

## THE HISTORY OF GRANVILLE CONDOMINIUMS, NOW HOME TO GALLERY 1070

*1054-70 West Granville / 6207-09 North Winthrop*



The mixed use, multi-unit building – with 40 residential and seven below grade units – stands on the northeast corner of Granville and Winthrop. It was constructed in 1929 and its street address is 1054-70 W. Granville/6207-09 N. Winthrop. It anchored the corner in a thriving commercial district and typified construction of housing as population was burgeoning in what was to become known in the City of Chicago as the community of Edgewater.

It was not, however, to sustain its position of preeminent rental property. Six decades later, in the early 1990s and in response to irresponsible ownership and deferred maintenance, the building was referred to the first in a series of several Housing Court hearings. It was converted to condominiums in June 1997, the process complicated by the actions of two majority owners.

By March 2007, the building was in such disrepair - with as many as 50 dangerous and hazardous porch, infrastructure, plumbing and electrical violations – that it was returned to Housing Court. On

Mar. 23, 2009, two years and 106 hearings later, it was systematically brought back to code. The conversion process included the appointment of a receiver, foreclosures, judicial deeds and forgiven delinquent property taxes. It was engineered by a unique coalition of two Aldermen, one county and two city agencies, a multi-family rehab lender and its troubled buildings initiative, a condominium association and a neighborhood block club.

The players: Ald. Mary Ann Smith and Ald. Harry Osterman; Cook County Land Bank Authority; Chicago Departments of Buildings and Law; Community Initiatives Inc., a subsidiary of the Community Investment Corporation; Granville Condominium Association, and North Edgewater Beach Association.

Of the eight below-grade or basement units, some of them in an undeveloped state, a premier Edgewater developer purchased and totally renovated five, two of them combined and rented to Edgewater Artists in Motion for an art gallery and community events venue at \$10 a year for 10 years.

At the Grand Opening of Gallery 1070 on November 17, 2017, the 1054-70 W. Granville/6201-09 N. Winthrop phoenix will have risen.

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Sources:

*Chicago Departments of Buildings and Law*  
*Chicago Buildings Commissioner Judith Frydland*  
*Cook County Assessors Office*  
*Cook County Commissioner Bridget Gainer*  
*Community Investment Corporation*  
*Jonah Hess, CIC Director Community Initiatives*  
*B & R Developers*  
*Edgewater Historical Society*

