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VIA FEDERAL EXPRESS  
tracking # 7780 4660 8782

December 27, 2016

Courtney Avery  
Illinois Health Facilities and Services Review Board  
525 West Jefferson, 2nd Floor  
Springfield, Illinois 62761

**RECEIVED**

DEC 28 2016

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

Re: HSHS St. John's Hospital Women's and Children's Health Center Building

Dear Courtney:

Enclosed is an executed Memorandum of Understanding between St. John's Hospital and the Illinois Historic Preservation Agency, to satisfy relevant application requirements.

Thank you.

Very truly yours,

  
Clare Connor Ranalli

cc: Amy Bulpitt  
Mike Constantino

Memorandum of Agreement  
Between  
HSHS St. John's Hospital  
And the Illinois Historic Preservation Agency  
Concerning  
Construction of a Medical Office Building  
To be located in the block bounded by Ninth, Tenth, Madison and Carpenter,  
Springfield, Sangamon County, Illinois

WHEREAS, HSHS St. John's Hospital of the Hospital Sisters of the Third Order of St. Francis (HSHS St. John's Hospital) intends to construct a Medical Office Building (MOB) and associated parking facilities on the block bounded by Ninth, Tenth, Madison and Carpenter Streets in Springfield, Sangamon County, Illinois, (ATTACHMENT A) and

WHEREAS, this action will require a Certificate of Need from the Illinois Health Facilities and Services Review Board in accordance with the Illinois Health Facilities Planning Act (20 ILCS3960) and also a "General (NPDES) Permit to Discharge Stormwater Associated with Construction Site Activities" from the Illinois Environmental Protection Agency pursuant to the Illinois Environmental Protection Act (415 ILCS 5), and

WHEREAS, these permissions require compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) (the Act) and its implementing regulations that require state agencies to consider historic resources prior to the granting of any permits or permissions but allow delegation to the permittees for completing steps required to comply with the Act, and

WHEREAS, in compliance with the Act, the Illinois Historic Preservation Agency (IHPA) and HSHS St. John's Hospital have consulted in the survey, and eligibility determination of historic properties and have participated in the completion of this agreement document, and

WHEREAS, with the exception of entrance permits and air rights permits from the Illinois Department of Transportation no other state or federal grants, loans permits or permissions are required to construct this project and

WHEREAS, HSHS St. John's Hospital has completed a Phase 1 and Phase 2 cultural resources survey of the area and found archaeological sites known at 11SG1432 and 11SG1433 (identified from previous surveys) within the area that the Illinois Historic Preservation Agency has determined to be eligible for inclusion on the National Register of Historic Places and may be affected by the proposed project, and

WHEREAS, no other sites of historic, architectural or archaeological significance exist within the project area nor are any human burials expected to be encountered that would be covered by the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440),

NOW, THEREFORE, HSHS St. John's Hospital and the Illinois State Historic Preservation Agency agree that the project will be implemented in accordance with the following stipulations to take into account effects on historic properties.

