

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

JANUARY 8, 2026

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR THE**

30 NORTH LASALLE

30 N. LASALLE ST.

Docket No. 2026-01

To the Mayor and Members of the City Council of the City of Chicago:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that 30 North LaSalle (the “Building”) is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Building began on December 4, 2025, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 et seq.).

As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building.

Additional Guidelines

Pursuant to Section 2-120-740 of the Municipal Code, on March 6, 2025, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for a proposed rehabilitation of the Building for residential and office use, with retail on the ground floor, (the “March 2025 P.R.C. Project”). On the exterior, the proposed project includes full window replacement, replacement of existing ground floor storefronts, installation of a new entrance canopy, modifications to the curtain wall at the 11th story and the 43rd to 44th stories, exterior signage, and upgrades to the plaza. Notwithstanding the foregoing significant historical and architectural features listed above, the proposed rehabilitation in the March 2025 P.R.C. Project shall be permitted.

Pursuant to Section 2-120-740 of the Municipal Code, on August 7, 2025, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for modifications to the previously approved storefront replacement, rooftop addition and Level 43-44 curtainwall replacement, (the “August 2025 P.R.C. Project”). Notwithstanding the foregoing significant historical and architectural features listed above, the proposed modifications in the August 2025 P.R.C. Project shall be permitted.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 4, 2025, the most current iteration of which is dated January 8, 2026, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of January 8, 2026, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the “Department of Planning and Development Report”) from Ciere Boatright Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On December 15, 2025, the Commission received written consent to landmark designation of the Building in a form dated December 15, 2025, and signed by Jacob Baron, representing 30 North LaSalle Owner, LLC, the owner of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Building at 30 North LaSalle replaced the Chicago Stock Exchange Building which was built in 1894 and considered a significant work of the Chicago architectural firm of Adler and Sullivan; and

WHEREAS, the Building is a visible reminder of the fraught beginnings of the modern historic preservation movement in Chicago, as architects, historians, planners, and advocates struggled to save the city's late 19th and early 20th century architectural gems from demolition in the building boom following World War II; and

WHEREAS, the Building was designed specifically to replace the Stock Exchange, and the plan to demolish the Stock Exchange was not executed until a plan to construct the new building had been formulated; and

WHEREAS, the Building and the demolition of the Stock Exchange are inextricably linked in representing a significant moment in the development of Chicago's historic preservation movement; and

WHEREAS, the campaign that developed around the demolition of the Stock Exchange raised public awareness of the importance of the city's historic architecture and ushering in a new era of more sophisticated and effective advocacy that would ultimately preserve many of the city's most architecturally significant buildings; and

WHEREAS, the Building is a rare example of an International Style tall office building that also exhibits elements of New Formalism—a style that was rarely used by post-war architects in Chicago; and

WHEREAS, architect Thomas E. Stanley II's (1917-2001) design for the Building was a subtle shift away from the strict interpretation of International Style modernism popularized by Mies van der Rohe in the 1950s and 1960s. The Building exhibits the rectilinear form, expressed steel construction, and lack of applied ornament typical of International Style buildings, while the strong verticality of the Building's exterior columns and the sleek granite cladding at the first and second floors are stylized classical elements utilized in New Formalist design; and

WHEREAS, when it was completed in 1974, the Building was among the first International Style high rises to be constructed along LaSalle Street. While new buildings had

proliferated in other areas of the city's commercial downtown in the decades immediately following World War II, LaSalle Street remained untouched by new development until the 1970s; and

WHEREAS, along with Harry Weese's Heitman Building (180 N. LaSalle, 1972) and Skidmore Owings and Merrill's west tower addition to the Harris Bank Building (1974), the Building represents the first introduction of post-war modern architecture along the LaSalle Street corridor; and

WHEREAS, the Building is the only building in Chicago designed by Thomas E. Stanley II, a prolific Dallas-based architect who was best known for his modernist corporate office towers; and

