

**MEMORANDUM OF AGREEMENT BETWEEN
THE CHICAGO TRANSIT AUTHORITY AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING DEMOLITION AND REHABILITATION OF
RACINE (CONGRESS LINE) STATION AT
430 SOUTH RACINE AVENUE AND 431 SOUTH LOOMIS AVENUE IN
CHICAGO, ILLINOIS
(SHPO LOG #009080221)**

WHEREAS, the Chicago Transit Authority (CTA) plans to undertake the demolition of the Racine Station at 430 South Racine Avenue and the rehabilitation of the Racine Station entrance at 431 South Loomis Avenue (collectively referred to as Stationhouses) on the CTA Blue Line (aka, Congress Line, historically the West Side Subway) in Chicago, Cook County, IL; and

WHEREAS, the project is receiving funding from the State of Illinois, 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 CTA has defined the Undertaking's Area of Potential Effects (APE) as described in Appendix 1; and

WHEREAS, the CTA 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 November 8, 2021, the SHPO determined that the Stationhouses are eligible to be listed on the National Register of Historic Places (NRHP) under Criterion A and also asserted their individual eligibility under Criterion C as a work of engineering and design; and

WHEREAS, on November 8, 2021, the SHPO determined that the West Side Subway, now part of the CTA Blue Line, is eligible to be listed on the NRHP as a historic district under Criteria A and C at the local level of significance with the Stationhouses as contributing structures to that District; and

NOW, THEREFORE, the CTA 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 historic resources.

STIPULATIONS

I. MITIGATION

A. Public Education

The CTA shall retain a historical contractor of its choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) for history and historic architecture to complete the measures described below. The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood.

1. The CTA and its Contractor shall develop an interpretative element as stipulated in this section that discusses the replication of the Loomis Station project. The interpretative element will be physically displayed in the Loomis Stationhouse.
2. The CTA and its Contractor shall submit a draft of the interpretive element to the SHPO for review and comment. The SHPO shall have thirty (30) calendar days to provide comments on the draft interpretive element, and the Contractor shall incorporate any comments that the SHPO provides into the interpretive element. If it has been in excess of thirty (30) calendar days and SHPO has not provided comments on the draft interpretive view, the Contractor may proceed as if the SHPO accepted the draft submission.

B. Loomis Entrance Replication

The CTA will work with its contracted design firm to design and construct a replication of the Racine Station entrance at 431 South Loomis Avenue (Loomis Entrance) in the same location and footprint as the historic Loomis Entrance. The new Loomis Entrance will be a new design inspired by the historic Loomis Entrance with modification as needed for current codes, current CTA standards, modern maintenance requirements, greater energy efficiency, and structural requirements. Substitute materials are permitted, provided they substantially match historic materials in regard to size, color, texture, and general appearance. The proposed Electrical Room has been moved to a new track-level building, enabling the reconstructed Loomis Entrance to return to the original size of the historic Loomis Entrance.

1. Elements of the original Loomis Entrance that CTA will replicate shall include the following.
 - a. The Loomis Entrance exterior envelope construction including brick patterning to match original coursing with custom color glaze, 8"x8" glass block windows, similar aluminum storefront framing system, and flat roof with aluminum fascia.
 - b. Interior custom color structure glazed facing tile and custom color terrazzo flooring.

- c. Exterior entrance sign with “Use Rapid Transit” white lit lettering on red background. Sign will include the yellow arrow pointing to a circular area that previously contained time to downtown. Sign materials will be modernized to current standards.
 - d. The Custom circular door handles to replicate the original door handles, modernized for durability and accessibility, if necessary.
2. The CTA shall submit 100% plans of the Loomis Entrance to the SHPO for review and comment. The SHPO shall have thirty (30) calendar days to provide comments and the CTA shall incorporate any comments that the SHPO provides into the Issue for Construction (IFC) plans. If it has been in excess of thirty (30) calendar days and SHPO has not provided comments, CTA may proceed as if the SHPO accepted the submission.

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 CTA may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI AMENDMENTS below. The CTA 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 CTA 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 CTA 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

Annually following the execution of this Agreement until it expires or is terminated, the CTA 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 CTA’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 CTA 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.

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 the CTA and the implementation of its terms evidence that the CTA has 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 #059040928)**

SIGNATORY

Chicago Transit Authority (CTA)

Signature:  Date: 9/20/22

Name: Dorval R Carter, Jr.

Title: President

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SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (SHPO)

By: Carey L. Mayer Type text here Date: 09/22/2022
Carey L. Mayer, AIA
Deputy State Historic Preservation Officer
Illinois Department of Natural Resources

Appendix 1: Area of Potential Effects

