

## **Grace Manor II Apartments Project Summary**

The Grace Manor II Apartments project marks a transformative new chapter for North Lawndale, a community rich in history, resilience, and cultural heritage. Building on the success of Grace Manor Apartments, this second phase is set to deliver a beacon of hope and revitalization to an area that has not seen significant new development in over four decades. Scheduled for completion in Summer 2025, this visionary project is led by Grace at Jerusalem CDC, a BIPOC developer deeply rooted in the community.

Grace Manor II will bring approximately 40 thoughtfully designed housing units to North Lawndale, alongside retail space and an innovative medical campus, created in collaboration with the Illinois Medical District. This partnership will offer specialized health services on-site, ensuring accessible, high-quality care tailored to the needs of the residents and the broader community.

The development is planned, featuring one four-story buildings situated on several standard city infill lots. The Site located at 4100–4124 W. 16th St., which covers 40,327 square feet and houses 40 units. The building has been thoughtfully designed to harmonize with North Lawndale's architectural character, preserving the community's distinctive charm while fostering modern progress.

Grace Manor II prioritizes inclusivity and accessibility with 6 wheelchair-accessible units and 4 units tailored for individuals with hearing or visual impairments. By addressing critical housing needs, the project aims to uplift residents and provide them with a foundation for stability and growth.

The rents will range from 30% AMI to fulfill the City's requirements. The majority of the rental levels will be at 60% AMI.

This development is more than just bricks and mortar—it is a spark for the revitalization of the long-neglected 16th Street corridor. Located just a few blocks from Grace Memorial Missionary Baptist Church, a cornerstone of faith and support in North Lawndale, Grace Manor II reinforces the community's rich legacy while setting the stage for a vibrant and prosperous future.

The excitement in the community is palpable. Residents eagerly anticipate the influx of new opportunities, from job creation and enhanced healthcare access to improved housing and retail options. Grace Manor II symbolizes the promise of renewal and progress, igniting hope and restoring pride to North Lawndale. This project is poised to be a catalyst for further investment and a vital step in transforming the area into a thriving, inclusive, and supportive neighborhood.

Architect: Wheeler Kearns Architect – Larry Kearns

Developer Consultant: CP2 LLC – Kim Jackson

Developer: Grace at Jerusalem CDC – Marvin Hunter

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