

**MEMORANDUM OF AGREEMENT AMONG  
WESTSIDE HEALTH AUTHORITY, DEPARTMENT OF COMMERCE AND  
ECONOMIC OPPORTUNITY (DCEO) AND THE  
ILLINOIS STATE HISTORIC PRESERVATION OFFICER  
REGARDING RENOVATION OF A CLOSED SCHOOL FOR USE AS A COMMUNITY  
CENTER (ASPIRE CENTER) AT  
5500 W MADISON AVE IN  
CHICAGO, ILLINOIS  
(SHPO LOG #011110121)**

**WHEREAS**, Westside Health Authority (Owner), an Illinois not-for-profit organization, plans to undertake the renovation of 5500 W Madison Ave in Chicago, Cook County, IL (“Building”) for use as a community center (Aspire Center) (the “Undertaking”); and

**WHEREAS**, the project involves grant funding from the Department of Commerce and Economic Opportunity (DCEO), thereby making the project an Undertaking subject to review under the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act); and

**WHEREAS**, the Owner has consulted with the Illinois State Historic Preservation Office (Office), a Division of the Illinois Department of Natural Resources (IDNR), pursuant to the Act; and

**WHEREAS**, the Office currently resides within IDNR, and the Director of IDNR is the duly designated State Historic Preservation Officer (SHPO); and

**WHEREAS**, on December 1, 2021, the SHPO determined that the Building at 5500 W Madison Ave, Chicago, IL in Cook County is eligible to be listed on the National Register of Historic Places (NRHP); and

**WHEREAS**, the SHPO has determined that the Undertaking will have an adverse effect on the Building that is eligible for the NRHP; and

**NOW, THEREFORE**, the Owner and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

**STIPULATIONS**

**I. MITIGATION**

In agreement with the SHPO, the Owner shall implement the following items as mitigations:

- A. Salvage historic classroom doors, unused trim, unused millwork, usable wood flooring, and unused auditorium seating to be made available in the secondary market, either donation or for sale.
- B. Utilize select salvaged auditorium seating as waiting area seating outside new offices in primary corridor and/or secondary corridor(s).
- C. Replace existing windows with aluminum storefront windows that have the following characteristics:
  - 1. Permanently applied exterior muntins with simulated putty bevels
  - 2. Muntin and mullion configuration that matches the historic window configuration as evidenced by historic architectural drawings
  - 3. Painted or paint-like finish (non-anodized)
- D. Take professional photographs of adversely impacted (Appendix A) interior spaces prior to demolition.
- E. Compile photos (both historic and pre-demolition), existing drawings, and a written description of the history of Emmet School including construction, abandonment, and repurposing into the new Aspire Center.
- F. Make items listed in “E” available to be used in:
  - 1. On-site display in Building
  - 2. Local News outlets
  - 3. Historic Chicago School blog
  - 4. Aspire website
  - 5. SHPO website

## II. DURATION

This Agreement shall be effective until such time as all of its terms are satisfied or it is amended or terminated and replaced. Prior to such time, the Owner may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI AMENDMENTS below. The Owner shall notify the signatories as to the course of action it will pursue.

## III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, the Owner shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, the Owner understands and agrees that it must immediately stop work within the area of discovery, consult with the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) and its implementing rules (17 IAC 4170) as administered by IDNR, which provides that no human skeletal remains shall be disturbed without a permit issued by IDNR.

#### IV. MONITORING AND REPORTING

Each year following the execution of this Agreement until it expires or is terminated, the Owner shall provide all parties to this Agreement a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the Owner's efforts to carry out the terms of this Agreement.

#### V. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the Owner shall consult with the signatories to resolve the objection. If the signatories cannot agree regarding a dispute, the signatories shall utilize the procedures provided in 20 ILCS 3420/4e.

A. The Owner's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

#### VI. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

#### VII. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

#### VIII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

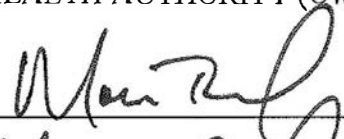
EXECUTION of this Agreement by signatories and the implementation of its terms evidence that the signatories have afforded the SHPO an opportunity to comment on the effects of the Undertaking in compliance with the Act.

[Signature Pages to follow]

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CHICAGO, ILLINOIS  
(SHPO LOG #011110121)

SIGNATORY

WESTSIDE HEALTH AUTHORITY (Owner)

Signature:  Date: 7-26-2022  
Name: Morris Reed  
Title: CEO

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**SIGNATORY**

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY (DCEO)

Signature:  By   
Garrett C. Carter  
General Counsel Date: April 12, 2023

Name: Kristin A. Richards

Title: Director

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**SIGNATORY**

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (SHPO)

By: Carey L. Mayer Date: 4/13/2023  
Carey L. Mayer, AIA  
Deputy State Historic Preservation Officer  
Illinois Department of Natural Resources

Memo

From: Project Team for Aspire Center for Workforce Innovation

- Owner: Westside Health Authority, an Illinois not-for-profit organization
- Development Partner: Austin Coming Together, an Illinois not-for-profit organization
- Architect: Lamar Johnson Collaborative
- Project Management: IFF, an Illinois not-for-profit organization
- Historic Preservation Consultant: Ramsey Historic Consultants, Inc.

