ScoutMyBuilding - Building report
851 W MONTROSE AVE
Chicago, IL
Winter habitability score: 0/100 (severe) - Many open City violation records and/or complaint activity
Open City violation records: 86 (heat-related open: 3)
311 rodent (24mo): 0 | 311 building (24mo): 1

Open City violation records (86):
- 2023-10-11 [CN190019] ARRANGE PREMISE INSPECTION
- 2023-10-11 [CN190029] ARRANGE FOR REINSPECTION REGAR
- 2022-11-08 [CN065024] MAINTAIN PROJECTIONS
- 2022-11-08 [CN066034] REPAIR BALCONY
- 2022-11-08 [CN062014] PARAPET & COPING
- 2022-11-08 [CN107015] ILLUMINATE PUBLIC STAIR/HALL
- 2022-11-08 [CN074024] PROVIDE GUARD RAIL 42 IN HIGH
- 2022-11-08 [CN106015] REPAIR INTERIOR STAIR SYSTEM
- 2022-11-08 [CN065014] REPAIR LINTELS
- 2022-11-08 [CN190029] ARRANGE FOR REINSPECTION REGAR
- 2021-10-09 [CN190029] ARRANGE FOR REINSPECTION REGAR
- 2016-07-07 [CN196029] POST OWNER/MANAGERS NAME/#
- 2016-07-07 [CN031023] FIRE EXTNGSHR RECHARGE & TAG
- 2016-07-07 [CN198019] FILE BLDG REGISTRATION
- 2016-07-07 [CN062024] PARAPET
- 2016-03-01 [CN131026] REPAIR SCREENS
- 2016-03-01 [CN101015] REPAIR INTERIOR WALLS/CEILING
- 2016-03-01 [CN031023] FIRE EXTNGSHR RECHARGE & TAG
- 2016-03-01 [CN107035] MAINTAIN EXIT SIGN ILLUMINATED
- 2016-03-01 [CN061014] REPAIR EXTERIOR WALL
- 2016-03-01 [CN062024] PARAPET
- 2016-03-01 [CN198019] FILE BLDG REGISTRATION
- 2016-03-01 [CN196029] POST OWNER/MANAGERS NAME/#
- 2015-01-07 [CN132016] HEAT UNIT ADEQUATELY *HEAT*
- 2015-01-07 [CN104075] WINDOW REPAIR FOR AIR SEEPAGE
- 2013-04-04 [CN061014] REPAIR EXTERIOR WALL
- 2012-07-24 [NC2011] PLANS & PERMITS REQ - CONTRCTR
- 2012-07-24 [NC2071] WORK NOT ALLOWED
- 2012-07-24 [CN140016] DWELLING CLEAN AND SANITARY
- 2012-07-24 [CN165017] FLOOR, KIT & BATH NON-ABSORB
- 2012-07-24 [CN136026] INSECTS
- 2012-07-24 [CN136016] ROACHES
- 2012-07-24 [NC2011] PLANS & PERMITS REQ - CONTRCTR
- 2012-07-24 [NC2071] WORK NOT ALLOWED
- 2012-07-24 [CN140016] DWELLING CLEAN AND SANITARY
- 2012-07-24 [CN165017] FLOOR, KIT & BATH NON-ABSORB
- 2012-07-24 [CN136026] INSECTS
- 2012-07-24 [CN136016] ROACHES
- 2012-01-31 [IR0000] SEND EX. METAL LETTER
- 2012-01-31 [IR0014] REMOVE RUST
- 2012-01-31 [IR0015] USE NEW BOLTS OR RODS
- 2012-01-31 [IR0033] TUCK POINT RAILINGS
- 2012-01-31 [IR0055] PROTECT METAL MEMBERS

