



Awards Received

Landmarks Illinois' Richard H. Driehaus Foundation Preservation Awards—Preservation Project of the Year 2009

Chicago Neighborhood Development Awards—Richard H. Driehaus Foundation Award for Outstanding Nonprofit Neighborhood Real Estate Project

National Housing and Rehabilitation Association—J. Timothy Anderson Award for Most Innovative Adaptive Reuse 2009

Midwest Construction—Best of 2009 K–12 Education Chicago

Architecture Foundation—Patron of the Year 2009

The Charles H. Shaw Technology and Learning Center, home of Henry Ford Academy Power House High

931 South Homan Avenue
Chicago, Illinois

Total Project Cost
\$40 million

Square Feet Developed
95,000

Development Team
IFF
Project Manager

Cotter Consulting
Construction Manager

Homan Arthington Foundation
Owner

Farr Associates
Architect

Pepper Construction
General Contractor

Date Completed
August 2008

Description of Project

In 2005, the Homan Arthington Foundation (HAF) approached IFF to evaluate adaptive reuse options for the decommissioned, 100-year-old Sears, Roebuck & Company Power House in North Lawndale with hopes of converting it into a productive space for the community.

HAF hired IFF to manage every aspect of the project—evaluating potential partners, selecting and negotiating contract terms with the architect and general contractor, interfacing with the State and City on municipal approvals, and providing general project oversight. IFF also assisted in developing the financing structure which included Federal Historic Tax Credits, New Markets Tax Credits, and a significant private capital campaign.

IFF helped the team evaluate green technology options in light of historic guidelines, the project budget, and a desire to seek LEED™ Platinum status. Key green elements include the geothermal field, water-to-air heat pumps, and a demand-based ventilation system designed to reduce the building's energy consumption and provide educational opportunities for students around energy generation and use.

IFF worked with MacRostie Historic Advisors to obtain the approvals for the Historic Tax Credits. The 15,000 square foot great hall's glazed brick walls and terra cotta floor tiles were preserved and historical windows were retrofitted with insulated glass. Industrial turbines, a coal ash conveyor belt, boilers, and steam piping remain as mementos of the facility's past life and serve as teaching tools for students.

As many as 450 local high school students can now participate in a hands-on exploration of energy production over the last century while learning contemporary energy usage principles and trade skills. As part of the overall curriculum, students are invited to interact with other members of the community; the building provides opportunities for the entire neighborhood by making office rental space available, hosting special events, and offering local programs.

This award-winning facility earns the nation's highest standards in architectural achievement, successfully uniting historical integrity and environmental sustainability in unprecedented ways to benefit the community and fulfill the mission of HAF.

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Founded in 1988, IFF is a nonprofit community development financial institution (CDFI) committed to strengthening nonprofits and their communities through affordable financing, real estate consulting, research, and public policy.

It serves nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin.

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