

PHASE I ARCHAEOLOGICAL SURVEY

NORTH CHICAGO BUILDING 12 DEMOLITION

LAKE COUNTY, ILLINOIS

SHPO LOG #020062725

Prepared For:

ROSALIND FRANKLIN UNIVERSITY OF MEDICINE AND SCIENCE

NORTH CHICAGO, ILLINOIS

Prepared By:

Drew Rausch, MA, RPA and

Jacopo Cerasoni, PhD, RPA

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

NAPERVILLE, ILLINOIS

Lead Agency:

Illinois State Historic Preservation Office

CEC Project 357-612

April 9, 2026



Maria Smith, PhD, RPA, Principal Investigator



Civil & Environmental Consultants, Inc.

ARCHAEOLOGICAL SURVEY SHORT REPORT

Illinois Historic Preservation Agency
Old State Capital Building
Springfield, Illinois 62701 (217.785.4997)

Reviewer:

Date:

Accepted Rejected

IHPA USE ONLY

Locational Information and Survey Conditions

County: Lake

Quadrangle: Waukegan

Project Type/Title: Phase I Archaeological Survey Rosalind Franklin University of Medicine and Science (RFUMS), North Chicago, Lake County, Illinois

Funding and/or Permitting Federal/State Agencies: SHPO, IEPA

Sec: 8 **T:** 44N **R:** 12E

Natural Division (No.): 3

UTM: Zone 16; 429049E 4683682N

Project Description: The project is located on the RFUMS campus and is maintained lawn (Figures 1–8). The study area is 0.35 ha (0.87 ac) located at 3101 North Green Bay Road in North Chicago, Illinois. At this time there is no United States Army Corps of Engineers (USACE) or other federal regulatory involvement with the project. The project will only require state permits. The property is subject to a 2007 programmatic agreement (Attachment A).

Topography: Chicago Lake Plain

Soils: Ozaukee silt loam, 2–4 percent slopes

Drainage: Lake Michigan

Land use/Ground Cover (Include Percentage Visibility): Maintained lawn/0 percent

Survey Limits: None

Archaeological and Historical Information

Historic Plats/Atlases/Sources: The 1840 GLO maps; 1861, 1873, 1902, 1915, 1924, and 1936 plats/atlasses; 1906, 1908 and 1960 Waukegan, 15-minute topographic maps; 1960, 1972, 1980, 1993, and 1998 Waukegan, 7.5-minute topographic maps; Illinois Inventory of Archaeological Sites (IIAS); Historic and Architectural Resources Geographic Information System (HARGIS).

The 1840 GLO map depicts the study area as prairie (Figure 4).

The historic plats and atlases from 1861–1915 depict the study area as owned by private citizens, with an orchard depicted on the 1907 map. After 1915, the study area is depicted as being property of the US government. The 1924 map depicts the property as being owned by US Trainings. The 1936 map depicts the property as being owned by the US Veterans Bureau Hospital (Figure 5).

The 1906 and 1908 topographic maps depict the study area as US Veterans Bureau Hospital property. The 1960 map depicts two structures within the western portion of the study area along the eastern edge of Green Bay Road. The area is listed as VA Hospital property (Figure 6).

The 1960, 1972, and 1980 topographic maps depict two structures located within the western portion of the study area. The 1993 map depicts one structure located within the northwestern corner of the study area. The 1998 map depicts the study area as urban (Figures 2 and 7).

Google Earth imagery from 1993–2025 was inspected for recent land use changes. The imagery depicts no major changes to the study area.

The study area is entirely within a low probability area according to the Illinois Archaeological Predictive Model and Archaeological Resource Potential layers.

Archaeological Sites within 1.6 km (1 mi) of the Project Area

Two archaeological sites (11L643; 11L1018) have been recorded within the records check area. Site 11L643 is a razed historic farmstead dated to c. 1860 that was reused as officers' quarters. The site is located 775 m (2,543 ft) east southeast of the study area and is recommended for Phase II testing.

Four resources (VA Medical Center/Ref #219296; Building 29/Ref #201514; Ralph H. Poole house/Ref #146089; Great Lakes Naval Training Station/Ref #201454) are listed in the HARGIS within the records check area. The Illinois Veterans Administration Medical Center (VA Medical Center/Ref #219296) overlaps the majority of the study area within its southwestern corner and has been determined as eligible for the NRHP. The Dewey House (Building 29/Ref #201514) is located 180 m (608 ft) northeast of the study area and is listed to the NRHP.

