

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
January 9, 2025**

The Commission on Chicago Landmarks held its regularly scheduled meeting on January 9, 2025. The meeting was held in Chicago, Illinois, at City Hall, 121 North LaSalle Street, on the 2nd floor in Room 201-A. The meeting began at 12:47 p.m.

PRESENT: Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice-Chair
Ciere Boatright, Secretary, Commissioner of the Department of Planning & Development
Suellen Burns
Jonathan Fair
Alicia Ponce
Adam Rubin
Richard Tolliver

ABSENT: (none)

ALSO PRESENT:
Dijana Cuvalo, Architect IV, Department of Planning and Development
Members of the Public
(The list of those in attendance is on file at the Commission office.)

A video recording of this meeting is on file at the Historic Preservation Division offices of the Department of Planning and Development and is part of the public record of the regular meeting of the Commission on Chicago Landmarks.

Chairman Wong called the meeting to order.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of December 5, 2024

Motioned by Fair, seconded by Tolliver. Approved unanimously (8-0).

2. Preliminary Landmark Recommendation

**MORNING STAR BAPTIST CHURCH OF CHICAGO
3993 South Dr. Martin Luther King, Jr. Drive**

WARD 3

Matt Crawford presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Morning Star Baptist Church of Chicago.

Motioned by Burns, seconded by Tolliver. Approved unanimously (8-0).

3. **Report from the Department of Planning and Development and Final Landmark Recommendation**

RECTOR BUILDING
79 West Monroe Street

WARD 34

Commissioner Boatright presented the DPD report. Resolution to adopt the Report from the Department of Planning and Development.

Motioned by Dziekiewicz, seconded by Fair. Approved unanimously (8-0).

Daniel Klaiber presented the staff report. Resolution to adopt the final landmark recommendation for the Rector Building.

Motioned by Rubin, seconded by Boatright. Approved unanimously (8-0).

4. **Permit Review Committee Reports**

Report on Projects Reviewed at the December 5, 2024, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of December 5, 2024 (see attached).

Report on Permit Decisions by the Commission Staff for the Month of December 2024

Emily Barton presented the staff report for the month of December 2024 (see attached).

5. **Schedule for a Public Hearing on Proposed Landmark Designation Pursuant to §2-120-670 through §2-120-680 of the Municipal Code – Announcement**

Chairman Wong announced:

A public hearing on the proposed landmark designation pursuant to §2-120-670 through §2-120-680 of the Municipal Code:

WAX TRAX!
2449 North Lincoln Avenue

WARD 43

Date: Friday, January 17, 2025
Time: 9:30 a.m.
Location: City Hall, 121 N LaSalle Street, 2nd Floor, City Council Chambers
Hearing Officer: Adam Rubin

6. **Announcement**

Chairman Wong announced:

The meeting of the Program Committee for review of nominations to the National Register and suggestions received from the public for Chicago landmark designation will be held:

Date: Thursday, January 23, 2025

Time: 1:00 p.m.

Location: City Hall, 121 North LaSalle Street, 11th Floor, Room 1103

Deadline for submissions is Friday, January 17, 2025. All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at:

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html

7. Adjournment

There being no further business, the meeting was adjourned at 1:41 p.m.

Motioned by Boatright, seconded by Fair. Approved unanimously (8-0).



Ciere Boatright, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on December 5, 2024, at 2:00 p.m. The meeting was held in City Hall, 121 N. LaSalle St., Room 1103.

Present: Gabriel Dziekiewicz
 Jonathan Fair
 Alicia Ponce

Staff: Dijana Cuvalo
 Emily Barton
 Tyler Taylor
 Joyce Ramos

The following project was reviewed by the PRC:

- 1. 3015 W. Division** **26th Ward**
Humboldt Park Receptory Building and Stable
Proposed construction of a new roof and skylight to enclose the open-air historic courtyard.

Action: Approved unanimously (3-0) with the following conditions:

1. To maximize visibility of the historic facades, especially decorative features, pediments, and rooflines as much as possible from within the courtyard the proposal should be further studied to incorporate additional skylights and/or glazed sections around the perimeter of the new solid flat roof;
2. The opaque wood sliding panels proposed at the south end of the courtyard between the new columns and the historic brick south entry obscure views of the historic elevations beyond. The proposal shall be modified to introduce more transparency and allow views of the historic walls as much as possible;
3. The proposed new vertical wall covering the gable façade of the historic west entry entirely obscures the decorative façade. The proposal shall be revised to

allow views of the historic gable from within the courtyard as much as possible; and,

4. Material samples and specifications for all finish materials for the new roof and skylight shall be provided with the permit application.

