
TELUM
DEVELOPMENT GROUP

THIRD WARD COMMUNITY MEETING

Overton Residences

New for-sale townhomes at
50th Street and South Indiana Avenue,
Bronzeville

PRESENTED BY TELUM DEVELOPMENT GROUP ·
OCTOBER 28, 2026



WHO WE ARE

A Chicago developer, and the team building Overton

Telum is a Chicago-based real estate development company. We develop, build and invest across residential and mixed-use projects throughout the city, and we take the long view: the places we create should serve the people who live in them, and the neighborhoods around them, for generations.

“Think in generations, not transactions.”

DEVELOPER

Joseph Bowden and Ghian Foreman, Principals
Telum Development Group

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Clarence Johnson
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Michelle Browne, MB Team
Christie's International Real Estate

ENGINEERING

Quest Design Group · Rockey Structures ·
Eriksson Engineering · Pioneer Engineering
· Chicagoland Land Survey

THE SITE

A full block we have owned since 2015, ready for homes

WHERE

The block between East 49th and East 50th Streets, from South Indiana Avenue to South Prairie Avenue, in Bronzeville's Third Ward.

HOW WE GOT HERE

We acquired the property in 2015 and explored several concepts over the years, including office and commercial uses. Since the pandemic, demand for that kind of space has not returned.

WHAT WE PROPOSE

Return the block to its residential roots with new for-sale homes: homeownership, landscaped streets, and neighbors who put down roots.



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THE PLAN

Twenty new homes,
built in two phases

PHASE 1 6 homes

At the corner of 50th and South Indiana, where construction begins

PHASE 2 14 homes

Two rows along South Indiana, facing a shared landscaped walk

LATER Future residential

Reserved for future homes, planned once Phases 1 and 2 are complete



PHASE 1

Six homes on 50th Street

Three-story, full-masonry townhomes with planted rooftops and a landscaped front garden on the street. The first homes we build, and the standard for everything that follows.



PHASE 2

Fourteen courtyard homes

Two rows of homes face each other across a tree-lined pedestrian walk with gardens, seating and lighting, so front doors open onto green space rather than pavement.

INSIDE THE HOMES

Family-sized homes built for ownership



Three bedrooms plus a flexible den for an office or guest room

Attached two-car garage, entered from the rear so the street stays for people

Open main floor with an island kitchen and a terrace off the living room

Private roof deck on every home

Fee-simple, for-sale homes designed by Studio Dwell Architects

MATERIALS AND THE STREET

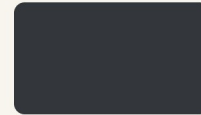
Built in masonry, to last on a block of masonry



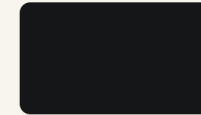
Light brick, dark recessed entries and warm wood doors give each home its own address on the street. Planted rooftops, low front gardens and an iron fence meet the sidewalk the way Bronzeville's older homes do.



Light warm-gray brick



Charcoal entry panels



Black window frames



Walnut entry doors



Concrete stoops

STREET EDGE

Front gardens and iron fencing along Indiana and 50th

PARKING

Garages off a private rear drive, not the street

LANDSCAPE

Canopy trees, planted walks and low lighting

WHAT HAPPENS NEXT

Groundbreaking on the first homes in spring 2027



DURING CONSTRUCTION

Work hours within City limits, a fenced and maintained site, a direct contact for neighbors, and regular updates through the Alderman's office.

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Thank you.
What questions do you have?

DEVELOPER

Joseph Bowden · Ghian Foreman
Telum Development Group

PROJECT DIRECTOR

Clarence Johnson

CONTACT

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