Previous Surveys within 1.6 km (1 mi) of the Project Area

There are 20 archaeological surveys within the buffer. No archaeological surveys have been undertaken within the study area. There are two previously completed Phase I archaeological surveys (Schroeder 1992; Kullen 2000) in proximity to the study area. Neither survey identified archaeological sites.

Cemeteries within 1.6 km (1 mi) of the Project Area

No cemeteries have been recorded within the 1.6 km (1 mi) records check area.

Regional Archaeologist Contacted: None

Investigation Techniques: The fieldwork was conducted on March 9, 2026. The methodology included visual inspection and shovel testing. Photographs were taken as appropriate.

Visual inspection occurred in areas of obvious physical disturbance and areas with buried utilities. This consists of a walkover at no greater than 10 m (32.8 ft) intervals. In some areas, this is generally sufficient to document obvious disturbances. If grass or other vegetation obscured the ground surface, it was walked and signs of disturbance (landscaping, utilities, drainage ditches, septic systems, ponds, etc.) were noted.

Shovel testing consisted of excavating 40 cm x 40 cm (15.7 in x 15.7 in) shovel test probes (STP) at 15 m (49.2 ft) intervals. The STPs were excavated until subsoil was encountered and penetrated 10 cm (3.9 in) or to a maximum depth of 80 cm (31.5 in). Fill from the STPs was screened through 0.64 cm (0.25 in) hardware cloth and each STP was backfilled. A record was kept that included relevant stratigraphic information such as soil texture, soil color, and the presence/absence of cultural materials. A submeter GPS unit was used to record locations of the STPs.

Time Expended: 18 hours

Site/Find Spots Located: 11L1023 (Appendix B)

Cultural Material: Redware drainage pipe

Curated at: Returned to landowners

Collection Techniques: Total

Area Surveyed (Acres and Square Meters): 0.35 ac/1,416.40 sq m

Results of Investigation and Recommendations: (Check One)

Phase I Archaeological Reconnaissance Has Located No Archaeological Material; Project Clearance is Recommended.

Phase I Archaeological Reconnaissance Has Located Archaeological Materials Site(s) Does (Do) Not Meet Requirements for National Register Eligibility; Project Clearance is Recommended.

Phase I Archaeological Reconnaissance Has Located Archaeological Materials; Site (s) May Meet Requirements for National Register Eligibility; Phase II Testing Is Recommended.

Phase II Archaeological Investigation Has Indicated that Site(s) Does (Do) Not Meet Requirements for National Register Eligibility; Project Clearance is Recommended.

Phase II Archaeological Investigation Has Indicated that Site(s) Meet Requirements for National Register Eligibility; Formal Report is Pending and a Determination of Eligibility is Recommended.

Comments:

The study area consisted of the maintained lawn at 3101 North Green Bay Road (Figures 3 and 8–12).

The project area was surveyed via visual inspection and 22 STPs. Areas with marked buried utilities were surveyed via visual inspection. A total of 19 STPs displayed a profile of very dark brown (10YR 3/2) silty clay loam to 25 cm (9.8 in) underlain by a yellowish brown (10YR 5/6) silty clay terminated at 80 cm (31.5 in) [Figure 13]. A total of two STPs displayed a disturbed profile of very dark brown (10YR 3/2) silty clay loam to 25 cm (9.8 in) underlain by a very dark brown (10YR 3/2) clay loam mottled with a yellowish brown (10YR 5/6) silty clay to 40 cm (15.8 in) followed by a black (10YR 2/1) asphalt fill to 60 cm (23.6 in) where the asphalt layer became too difficult to excavate deeper (Figure 14). One STP showed a yellowish brown (10YR 5/6) clay

loam mottled with very dark brown (10YR 3/2) silt loam to 60 cm (23.6 in) underlain by a light brownish gray (10YR 6/2) clay loam terminated at 80 cm (31.5 in) [Figure 15].