Report to the Commission on Chicago Landmarks										
December, 2024										
Report to the Commission on Chicago Landmarks									Total: 90	
Date Rcv'd	Correct'd	Rev #	Address	Permit#	Landmark/District	Ward	Work	Conditions of Approval	PRC Date	Date
11/22/2024		2024-1510	410 S. Michigan	B200406144	Historic Michigan Boulevard District	4	Mechanical	Electrical: LINE VOLTAGE ELECTRICAL WORK. ADD 1 CIRCUITS TO EXISTING 200 AMP SERVICE DISCONNECTING MEANS. RECEPTACLE OUTLETS: 1 . LIGHTING OUTLETS: 0. SPECIFIC LOCATION: ROOFTOP CELL TOWER. No other work.		12/2/2024
11/18/2024		2024-1511	841 W. Armitage	101061570	Armitage-Halsted District	43	Exterior and Interior	Exterior and Interior: SC 2019 CBRC: TENANT IMPROVEMENT OF AN EXISTING RETAIL STORE. WORK INCLUDES REMOVING PREVIOUS TENANT'S FIXTURES. NEW PAINT AND NEW FIXTURES FOR NEW TENANT. NEW INTERIOR WALLS TO SEPARATE SALES AREA AND FITTING ROOMS. RESTROOM TO REMAIN AS EXISTING. (OCC. GRP M; CONST. TYPE 1-B) AS PER stamped HP plans dated 12/2/24. No signage approved with this permit.		12/2/2024
11/21/2024		2024-1512	3609 W. Cermak	B200406747	Jackson Storage & Van Co. Warehouse	22	Miscellaneous	Misc: interior line voltage work		12/2/2024
11/22/2024		2024-1513	11125 S. Champlain	B200406777	Pullman	9	Miscellaneous	Misc: interior plumbing work kitchen and half bath		12/2/2024
11/22/2024		2024-1514	155 N. Carpenter	B200406796	Fulton-Randolph Market District	27	Miscellaneous	Misc: low voltage work onfloros 4, 5, and 6		12/2/2024
11/25/2024		2024-1515	720 S. Michigan	B200406947	Historic Michigan Boulevard District	4	Miscellaneous	Misc: interior electrical work in meeting room		12/2/2024
11/26/2024		2024-1516	20 N. Wacker	B200407082	Civic Opera House	34	Miscellaneous	Misc: interior electrical work suite 3300		12/2/2024
11/26/2024		2024-1517	600 E. Grand	B200407171	Navy Pier	42	Miscellaneous	Misc: line voltage electrical work		12/2/2024
11/27/2024		2024-1518	4406 S. Oakenwald	B200407244	North Kenwood District	4	Miscellaneous	Misc: interior line voltage electrical work		12/2/2024
12/2/2024		2024-1519	1060 W. Addison	29607	Wrigley Field	44	Miscellaneous	Misc: 3 TEMPORARY AMUSEMENT RIDES. WRIGLEY FIELD		12/2/2024
10/13/2024	11/21/2024	2024-1520	433 W. Roslyn	101060585	Arlington and Roslyn Place District	43	Exterior and Interior	Exterior and Interior: SELF-CERTIFICATION 2019 CBC. PROPOSED PROJECT FOR GUT-REHAB, INTERIOR REMODELING OF EXISTING RESIDENTIAL UNIT 1E WITHIN 4-UNIT RESIDENTIAL BUILDING. EXISTING BUILDING OF MASONRY CONSTRUCTION WITH WOOD INTERIOR STRUCTURE. EXTERIOR WALLS AND ENTRYS ARE TO REMAIN. CURRENT UNIT CONTAINS 2-LEVELS (1ST FLOR AND BASEMENT). 1ST LEVEL CONTAINS OVERLOOK OPEN SPACE OVERLOOKING BASEMENT "GREAT ROOM" AREA per stamped HP plans dated 12/2/24. No window replacement besides basement level. All new windows to be aluminum-clad wood.		12/2/2024
11/13/2024		2024-1521	217 N. Sangamon	101059491	Fulton-Randolph Market District	27	New Construction	New Construction: DDS 2019 CBC: REVISION TO PERMIT 101036424. REVISIONS INCLUDE UPDATES TO GRADING AND LANDSCAPE, REVISED ENTRY LOCATIONS AND CANOPY LOCATIONS AND DETAILS, REDUCTION IN PARKING SPACES. REVISIONS TO LEVEL 2 STRUCTURAL DESIGN. RELOCATION OF FIRE PLANEL. MISC. MEP UPDATES PER PLANS. (OCC:B,A-2,M,S-2;TYPE IA CONST) CONSULTANT REVIEWER: GLOBETROTTERS ENGINEERING. Approved per Historic Preservation stamped drawings dated 12/2/24: Any change in scope notify emily.barton@cityofchicago.org.		12/2/2024

