



“IFF has been a crucial partner in Inspiration Corporation’s capital projects over the years. Through its financing and project management assistance, IFF has enabled our agency to develop and improve facilities efficiently and carefully.”

**John W. Pfeiffer**  
Inspiration Corporation Former Executive Director & CEO

## Inspiration Corporation

## Inspiration Kitchens Garfield Park

3504 West Lake Street  
Chicago, Illinois

**Total Project Cost**  
\$2.5 million

**Square Feet Developed**  
7,900

**Permanent Jobs Created**  
12

**Development Team**  
IFF  
*Owner's Representative and Lender*

Inspiration Corporation  
*Owner*

Wheeler Kearns  
*Architect*

The Heartland Construction Group  
*General Contractor*

**Date Completed**  
March 2011

### Description of Project

Inspiration Corporation supports those who are affected by poverty and homelessness to improve their lives and increase self-sufficiency through the provision of social services, employment training and placement, and housing. Building on their successful social enterprise restaurant in Chicago’s Uptown community, Inspiration’s fourth and newest site is a 60-seat restaurant located in Chicago’s East Garfield Park neighborhood.

Inspiration chose IFF’s Real Estate Services division to plan and manage the project from start to finish. Beginning with a site search and due diligence, IFF’s RES continued to manage the project through its close, selecting and coordinating the architect and contractor. A long-time IFF borrower, Inspiration financed part of the construction cost with a \$520,000 IFF loan.

The building on Lake Street is a 7,900 square foot, single-story, masonry industrial structure, built in 1906. The facilities will meet the needs of the catering business, restaurant, and job training service.

The training kitchen will allow Inspiration Corporation to expand the Inspiration Kitchens social enterprise, allowing for greatly expanded catering services which were limited at the Uptown site due to space constraints.

One of Inspiration and IFF’s shared goals was to increase the building’s energy efficiency and pursue LEED™ Gold certification. Building improvements include energy-efficient walls, a super-insulated green roof, an energy efficient HVAC system, solar panels for hot water, and energy efficient kitchen equipment.

Inspiration Corporation’s award-winning Inspiration Kitchens food service training program has helped more than 500 homeless and low-income men and women gain the skills and experience they need to succeed in the food service industry. Inspiration estimates that the new café will serve low-cost restaurant-style meals to 3,500 low-income families, create at least 12 new full-time jobs, and serve 100 individuals through its food service training program each year.

*Providing services in a way that fosters dignity and respect is at the core of Inspiration Corporation’s mission.*



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