Site 11L1023 was recorded within the study area in one STP. Six negative radial STPs were excavated to delineate the site. Two fragments of a glazed redware drainage pipe or gutter were identified in the positive STP. These fragments were recovered at 60 cm deep and were at one time a part of a larger whole which could not be removed from the STP. The larger drainage pipe was not relocated the radials. Based on the results of this fieldwork, CEC believes that the research potential at 11L1023 has been exhausted.

No additional work is recommended for 11L1023.

No further archaeological investigations are recommended for the study area.

Archaeological Contractor Information:

Archaeological Contractor: Civil & Environmental Consultants, Inc.

Address/Phone: 1230 East Diehl Road, Suite 200, Naperville, Illinois 60563

Surveyor(s): Drew Rausch, MA, RPA; Jacopo Cerasoni, PhD, RPA

Survey Date(s): March 9, 2026

Report Completed By: Drew Raush, MA, RPA and Jacopo Cerasoni, PhD, RPA **Date:** April 7, 2026

Submitted by (Signature and Title):

Jim Snyder MA, RPA, Principal Investigator

Attachment Check List: (#1 through #4 are MANDATORY)

- X 1) Relevant Portion of USGS 7.5' Topographic Quadrangle Map(s) Showing Project Location and any Recorded Sites.
- X 2) Project Map(s) Depicting Survey Limits and, When Applicable, Approximate Site Limits, and Concentrations of Cultural Materials.
- X 3) Site Form(s): One Copy of Each Form.
- 4) All Relevant Project Correspondence.
- 5) Additional Information Sheets as Necessary.

Address of Owner/Agent/Agency to Whom SHPO Comments Should Be Mailed:

Civil & Environmental Consultants, Inc.

1230 East Diehl Road, Suite 200

Naperville, Illinois 60563

Contact Person: Maria Smith, msmith@cecinc.com

Phone Number: Maria Smith, 463.246.8059

Reviewers Comments:

REFERENCES

Brink, John G.

1915 *Map of Lake County, Illinois*. Waukegan Daily Sun. Waukegan, Illinois.

Frost & McLennan

1873 *Map of Lake County, Illinois*. Chicago, Illinois.

Geo. A. Ogle

1907 *Standard Atlas of Lake County, Illinois including a Plat Book of the Villages, Cities and Townships of the County ... Patrons Directory, Reference Business Directory...* Chicago, Illinois.

Hale, Georg

1861 *Map of Lake County, Illinois from Actual Surveys and Other Authentic Sources*.
(1948) L. Gast Bro. & County Lith. St. Louis, Missouri.

Stearns, A.K.

