



ICA
GreenRise

4750 N Sheridan Rd
Chicago, IL 60640

WHO WE ARE

The mission of ICA is to build a just and equitable society in harmony with planet earth

Our strategies for Community Development.....

- Capacity Building
- Fostering Sustainability
- Youth Engagement
- Intergenerational Learning
- Participatory Processes
- Service Learning

ICA GreenRise Uptown

The “ICA GreenRise Uptown Learning Laboratory” demonstrates a creative culture for living and working within an historic Landmark building in the diverse Uptown neighborhood of Chicago

Built in 1921

Second addition in 1926

3 additional addition 1960-1966

182,250 gSF

25 different non-profits and social services
that serve over a 1,000 clients per week

Chicago Landmark

National Register of Historic Places

Energy Star Certified for 2014

2015

2016

Occupant types:

Bank

Retail

Medical Office

Pharmacy

Worship Space

Office

Conferencing

Dormitory

Residential


Institute of Cultural Affairs - Greenrise

4750 N Sheridan Road, Chicago, IL 60640-7528 | [Map It](#)

Portfolio Manager Property ID: 3175583

Year Built: 1921

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 Not eligible to apply for ENERGY STAR Certification


ENERGY STAR Score (1-100)

Current Score: 92

Baseline Score: 76

Summary Details Energy Water Waste & Materials Goals Design

Property Profile [\(Changes coming Fall 2017\)](#)

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Source EUI Trend (kBtu/ft²)

Metrics Summary [Change Time Period](#)

Metric	Dec 2010 (Energy Baseline)	Dec 2016 (Energy Current)	Change
ENERGY STAR score (1-100)	76	92	16(21.1%)
Source EUI (kBtu/ft ²)	156.3	104.8	-51.5(-32.9%)
Site EUI (kBtu/ft ²)	107.6	66.6	-41.0(-38.1%)
Energy Cost (\$)	Not Available	Not Available	N/A
Total GHG Emissions (Metric Tons CO ₂ e)	1,352.1	1,045.7	-306.4(-22.7%)
Water Use (All Water Sources) (kgal)	3.1	Not Available	N/A
Total Waste (Disposed and Diverted) (Tons)	Not Available	Not Available	N/A

150 KW SOLAR ARRAY

Completion: 2014

PV Spec: 310 W Canada Solar Photovoltaic Modules
(485) 150 kw

Inverter: Solaredge inverters (7) & Optimizers (245)

Schletter: Windsafe Ballast & Penetrating Installation

Annual AC Energy Per Year: 150,500kwh per year

CO2 Emission Saved: 228.585 lbs. per year

Equivalent Trees Planted: 5,869 per year

Light Bulbs Powered: 49,665 a day per year

ICA GreenRise Eco-Charette

ENERGY USE INTENSITY

kBTU/SEYR



NATIONAL AVERAGE PER BUILDING TYPE.....	130 EUI
IECC 2015.....	44 EUI
2030 CHALLENGE 2020 TARGET.....	23 EUI
PASSIVE HOUSE NET ZERO READY.....	15-20 EUI
GreenRise CURRENT (WITH PV).....	63 EUI



TAKEAWAY:

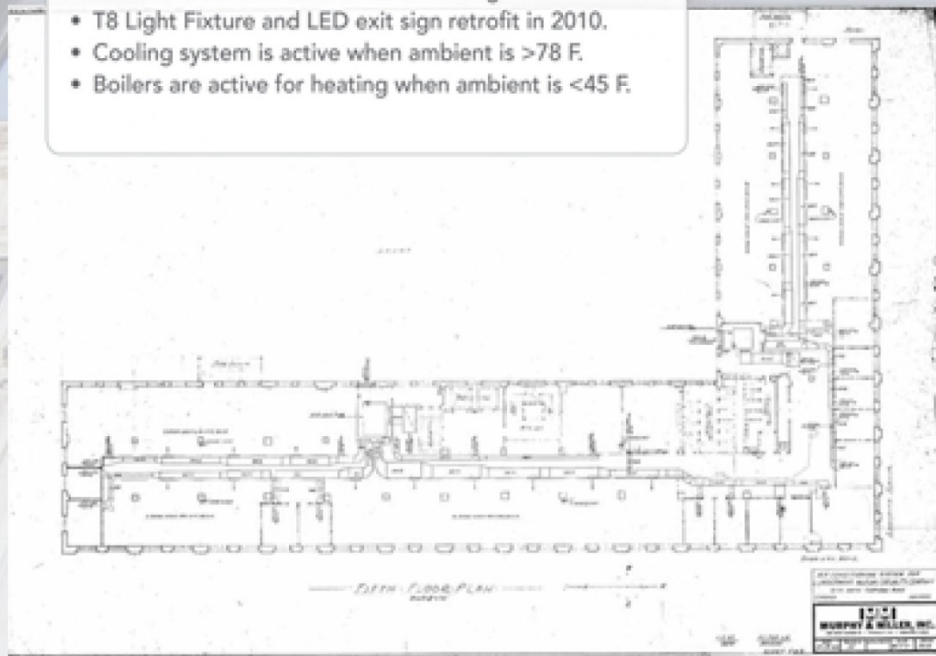
BEFORE CONSIDERING NET ZERO ENERGY, FIRST THE BUILDING'S OVERALL ENERGY DEMAND MUST BE REDUCED AS MUCH AS POSSIBLE

The jump from IECC 2015 requirements to Passive House are significant

Existing Conditions

MECHANICAL SYSTEM FACTS:

- Limited perimeter steam heat.
- 18 Air Handling Units.
- VAV AHU with 19 VAV boxes.
- 100T chiller installed in 2009 serving the clinic.
- 300T chiller provides cooling to most spaces.
- 8th floor does not have air conditioning.
- T8 Light Fixture and LED exit sign retrofit in 2010.
- Cooling system is active when ambient is $>78^{\circ}\text{F}$.
- Boilers are active for heating when ambient is $<45^{\circ}\text{F}$.



EXISTING ON-SITE ENERGY GENERATION



Proposed Mechanical

Replace existing Steam Boilers with High efficiency HW Boilers

Replace 300T Absorption Chiller with 200T Chiller

Replace AHUs with DOAS

And use Radiant Ceiling Panel