



Concordia Lutheran Church

Concordia Place

3300 N. Whipple Street
Chicago, Illinois

Total Project Cost
\$8,232,542

Development Team
IFF
Project Manager and Lender

Concordia Lutheran Church
Owner

Holabird & Root
Architect

Bulley & Andrews
General Contractor

Cotter Consulting
Construction Manager

Date Completed
September 2006

Description of Project

Building on 20 years of providing quality child care services, Concordia Lutheran Church wanted to provide intergenerational programs and community space for families in Chicago's northwest side Avondale neighborhood. The IFF provided project management services to renovate a former church and parochial school building and construct an annex.

The IFF led negotiations with the Illinois Historic Preservation Agency (IHPA) and architect to achieve a design that met IHPA requirements without compromising Concordia's budget or facility objectives. This allowed Concordia to retain \$2 million in State funds awarded to the project.

To ensure the site is fully protective of human health and the environment, beyond that required by law, the IFF managed a team of consultants

to evaluate and remediate the site. The project owner was granted the Illinois Environmental Protection Agency's highest level of certification.

The 28,750-square-foot site provides full day, full year care for 211 children age birth to five plus programs for older children, their parents and grandparents. The annex includes a gross motor room, full cooking kitchen, bathrooms and storage to accommodate multiple community uses in line with Concordia's "town hall" vision.

Additionally, the project created 36 new jobs in the community.

Concordia Place is a project of the IFF's Chicago Children's Capital Fund, a partnership between the IFF and the City of Chicago to increase child care capacity in Chicago communities that have the greatest need for child care options.