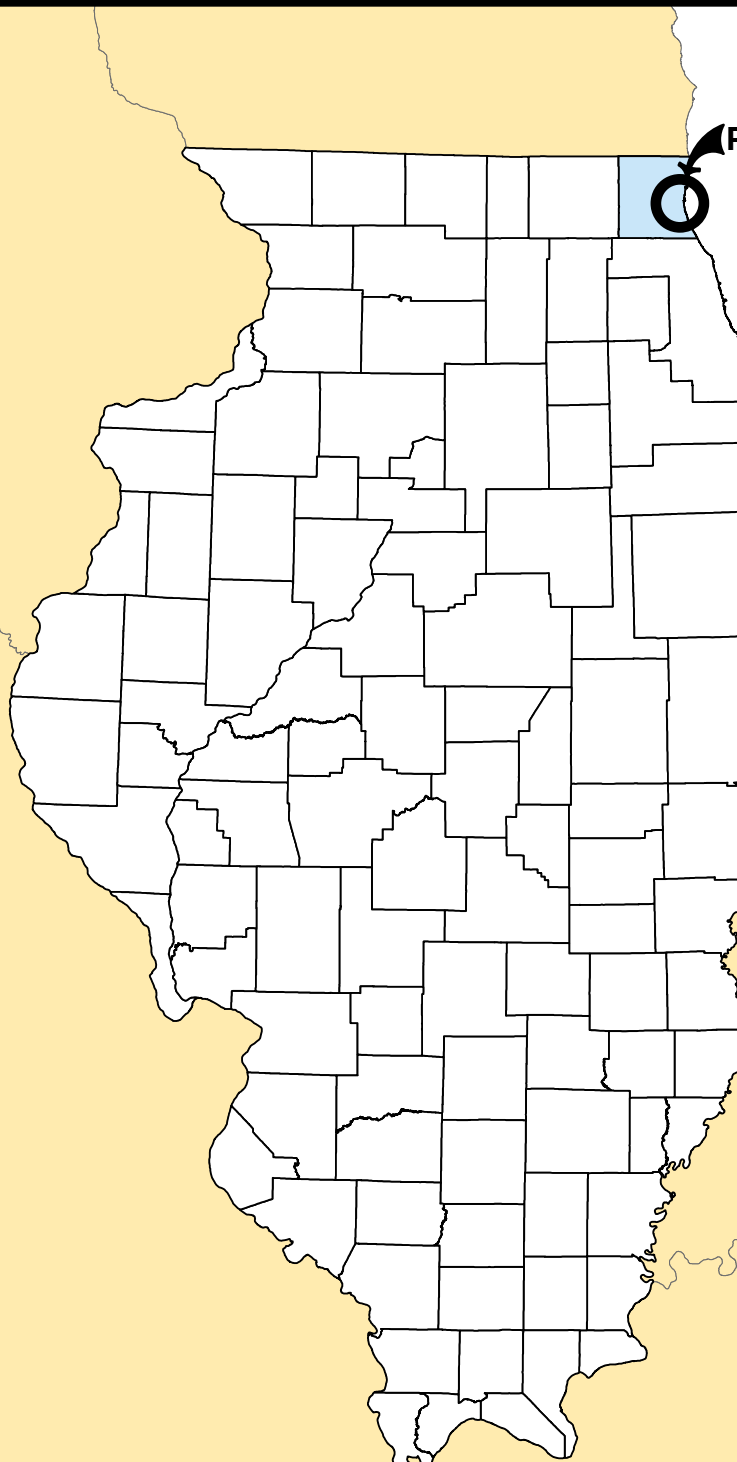
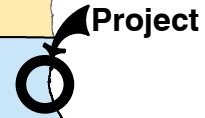
1902? *Official Map of Lake County, Illinois*. Waukegan Sun. Waukegan, Illinois.

W.W. Hixson & Co.

1924? *Plat Book of Lake County, Illinois*. Rockford, Illinois.

1936 *Atlas of Lake County, Illinois*. Rockford, Illinois.

FIGURES

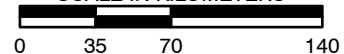


LEGEND

-  ILLINOIS COUNTIES
-  LAKE COUNTY

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Consultants, Inc.**

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026 · 877.963.6026
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ROSALIND FRANKLIN UNIVERSITY OF MEDICINE AND SCIENCE (RFUMS)
DEMOLITION OF BUILDINGS 12, 59, 60, AND 61 PROJECT
LAKE COUNTY, ILLINOIS

