of each individual due to interactive effects between measures (Source: Elevate Energy, 2021)

Summary of Annual Cost, Energy, and GHG Savings

					All Measures
Annual Cost Savings (\$)	\$683	\$117	\$380	N/A	\$1,180
Annual Energy Savings (kWh)	5,694	976	3,168	N/A	9,836
Annual GHG Savings (tons)	2.14	0.37	1.19	N/A	3.70

*Annual costs are based on utility costs of \$0.90/Therm and \$0.12/kWh. CO2 estimates are based on 11.7lbs CO2/kWh and 0.752lbsCO2/Therm.
 ** "All Measures" totals may vary from the sum of each individual due to interactive effects between measures (Source: Elevate Energy, 2021)