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11/18/2024		2024-1522	732 W. Randolph	101055747	Fulton-Randolph Market District	27	Interior	Interior: SELF-CERT 2019. INTERIOR BUILDOUT FOR OFFICE ON THE 4TH FLOOR LOCATED AT 732 W RANDOLPH ST, A 9-STORY BUILDING. SCOPE OF WORK INCLUDES GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL AND PLUMBING WORK. NO STRUCTURAL WORK TO BE PERFORMED. CURRENT USE: B (BUSINESS); PROPOSED USE: B (BUSINESS) Per the Historic Preservation stamped drawings dated 12/4/24. No exterior work to occur with this approval.		12/4/2024
5/23/2024	11/19/2024	2024-1523	1242 N. Hoyne	101049895	Wicker Park District	1	New Construction: Garage	New Construction: SPR CBC 2019 ADU NORTHWEST ZONE; CONSTRUCT A 2 STORY REAR ADU COACH HOUSE WITH A TWO CAR GARAGE (TYPE VA CONSTRUCTION); TO INCLUDE MEP WORK, AS PER ARCHITECTURAL PLANS. NO WORK TO THE EXISTING FRONT 3 STORY MASONRY SINGLE FAMILY RESIDENCE. Garage door to have solid panels with windows a top only as proposed. Elevations visible from alley to have cement board lap siding as proposed. Siding shall be smooth without faux wood grain.		12/4/2024
12/5/2024		2024-1524	217 N. Sangamon	101062940	Fulton-Randolph Market District	27	Miscellaneous	Misc: install new elevator		12/5/2024
12/5/2024		2024-1525	217 N. Sangamon	101062941	Fulton-Randolph Market District	27	Miscellaneous	Misc: new elevator install		12/5/2024
10/23/2024	11/20/2024	2024-1526	2119 N. Bissell	101060489	Bissell Street District	43	Interior	No exterior work to occur with this approval.		12/5/2024
12/5/2024		2024-1527	910 S. Michigan	101060558	Historic Michigan Boulevard District	4	Interior	Interior: 2019 CBRC SPR.INTERIOR REMODELING OF EXISTING BATHROOMS AND PRIMARY BEDROOM TO INCLUDE: NEW CABINETS, NEW PLUMBING FIXTURES, NEW ELECTRICAL AS SHOWN PER PLANS(EXISTING HVAC, PLUMBING LINES AND SPRINKLER TO REMAIN)FOR EXISTING CONDO APARTMENT #1115 per stamped HP plans dated 12/6/24. No exterior work or window replacement.		12/6/2024
11/21/2024		2024-1528	1630 W. Walter Burley	B200404204	Walter Burley Griffin Place	19	Exterior	Exterior: new detached shed in back yard. No work to main house.		12/6/2024
11/21/2024		2024-1529	619 N. State	101062231	Tree Studios	42	Interior	No work to the façade and storefronts with this approval.		12/6/2024
11/22/2024		2024-1530	758 W. North	101061385	Yondorf Block and Hall	2	Interior	As proposed, no work to the exterior doors, windows and façade with this approval.		12/6/2024
12/4/2024		2024-1531	1218 E. Madison Park	B200406092	Kenwood District	4	Interior	Interior: non structural work to 2 interior common areas and stairwell. No exterior work or window replacement.		12/9/2024
8/8/2024	11/25/2024	2024-1532	1926 N. Humboldt	101056524	Logan Square Boulevards District	26	Exterior and Interior	Exterior and Interior: SPR 2019 CBRC: INTERIOR BASEMENT REMODEL OF EXISTING 3-STORY, IIIA MASONRY, 40' HT. 7-UNIT RESIDENTIAL BUILDING TO ADD 1 NEW DWELLING UNIT (OCCUPANCY GROUP R-2; TYPE IIIA CONSTRUCTION).. Approved per Historic Preservation stamped drawings dated 12/9/24: New basement windows at front elevation to be clad wood windows by Jeld-Wen as proposed, 3-over-1 one with simulated divided lites to match existing windows above. Muntins to have spacers between inner and outer panes. Replacement of basement windows at front elevation only, no other exterior work to facade or roofline with this approval.		12/9/2024

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11/26/2024		2024-1533	4928 S. Ellis	B200407143	Kenwood District	4	Exterior	Exterior: masonry repairs to north parapet wall only. No work to front façade. Any removed masonry to be salvaged and reinstalled when possible. Any new masonry to match historic in size, color, texture/finish, and general appearance. New mortar to match historic in color, texture, strength/type, and profile. All work and detailing to match existing.		12/9/2024
12/9/2024		2024-1534	2300 S. Michigan	B200407474	Motor Row District	3	Miscellaneous	Misc: electrical low voltage work on roof. No new antennas with this approval.		12/9/2024
12/2/2024		2024-1535	1128 N. Wolcott	B200407502	East Village District	1	Miscellaneous	Misc: line voltage work garage and basement		12/9/2024
11/22/2024		2024-1536	1401 S. Michigan	101061518	(former) Engine Company 104	3	Exterior and Interior	Exterior and Interior: SELF CERTIFICATION 2019 CBRC: NEW ROOF STRUCTURE OVER EXISTING ROOF DECK AND NEW REAR STEEL STAIRS TO EXISTING 2-STORY MASONRY BUILDING (OCCUPANCY GROUP A-2, TYPE III-A CONSTRUCTION) Per the Historic Preservation stamped drawings dated 12/9/24. As proposed, the new guardrail at the roof deck to have a simple open metal design and painted black. The new roof over the covered patio will not extend past the exterior edge of the coping below.	03/07/24	12/9/2024
12/9/2024		2024-1537	3635 N. Clark	101062973	Wrigley Building	44	Miscellaneous	Misc: ERECTION STARTS: 12/30/2024, ERECTION ENDS: 01/02/2025. WRIGLEY FIELD - GALLAGHER WAY - WINTER CLASSIC TENT- ONE DAY EVENT 12/31/2024ERECT ONE (1) 30X20 (9MX6M) STRUCTURE TENT 12/30/2024- REMOVE 01/2/2025 ASSEMBLY No work to the ballpark.		12/9/2024
11/14/2024	11/26/2024	2024-1538	935 W. Armitage	101061151	Armitage-Halsted District	43	Interior	As proposed, scope of work is limited to the basement level only.		12/10/2024
12/11/2024		2024-1539	141 W. Jackson	101062791	Chicago Board of Trade Building	34	Mechanical	Mechanical: Modernization Of One (1) 5000lb.cap, 50 FPM, 2-Floor, Hydraulic Freight Elevator #11A. Pursuant TO The Scope Of Work Submitted. EV002936. Interior mechanical work for elevator only with this approval.		12/11/2024
12/11/2024		2024-1540	1357 N. Elston	101063173	Morton Salt Warehouse Complex	27	Mechanical	Mechanical: Replace Door Operators On Two (2) 1 3-Floor, 125 FPM, Hydraulic Passenger Elevtors #1 3500lb.cap., #2 2500lb.cap. Pursuant To The Scope Of Work Submitted. EV001867. Interior mechanical work for elevator only with this approval.		12/11/2024
10/24/2024	11/27/2024	2024-1541	2250 N. Geneva	101060720	Mid-North District	43	Exterior and Interior	Exterior and interior: SC 2019 CBC; FULL BUILDING PERMIT FOR INTERIOR RENOVATION OF A 3 UNIT RESIDENTIAL BUILDING, NEW REAR STAIRS, AND NEW FREE STANDING GARAGE WITH ROOF DECK. (OCCUPANCY GROUP R-5; TYPE IIIB CONSTRUCTION). Approved per Historic Preservation stamped drawings dated 12/12/24: Existing exterior doors at front elevation to be repaired and reused as proposed. Cornice, trim, and handrails to be scraped and painted, no other exterior work or window replacement on front elevation with this approval.		12/12/2024
11/26/2024		2024-1542	122 S. Michigan	101061074	Historic Michigan Boulevard District	34	Interior	As proposed, interior work only. No work to the façade or windows with this approval.		12/12/2024
12/2/2024		2024-1543	2250 N. Geneva	B200407498	Mid-North District	43	Interior	Interior: interior demolition on all levels. No exterior work or window replacement permitted.		12/12/2024
12/3/2024		2024-1544	323 W. Eugenie	B200407566	Old Town Triangle District	43	Miscellaneous	Misc: line voltage electrical work in garage.		12/12/2024