- 2012-01-31 [IR0057] REPAIR EX. MET.
- 2012-01-19 [CN197087] CARB MONOX DETECT IN RESID
- 2012-01-19 [CN197079] REPAIR/REPLACE SMOKE DETECTORS
- 2010-06-17 [CN101025] INT WALL/CEILING CHIP PLASTER
- 2010-06-17 [EL0019] DEFECTIVE FIXTURES
- 2010-06-17 [EL0019] DEFECTIVE FIXTURES
- 2010-01-10 [CN132016] HEAT UNIT ADEQUATELY *HEAT*
- 2010-01-07 [CN132016] HEAT UNIT ADEQUATELY *HEAT*
- 2008-02-07 [CN062034] REPAIR COPING
- 2008-02-07 [CN063014] CHIMNEY
- 2008-02-07 [CN061014] REPAIR EXTERIOR WALL
- 2008-02-07 [CN062024] PARAPET
- 2008-02-07 [CN015062] OBSTRUCTIONS IN EXIT WAY
- 2008-02-07 [CN136016] ROACHES
- 2008-02-07 [CN140016] DWELLING CLEAN AND SANITARY
- 2008-02-07 [CN132046] SAFE WORKING CONDITIONS
- 2007-05-09 [PL157047] STOP LEAKING WATER
- 2007-05-09 [PL170017] PRV FLOOR DRAIN WITH METAL STR
- 2007-05-09 [PL161017] REMV RARELY USED FIXTURE
- 2007-05-09 [CN198019] FILE BLDG REGISTRATION
- 2007-05-09 [NC2011] PLANS & PERMITS REQ - CONTRCTR
- 2007-05-09 [NC6012] 1HR PUB.CORRIDOR IN MULT. D.U.
- 2007-05-09 [CN105035] REPAIR DOOR HARDWARE
- 2007-05-09 [CN106015] REPAIR INTERIOR STAIR SYSTEM
- 2007-05-09 [NC5012] CLASS B DOOR IN STAIRWELL
- 2007-05-09 [CN039023] POST FLOOR PLAN DIAGRAM
- 2007-05-09 [CN103015] REPAIR FLOOR
- 2007-05-09 [EL0085]
- 2007-05-09 [EL0019] DEFECTIVE FIXTURES
- 2007-05-09 [EL0022] EXPOSED WIRING FIXTURES
- 2007-05-09 [EL0088] REMOVE**********
- 2007-05-09 [EL0023] INSTALL COVERS
- 2007-05-09 [PL157047] STOP LEAKING WATER
- 2007-05-09 [CN141016] STOP SMOKE, NOXIOUS ODORS
- 2007-05-09 [CN133016] CARPETING
- 2007-05-09 [NC3042] UNINTERRUPTED EXIT AT GRADE
- 2007-05-09 [CN073044] REPAIR EXTERIOR DOOR HARDWARE
- 2007-05-09 [NC5042] SELF-CLOSE CLASS B FIRE DOOR
- 2006-06-09 [CN073014] REPAIR EXTERIOR DOOR
- 2006-06-09 [CN102015] INT WALL/CEILING PEELING PAINT
- 2006-06-09 [CN101015] REPAIR INTERIOR WALLS/CEILING
- 2006-06-09 [CN198019] FILE BLDG REGISTRATION
- 2006-02-08 [EL0084] SEE INSPECTOR COMMENTS

311 complaints (24mo) (1):
- 2025-01-31 (building) Building Violation [Completed]

Score method:
* Start at 100 (better = higher).
* Minus up to 40 for open heat/boiler-related building violations (12 pts each).
* Minus up to 45 for other open building violations (2 pts each, plus extras above 20 and 100 open).

* Minus up to 20 for rodent-related open violations and 311 rodent complaints (4 pts each).
* Minus up to 15 for recent 311 building complaints (2 pts each).
* Extra -10 if 3+ open heat-related violations.
* Chicago 311 takes no-heat complaints, but the City's public 311 dataset does not publish them as a separate type, so heat here comes from open Department of Buildings heat-related violations (codes/descriptions, e.g. CN132016 HEAT UNIT ADEQUATELY). 311 building complaints are counted separately, not as heat.
* Public records only - not an inspection, appraisal, or legal advice.

About these City violation records, from the City of Chicago Building Violations dataset description: " informational only and does not necessarily reflect the current condition of the building or property. The dataset contains cases where a respondent has been found to be liable as well as cases where the respondent has been found to be not liable." (https://data.cityofchicago.org/Buildings/Building-Violations/22u3-xenr)

Not for real estate transactions. From the City of Chicago Building Violations dataset description: "These data are historical in nature and should not be relied upon for real estate transactions. For transactional purposes such as closings, please consult the title commitment for outstanding enforcement actions in the Circuit Court of Cook County or the Chicago Department of Administrative Hearings." (https://data.cityofchicago.org/Buildings/Building-Violations/22u3-xenr)

ScoutMyBuilding summarizes publicly available City data. It is informational only - not legal advice, not a housing inspection, and not a guarantee of current building conditions. City records may be incomplete, delayed, or inaccurate. Always verify with the City of Chicago Department of Buildings, 311, and your own walkthrough before signing a lease.

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City of Chicago Building Violations (data.cityofchicago.org/d/22u3-xenr)
City of Chicago 311 Service Requests (data.cityofchicago.org/d/v6vf-nfxy)