

MEMORANDUM OF AGREEMENT
AMONG THE
CHAMPAIGN UNIT 4 SCHOOL DISTRICT,
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY,
ILLINOIS STATE BOARD OF EDUCATION
AND
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING CENTRAL HIGH SCHOOL RENOVATION AND ADDITION AND
MCKINLEY FIELD RECONFIGURATION, CHAMPAIGN, ILLINOIS
(SHPO LOG #006021418)

WHEREAS, the Champaign Unit 4 School District (Unit 4), in coordination with the City of Champaign, plans to undertake partial demolition, renovation, and expansion of the existing Central High School, reconfiguration of McKinley Field, and demolition of historic and potentially historic buildings around Central High School (full list in Exhibit A) in Champaign, Champaign County, Illinois; and

WHEREAS, the project requires a permit from the Illinois Environmental Protection Agency (IEPA), thereby making the project an Undertaking subject to review under the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) (Act); and

WHEREAS, the project requires a permit from the Illinois State Board of Education (ISBE), thereby making the project an Undertaking subject to review under the Act; and

WHEREAS, the Illinois State Historic Preservation Office (SHPO) currently resides within the Illinois Department of Natural Resources (IDNR), and the Director of IDNR, Wayne A. Rosenthal, is the duly designated State Historic Preservation Officer; and

WHEREAS, the responsibilities of the SHPO under the Act are to assist, to the fullest extent possible, the State agencies in their identification of properties for inclusion in an inventory of historic resources, including provision of criteria for evaluation; (2) provide information concerning professional methods and techniques for preserving, improving, restoring, and maintaining historic resources when requested by State agencies; and (3) help facilitate State agency compliance with this Act.

WHEREAS, Unit 4 and the SHPO have determined that the Undertaking will have an adverse effect on the Central High School, which is eligible for the National Register of Historic Places (NRHP), on other resources individually eligible for listing on the NHRP (full list in Exhibit A), and on additional resources considered contributing within a potential NRHP historic district (full list in Exhibit A); and

WHEREAS, Unit 4 has consulted with the SHPO concerning the Undertaking, as per the Act; and

WHEREAS, Unit 4 has determined that the Undertaking will not have an adverse effect on historic properties other than those defined in Exhibit A, and the SHPO concurs in this determination; and

NOW, THEREFORE, the Unit 4, IEPA, ISBE, and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to mitigate the adverse effects of this Undertakings to historic properties as a result of this project..

STIPULATIONS

Unit 4, in coordination with the City of Champaign, shall ensure that the following measures are carried out:

1. MITIGATION

- a. The Central High School project is to be developed in phases between spring 2018 and fall 2022. Prior to beginning of construction activities on an individual resource as listed in Exhibit A, Unit 4 shall execute the stipulations for each resource as outlined in Exhibit A and shall submit documentation to the SHPO as outlined in Exhibit A. Photographs shall be high-resolution digital images (minimum 300 ppi) that include site, exterior elevations, distinctive exterior architectural features, and significant interior spaces and details. Provide SHPO labeled electronic/digital files and printed hardcopies on glossy paper. Unit 4 must receive written concurrence from the SHPO that the documentation is acceptable prior to proceeding with construction activities on a given resource. Work may proceed in phases once written concurrence on mitigation documentation has been received. Previous to the signing of this Agreement but considered to be part of the overall mitigation for the project, Unit 4 sought Requests for Proposals (RFPs) for the relocation of 603 W. Church Street, 201 N. Lynn Street, 203 N. Lynn Street, 606 W. Park Avenue, the house and garage at 607 W. Church Street, and 615 W. Church Street. Unit 4 received positive responses for only 603 W. Church Street.
- b. Unit 4 agrees to salvage, and palletize the historic pavers from Park Avenue & Lynn Street and will work with the City of Champaign for appropriate reuse in brick street repair elsewhere in the City or salvage
- c. Unit 4 agrees to salvage, repair, and reinstall affected historic street lights on Park Avenue & Lynn Street. A portion of the affected street lights will be reinstalled along the pedestrian connector along the former Lynn Street, within the project boundaries, while the remainder will be retained for future repair and replacement within the Historic Street Light District.

2. DURATION

This agreement will be null and void if its stipulations are not carried out within seven (7) years from the date of its execution. Prior to such time, Unit 4 may consult with the other signatories to reconsider the terms of the agreement and amend it in accordance with Stipulation 5 (Amendments) below. Unit 4 shall notify the signatories as to the course of action it will pursue.

3. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, Unit 4 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, Unit 4 understands and agrees that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

4. 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 signatories shall comply with 20 ILCS 3420/4e.

5. 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 signed by all of the signatories.

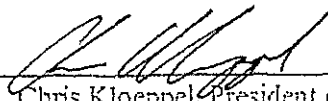
6. TERMINATION

If any signatory to this agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation 5 above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the agreement upon written notification to the other signatories.

