

Stewart School sites

① Former CPS parking lot

- 20,675 square feet.
- Zoned RT-4, which allows for residential two-flats, townhomes and no mix of uses.
- In Wilson Yard TIF.
- Currently owned by CPS/Public Buildings Commission (PBC).

② Former Stewart Elementary School

- 90,400 square feet total on 4 floors.
- Zoned RT-4, which allows for residential two-flats, townhomes and no mix of uses.
- In Wilson Yard TIF.
- Currently owned by CPS/PBC.



Stewart School

The Graeme Stewart School is one of the City of Chicago's most beautiful, most historic schools. The school was designed by architect Dwight Perkins. Perkins worked with Frank Lloyd Wright and who created many of Chicago's most noteworthy buildings, including the Lion House at the Lincoln Park Zoo and the Fieldhouse at Hamlin Park, in addition to a number of schools.

Stewart School opened in 1907 and, according to Chicago Public Schools (CPS), "clearly meets Chicago landmark criteria and should be designated." In addition to its exterior, which has been restored, the interior of the school includes three murals from the 1930s Works Progress Administration period.

The site of the Stewart School also includes an adjacent parking lot previously used for teachers and other staff at the school, as well as a public green and playground which were partially constructed on the public right of way of Kenmore Avenue (which had been closed).

The Stewart School was closed in 2013 as part of the Chicago school closings program.

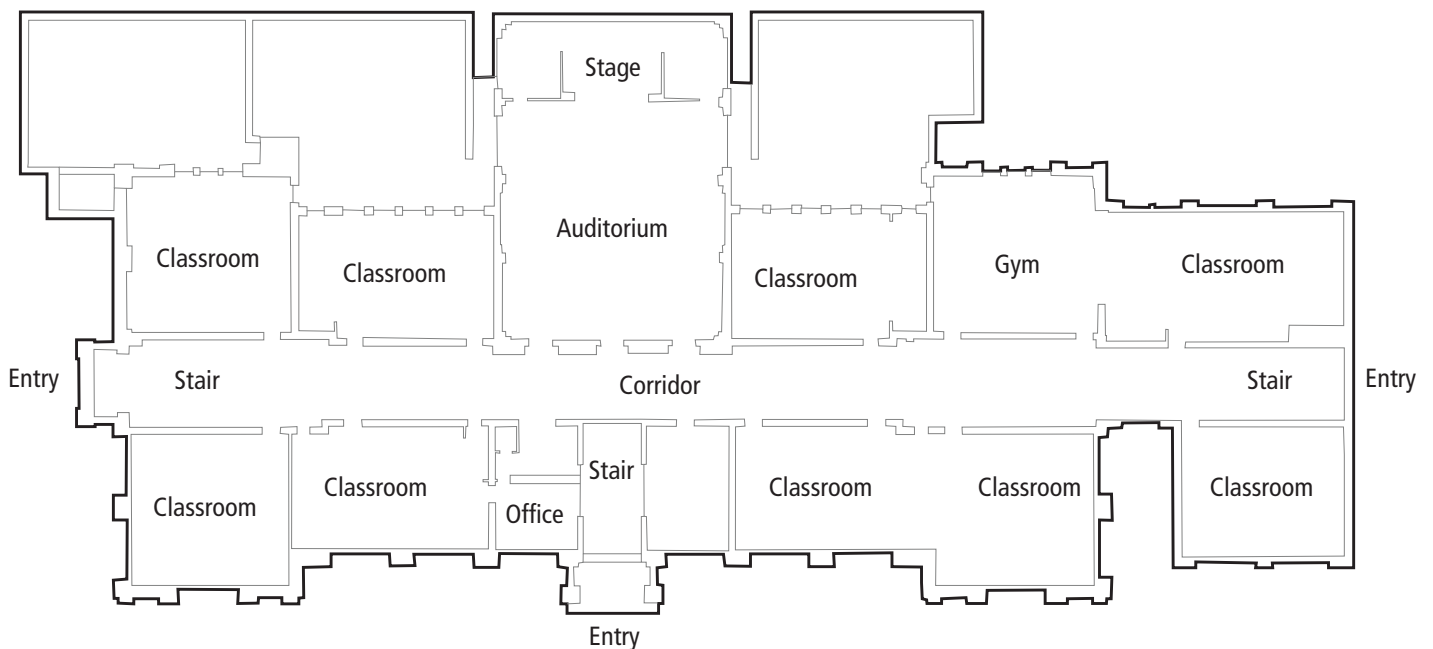
Now empty, Stewart School is in the heart of one of Chicago's most vibrant and diverse neighborhoods. Though the building has always been used as a school throughout its more than 100-year life, it is in relatively good condition and is a potentially strong candidate for adaptive reuse. In addition, the adjacent parking lot is large enough to accommodate a new building.

Adjacent to the blossoming Broadway corridor and near the soon-to-be-renovated Wilson Station, the Stewart School has great potential as an asset of the community.

CPS's development constraints

- CPS is required to sell the property to the highest "responsible" bidder.
- All proposals must be adequately financed and sustainable.
- All properties are sold "as is, where is," and will be conveyed to new owners once the Board of Education has approved the sale.
- Property title is held by the Public Building Commission of Chicago.

Stewart School floor plan (1st floor)



Source: Chicago Public Schools