



OFFICE OF THE MAYOR  
CITY OF CHICAGO

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**Small Business Improvement Fund Renewed in West Side TIF District**

The City's Small Business Improvement Fund (SBIF) will be renewed in the Chicago/Central Park Tax Increment Financing (TIF) district under a financial plan approved today by City Council.

Under the plan, owners of commercial and industrial properties within the TIF district will be eligible to receive matching SBIF grants of up to \$150,000 to repair or remodel their facilities. Grants cover a range of building improvements including HVAC systems, masonry repairs, façades, storefronts, ADA accessibility, and interior renovations, and other upgrades. The assistance is provided upon project completion and does not have to be repaid.

The Chicago/Central Park TIF district is generally bounded by Grand and Kedzie avenues, Lake Street and Pulaski Road. Up to \$600,000 will be distributed to businesses in the district through the program.

The SBIF program operates in 92 of the City's 147 TIF districts, which provide financing for public improvements and local redevelopment projects. For more information about SBIF, visit [www.cityofchicago.org/tif](http://www.cityofchicago.org/tif).

# # #

**Landmark District Approved for Lincoln Park Row Houses**

Four row houses in Lincoln Park were approved as an official City of Chicago Landmark district by City Council today.

Constructed between 1915 and 1917 at 2700-10 N. Lakeview Ave. in the Georgian style and modeled after late-18th century London townhouses, the four-story homes are clad in white Bedford limestone and dark Kitanning bricks in a Flemish bond pattern.

Designed by Henry Corwith Dangler and David Adler, the residences were built for a group of the architects' friends who were artists and notable figures in Chicago society. The homes retain most of their significant details including carved limestone, wrought-iron fences, cast-iron columns,

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balconies with decorative iron railings, and carved wood porches.

The architects are noted for elegant country houses and city residences designed for wealthy clients in Chicago and across the country. Their careful interpretation of the historical design and details forms a visually distinctive and finely crafted group of row houses, according to the Commission on Chicago Landmarks, which formally recommended the designation to City Council in April 2016.

# # #

### **Trio of Former North Side Elementary Schools Approved for Landmark Status**

Three former North Side elementary schools were designated as official City of Chicago landmarks by City Council today.

The former Stewart School building at 4524 N. Kenmore Ave. in Uptown is noted for a modern exterior and functional interior. Designed by architect Dwight Perkins and completed in 1907, the red-brick and gray-limestone trim building serves as a fine example of an early transitional Prairie Style building that echoes 19th century Revival styles with a pitched roof and wide, bracketed, and copper-clad eaves. Purchased by Morningside Equities Group Inc. in 2015, the four-story building is being converted into market-rate housing. The school is named for businessman and civic leader Graeme Stewart.

The former Peabody school building at 1444 W. Augusta Blvd. in West Town reflects Romanesque and Queen Anne styles with progressive visual Arts and Craft elements. The school's exterior materials include finely-detailed and crafted ornament in stone, molded brick and terra cotta, trimmed with a pressed metal cornice. Constructed in 1894 and designed by architect W. August Fiedler, the school contains several elements influenced by the work of Louis H. Sullivan, including its stone arch entrances. It's named educator Elizabeth Palmer Peabody, a noted advocate for early-childhood education.

The four-story brick and limestone Motley school building at 739 N. Ada St. exemplifies late 19th century school design ideals with large windows and high ceilings that provided airy and well-lighted classrooms. Designed by the Board of Education's in-house architect John J. Flanders with an addition by Norman Smith Patton in 1898, the 1884 structure combines historic Chicago school architecture with Renaissance Revival and Italianate style decorative details, including an original pressed metal cornice. The school is named for John Lothrop Motley, an American historian, novelist, and diplomat.

The Peabody and Motley school properties were purchased in 2014 and 2015 respectively by Svigos Asset Management and are being converted into market-rate housing.

All three school structures were closed in 2013 due to underutilization. The designations were recommended by the Commission on Chicago Landmarks in July 2016.

# # #

### **Landmark Status Approved for Plymouth Building in South Loop**

A 117-year-old South Loop commercial loft building was designated as an official Chicago landmark by City Council today.

Designed by Simeon B. Eisendrath and completed in 1899, the Plymouth Building at 417 S. Dearborn St. combines fine detailing and craftsmanship that exemplifies the revolution in high-rise design that occurred in Chicago in the last two decades of the 19th century.

The building's early steel-frame construction and Collegiate Gothic ornament added in 1945 conveys an evolutionary history that reflects its various roles within the city's central business district, according to the Commission on Chicago Landmarks, which recommended the building for landmark status in August 2016. The building housed a variety of printing firms, commercial artists, and advertising agencies and, from 1945 to 1978, served as the headquarters of the LaSalle Extension University (LSEU), a nationally-recognized, long-distance correspondence school.

The 11-story building was purchased this year by LG Development, which plans to turn the property into a 27-unit, 81-bed student housing complex.

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