



Energy Efficiency Success Story

7600 N. Bosworth Ave., Chicago, IL

Savings

- **46%** annual savings on natural gas
- **\$46,000** annual natural gas savings*

Building Overview

- Building owner: Ljubomir Sopic, Sopic Inc.
- Building type: five-story brick building with 96 units
- Year of construction: 1923
- Type of heating system: central hot water boiler
- Heating fuel: natural gas

Upgrades Completed

- Replaced old steam boiler with hot water boiler
- Boiler controls installed
- Windows and doors replaced

Project Summary

When building owner Ljubomir Sopic set out to make capital improvements to a 96-unit building located in the Rogers Park neighborhood of Chicago, he decided to work with Elevate Energy to incorporate energy efficiency upgrades that would reduce operating costs. With help from the Elevate Energy team, Sopic was able to achieve a staggering 46 percent reduction in natural gas usage.

Sopic installed new energy efficient doors and windows and replaced an old, inefficient steam boiler with a high efficiency hot water heating system. A combination of a low-interest Energy Savers Loan provided by Community Investment Corporation (CIC) and grants identified by Elevate Energy allowed Sopic to finance the improvements.

Overall, the energy efficient upgrades allowed Sopic to convert an old building that was in need of repair into a viable property for the future, while at the same time preserving nearly 100 units of affordable housing in the Rogers Park neighborhood.

*Dollar amounts assume \$1.00 per therm for natural gas. Figures have been weather-normalized to account variable year-to-year weather conditions, and as a result, figures stated here will not directly mirror the actual bill amounts that they are based upon.



From the Owner

“Going through this program made owning this building viable. When we got the building, the gas and electric bills were just horrible—one year it was over \$120,000. Now we are in the \$40,000 range and doing much better. If you are a building owner making a large investment in your property, you would have to incorporate energy efficiency. This must be done first to stabilize the property.”

— Ljubomir Sopic, Sopic Inc.

Apply Today

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