

EXHIBIT B
PROJECT NARRATIVE

The proposed building will be a 4-story mixed-use, 40,000 square-foot structure. The first floor is intended for retail/commercial use. It is anticipated that RootWork Art Gallery (Tracie Hall), Paulett's Public Market and Kartemquin Educational Films will occupy the ground floor retail leased space. RootWork will showcase emerging and lesser-known artists of color to the awareness of leading curators and museums. In 2020, the gallery was among those recognized by the Hyde Park Art Center as one of the most influential artist-run galleries of the last 10 years.

The second, third and fourth and fifth floors of the building will be designed as live/work condominium residences ranging from 1-3 bedrooms, with a dedicated entrance for the residences and garage parking. It is anticipated that there will be a total of 10 residential units. The site will have approximately 10 private parking spaces on-site in addition to the garage spaces.

Pursuant to the letter of interest which the Developer submitted to the City on February 24, 2022, the Project and Developer are aligned with the following priorities: (1) will positively impact neighborhood and community development plans; (2) preserves existing stable and viable neighborhoods; (3) halts slowly occurring decline or deterioration in the community and (3) confronts rapid or recent decline or deterioration within the community.