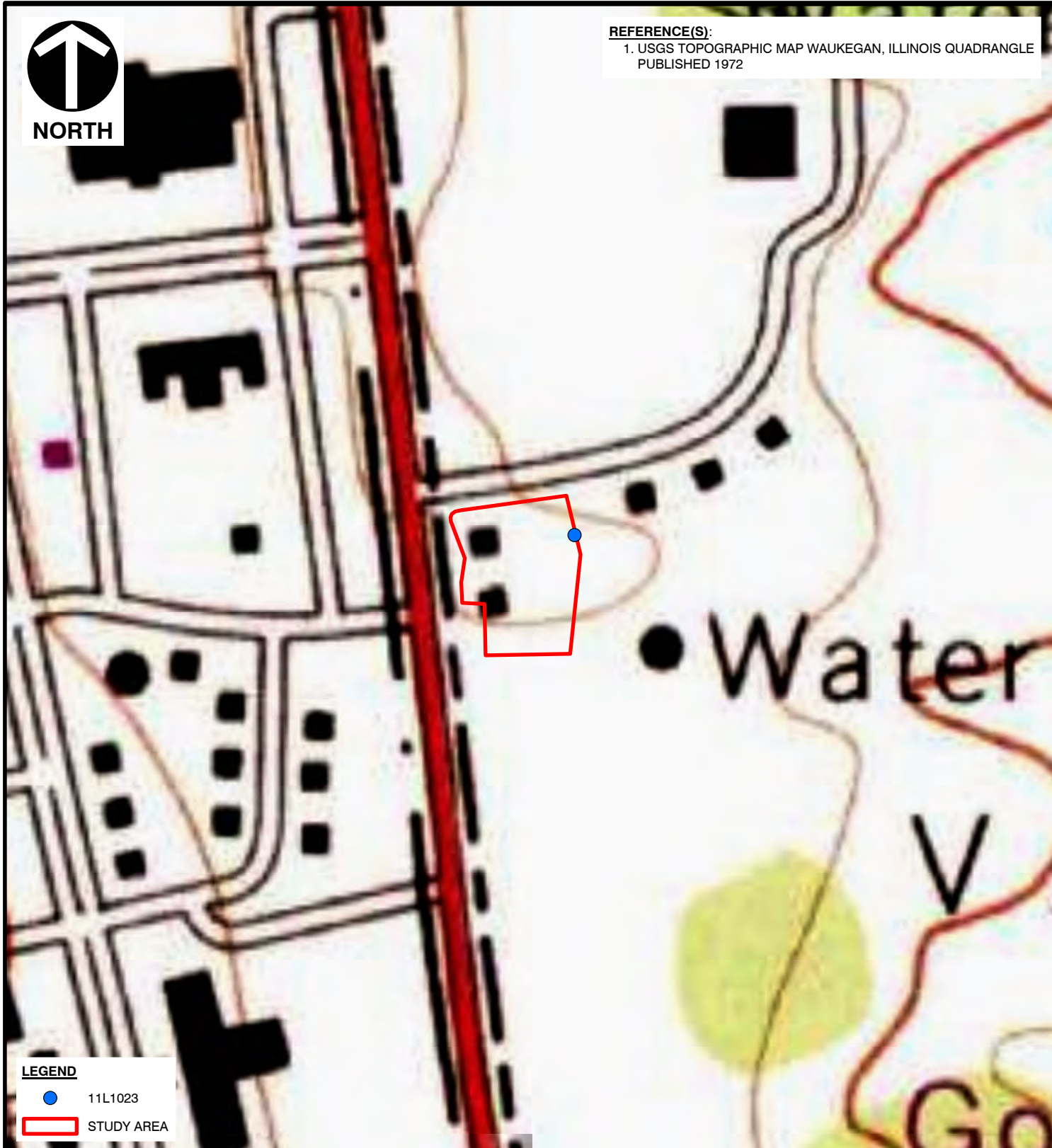
PROJECT LOCATION IN ILLINOIS

DRAWN BY:	GIR	CHECKED BY:	MMS	APPROVED BY:	JAS*	FIGURE NO:
DATE:	3/23/2026	SCALE:	1 cm = 35 km	PROJECT NO:	357-612	1

*Hand Signature on file

**REFERENCE(S):**

1. USGS TOPOGRAPHIC MAP WAUKEGAN, ILLINOIS QUADRANGLE
PUBLISHED 1972

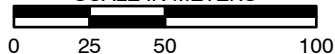
**LEGEND**

11L1023



STUDY AREA

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Suite 200
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DEMOLITION OF BUILDINGS 12, 59, 60, AND 61 PROJECT
LAKE COUNTY, ILLINOIS

STUDY AREA ON A PORTION OF THE
1972 WAUKEGAN, ILLINOIS,
7.5-MINUTE USGS QUADRANGLE

DRAWN BY:

GIR

CHECKED BY:

MMS

APPROVED BY:

JAS*

FIGURE NO:

2

DATE:

3/23/2026

SCALE:

1 cm = 25 m

PROJECT NO:

357-612

*Hand Signature on file



REFERENCES
1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE.
ACCESSED 4/8/2026



- LEGEND**
- BURIED UTILITY
 - HISTORIC STP
 - NEGATIVE STP
 - PHOTO LOCATION
 - GAS LINE
 - STUDY AREA

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LAKE COUNTY, ILLINOIS

STUDY AREA ON AERIAL IMAGERY

DRAWN BY:	GIR	CHECKED BY:	MMS	APPROVED BY:	JAS*	FIGURE NO:
DATE:	4/8/2026	SCALE:	1 cm = 5 m	PROJECT NO:	357-612	3

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NORTH

REFERENCE(S):