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12/3/2024		2024-1545	1325 N. Astor	B200028401	Astor Street District	43	Interior	Interior: INTERIOR ALTERATION ONLY IN UNIT 13: ALTERATION OF PLUMBING FIXTURES, SHOWERS, AND DOORS IN EXISTING PRIVATE BATHROOMS. ELECTRICAL, CABINETRY, FLOORING AND OTHER RELATED NEW FINISHES. LOCATIONS: 1 RESIDENTIAL UNIT(S), 0 NON-RESIDENTIAL UNIT(S). No exterior work or window replacement allowed.		12/12/2024
12/3/2024		2024-1546	838 W. Armitage	B200407573	Armitage-Halsted District	43	Exterior	Exterior: replacement of rear patio sliding door unit 2E. No work to front façade.		12/12/2024
12/5/2024		2024-1547	3041 W. Logan	B200407907	Logan Square Boulevards District	32	Miscellaneous	Misc: low voltage electrical work unit 1E		12/12/2024
12/4/2024		2024-1548	556 W. Fullerton	B200405445	Mid-North District	43	Miscellaneous	Miscellaneous: NEW/REPLACEMENT INSTALLATION.MASONRY FENCE - 6'-0' ' (HEIGHT) x 18'-6' ' (LENGTH).LOCATION: NORTH ELEVATION, WEST PROPERTY LINE. Approved per attachment received 12/4/24: New masonry wall in rear yard only, no work to elevations, windows, or roofline of building with this permit.		12/13/2024
10/29/2024	12/2/2024	2024-1549	2222 S. Michigan	101060173	Motor Row District	3	Exterior and Interior	Exterior and Interior: NTERIOR STRUCTURAL DEMOLITION OF A 3-STORY, VACANT FORMER CAR SALES SHOWEROOM BUILDING. PREPARATORY DEMOLITION FOR SUBSEQUENT ALTERATION AND CHANGE OF USE UNDER future permit per stamped HP plans dated 12/13/24. All new work to be constructed under application #101060174 pursuant to 11/22 PRC approval. All demolished areas of building to be secured and protected from elements until work under 101060174 begins. Should unforeseen conditions be uncovered, please notify emily.barton@cityofchicago.org prior to continuing.		12/13/2024
10/30/2024	12/10/2024	2024-1550	1045 W. Fulton Marke	101060183	Fulton-Randolph Market District	27	Interior	Interior: ***SELF-CERT PERMIT*** INTERIOR RENOVATION OF EXISTING TENANT OFFICE SUITE ON FLOORS 9&10. RENOVATION INCLUDES NEW INTERIOR PARTITIONS, CEILINGS, LIGHTING AND FINISHES AS WELL AS THE REWORKING OF HVAC, ELECTRICAL, PLUMBING, SPRINKLERS AND FIRE ALARM. CURRENT USE: OFFICE. PROPOSED USE: OFFICE. Approved per Historic Preservation stamped drawings dated 12/16/24: Interior work only, no exterior work or window replacement. No new partitions or soffits withing 1'-6" of glazing.		12/16/2024
12/13/2024		2024-1551	50 W. Washington	B200405011	Richard J. Daley Center	42	Miscellaneous	Misc: LINE VOLTAGE ELECTRICAL WORK. REPAIR OR ALTER DEVICES ON EXISTING CIRCUITS.RECEPTACLE OUTLETS: 314 .LIGHTING OUTLETS: 0.SPECIFIC LOCATION: ABOVE CEILINGS ON MOST FLOORS TO ADD WAPS		12/16/2024
12/8/2024		2024-1552	1539 N. Milwaukee	B200408119	Milwaukee Avenue District	1	Miscellaneous	Misc: low voltage electrical work		12/14/2024
12/8/2024		2024-1553	1539 N. Milwaukee	B200408120	Milwaukee Avenue District	1	Miscellaneous	Misc: low votlage electrical work		12/16/2024
12/6/2024		2024-1554	325 N. Lasalle	B200408093	Reid Murdoch	42	Miscellaneous	Misc: interior low voltage work		12/16/2024
12/10/2024		2024-1555	824 W. Newport	B200408438	Newport Avenue District	44	Miscellaneous	Misc: low votlage in basement		12/16/2024
12/10/2024		2024-1556	300 N. State	B200408445	Marina City	42	Miscellaneous	Misc: line voltage electrical work in unit 3706		12/16/2024
12/2/2024		2024-1557	104 S. Michigan	101061386	Historic Michigan Boulevard District	34	Interior	Interior: SELF-CERT 2019 CBC: INTERIOR ALTERATIONS OF EXISTING 8TH FLOOR COMMON AREA, 1,200 SQ FT. NO CHANGE TO GROUP B OCCUPANCY OR CONSTRUCTION TYPE IA. Approved per Historic Preservation stamped drawings dated 12/16/24: Interior work only, no exterior work or window replacement with this approval		12/16/2024

