



Building Permit and Inspection Records

Disclaimer

The information presented on this website is informational only and does not necessarily reflect the current condition of the building or property. The fact that a permit was issued does not confirm that work was performed, or that work was performed in accordance with that permit and the requirements of the Municipal Code.

Information on inspections and alleged violations reflect conditions found by the inspector at the time of the inspection and not necessarily the current status of those alleged violations or the current condition of the property. The absence of alleged violations on this website does not mean a building or property is in compliance with the requirements of the Municipal Code.

The Department of Buildings may refer certain alleged violations to the City's Department of Law for enforcement proceedings in the Department of Administrative Hearings or the Circuit Court of Cook County. Please contact the [Department of Administrative Hearings](#) or the [Clerk of the Circuit Court](#), respectively to obtain records of these proceedings.

INPUT ADDRESS

2840 N ORCHARD ST

RANGE ADDRESS

2840-2846 N ORCHARD ST CHICAGO IL 60657

BUILDING PERMITS

PERMIT #	DATE ISSUED	DESCRIPTION OF WORK
100524965	01/27/2014	NEW 1600 AMP SERVICE WITH 49 NEW METERS...sevice only no circuits
100516519	11/06/2013	INSTALL NEW ELECTRIC BASEBOARD HEATERS IN EACH UNIT.
100277505	02/10/2009	AREA OF WORK APPX 100 SQ FT: REPAIR & RESET CORNICE. SPOT TUCKPOINTING. REPLACE 2 (4' LONG) LINTELS. ALL WORK SAME AS EXISTING (NO STRUCTURAL WORK) (2840-46 N. ORCHARD)
100268776	12/10/2008	REPLACE EXISTING WOOD THREE PORCHES THE SAME AS EXISTING.
EL1844383	06/06/2001	EL SVC 800A 120/240 42 METERS
EL0300522	07/05/1996	INSTALL LOW VOLTAGE SECURITY SYSTEM
EL9020137	09/23/1992	REPAIR FIRE DAMAGE TO ALL AREAS

BUILDING CODE ENFORCEMENT CASE ACTIVITY

CASE NUMBER	CASE TYPE
815C0432091	CIRCUIT COURT
14NO407399	ADMINISTRATIVE HEARING
10M1400782	CIRCUIT COURT
10N0248554	ADMINISTRATIVE HEARING
08HN185784	ADMINISTRATIVE HEARING
08NO176687	ADMINISTRATIVE HEARING
07NO116887	ADMINISTRATIVE HEARING

DEPARTMENT OF BUILDINGS INSPECTIONS

INSP #	INSPECTION DATE	STATUS	TYPE DESCRIPTION
12014620	10/11/2016	FAILED	CONSERVATION COMPLAINT INSPECT
11247894	02/26/2016	FAILED	CONSERVATION ANNUAL
10720150	05/08/2014	FAILED	CONSERVATION ANNUAL
11028297	04/14/2014	PASSED	ELECTRICAL PERMIT INSPECTION
11086831	04/14/2014	PASSED	ELECTRICAL PERMIT INSPECTION
9877798	10/18/2012	FAILED	CONSERVATION ANNUAL
2799921	01/26/2010	FAILED	CONSERVATION ANNUAL
2849103	12/23/2009	FAILED	CONSERVATION COMPLAINT INSPECT
2307318	09/22/2009	FAILED	CONSERVATION ANNUAL
2389010	11/13/2008	FAILED	CONSERVATION COMPLAINT INSPECT
1907133	05/09/2008	FAILED	CONSERVATION ANNUAL
1195654	04/13/2006	FAILED	CONSERVATION ANNUAL
910243	11/15/2005	FAILED	CONSERVATION ANNUAL

ALLEGED CODE VIOLATIONS

	CONSERVATION ANNUAL # 11247894 INSPECTION DATE: 02/26/2016	Number of Violations: 1

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN190029	pending notice reinspection	Interior of building - no response, unverified detectors occupancy and conditions. Unable to inspect porch(s) from alley screen, - security gate. Unable to gain entry, front and rear iron gate, unable to perform 2016 annual inspection.
	CONSERVATION ANNUAL # 10720150 INSPECTION DATE: 05/08/2014	Number of Violations: 6
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN061014	Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)	West elevation at west stairs - spalling bricks and washed out mortar.
CN065014	Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)	East elevation and front courtyard 3rd floor lintels rusted and deflecting, masonry permit required for repairs.
CN070014	Failed to maintain exterior stairways in safe condition and in sound repair. (13-196-570, 13-196-641)	Rear basement entries missing handrails.
CN073014	Failed to maintain exterior door in sound condition and repair. (13-196-550(d) and (e), 13-196-641)	Rear screen doors - some missing or with dry rotted wood and falling apart.
CN190019	Arrange for inspection of premises. (13-12-100)	Interior of building, No response to most apartments in order to verify detectors.
NC5042	Failed to provide 1-1/2 hour Class B fire door with self-closing device. (15-8-180)	Rear boiler/mechanical room door removed and boarded up with plywood.
	CONSERVATION ANNUAL # 9877798 INSPECTION DATE: 10/18/2012	Number of Violations: 2
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN190019	Arrange for inspection of premises. (13-12-100)	Interior of building, No response to most apartments in order to verify detectors.
CN198019	File building registration statement with Building Dept. (13-10-030, 13-10-040)	No building registration from 1992 through 2012.
	CONSERVATION ANNUAL # 2799921 INSPECTION DATE: 01/26/2010	Number of Violations: 8
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS

