



SMALL BUSINESS  
IMPROVEMENT FUND

"All of this work improved the restaurant's reputation, image and customer service, giving us the ability to employ more people and give back to the community."

— Jaime Castillo, owner, La Peña Restaurant, Portage Park



*Ix-Chel Gelato, Jefferson Park*



SMALL BUSINESS  
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# PROGRAM OVERVIEW



@chicagoDPD

[chicago.gov/sbif](http://chicago.gov/sbif)  
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Se Habla Español  
Hindi bolta hai हंदी बोलता हूँ

GRANTS UP TO \$150,000 FOR COMMERCIAL PROPERTIES  
GRANTS UP TO \$250,000 FOR INDUSTRIAL PROPERTIES



**The Small Business Improvement Fund (SBIF)** provides reimbursable grants to Chicago small businesses to make permanent building improvements and repairs.

Offered by the Chicago Department of Planning and Development (DPD) to tenants and owners of industrial and commercial properties, SBIF grants are funded by Tax Increment Financing (TIF) revenues in designated TIF districts citywide.

SBIF program participants can receive grants covering between 30 percent and 90 percent of eligible project costs.



Mercado del Pueblo, Humboldt Park

### WHO IS ELIGIBLE FOR A SBIF GRANT?

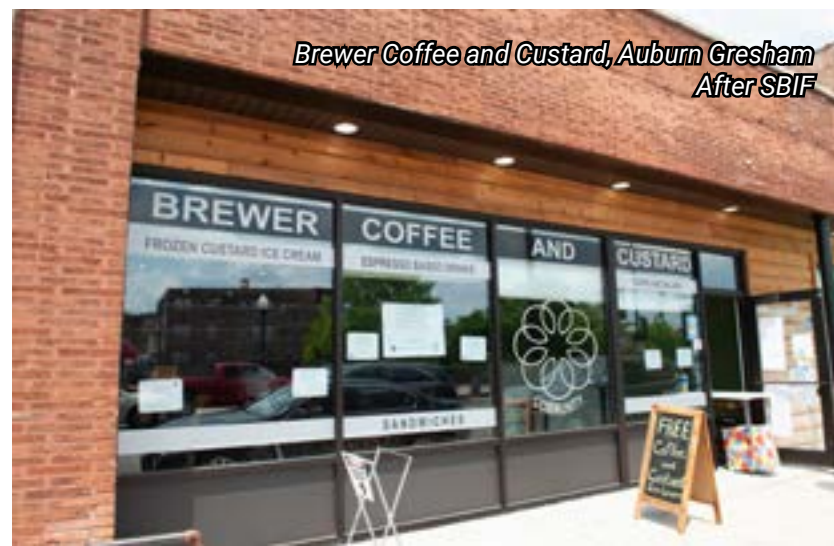
- Business properties located in TIF districts accepting applications for available SBIF funds.
- Commercial businesses with gross average annual sales up to \$9 million over the previous three years.
- Property owners or landlords with a net worth up to \$9 million and liquid assets up to \$500,000.
- Industrial businesses with up to 200 full-time employees.
- Residential properties are not eligible for SBIF grants.

### HOW MUCH FUNDING IS AVAILABLE FOR PARTICIPATING BUSINESSES?

- Commercial projects are eligible for grants up to \$150,000.
- Industrial projects are eligible for grants up to \$250,000.
- SBIF grants are reimbursable. Funds are disbursed after approved projects are completed.



Brewer Coffee and Custard, Auburn Gresham  
Before SBIF



Brewer Coffee and Custard, Auburn Gresham  
After SBIF

### WHAT EXPENSES ARE ELIGIBLE FOR GRANT FUNDING?

Permanent building improvements are eligible for SBIF grants, including:

- New storefront systems, windows, doors, and exterior lighting affixed to the building
- Interior remodeling, including framing, drywall, flooring, ceilings, and restroom renovations
- Electrical and plumbing system upgrades
- Mechanical/heating, ventilation, and air conditioning (HVAC)
- Tuck pointing and masonry repairs, façade repairs and improvements
- Roof repair and replacement
- Rehabilitation of vacant buildings
- Structural components of new signage
- Alterations or structures needed for ADA compliance
- Project-related architectural and construction management fees

### HOW DO I FIND OUT IF MY PROPERTY/BUSINESS IS LOCATED IN AN ELIGIBLE TIF DISTRICT?

Use the SBIF Locator Tool to determine if your property is in an eligible TIF district. The tool also includes application rollout dates and provides contact information for business assistance organizations that can help with the application process.

- Visit [www.chicago.gov/sbif](http://www.chicago.gov/sbif)
- Click on "Eligibility"
- In the Eligible Areas section, click on "Click here to use the SBIF Locator Tool."
- Enter your address in box reading "Find address or place."

### HOW DO I KNOW WHAT TIF DISTRICTS ARE OPEN FOR APPLICATIONS?

- Several TIF districts roll out to accept SBIF applications each month.
- The application schedule is available under "Rollout Calendar" at [www.chicago.gov/sbif](http://www.chicago.gov/sbif).

### HOW DO I APPLY FOR A GRANT?

To apply for funding, eligible businesses must submit applications during the month-long rollout period for their TIF. Applications must be submitted to DPD's program administrator, SomerCor.

Applications and additional information are available at [www.chicago.gov/sbif](http://www.chicago.gov/sbif). The site can be translated from English by using the dropdown menu in the upper-right corner.



Golden Realty, Albany Park  
Before SBIF



Golden Realty, Albany Park  
After SBIF