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12/11/2024		2024-1558	215 E. Cullerton	B200408592	Prairie Avenue District	3	Miscellaneous	Misc: line voltage work at rear of building at meter		12/16/2024
12/12/2024		2024-1559	330 E. Cermak	B200408620	American Book Company Building	3	Miscellaneous	Misc: line voltage work west building		12/16/2024
12/12/2024		2024-1560	701 N. Michigan	B200408718	Allerton Hotel	42	Mechanical	Electrical: LINE VOLTAGE ELECTRICAL WORK. REPAIR OR ALTER DEVICES ON EXISTING CIRCUITS.RECEPTACLE OUTLETS: 0 .LIGHTING OUTLETS: 182.SPECIFIC LOCATION: 86 GUESTROOMS AND 6 CORRIODORS. No other work.		12/16/2024
12/13/2024		2024-1561	935 W. Armitage	B200408758	Armitage-Halsted District	43	Miscellaneous	Misc: low voltage work on first floor		12/16/2024
12/5/2024		2024-1562	3611 W. Cermak	B200407913	Jackson Storage & Van Co. Warehouse	22	Mechanical	Mech: ductwork reconfiguration in theater space		12/16/2024
12/12/2024		2024-1563	3027 W. Logan	B200408656	Logan Square Boulevards District	1	Interior	Interior: NONSTRUCTURAL INTERIOR ALTERATION.LOCATIONS: 1 RESIDENTIAL UNIT(S), 0 NON-RESIDENTIAL UNIT(S), UNIT G01. Per the plans, interior work only. No exterior work to occur with this approval.		12/16/2024
12/6/2024		2024-1564	1700 N. Wells	B200408056	Old Town Triangle District	43	Interior	Interior: nonstructural alterations to ground floor. No exterior work or storefront replacement allowed.		12/16/2024
11/21/2024	12/9/2024	2024-1565	554 W. Grant	B200406650	Mid-North District	43	Exterior	Exterior: IN-KIND REPLACEMENT OF EXTERIOR WINDOWS AND DOORS IN EXISTING OPENINGS.REPLACEMENT WINDOWS: 7;REPLACEMENT SKYLIGHTS: 0;REPLACEMENT DOORS: 1.AFFECTS: 0 RESIDENTIAL UNIT(S), 0 NON-RESIDENTIAL UNIT(S), LOCATION: 2ND & 3RD FLOORS. Per attachments received 12/9/24: Replacement of windows at rear (north) elevation only, no other work with this permit.		12/17/2024
9/3/2024	12/2/2024	2024-1566	5240 S. Greenwood	B200024749	Greenwood Row House District	5	Exterior	Exterior: IN-KIND REPLACEMENT OF EXTERIOR WINDOWS AND DOORS IN EXISTING OPENINGS.REPLACEMENT WINDOWS: 8;REPLACEMENT SKYLIGHTS: 0;REPLACEMENT DOORS: 0.AFFECTS: 1 RESIDENTIAL UNIT(S), 0 NON-RESIDENTIAL UNIT(S), 5 INTERIOR COMMON AREAS, LOCATION: DINING ROOM, DEN, BEDROOM1, GUESTROOM1, GUESTROOM2. Approved per attachments received 9/3/24 and 12/2/24: replacement of windows only, existing brick molds to remain in place. No other work to elevations or roofline with this permit.		12/17/2024
12/5/2024		2024-1567	415 W. Roslyn	101062102	Arlington and Roslyn Place District	43	Interior	Interior: SELF-CERT 2019 CBRC: INTERIOR ALTERATIONS TO 3 STORY SINGLE FAMILY HOME (OCCUPANCY GROUP R-5; TYPE IIIA CONSTRUCTION); AREA OF WORK: 3,825SF per stamped HP plans dated 12/17/24. No exterior work or window replacement permitted.		12/17/2024
12/11/2024		2024-1568	1538 W. Jackson	200408526	Jackson Boulevard District	34	Exterior	Exterior: ROOF REPLACEMENT. AREA: 40000 SQ. FT.ROOF COVERING: OTHER.LOCATION: ROOF TOP.IL ROOFING CONTRACTOR LICENSE: 104004204. Approved per photo received 12/11/24: Replacement of flat membrane roof only, no other work with this permit.		12/17/2024
12/18/2024		2024-1569	1060 W. Addison	101063498	Wrigley Field	44	Miscellaneous	Misc.: ***TEMPORARY STRUCTURE*** PERMIT FOR ONE (1) STAGE INSIDE OF WRIGLEY FIELD FOR THE NHL WINTER CLASSIC. STAGE TO BE ERECTED ON 12/19/2024 AND REMOVED ON 1/6/2025. THE SIZE IS THE STAGE IS 36' X 34'. ***STRUCTURAL PEER REVIEW*** No other work.		12/18/2024