WHEREAS, at the height of his career in the 1960s and early 1970s, Stanley was licensed to practice architecture in 28 states, and his firm designed significant buildings in the Modernist and New Formalist styles in states across the country, including Georgia, Mississippi, New York, Ohio, Illinois, Indiana, Oklahoma, Nebraska, Missouri, Arkansas, Arizona, and California. The firm also designed several hotel and resort properties outside of the United States, including Malta, Mexico, and the Bahamas; and

WHEREAS, in 1964, Thomas E. Stanley Architects & Engineers was included in a list of the country's 100 largest architectural firms compiled by *Architectural Forum*. Of the 50 top firms on the list, Stanley's firm was one of only a handful of architects based outside of New York, Chicago, Los Angeles, or other major cities; and

WHEREAS, Stanley's astounding success in the 1960s and 1970s was driven in large part by his ability to cater to the specific needs and budgets of corporate developers; and

WHEREAS, Thomas E. Stanley Architects & Engineers developed a reputation for its bank designs and opened a dedicated department to handle commissions for bank buildings. Through the 1960s and early 1970s, Thomas E. Stanley Architects & Engineers designed banking headquarters for a number of banks throughout the South, Southwest, and Midwest, including the Traders National Bank in Kansas City, Missouri (1962, listed in the National Register of Historic Places in 2016), the United National Bank of Little Rock (1969), the Indiana National Bank in Indianapolis (1970), and the Liberty National Bank and Trust Company in Oklahoma City (1971); and

WHEREAS, Stanley's corporate office towers were transformative additions to downtowns in many cities throughout the country, serving as both the first substantial representation of modernism and as potent visual representations of efforts by local businessmen

and city officials to modernize their central business districts. Many of the firm's buildings, including the First National Bank in Dallas, Texas (1965), Indiana National Bank in Indianapolis (1970), and Deposit Guaranty Plaza in Jackson, Mississippi (1975), were the tallest buildings in their state or region when completed; and

WHEREAS, although much of Stanley's early design work under prominent Texas architect Wyatt C. Hedrick hewed closely to the tenets of the International Style, Stanley began to move away from International-Style Modernism after establishing his own firm in the late 1950s; and

WHEREAS, in the 1960 and early 1970s, Stanley designed several outstanding New Formalist buildings, including the Sanger-Harris Department Store (1965), the Atlantic Richfield Production Research Center (1967), Lover's Lane United Methodist Church (1971). In many of his designs for corporate office buildings – including the First National Bank Building in Dallas (1965), the Indiana National Bank (1970), the Midland Building in Columbus, Ohio (1970), the Gulf and Western Building in New York City (1970), the First National Bank in Omaha, Nebraska (1971), as well as 30 North LaSalle—Stanley combined elements of the International Style and New Formalism, softening the severity of the Miesian idiom to make the designs more appealing to corporate developers; and

WHEREAS, the Building meets three criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this January 8, 2026; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets three criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building.

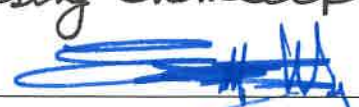
Additional Guidelines

Pursuant to Section 2-120-740 of the Municipal Code, on March 6, 2025, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for a proposed rehabilitation of the Building for residential and office use, with retail on the ground floor, (the "March 2025 P.R.C. Project"). On the exterior, the proposed project includes full window replacement, replacement of existing ground floor storefronts, installation of a new entrance canopy, modifications to the curtain wall at the 11th story and the 43rd to 44th stories, exterior signage, and upgrades to the plaza. Notwithstanding the foregoing significant historical and architectural features listed above, the proposed rehabilitation in the March 2025 P.R.C. Project shall be permitted.

Pursuant to Section 2-120-740 of the Municipal Code, on August 7, 2025, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for modifications to the previously-approved storefront replacement, rooftop addition and Level 43-44 curtainwall replacement, (the "August 2025 P.R.C. Project"). Notwithstanding the foregoing significant historical and architectural features listed above, the proposed modifications in the August 2025 P.R.C. Project shall be permitted.

6. Recommends designation of the Building a Chicago Landmark.

This recommendation was adopted 8-0 with one Commission member
recusing himself,


Ernest C. Wong, Chair
Commission on Chicago Landmarks

Dated: January 8, 2026