#### STIPULATIONS

1. The project area from Carpenter Street south to the area just south of the Mason Street vacation, as shown on Attachment A, is cleared for construction, except for the portion identified on Attachment A for additional Data Recovery. No further management of historic properties is required in these areas.
2. Within the project area south of the Mason Street vacation, rehabilitation of the existing parking lot and relocation of utilities will be allowed provided that construction activities are limited to parking area resurfacing and replacement of utilities within their current utility corridors. To avoid any archaeological features which may be present on the property no subsurface disturbance outside of existing utility corridors and conduit routes will be permitted.
3. Archaeological Properties
  - a. Archaeological properties within site 11SG1433 that have been determined eligible as shown in Attachment A have been found impossible to avoid during construction activities and will be treated in the following manner.
    - i. An Archaeological Data Recovery Plan will be prepared by an archaeological firm previously approved by the IHPA as meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 44738.9) for recovery activities at that portion of Site 11SG1433 within the project area. The Plan will be responsive to the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (48FR 44734-37).
    - ii. The Data Recovery Plan will be submitted to IHPA and finalized between IHPA and HSHS St. John's Hospital's Archaeological Contractor within a 30 (calendar) day period following its submission. Data Recovery may proceed immediately following finalization of the Data Recovery Plan, or the 30 (calendar) day period, whichever is sooner.
    - iii. The plan will address research questions proposed in the Archaeological Phase 2 Survey Report. The Plan will require exposure of the ground surface within the archaeological area proposed for recovery activities in the Phase 2 Survey Report only and recordation of all exposed features. Features shall then be bisected and half of the feature shall be dug vertically to sterile soil. No recovery activities shall be required outside of these discreet areas unless based on the character of discoveries it is agreed to between HSHS St. John's Hospital and the Field Archaeologist that additional recovery is warranted.
  - b. Upon completion of archaeological fieldwork, HSHS St. John's Hospital's Archaeological Contractor shall provide IHPA with a letter report detailing findings for IHPA's 30 (calendar) day review. If no comments or concerns are received within the 30 day review

period, project construction within the footprint of the archaeological site may commence.

- c. Within 36 months of completion of activities, the Archaeological Contractor shall submit a final report to the IHPA detailing the analysis of artifacts and findings of the investigations.
- d. HSHS St. John's Hospital in cooperation with the Archaeological Contractor will provide adequate laboratory space for the analysis of artifacts recovered that date from the period of significance as detailed in the Data Recovery Plan. Artifacts and notes will be delivered to the Illinois State Museum for curation.
- e. During data recovery HSHS St. John's Hospital will maintain a 6-ft chain link fence around the Data Recovery area to guard the area against vandalism.

#### 4. Amendment, Completion or Termination

- a. If any party determines that any terms of this Agreement cannot be met, the parties shall consult further to arrive at a mutually acceptable alternative. All terms other than the stipulation discussed shall remain in effect.
- b. This Agreement shall be in effect until successful completion of its terms or for a period of five (5) years from signature date. If the terms are not met within five (5) years, the parties to the Agreement shall reconvene to discuss further actions, if necessary.

#### 5. Post Review Discovery

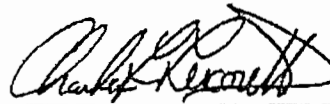
In the event that one or more historic properties are discovered or that unanticipated effects are found during the implementation of this Memorandum of Agreement, HSHS St. John's Hospital shall stop work in the immediate area and inform the IHPA and the Preservation Services Division of the IHPA of such unanticipated discoveries or effects within two (2) business days. Any necessary archaeological investigations will be conducted according to the applicable regulatory standards required by the Preservation Services Division of the IHPA.

Execution of this MOA by the Illinois Historic Preservation Agency and HSHS St. John's Hospital and implementation of its terms shall constitute evidence that effects of the undertaking on historic properties have been adequately taken into account.