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12/9/2024		2024-1570	824 W. Newport	B200408266	Newport Avenue District	44	Mechanical	Electrical: LINE VOLTAGE ELECTRICAL WORK. NEW PERMANENT 400 AMP SERVICE DISCONNECTING MEANS WITH 1 CIRCUITS.RECEPTACLE OUTLETS: 1 .LIGHTING OUTLETS: 1.SPECIFIC LOCATION: BASEMENT. No other work.		12/19/2024
12/19/2024		2024-1571	4934 S. Wabash	101063488	DuSable High School	3	Miscellaneous	Misc: Re-Machine Deflector Sheave And Replace Hoist Cables On One (1) 2500(2000)lb.cap, 200 FPM, 4-Floors Geared Traction Pasenger Elevator. Pursuant To The Scope Of Work Submitted. EV007114		12/19/2024
12/19/2024		2024-1572	208 S. Wabash	101063448	Continental & Commercial National	34	Miscellaneous	Misc: Replace Hoist Ropes On One (1) 2500lb.cap, 700 FPM, 20 Floor, 9 Stops, Gearless Traction Passenger Elevator #12. Pursuant To The Scope Of Work Submitted. EV003707		12/19/2024
11/16/2024	12/16/2024	2024-1573	20 N. Michigan	101061224	Historic Michigan Boulevard District	42	Interior	Interior: SC 2019 CBRC: INTERIOR ALTERATION OF EXISTING RESTAURANT IN MIXED USE COMMERCIAL BUILDING per stamped HP plans dated 12/19/24. All work per plans.		12/19/2024
12/4/2024		2024-1574	140 S. Dearborn	101062343	Marquette Building	34	Exterior	Exterior: 2019 CBC: VAULTED SIDEWALK REPAIRS AS PER PLANS. Per the Historic Preservation stamped drawings dated 12/19/24. As proposed, no work to the exterior façade and storefronts with this approval.		12/19/2024
12/4/2024		2024-1575	55 E. Washington	101061636	Pittsfield Building	34	Interior	Interior: SPR 2019 CBRC INSTALL RATED CORRIDORS WITH EXIT AND EMERGENCY LIGHTING AROUND EXISTING STAIR AND ELEVATOR SHAFTS AND CLOSE ALL UNNECESSARY FLOOR AND CEILING PENETRATIONS ON 8TH, 9TH, 22ND AND 23RD FLOORS TO CREATE UNOCCUPIED BUFFER FLOORS IN EXISTING 40 STORY MIXED USE BUILDING WITH RETAIL, RESTAURANT, OFFICE AND RESIDENTIAL USE (CON TYPE 1A FS OCC R2, B, M, A2) Per the Historic Preservation stamped drawings dated 12/19/24. As proposed, no exterior work to the façade or windows with this approval.		12/19/2024
12/20/2024		2024-1576	318 N. Carpenter	B200409442	Fulton-Randolph Market District	27	Miscellaneous	Electrical: LINE VOLTAGE ELECTRICAL WORK. REPAIR OR ALTER DEVICES ON EXISTING CIRCUITS.RECEPTACLE OUTLETS: 74 .LIGHTING OUTLETS: 0.SPECIFIC LOCATION: 6TH FLOOR. Interior electrical work only with this approval.		12/20/2024
12/11/2024		2024-1577	3027 W. Palmer	101061560	Logan Square Boulevards District	1	Exterior	Exterior: 2019 CBC: REPAIR OF CRAWL SPCAE AND EXTERIOR LANDING AS PER PLANS. Approved per Historic Preservation stamped drawings dated 12/23/24: Exterior work at entry only, no window replacement or changes to roofline with this approval.		12/23/2024
12/12/2024		2024-1578	524 S. Dearborn	101061819	Printing House Row District	4	Interior	Interior: SPR 2019 CBRC: STABILIZATION, REPAIRS AND REPLACEMENT OF GROUND FLOOR STRUCTURAL BEAMS AND BASEMENT COLUMNS AT THE PERIMETER WALLS OF 524 S. DEARBORN ST. AND 538 S. DEARBORN ST. BUILDINGS. WORK TO INCLUDE SIDEWALK OVERLAY REPLACEMENT, REPAIRS AND WATERPROOFING AT S. FEDERAL ST. AND PARTIAL SIDEWALK OVERLAY REPLACEMENT AND WATERPROOFING AT S. DEARBORN ST., ALONG WITH PROPOSED REPLACEMENT OF SIDEWALK VAULT BEARING WALL AT THE S. FEDERAL STREET BUILDING LINE. (CONSTRUCTION TYPE: 1A; OCCUPANCY: R-1 HOTEL, A-3 ASSEMBLY, AND S-STORAGE). Approved per Historic Preservation stamped drawings dated 12/23/24: Interior and exterior sidewalk work only, no work to exterior of building above grade level with this approval.		12/23/2024