1. GLO MAP, SURVEYORS OFFICE, ST. LOUIS, MO 1840

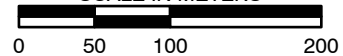


LEGEND

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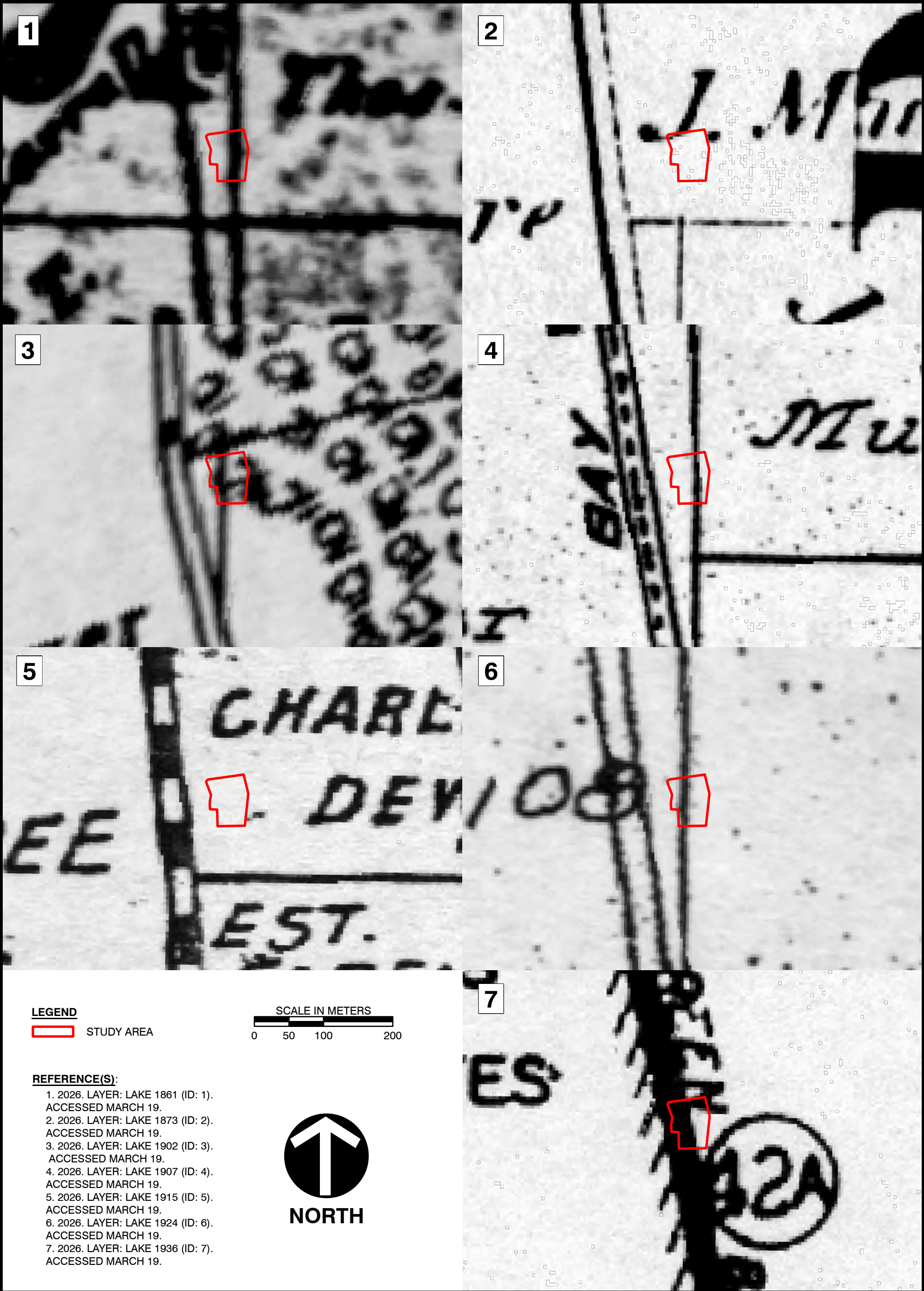
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DEMOLITION OF BUILDINGS 12, 59, 60, AND 61 PROJECT
LAKE COUNTY, ILLINOIS