To: Illinois State Historic Preservation Office, Illinois Department of Natural Resources

- Darius Bryjka, Project Reviewer
- Carol "CJ" Wallace, Cultural Resources Coordinator

Date: May 24, 2022

SHPO# 011110121

Re: Response for Aspire Center email dated April 29, 2022

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This memo is to provide a narrative description of the project named the Aspire Center for Workforce Innovation. Following the narrative, detailed responses to the questions are provided.

The Aspire Center for Workforce Innovation will transform the abandoned Emmet Elementary School into a state-of-the-art, multi-use facility featuring an advanced manufacturing training center, small business incubator, community hub, and event space. This investment will also revive the once-bustling intersection of Madison Street and Central Avenue through a new retail bank and financial opportunity center. The co-location of complementary career development programs and supportive services will not only improve the pathway to further postsecondary education for Austin's young adults but also provide comprehensive support for Central Austin's workers and entrepreneurs in search of living-wage careers.

The Aspire Center (meaning, place of directing the hopes of the people) will be composed of several workforce training, career development and entrepreneurial skills providers all housed within the re-purposed and renovated Emmet School. Funding sources are government grants (City of Chicago and IL DCEO), donations, grants, etc. The developer for this project is Westside Health Authority, an Illinois non-for-profit organization.

The development will offer a...

- high-tech manufacturing training center for working age youth and adults
- business incubator for startups
- restaurant with indoor/outdoor dining and social events
- bank and other neighborhood building businesses

#### Project Goals and Overview

This is the rehabilitation of an existing structure and construction of a new building addition to expand the existing structure.

The scope of the project is to redevelop an existing school building into an office building with a 3-story addition, provide a new parking lot that will service from N. Central Ave. and W. Madison Ave., provide a new open space and entry plaza, and plan for a future building at the southwest corner of the site. The property was previously zoned RT4. However, after a proposal for rezoning, the property is now zoned B3-2 district to permit all of the proposed uses. First and second floor interior renovations are designed for the intended tenants. The third floor will be vanilla boxed for future occupancy within four years. The auditorium will be repurposed for a workforce training center. The building will have approximately 101 parking spaces. The square footage of the existing building is approximately 69,100 gross square feet with the new Addition and new occupiable roof deck grossing approximately 13,930 square feet.

The Aspire Center will serve as a centralized location for Austin's youth and unemployed and underemployed adults seeking career training and support. The Aspire Center will create linkages among programmatic initiatives and shared facilities; expand and support local resources for skills training in high demand economic sectors, such as advanced manufacturing; and support small businesses and entrepreneurs.

The Aspire Center is certainly a catalytic but complicated capital project. Our capital stack mobilizes public-private partnerships, municipal resources, and philanthropic investments. ACT and WHA have engaged Applegate & Thorne-Thomsen, P.C. to provide legal and tax counsel on the most advantageous ownership and legal structure. Meanwhile, WHA maintains ownership of the site and continues to fund holding costs out of their operating budget. The Aspire Center's operating budget provides market or below-market total lease rates to the key workforce development tenants and co-working spaces while garnering above market lease rates from commercial tenants like BMO Harris.

#### Additional Documents

##### *Click Links to View Attachments*

- Austin Forward Together Plan : <https://drive.google.com/file/d/1gN6VbASfhlGn1S56-cWrMOjM7eJj6Sqt/view> (new link provided)
- ASPIRE Initiative Proposal : <https://drive.google.com/file/d/1vMx3qziVJHHGHBWdWet8OyvfGXQ0Q4Ql/view?usp=sharing>
- Leadership Summit for ASPIRE : <https://drive.google.com/file/d/1vMzKOSlpVWMLFtmgix6GAg226Kz0jM2-/view?usp=sharing> (new link provided)
- AFT Documentary : <https://www.youtube.com/watch?v=9M6gMqjd5Y&feature=youtu.be>
- Quarterly Special Sections : [https://drive.google.com/open?id=1vEAMwlwKVBP1KR14ilcEfw2H42Pj5Uo-&authuser=dshields%40austincomingtogether.org&usp=drive\\_fs](https://drive.google.com/open?id=1vEAMwlwKVBP1KR14ilcEfw2H42Pj5Uo-&authuser=dshields%40austincomingtogether.org&usp=drive_fs) (new link provided)
- Aspire Center Organizational Flow Chart : <https://drive.google.com/file/d/1upUhhPmA-ffc8KnmBIIYS9wE7qUOrqfX/view?usp=sharing> (new link provided)



- Aspire 100% DD Set of Plans by Lamar Johnson Collaborative : <https://app.box.com/s/aqxtk8uxnjinl58v80am2oqphbiup566g>

