

CITY REPORT

Two-flats, condos for E. Garfield

A total of 79 units, some discounted

By **Jeanette Almada**
Special to the Tribune

New housing will go up on 35 weed-covered, city-owned parcels in the East Garfield Park neighborhood, just blocks from the Garfield Park Conservatory.

Two Chicago-based developers will build a total of 79 units, investing \$19 million in the area.

The Gen One Group, headed by former Chicago Park District Commissioner David Doig, and the non-profit Hispanic Housing Development Corp. were two of four developers who responded to the Chicago Department of Planning and Development's request for development proposals on 36 parcels issued in June 2004. Because one 18-foot-wide parcel was deemed undevelopable, the city is selling 35. "One will remain unsold and can be used as a community garden or open space to benefit residents," said Constance Buscemi, Planning Department spokeswoman.

City officials will sell the 1,900- to 7,200-square-foot parcels for a total of \$1.1 million, which is the appraised market-rate price. The lots are between Fulton Street and Maypole Avenue and California and Kedzie Avenues.

The land sale was approved by the Community Development Commission last month.

"The city liked both of our proposals and decided to split them between us, so we [Gen One Group] are buying 18 of the lots and Hispanic Housing is buying 17 lots," Doig said in an interview. "It is not a formal partnership, but we will likely market our units alongside each other and perhaps we will figure out ways we can partner on contractors."

Gen One will build two- and three-flat, designed by Sonoc Architects of Chicago and comprising a total of 39 units, according to Doig.

"Each building will have a different facade, reflecting the va-

sell from two on-site models," Pascal said, adding that Hispanic Housing will build the units as they sell them.

Until then, Hispanic Housing will take calls on its units at its sales center at 2610 W. North Ave., and Gen One, at its 5904 W. Race St. office.



A composite photo from Landon Bone Baker Architects shows the 3100 block of West Walnut Street. The rendering depicts how the block will look with the addition of new buildings designed by the Chicago architecture firm for Hispanic Housing.



"We opted to design existing masonry designs and architecture on the block, to encourage nearby and surrounding residents to maintain and renovate homes that need it. It is a strategy to help keep the neighborhood affordable."

Gen One's two-flat buildings will have 2,400- to 2,800-square-foot two- and three-bedroom units, with one unit in each building designed to produce income for its owner occupants. The two-flats will sell for \$330,000 to \$350,000, according to Doig.

But Gen One will sell the 1,000- to 1,200-square-foot, two- and three-bedroom units in the three-flats as condominiums, priced from \$230,000 to \$250,000, Doig said.

"It's a very rebounding area, where there have been a lot of improvements in schools, parks, services and [Chicago Transit Authority] Green Line," Doig said.

Hispanic Housing will build 40 condo units, designed by Chicago-based Landon Bone Baker architects, on its 17 parcels on the 2900, 3000 and 3100 blocks of Walnut Street and Fulton Avenue. All but four of the 1,100- to 1,200-square foot condos will be priced from \$210,000 to \$240,000, according to Erica Pascal, project manager at Hispanic Housing. The units will have three bedrooms and 1½ baths.

"We are selling all of our units as condos because we believe that homeownership opportunities, particularly for current residents, are critically needed in rapidly gentrifying neighborhoods," Pascal said. "And we are working on a new approach to condo management. Rather than two condo owners managing their own association for their two-flat, we will create an association for all 40 units.

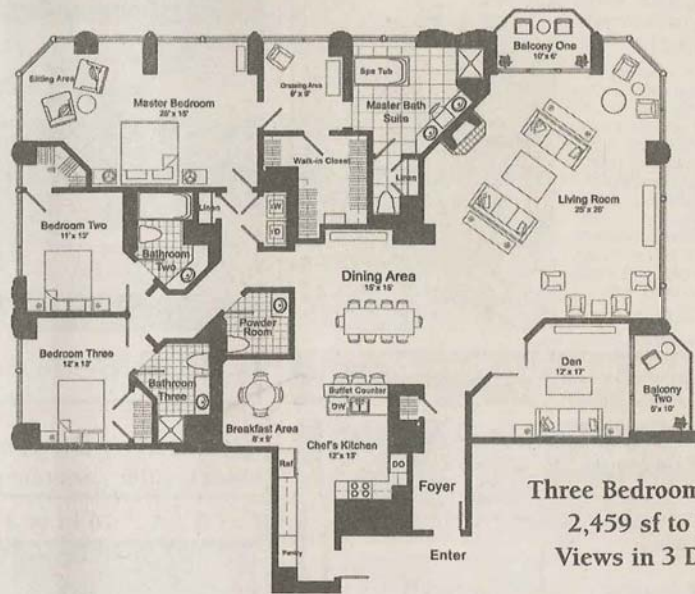
"Poorly run associations depress property value. One association for all 40 units will yield more brain power, more participation and foster more interaction among neighbors," Pascal said.

Both developers have agreed with Ald. Walter Burnett (27th) and the city to sell four units each at a \$30,000 discount, not using any city program. Those units will be sold to families earning up to 80 percent of the Chicago-area median income, or \$59,600 for a family of four, according to Pascal and Doig.

"We are working out the details but we expect that we [Gen One and Hispanic Housing] will

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