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12/13/2024		2024-1579	2007 W. North	101061944	Milwaukee Avenue District	1	Exterior and Interior	Exterior and interior: SPR 2019 CBRC: INSTALLATION OF A NEW PROPOSED HOOD AND TWO NEW GAS APPLIANCES WITHIN A SECTION OF THE FIRST FLOOR TENANT SPACE OF THE 1-STORY MASONRY BUILDING (OCCUPANCY GROUP A-2; TYPE II CONSTRUCTION)/ Approved per Historic Preservation stamped drawings dated 12/23/24: New vent to extend no more than 40” above existing roof as proposed. No other work to exterior, roofline, or storefront with this approval.		12/23/2024
10/29/2024	12/10/2024	2024-1580	820 W. Randolph	101061139	Fulton-Randolph Market District	27	Exterior and Interior	Exterior and Interior: 2019 CHICAGO BUILDING CODE - SELF CERT PROGRAM - INTERIOR AND EXTERIOR RENOVATION OF EXISTING 2-STORY III-B MASONRY CLAD BUILDING FOR NEW A-2 ASSEMBLY RESTAURANT. MEP AND STRUCTURAL INCLUDED. AREA OF WORK 5,788 SF. Approved per Historic Preservation stamped drawings dated 12/23/24: As proposed, new operable storefront panels to be min. 3’ in width. Materials approved per color elevations dated 10/4/24. No exterior lighting, canopies, or signage is approved with this permit.		12/23/2024
12/23/2024		2024-1581	932 E. 46th	B200398351	North Kenwood District	4	Miscellaneous	Electrical: LINE VOLTAGE ELECTRICAL WORK. ADD 16 CIRCUITS TO EXISTING 20 AMP SERVICE DISCONNECTING MEANS.ADD 16 CIRCUITS TO EXISTING 200 AMP SERVICE DISCONNECTING MEANS.RECEPTACLE OUTLETS: 40 .LIGHTING OUTLETS: 16.SPECIFIC LOCATION: BASEMENT,1ST AND 2ND FL. Interior electrical work only, no changes to exterior, windows, or roofline with this approval.		12/24/2024
12/11/2024		2024-1582	125 S. Clark	B200408548	Commercial National Bank/Commonwealth Edison Building	34	Miscellaneous	Miscellaneous: Provide and install 101 single Category 6 plenum low voltage cable locations including terminations and testing. Interior low-voltage work only, no exterior work with this permit.		12/24/2024
10/29/2024	12/12/2024	2024-1583	4623 S. Ellis	B200403834	North Kenwood District	4	Exterior	Exterior: CAP CHIMNEY. LOCATIONS: 1 RESIDENTIAL UNIT(S), 0 NON-RESIDENTIAL UNIT(S), EXTERIOR WORK, NORTH ELEVATION 2ND FLOOR. Addition of metal chimney cap only, no masonry to be removed from chimney. No other exterior work with this permit.		12/24/2024
12/12/2024		2024-1584	4923 S. Ellis	B200408732	Kenwood District	4	Exterior	Exterior: PARAPET REBUILDING: 220 SQ. FT.LOCATION: EXTERIOR TUCKPOINTING N PARAPET WALL. Approved per attachment received 12/12/24: Work to side elevation only. Brick removed to be salvaged and replaced to greatest extent feasible. New brick to match historic in size, shape, color, texture, & finish. New mortar to match historic mortar in color, joint profile, texture, & strength/type. When grinding existing mortar joints, surrounding masonry units shall not be overcut. Dry grinding only, no chemical cleaning or sand blasting. Pressure washing less than 400psi with fan tip brush.		12/24/2024

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12/3/2024	12/17/2024	2024-1585	2300 S. Michigan	B200407619	Motor Row District	3	Exterior	Exterior: TUCKPOINTING AND UNIT MASONRY REPAIR / REPLACEMENT: 15 SQ. FT., LINTEL QTY. 0, MAX. LENGTH 0. LOCATION: NORTH EAST AND WEST ELEVATION. Approved per attachments received 12/3 & 12/17/24: New brick to match existing in size, shape, color, texture, & finish. New mortar to match existing mortar in color, joint profile, texture, & strength/type. When grinding existing mortar joints, surrounding masonry units shall not be overcut. Dry grinding only, no chemical cleaning or sand blasting. Pressure washing less than 400psi with fan tip brush.		12/24/2024
12/20/2024		2024-1586	4167 S. Berkeley	B200409117	Oakland District	4	Exterior	Exterior: FULL REBUILD (SAME AS EXISTING) FOR WOOD EXTERIOR STAIRWAY (QUANTITY: 1, LOCATION: FRONT OF BUILDING). LANDING: 60 SQUARE FEET. LANDING NOT MORE THAN 6 FEET ABOVE GROUND. Approved per sketch received 12/17/24: New wood porch and top 6 treads/risers to have same dimensions as existing concrete structure. Stair risers to be closed, existing handrails and newel posts to be re-used.		12/24/2024
11/15/2024	12/17/2024	2024-1587	53 W. Jackson	101060975	Monadnock Building	4	Sign	Sign: INSTALLATION OF NON-INTERNALLY ILLUMINATED BLADE SIGN TO READ "BISTRO MONADNOCK" ON WEST ELEVATION. Approved per Historic Preservation stamped exhibits dated 12/24/24: Mounting arm to be attached to masonry using existing penetrations.		12/24/2024
12/18/2024		2024-1588	50 E. Erie	B200409176	Murphy Memorial	42	Interior	Interior: REPAIR OR IN-KIND REPLACEMENT OF 0 PLUMBING FIXTURES AS DESCRIBED IN PERMIT APPLICATION. INCLUDES REPAIR OR REPLACMENT OF PLUMBING PIPING. INCLUDES REPAIR OR REPLACEMENT OF PLUMBING RISERS IN EXISTING CHASES. LOCATIONS: 0 RESIDENTIAL UNIT(S), 4 NON-RESIDENTIAL UNIT(S), 4 INTERIOR COMMON AREAS, BASEMENT, MAIN FLOOR, 2ND, 3RD AND 4TH FLOORS. No interior repair work to the plaster finishes to occur with this permit. A permit application that clearly describes the locations and scope of work to match the colors, textures, finish and design prior to the water damage, especially in the piano nobile level above the ground floor, the lobby leading to the auditorium from the bronze doors, the anteroom to the west of the auditorium and the auditorium should be submitted to Historic Preservation staff for review and approval.		12/24/2024
12/26/2024		2024-1589	4520 N. Broadway	101063645	Uptown Square District	46	Mechanical	Mechanical: eplacement of Power Unit on One(1) 4000LB Capacity, 4-Floor, 100FPM, Passenger Elevator, pursuant tothe scope of work submitted.(EV000575)4554 N. Broadway No other work.		12/26/2024
12/5/2024		2024-1590	1016 W. Randolph	101061371	Fulton-Randolph Market District	27	Exterior and Interior	Interior and Exterior: SELF-CERT CBRC 2019: INTERIOR ALTERATIONS TO EXISTING GROUND FLOOR RETAIL SPACE TO DEMISE THE SPACE INTO TWO RETAIL SPACES, NEW RESTROOMS, UPDATED STOREFRONT, AND ASSOCIATED MEP UPDATES. STRUCTURAL PEER REVIEW FOR STOREFRONT MODIFICATIONS. M-MERCANTILE; II-A CONSTRUCTION. 2016-2018 W RANDOLPH ST. Per the Historic Preservation stamped drawings dated 12/26/24. Alterations to the existing storefront to match the color and finish of the surrounding framing system and glazing.		12/26/2024

