

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

June 6, 2024

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

JACKSON STORAGE AND VAN COMPANY WAREHOUSE

3609-3611 W. CERMAK RD.

Docket No. 2024-05

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 the Jackson Storage and Van Company Warehouse (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 two (2) 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.*

I. BACKGROUND

The formal landmark designation process for the Building began on November 9, 2023, 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 two 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.
- The Batchelder tile water fountain in the first-floor office.

The common-brick east and west elevations of the Building are devoid of architectural treatment and secondary. The Commission may approve more significant changes to these elevations to

support new uses of the Building. The foregoing is not intended to limit the Commission's discretion to approve other changes.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated November 9, 2023, the most current iteration of which is dated June 6, 2024, incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of December 7, 2023, the Commission received a statement from Ciere Boatright, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On May 23, 2024, the Commission received written consent to landmark designation of the Building in a form dated May 23, 2024, and signed by Melissa Lorraine representing the owner of the Building, Theatre Y and 3611 Cermak L.L.C.

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 is emblematic of changing social patterns that emerged in America after World War I and increased through the boom years of the 1920s, especially the increased mobility of American households, urbanization that resulted in families living in smaller apartments, and increased consumption of household goods, some of which like pianos, furs, and wool rugs that required special storage; and

WHEREAS, to meet the demands for increasing mobility and storage, the Jackson Storage and Van Company was part of the household goods and storage industry that emerged and developed throughout the nation during the twentieth century; and

WHEREAS, the design of the Building is inspired by Venetian Gothic architecture, and specifically that city's Doge's Palace. Examples of Venetian Gothic architecture are rare in Chicago and the nation; and

WHEREAS, with its tapestry brick façade and terra cotta ground level arcade, the Building displays a high degree of design and craftsmanship in these traditional materials; and

WHEREAS, the Building is an example of a household storage and moving warehouse, a building type found throughout Chicago characterized by limited fenestration and designs that, when successful, reduce the monolithic character of this building type through ornament and detail; 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 June 6, 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) 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.
 - The Batchelder tile water fountain in the first-floor office.

The common brick east and west elevations of the Building are devoid of architectural treatment and secondary. The Commission may approve more significant changes to these elevations to support new uses of the Building. The foregoing is not intended to limit the Commission's discretion to approve other changes.

Additional Guidelines—General

Pursuant to Section 2-120-740 of the Municipal Code, on May 2, 2024, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for a proposed 24'-9" high by 3'-0" wide blade sign mounted to the front façade at 20'-3" above grade. (the "P.R.C. Project").

Notwithstanding the foregoing significant historical and architectural features listed above, the proposed sign contained in the P.R.C. Project shall be permitted.

6. Recommends the designation of the Building a Chicago Landmark.

This recommendation was adopted unanimously (7-0).


Ernest C. Wong, Chair
Commission on Chicago Landmarks

Dated: June 6, 2024