

MEMORANDUM OF AGREEMENT
BETWEEN THE
ILLINOIS HISTORIC PRESERVATION AGENCY
AND THE
ILLINOIS DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS
FOR THE
TREE STUDIOS/MEDINAH TEMPLE/UNIT BUILDING REDEVELOPMENT
PROJECT
LOCATED IN CHICAGO, COOK COUNTY, ILLINOIS

WHEREAS, the Illinois Department of Commerce and Community Affairs ("DCCA") has entered into a grant agreement with the City of Chicago for the Redevelopment of the Tree Studio/Medinah Temple/Unit Building Complex located in Chicago, Cook County, Illinois, pursuant to PA 91-0708, Article 3, Section 51; and

WHEREAS, DCCA has consulted with the Illinois Historic Preservation Agency ("IHPA") concerning the Tree Studios/Medinah Temple/Unit Building Redevelopment project (respectively, the "Tree Studios Project" and the "Medinah Temple Project" and "Unit Building Project" collective the "Project") in accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420 et. seq.) (the "Act"); and

WHEREAS, Tree Studios was listed on the National Register of Historic Places (NRHP) on 16 December 1974; and

WHEREAS Medinah Temple has been determined by IHPA to be eligible for listing on the NRHP; and

WHEREAS the City of Chicago has applied to DCCA for a DCCA Legislative Grant to be applied towards the Project; and

WHEREAS, DCCA has been advised by IHPA that elements of the scope of work for the Project as set forth in the Scope of Work attached to the DCCA Grant Application proposing demolition or alteration of historic features of Tree Studios and Medinah Temple constitute an adverse effect as defined in Section 3 (d) (1) of the Act; and

WHEREAS, DCCA Legislative Grant applicant, the City of Chicago, and the Project Developers, Medinah Temple, Inc., Unit Building, Inc. and Tree Studios, LLC, have been consulted with and invited to concur in this Memorandum of Agreement with respect to the Project; and

NOW THEREFORE, the parties hereto agree that the following measures shall be implemented in order to take into account the adverse effects of the proposed project on the subject buildings.

Stipulations on the Medinah Temple Project

DCCA shall require the City of Chicago to comply with the following measures by incorporating such requirements into its grant agreement with the City of Chicago through an appropriate addendum by which the City of Chicago agrees to ensure that its sub-grantees/sub-contractors comply with these same requirements.

1. Final exterior design will comply with the Scope of Work attached to the DCCA Grant Application and incorporated herein by reference.
2. Re-adaptive interior design program has been preliminarily accepted by IHPA, provided retention of historic materials and spaces is pursued in accordance with the Scope of Work attached to the DCCA Grant Application and incorporated herein by reference.
3. IHPA review and approval, in writing, of the 95% design documentation and any changes to the 95% design documents, prior to the initiation of construction activities.
4. Level II Illinois Historic American Building Survey (IL HABS) documentation is generated for Medinah Temple. The specific scope of work is as follows:
 - A. IL HABS No. CK-2001-4
 - B. Drawings
 - (1) IL HABS/HAER Title Sheet on 24" x 36" IL HABS/HAER textured mylar.
 - (2) Reproduced original/extant drawings depicting exterior elevations/details, floor plans, interior details and cross sections.
 - C. Photographs
 - (1) Large format, 4"x 5" negatives and "5 x 7" prints, depicting exterior elevations and distinctive architectural features, and significant interior spaces and features.
 - D. Written architectural description.
 - E. Written history addressing the following contexts;
 - (1) Middle Eastern architectural style.
 - (2) Chicago Shriner organization.

- (3) Developmental planning for, construction of and subsequent modifications to Medinah Temple.
 - (4) Original architects Huehl and Schmid.
 - (5) Historic and contemporary uses of Medinah Temple.
5. Prior to beginning any demolition work, IHPA will review and approve in writing, the preliminary IL HABS documentation, as so required, and will authorize demolition work to begin.
6. Medinah Temple, Inc. will award the IL HABS Documentation project to a consultant of its choice, provided the consultant is qualified to perform the work and agrees to meet IL HABS/HAER Standards.
7. IHPA will review the required IL HABS/HAER Documentation submittals, and accept or reject the 100% submittal in accordance with IL HABS/HAER Standards.
8. After IHPA acceptance, completed IL HABS/HAER Documentation will be deposited within the archives section of the Illinois State Historical Library. IHPA requires one standard and one microfiche copy of accepted documentation.

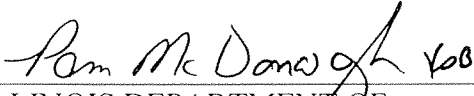
Stipulations on the Tree Studios Project

DCCA shall require the City of Chicago to comply with the following measures by incorporating such requirements into its grant agreement with the City of Chicago through an appropriate addendum by which the City of Chicago agrees to ensure that its sub-grantees/sub-contractors comply with these same requirements.

1. A Historic Features Identification/Condition Assessment Report of the Tree Studios building is generated to provide guidance in the retention/rehabilitation of historic materials during the development of design documentation.
2. The Tree Studio Complex "Unit Building" is considered non-historic, is not subject to IHPA review and can be altered or demolished.
3. All exterior/interior design and actual work conducted on the Tree Studios/Annex building will meet the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SIS).
4. Prior to beginning any demolition work, IHPA will review and approve in writing the demolition plan. Any changes to the approved demolition plan shall also be submitted to IHPA for prior review and approval in writing.

5. IHPA will review and approve in writing the following technical/design documentation prior to initiation of construction activities:
- A. Historic Features Identification/Condition Assessment Report.
 - B. 50% Design Documentation.
 - C. 95% Design Documentation.
 - D. Changes to the 95% submittal.


Execution of this Memorandum of Agreement and implementation of its terms evidences that DCCA has afforded IHPA an opportunity to comment on the Medinah Temple Project, and has taken into account the effects of the undertaking on Tree Studios/ Medinah Temple/Unit Building Redevelopment Project in compliance with the Act.



ILLINOIS DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS

6-22-01

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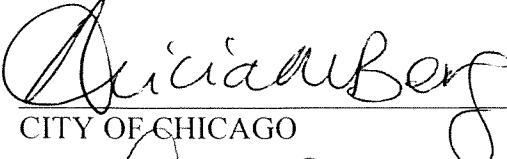


ILLINOIS HISTORIC PRESERVATION AGENCY

6-22-01

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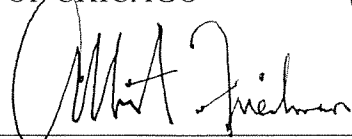
CONCUR:



CITY OF CHICAGO

6/26/01

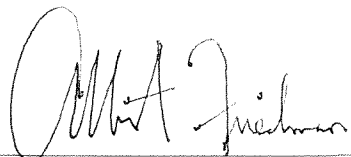
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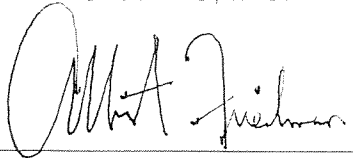
MEDINAH TEMPLE, INC.

6/27/01

DATE


UNIT BUILDING, INC.

6/27/01
DATE


TREE STUDIOS, LLC

6/27/01
DATE