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10/11/2024	12/11/2024	2024-1591	228 W. Illinois	101060710	(Former) Engine Company 42 Firehouse	42	Exterior and Interior	Exterior and Interior: SELF-CERT 2019 CBCBUILDING PERMIT FOR THE CONSTRUCTION OF NEW INTERIOR STAIR BETWEEN 3RD FLOOR AND ROOF, NEW ROOF ACCESS PENTHOUSE, ROOF DECK, AND PERGOLA ON EXISTING MASONRY 3-STORY BUILDING WITH BASEMENT. BUILDING IS FULLY SPRINKLERED. NO ON-SITE PARKING. TYPE II-A CONSTRUCTION.. OCCUPANCY GROUP B Per the Historic Preservation stamped drawings dated 12/27/24. Per the November 2024 PRC conditions of approval, the cladding materials on the stair enclosure to be a dark, non-reflective color to differentiate it from the historic masonry and to recede into the background.	11/07/24	12/27/2024
12/12/2024		2024-1592	104 S. Michigan	101062301	Historic Michigan Boulevard District	34	Interior	Interior: SELF-CERT 2910 CBC: INTERIOR ALTERATIONS OF EXISTING 8TH FLOOR TENANT OFFICE SUITE 800, 2,400 SQ FT. NO CHANGE TO GROUP B OCCUPANCY OR CONSTRUCTION TYPE I-A. Per the Historic Preservation stamped drawings dated 12/27/24. No exterior work or alterations to the existing windows with this approval.		12/27/2024
12/12/2024		2024-1593	1060 W. Addison	101060755	Wrigley Field	44	Exterior	Exterior: SITE IMPROVEMENTS TO INSTALL SAFETY BOLLARDS ALONG THE PERIMETER OF THE STADIUM INCLUDING FIXED, REMOVABLE, & OPERABLE BOLLARDS. SCOPE INCLUDES REMOVAL OF EXISTING ASPHALT, CURB & PAVERS FOR ACCESS & INSTALLATION OF BOLLARDS & THEIR FOUNDATION. MEP. AS PER PLANS Per the Historic Preservation stamped drawings dated 12/27/24. As proposed, work is limited to site improvements along the perimter of the stadium only.		12/27/2024
12/12/2024		2024-1594	1801 S. Indiana	B200408712	Prairie Avenue District	3	Mechanical	Mechanical: REPAIR/REPLACEMENT AFFECTING 1 SYSTEMS : 1 ROOFTOP PACKAGED UNIT(CARRIER, 48FCFM24A3A58U0A0, ROOF). ELECTRICAL WORK UNDER THIS PERMIT = NO .LOCATIONS: 0 RESIDENTIAL UNIT(S), 1 NON-RESIDENTIAL UNIT(S), EXTERIOR WORK, ROOFTOP. Size and location of new RTU per plans.		12/31/2024
12/17/2024		2024-1595	140 S. Dearborn	101061487	Marquette Building	34	Interior	Interior: SELF-CERT 2019 CBC: INTERIOR ALTERATION, DEMOLITION OF EXISTING OFFICE SUITE 800, 8TH FLOOR per stamped HP plans dated 12/31/24. No exterior work or window replacement.		12/31/2024
12/17/2024		2024-1596	140 S. Dearborn	101061462	Marquette Building	34	Interior	Interior: SELF-CERT 2019 CBC: INTERIOR ALTERATIONS OF EXISTING COMMON AREA ON THE 8TH FLOOR per stamped HP plans dated 12/31/24. No exterior work or window replacement.		12/31/2024
12/20/2024		2024-1597	3457 S. Prairie	B200409399	Calumet-Giles-Prairie District	4	Miscellaneous	Misc: interior plumbing work only. No exterior work.		12/31/2024
12/20/2024		2024-1598	701 N. Michigan	B200409467	Allerton Hotel	42	Miscellaneous	Misc: replacement of 49 interior room plumbing units. No exterior work.		12/30/2024
7/15/2024	12/9/2024	2024-1599	2347 S. Michigan	101052125	Motor Row District	3	Demolition	Demolition: Demolition of existing building due to imminently dangerous and hazardous conditions as determined in writing by the Department of Buildings dated 12/9/24 pursuant to Chapter 2-120-780 of the Chicago Landmarks Ordinance		12/9/2024

Date Rcv'd

Correct'd

Rev #

Address

Permit#

Landmark/District

Ward

Work

Conditions of Approval

PRC Date

Date

TOTAL # OF PERMIT APPLICATIONS APPROVED:

90

TOTAL # OF REVIEWS PERFORMED:

117

AVERAGE # OF DAYS TO ISSUE CORRECTIONS/APPROVAL

6.5