CN061014	Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)	south & north elevations including porch areas & gang ways-spalling brick, eroding mortar, fractures. 9/22/09 violations still exists.
CN068014	Failed to maintain roof structure in sound condition and good repair and free from defects which may admit rain. (13-196-530, 13-196-530(e), 13-196-641)	west porch roof -open hole-rotted sheating
CN070024	Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)	north , south and west porches-west at 1st and 2nd buckled rotted decking-north-foundations cracked, poured around columns-improper foundations, south porch-missing foundation under columns, al porches-insufficient connectors through out all members, missing joist hangers, worn stair treads-rotting pickets-plans and permits for repairs.
CN073014	Failed to maintain exterior door in sound condition and repair. (13-196-550(d) and (e), 13-196-641)	west porch at 1st and 3rd-rotted screen wood doors.
CN104035	Failed to maintain windows in sound condition and good repair. (13-196-550(b) and (f))	east court yard-rotted window frames through out
CN106015	Failed to maintain interior stairway system in safe condition and sound repair. (13-196-570)	2840 n orchard-front stairway at 2nd loose and missing pickets.
CN131016	Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	north and west porches-broken and missing screens on screen doors.
CN138056	Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	west basement boiler room with hot water heater-messy with scattered construction debris-repair parts, paint and cleaning supplies.
	CONSERVATION ANNUAL # 2307318 INSPECTION DATE: 09/22/2009	Number of Violations: 10
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN015062	Failed to remove obstruction from exitway that hampers travel and evacuation. (13-160-070, 13-196-080)	north and south porches at 2nd-flower pots, furniture , shelving and debris hampering egress.
CN061014	Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)	south & north elevations including porch areas & gang ways-spalling brick, eroding mortar, fractures. 9/22/09 violations still exists.
CN065014	Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)	rusting lintels at gang ways.9/22/09 -violations still exists.

CN068014	Failed to maintain roof structure in sound condition and good repair and free from defects which may admit rain. (13-196-530, 13-196-530(e), 13-196-641)	west porch roof-rotted wood sheating-hole.
CN070024	Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)	north improper footings-concrete poured around columns, fractured concrete. rotting & rounded treads. rotting pickets, undersized guardrails. missing joist hangers. insufficient stringer to other wood member connections. insufficient beam & joist connections at decks to 6x6 column. insufficient railing anchors. loose treads with insufficient depth. south porch with similar deficiencies. rear porch rotting & buckling decks. insufficient stringer to other wood member connections. insufficient railing anchors. rotting joists under 2 loose guardrail at 2. rounded treads with insufficient dept. 6x6 on basement well slab-insufficient footing. obtain plans & permit for all porches.-9/22/09-violations still exists.some work in progress.
CN073014	Failed to maintain exterior door in sound condition and repair. (13-196-550(d) and (e), 13-196-641)	west porch at 1st and 3rd-rotted screen wood doors.
CN106015	Failed to maintain interior stairway system in safe condition and sound repair. (13-196-570)	2840 n orchard-front stairway at 2nd loose and missing pickets.
CN131016	Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	north and west porches-broken and missing screens on screen doors.
CN138056	Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	west basement boiler room with hot water heater-messy with scattered construction debris-repair parts, paint and cleaning supplies.
CN140036	Stop unsanitary and offensive condition caused by housing pigeons. (13-196-620 A, 13-196-630 B)	north porch -grade to 3rd pigeon fowling .
	CONSERVATION ANNUAL # 1907133 INSPECTION DATE: 05/09/2008	Number of Violations: 5
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN061014	Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)	south & north elevations including porch areas & gang ways-spalling brick, eroding mortar, fractures.
CN063014	Failed to maintain chimney in safe and sound working condition. (13-196-590, 13-196-530(b) and (c), 13-196-641)	chimney eroding mortar, fractures, spalling brick

