



Energy Efficiency Success Story

7549 South Essex Ave., Chicago, IL

Savings

- **37%** annual savings on natural gas
- **\$9,600** annual natural gas savings

Building Overview

- Building owner: Checkmate Realty and Development
- Building type: 4-story, 23-unit brick building
- Year of construction: 1925
- Heating system: natural gas fired steam boiler

Upgrades Completed

- Air sealing
- Roof cavity insulation
- Replaced aging, inefficient boiler
- Installed new boiler controls
- Water heater replaced with 95% efficiency rated unit
- Insulated heating and hot water pipes

Funding

- \$85,000 low-cost loan from Community Investment Corporation used to finance improvements

Project Summary

John Brauc of Checkmate Realty and Development worked with Elevate Energy to upgrade his 23-unit apartment building on South Essex Avenue in Chicago. Expert energy analysts from Elevate Energy inspected the building and provided a written report recommending cost-effective improvements that could reduce annual electricity and natural gas bills by more than 30 percent.

The building was air sealed and insulated—two low-cost improvements that can have a big impact on energy bills. The aging boiler and hot water heater were replaced with energy efficient models and new boiler controls, including an averaging multipoint thermostat, were installed to ensure proper operation. In addition, heating and hot water pipes were insulated. Brauc says the expert guidance and financing options provided by Elevate Energy and Community Investment Corporation were instrumental in helping him improve the building.



From the Owner

“It would be more difficult to make these improvements to the building without Elevate Energy’s building services. They did everything from inspecting the building and recommending the upgrades that could save the most money to helping me find qualified contractors and checking to make sure the work had been done right. On top of that, the financing options made it possible to make investments now that will pay off in the long term through lower energy bills.”

— John Brauc, Checkmate Realty

Apply Today

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