#### SIGNATORIES

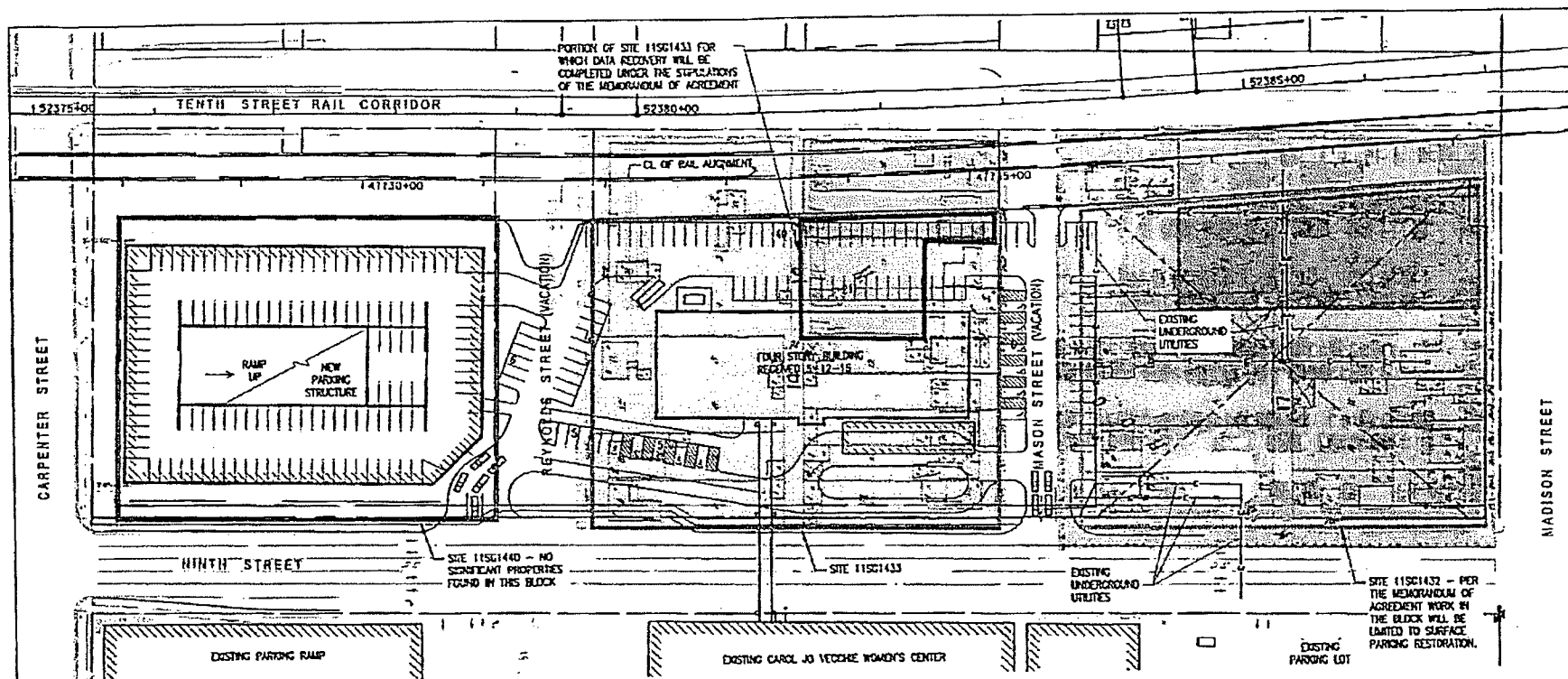


Heidi Brown-McCreery  
Illinois Historic Preservation Agency



Dr. Charles Lucore, M.D. 12-21-16  
HSHS St. John's Hospital

Attachment



#### LEGEND

- RED - PORTIONS OF LOTS PREVIOUSLY TESTED FOR THE CARPENTER STREET UNDERPASS PROJECT AND DETERMINED FOR THAT PROJECT TO MEET THE CRITERIA FOR REGISTRATION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- BLUE - PORTIONS OF LOTS CONTIGUOUS WITH THOSE LOTS IDENTIFIED FOR THE CARPENTER STREET UNDERPASS PROJECT AS MEETING THE CRITERIA FOR REGISTRATION ON THE NATIONAL REGISTER OF HISTORIC PLACES, AND THUS ALSO CONSIDERED AS LIKELY ELIGIBLE FOR REGISTRATION ON THE NATIONAL REGISTER OF HISTORIC PLACES
- GREEN - PORTION OF PROJECT AREA THAT IS THOUGHT TO CONTAIN SUFFICIENT INTEGRITY AND RESEARCH POTENTIAL TO WARRANT LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

N SITE PLAN  
NO SCALE

**ATTACHMENT A**  
to the Memorandum of Agreement between IHPA  
and St. John's Hospital pertaining to the property  
generally bound by Ninth, Tenth, Carpenter and  
Madison Streets in Springfield, Illinois