Responses to SHPO Questions from Email Dated April 29, 2022

1. *Most concerning are the alterations in the auditorium/gymnasium, which is a primary historic space and the only assembly space in the building. As currently proposed, this would be an adverse effect under the Illinois State Agency Historic Resource Protection Act. The adverse effect can be avoided by leaving the gymnasium and the stage intact. I think that we can permit some flexibility in the seating area.*

As discussed during the call with SHPO on May 4, 2022, the proposed changes to the assembly space/gymnasium are necessary for the space to function efficiently for its proposed new use as a manual training center. The stage must be removed to allow sufficient space for machinery. The existing wood flooring must be replaced with concrete to provide a durable flooring surface for the proposed new use. To mitigate the adverse effect of these proposed changes, the project team intends to offer the following mitigations to the identified impacts:

- a. Photograph existing conditions and both
    - i. create a “memory wall” in a publicly viewable space within the facility, and
    - ii. post same to the facility’s website.
  - b. Relocate some of the auditorium seats near above-referenced “memory wall.”
  - c. Repurpose some of the gymnasium flooring to
    - i. be used as wall decoration in select publicly viewable space(s) within the facility,
    - ii. depending on constructability, like-for-like swap for damaged flooring in other areas of the facility.
  - d. Salvage removed wood floors
2. *The SD drawing set we have for this project is dated October 2021. I was struck by the absence of fire rated stair enclosures, which are normally required by the City of Chicago in these types of projects. Perhaps they aren’t needed here or the design team hasn’t yet delved into those issues. If they aren’t needed, great; that’s obviously better for the historic integrity of the building. However, if they are needed, we will need to work through the potential solutions and options to minimize their impact on the historic corridors and stairs.*

The 100% Design Development set of plans shows that the central, monumental stair will remain open and visible from the corridors. The two end stairs will be fire-rated enclosures at each level. The handrails along the walls at each stair will be replaced and raised up to code-required height and extended on top and bottom to meet accessibility standards. On the May 4 call, SHPO noted that their preference would be for these enclosures to have fire-rated glazing to maintain visibility between the corridors and the stairs. Unfortunately, this treatment would be prohibitively expensive and is not possible within the project’s limited budget. The project team proposes to enclose these stairs with fire-rated drywall. Given that the center stair will remain open and the historic character of all stairs will be retained—including terrazzo treads and landings, steel tread risers, center guardrails and handrails, and historic trim—the project team believes that the overall impact of the stair enclosures is minimal and does not rise to the level of adverse impact. The enclosures are also reversible,

meaning that they will not destroy any historic fabric and could be removed in the future to restore the stairs to their original open condition.

3. *Related to the above, is there a newer/more current drawing set that we should be reviewing? A number of items that we would normally expect to see in a project such as this remain undetermined, such as signage, other code-related modifications such as stair railing and handrail augmentations, etc. These items we can review in the future, once the design has progressed, but we will need to review and approve them at some point. In terms of a current approval, we can attach conditions that require submittal of this additional information once it becomes available.*

The 100% Design Development set of plans will be uploaded to the SHPO file service with this document.

4. *A compatible window replacement remains to be solved. As we've stated previously (now twice), in order to meet the Secretary of the Interior's Standards for Rehabilitation (Standards), the new windows along the primary and secondary street elevations (north, east, south) will need to simulate the design of the historic windows. The fact that the original windows are no longer on premises and that they were replaced previously is of no consequence; the current replacement will need to reference the original window design and may require additional research and coordination with the Chicago Public Schools to determine what that original design was.*

The 100% Design Development set of plans provides details about the windows that will be installed. The project team was able to locate two drawing sheets with elevations showing the original windows. The non-historic windows will be replaced with modern, thermally broken aluminum storefront glazing system with the addition of applied muntins as indicated in the details shown on Sheet A5.301 of the DD set of plans. Based on the discussions during the May 4 call, the project team understands that SHPO will determine this to be an adverse effect, and the team will coordinate with SHPO to determine the appropriate mitigation measures to allow replacement of the windows as proposed.

5. *As there is a plethora of historic elements such as doors, trim, and built ins throughout the building, we will need a stronger commitment to retain and reuse as much of these as possible than the statement in Ms. Petkovsek's e-mail from 12/22/21 ("Where not too damaged, the project team plans to restore and reuse the banisters, wooden built-ins, trim, etc."). The project team can change its plans, but these items will need be retained and reused regardless.*

The 100% Design Development set of plans provides additional detail on exiting features that are proposed to remain. These features are in varying condition, ranging from good to poor. Some features will be repurposed to other locations within the facility. The following features will remain, including:

- i. In Offices (previous classrooms):
  1. Maintain existing, (and patch in where damaged / missing) wood trim including wainscotting, wall base, window surrounds, and door casing
  2. Maintain and refinish exiting wood flooring

3. Maintain existing door frames and transom windows above. Replace existing doors with new wood doors with half height glass.
- ii. In Corridors:
1. Maintain existing, (and patch in where damaged / missing) wood trim including wainscotting, wall base, and door casing
  2. Provide new flooring and lighting

Examples of these features vary based on locations. While the ideas should be clear on DD drawings, discussions with SHPO is desired as we are exploring painting or existing wall trim in corridors / offices.