STUDY AREA ON 1840 GLO

DRAWN BY:	GIR	CHECKED BY:	MMS	APPROVED BY:	JAS*	FIGURE NO:
DATE:	4/8/2026	SCALE:	1 cm = 50 m	PROJECT NO:	357-612	4

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**REFERENCE(S):**

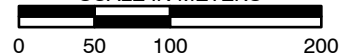
1. USGS TOPOGRAPHIC MAP WAUKEGAN, ILLINOIS QUADRANGLE
PUBLISHED 1908

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LEGEND

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ROSALIND FRANKLIN UNIVERSITY OF MEDICINE AND SCIENCE (RFUMS)
DEMOLITION OF BUILDINGS 12, 59, 60, AND 61 PROJECT
LAKE COUNTY, ILLINOIS

**STUDY AREA ON A PORTION OF THE
1908 WAUKEGAN, ILLINOIS,
15-MINUTE USGS QUADRANGLE**

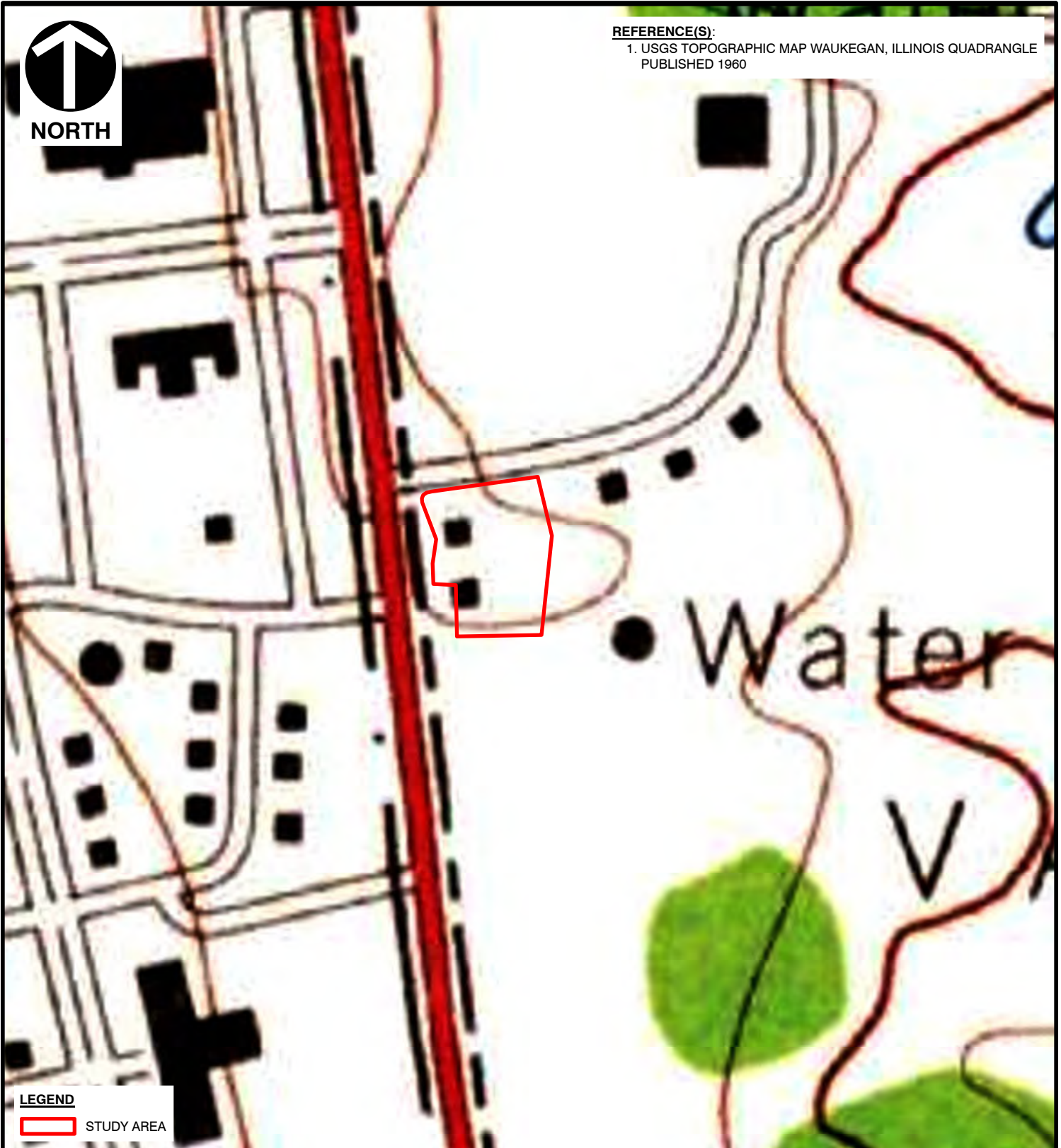
DRAWN BY:	GIR	CHECKED BY:	MMS	APPROVED BY:	JAS*	FIGURE NO:
DATE:	4/8/2026	SCALE:	1 cm = 50 m	PROJECT NO:	357-612	6