CN064014	Failed to maintain cornice in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)	in court yard north wall above 3 just east of center above windows-2 lime stone cornices with open mortar joints & fractures. court yard & east elevation cornices with open mortar joints at various locations.
CN065014	Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)	rusting lintels at gang ways.
CN070024	Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)	north improper footings-concrete poured around columns, fractured concrete. rotting & rounded treads. rotting pickets, undersized guardrails. missing joist hangers. insufficient stringer to other wood member connections. insufficient beam & joist connections at decks to 6x6 column. insufficient railing anchors. loose treads with insufficient depth. south porch with similar deficiencies. rear porch rotting & buckling decks. insufficient stringer to other wood member connections. insufficient railing anchors. rotting joists under 2 loose guardrail at 2. rounded treads with insufficient dept. 6x6 on basement well slab-insufficient footing. obtain plans & permit for all porches.
	CONSERVATION ANNUAL # 910243 INSPECTION DATE: 11/15/2005	Number of Violations: 1
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN070024	Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)	All banister posts and stair stringer connections are nailed-these must be bolted connections.No permit required.
	CONSERVATION COMPLAINT INSPECT # 12014620 INSPECTION DATE: 10/11/2016	Number of Violations: 3
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN070014	Failed to maintain exterior stairways in safe condition and in sound repair. (13-196-570, 13-196-641)	2844N/ Rear exterior stairway , grade to basement,missing handrail.
CN190019	Arrange for inspection of premises. (13-12-100)	Interior of building- no response,unverified detectors and conditions.
CN198019	File building registration statement with Building Dept. (13-10-030, 13-10-040)	Building- not registered from 2015 thru 2016.
	CONSERVATION COMPLAINT INSPECT # 2849103 INSPECTION DATE: 12/23/2009	Number of Violations: 11
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS

CN015062	Failed to remove obstruction from exitway that hampers travel and evacuation. (13-160-070, 13-196-080)	2840 #1 exit door to stairwell/ front entry obstructed with numerous items.
CN061014	Failed to maintain the exterior walls of a building or structure free from holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the walls. (13-196-530(b), 13-196-641)	South and north elevations including porch areas and gang ways, spalling brick, eroding mortar and fractures.
CN065014	Failed to maintain lintel in good repair and free from cracks and defects. (13-196-530(e), 13-196-641)	East elevation and various locations in court yard. Gang way lintels rusted. For those requiring replacement obtain permit.
CN070024	Failed to repair or replace defective or missing members of porch system. (13-196-570, 13-196-641)	South porch columns on slab. Insufficient stringer anchors to other wood members. 1 column on catch basin collar. Insufficient column to column connections. Worn and rotting treads with insufficient depth. Insufficient railing anchors, rotting railings. Rotting decks, rotting joists. West porch with no proper footings. Buckling decking. Worn and rotting treads with insufficient depth. Insufficient beam to column connections. Insufficient railing connections, insufficient stringer to other wood member connections. Rotting joists. Over spaced pickets. Overextede/ undersized 4x4 column. No basement handrail. North porch with false footings poured around columns. Insufficient stringer anchors, worn and rotting treads and decking, no basement handrail. Insufficient railing anchors. Rotting and undersized railings. Insufficient joist to beam connections. Rotting joists. All rear porches with sections of roof decking rotting. Obtain complete plans and permit for all rear porches.
CN073014	Failed to maintain exterior door in sound condition and repair. (13-196-550(d) and (e), 13-196-641)	Rear exterior doors rotting, inclding frames.
CN074024	Failed to provide porch which is more than two risers high with rails not less than three and one-half feet above the floor of the porch. (13-196-570(b), 13-196-641)	At rear single story portion of building where roof is accessible, parapet walls are not sufficient in height to serve as guard rails.
CN101015	Failed to maintain interior walls and ceilings free from holes or cracks. (13-19-540(c))	2840 #1 with fractured walls and ceilings, holes in walls various locations thru-out unit.
CN103015	Failed to maintain floor free from holes and wide cracks and free from loose, warped, protruding or rotting floor boards. (13-196-540(a) and (b))	Bathroom and kitchen floors with loose and missing tile.
CN104035	Failed to maintain windows in sound condition and good repair. (13-196-550(b) and (f))	Some court yard windows with rotting warping wood, flaking paint.

CN140016	Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	2840 #1 unsanitary conditions flooring, kitchen, bathroom and entire unit with garbage and dirt. Stacked boxes, and belongings thru-out unit, obstructed passages.
CN140036	Stop unsanitary and offensive condition caused by housing pigeons. (13-196-620 A, 13-196-630 B)	Pigeon waste rear porch decks, treads and rails.
	CONSERVATION COMPLAINT INSPECT # 2389010 INSPECTION DATE: 11/13/2008	Number of Violations: 3
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN046013	Stop using cooking or water heating device as heating device. (13-196-400)	tenant has been having problems with wall space heater for 3 weeks and now is using electric space heater for heat
CN132046	Provide and maintain every facility, piece of equipment, or utility in safe and sound working condition. (13-196-400, 13-196-440)	Defective wall heater
CN197019	Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	missing smoke alarm

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