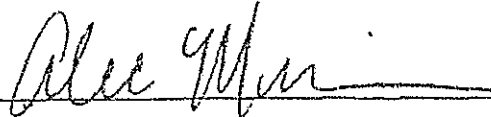
EXECUTION of this Memorandum of Agreement and implementation of its terms evidences that Unit 4, IEPA, and ISBE have afforded the SHPO an opportunity to comment on the effects of the Undertaking in compliance with the Act.

SIGNATORIES

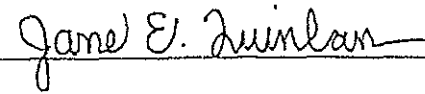
CHAMPAIGN UNIT 4 SCHOOL DISTRICT

By:  Date: 6/25/12
Chris Kloeppel, President of the Board of Education, Champaign Unit 4 School District

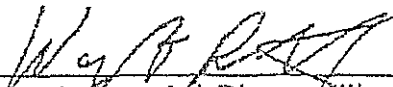
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

By:  Date: 6/6/18

REGIONAL OFFICE
ILLINOIS STATE BOARD OF EDUCATION

By:  Date: 6/15/18

ILLINOIS STATE HISTORIC PRESERVATION OFFICER

By:  Date: 6/1/18
Wayne A. Rosenthal, Director, Illinois Department of Natural Resources,
and Illinois State Historic Preservation Officer

APPROVED FOR EXECUTION

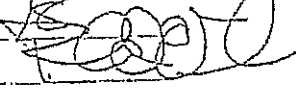
Date: 5-31-18
Legal Counsel: 

Exhibit A – Historic Resources and Mitigation

Park Ave & Lynn St Bricks - Unit 4 agrees to salvage, palletize, and turn over the historic pavers from Park Avenue and Lynn Street to the City of Champaign for reuse in brick street repair elsewhere in the City.

Park Ave. & Lynn St. Historic Street Lights - Unit 4 agrees to salvage, repair, and reinstall all affected historic street lights on Park Avenue & Lynn Street within the project boundaries.

603 W. Church Street

1. Post RFP for house and fence relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. Post an ad seeking bids for salvage of materials in house. Allow for salvage operations if no acceptable proposals received for house relocation and if acceptable bid received for salvage.
3. Provide SHPO electronic versions and printed copies on archival paper of floor plans and elevations of the house as available from the Champaign County Historical Archives or the Urbana Free Library.
4. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.
5. Provide SHPO raw data of 3-D scans of house and exterior taken by the U.S. Army Corps of Engineers.
6. Unit 4 agrees to abate the asbestos in the basement prior to its relocation, and agrees to protect the first floor interior from any damage due to the abatement process.
7. If the building relocation fails to occur, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.

201 N. Lynn Street

1. Post RFP for house relocation. Relocate house if acceptable proposal received.
2. Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

203 N. Lynn Street

1. Post RFP for house relocation. Relocate house if acceptable proposal received. Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
2. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

606 W. Park Avenue

1. Post RFP for house relocation. Relocate house if acceptable proposal received.
2. Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

Exhibit A – Historic Resources and Mitigation

607 W. Church Street

1. Post RFP for house relocation. Relocate house if acceptable proposal received.
2. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.
3. Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.

607 W. Church (garage)

1. Post RFP for house relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation. .
2. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.
3. Unit 4 agrees to abate the asbestos prior to its relocation, and agrees to protect the interior from any damage due to the abatement process.

615 W. Church Street

1. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

500 W. Church Street (YMCA)

1. Post for at least 30 days an RFP for building relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

500 W. Church Street (carriage house)

1. Post for at least 30 days an RFP for house relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

606 W. Church Street (main house)

1. Post for at least 30 days an RFP for house relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.

Exhibit A – Historic Resources and Mitigation

3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

606 W. Church Street (coach house)

1. Post for at least 30 days an RFP for house relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

602 W. Church Street (church)

1. Post for at least 30 days an RFP for house relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

605 W Hill (Christian Science Reading Room)

1. Post for at least 30 days an RFP for building relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

619 W Church (new property acquired since February 2018 initial documentation)

1. Post for at least 30 days an RFP for house relocation. Relocate house off the project site, if acceptable proposal received, with demolition costs applied to the cost of relocation.
2. If, after the conclusion of the RFP period, no viable relocation proposals are received, Unit 4 agrees to make the interior and exterior available for salvage prior to the beginning of the demolition process.
3. Provide SHPO electronic copies of exterior and interior photos of the house and site. Photos will be organized in file and labeled.

Central High School

1. Provide SHPO electronic copies of exterior and interior photos of the areas affected by building demolition. Photos will be organized in file and labeled.

General – Presentation/Discussion open to the public by SHPO, City of Champaign and Unit 4 to discuss historic preservation, the laws, the purpose and how it impacts the Unit 4 projects.