



The Duffy Digest

Moving forward with vision & trust / Volume 10 - April 2015

Porta Coeli Residence Dedication

The Porta Coeli Senior Living Residence in Chicago's South Deering neighborhood was dedicated on February 10th by Archbishop Blasé Cupich and Monsignor Michael Boland, President and CFO of Catholic Charities. The 86 one-bedroom unit Porta Coeli Residence makes the total of 706 apartments units built by Joseph J. Duffy Co. for Catholic Charities as a



major builder of units serving 1,500 seniors residing at Catholic Charities' 19 affordable senior housing apartment buildings.

The four-story facility will contain 86 one-bedroom units, complete with its own kitchen.

Common amenities include a beauty salon, wellness center, community room with kitchen, multi-purpose activity room and many other tenant benefits. The facility will provide supportive living for the elderly who earn up to

Several added green features are included to improve the energy efficiency of the structure. They include a green roof, energy recovery for the HVAC system and solar heated hot water.



JJ Duffy Co looks forward to be of continued service to Catholic Charities in the pursuit of their mission.



Duffy Completes Corporate Office Building

Joseph J Duffy Co is just finishing the landscaping on the new Administration Building (the owner moved in 3 weeks before the contract completion date) that connects to the smaller original office facility at the Franciscan Village Center in Lemont, IL. Through its operating division Franciscan Communities, FSCSC, which is sponsored by the Franciscan Sisters of Chicago, they currently operate senior living communities in Indiana, Kentucky, Ohio and Illinois.

The two (2) story addition will more than double the size of their office space and will allow for the consolidation of the various offices of the Franciscan Sisters of Chicago Service Corp at one location in Lemont. True to the theme of many suburban office complexes the building is in a campus like setting allowing employees to work in a "comfortable setting" including a fitness area, a lounge and a terraced outdoor patio area including expanded parking facility. Project architect is Arkos Design, Inc of Mishawaka, IN.



JJ Duffy Participates in Two Housing Conferences

Joseph J. Duffy attended and exhibited at two Senior and Affordable housing conferences in April, one held at Hyatt Regency Chicago April 1-2, 2015, Illinois Governor's Conference co hosted by Illinois Housing Development Authority (IHDA) and Illinois Housing Council (IHC), the other was held at the Rosemont Conference Center by Leading Age of Illinois Annual Meeting (formerly Life Services Network) April 29th-May 1st . Our booth was visited by developers, nonprofit organizations, community development corporations, investors, lenders and others regarding the trends and needs in the affordable and senior housing fields.



Historical Corner

Duffy a part of Chicago since 1923

Did you know the Joseph J. Duffy Co in 1927 began work on the construction on the 24 story Midland Office/Club Building that was known until recently as the Midland Hotel and now is called the "W" Chicago City Center Hotel. According to the Chicago Historical Society the building was 24 stories built on caissons, with two basements, designed by Karl M. Vitzhum & Co., construction cost over \$4 Million. What do you think this cost would be in 2015 dollars??



Milwaukee Avenue Apartment

Joseph J. Duffy Company and the non-profit Full Circle Communities, Inc., of Northbrook as developer, is building a four story, 32-unit building, which features universal design and a full masonry veneer. The architect on the project is Cordogan Clark and Associates.



On Wednesday, October 29, 2014 groundbreaking ceremonies were held at 3060 N. Milwaukee Ave. The project will provide affordable, barrier-free housing for area residents with mobility and sensory impairments like vision or hearing. The property will have income restrictions at 30% and 60% of area median income.

The approximately \$9.7 million project is financed by the Illinois Housing Development Authority, the City of Chicago, the Illinois Department of Commerce and Economic Opportunity, The National Equity Fund and Bank of America. Upon completion, the building will be Enterprise Green Communities certified. It offers wheel-in showers, accessible cabinets, adjustable-height counters and workspaces, off-street parking spaces, as well as a fully accessible garden with native/adaptive landscaping.

"Joseph J. Duffy Company is pleased to be associated with this project; by helping to develop early budgets and provide a firm price, for this much-needed housing development that will become a reality and fill a real need," said Joe Beuttas, VP of business development.

Below are some of participants in the ground breaking



Government officials help Full Circle Communities, Inc. break ground in late October for its new supportive housing development for families with disabilities, to be located on North Milwaukee Avenue in Chicago. From left: Reuben Warshawsky, Andrea Traudt, Full Circle Communities Executive Director David Gottlieb, Alderman Ariel Reboyras (30th Ward), Illinois Housing Development Authority Executive Director Mary Kenney, Martin Pinsky, Charles Johnson, Pamela Daniels-Halisi, and Betsy Benito. The remaining people are all members of the board of directors for Full Circle Communities, Inc.

Duffy's Dates

- Mike Godek (4/12)-5 years
- Jan Kline (4/18)- 10 years
- Doug Karcavich (5/17)- 11 years
- Jerry DeCicco (4/24)- 20 years

(Jerry first started in March 1974 thru March 1984 giving him a total of 30 years at Duffy)

- Don Morales (5/8)- 20 years
- Michael Mozal (5/28)- 30 years

Joseph J. Duffy Co. would like to thank you all for your exceptional work and continued dedication to our team!

A special thank you to Tom Neuman.

He started in December 1978 when he was just 19 years old and he retired January 30th, 2015. His father and grandfather also worked at Joseph J. Duffy Co. He worked on over 12 projects including the Hillcrest Apartments in McHenry, IL when he became a Foreman for Duffy. Thank you Tom for the dedication and hard work. Enjoy this new chapter of your life.

Update on The Children's Place

Since breaking ground in the summer of '14, great progress has been made from a hole in the ground, to the erected exterior walls, to a fully enclosed building that is now having the interior finished out .



Also Duffy had the pleasure of providing the participants in CHICAGO REHAB NETWORK Empowerment Series with a tour of developments under construction (such as The Children's Place and a POAH project) and the opportunity to speak with members of the development team about every aspect of the development and management of a new project. At Duffy's construction of The Children's Place they were able to view the work in process and gain firsthand know-ledge of the construction process. "



The Chicago Rehab Network (CRN) is a citywide coalition of neighborhood and community based development organizations founded in 1977 by community groups seeking to pool expertise and share information. The coalition membership consists of over 40 housing organizations representing over 60 city neighborhoods "



We hope you found this newsletter to be of interest.

Please feel free to contact us with any questions or to discuss your project needs.

Joseph Beuttas, VP Business Development- Joseph J. Duffy Company joseph.beuttas@jdduffy.com

[follow on LinkedIn](#) | [friend on Facebook](#)