*Hand Signature on file



REFERENCE(S):

1. USGS TOPOGRAPHIC MAP WAUKEGAN, ILLINOIS QUADRANGLE
PUBLISHED 1960

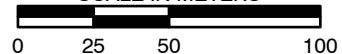


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LAKE COUNTY, ILLINOIS

**STUDY AREA ON A PORTION OF THE
1960 WAUKEGAN, ILLINOIS,
7.5-MINUTE USGS QUADRANGLE**

DRAWN BY:	GIR	CHECKED BY:	MMS	APPROVED BY:	JAS*	FIGURE NO:
DATE:	4/8/2026	SCALE:	1 cm = 25 m	PROJECT NO:	357-612	7

*Hand Signature on file



Figure 8. Overview of the survey area, looking southwest.



Figure 9. Overview of the survey area, looking east.



Figure 10. Overview of the survey area, looking south.



Figure 11. Overview of the survey area, looking northwest.



Figure 12. Overview of the study area, looking west.



Figure 13. Representative STP Profile: very dark brown silty clay loam underlain by a yellowish brown silty clay loam terminated at 80 cm (31.5 in).



Figure 14. Representative STP Profile: very dark brown silty clay loam underlain by a very dark brown clay loam mottled with a yellowish brown silty clay to 40 cm (15.8 in) then underlain by a black asphalt fill.



Figure 15. Representative STP Profile: yellowish brown clay loam mottled with very dark brown silt loam to 60 cm (23.6 in) underlain by a light brownish gray clay loam.

APPENDIX A

PROGRAMMATIC AGREEMENT

PROGRAMMATIC AGREEMENT

Between

The United States Department of Veterans Affairs
And

The Illinois Historic Preservation Agency
And

The Advisory Council on Historic Preservation
And

Rosalind Franklin University of Medicine and Science

Regarding the
Future Historic Preservation of the Historic “Dewey
Mansion” and the “Building 12” Foundation

Located at the North Chicago, Illinois
VA Medical Center

PROGRAMMATIC AGREEMENT

PREAMBLE

This Programmatic Agreement ("Agreement") dated _____, 200____, is by and between the Secretary of Veterans Affairs, on behalf of the United States Department of Veterans Affairs (the "Department" or "VA"); the Illinois Historic Preservation Agency (the "IHPA"); the Advisory Council on Historic Preservation (the "Council"); and the Rosalind Franklin University of Medicine and Science, which is formerly known as the Herman M. Finch University of Health Sciences/The Chicago Medical School, and hereafter referred to herein as "RFUMS."

RECITALS

A. WHEREAS, on April 10, 2002, VA via its EUL authority leased approximately 94.9 acres of land and improvements at the North Chicago, Illinois VA Medical Center ("VAMC"), to RFUMS for a 75-year term (the "EU Lease");

B. WHEREAS, on August 1, 2006, VA and RFUMS executed an amendment to the EU Lease (the "EUL Amendment"), whereby RFUMS conveyed a certain approximate 8.5 acres of the approximate 95.4 acres back to VA, and retained its existing leasehold interest over the remaining approximate 86.4 acres of land and improvements;

C. WHEREAS, concurrently with executing the EUL Amendment, VA and RFUMS executed a Memorandum of Understanding ("MOU"), which in part contained certain terms and conditions whereby VA per its authority at 38 U.S.C. § 8164, would initiate and pursue the transfer of fee title interest in a certain approximate 85.4 acres of the EU Lease leasehold land and improvements to RFUMS (the "EUL Disposal"), and retain an approximate 1 acre of the 86.4 acres referenced in Recital 2 above for future VA needs;

D. WHEREAS, one of the terms and conditions of the MOU that must be satisfied before VA will initiate and pursue the EUL disposal, is that: *"RFUMS (along with VA to the extent necessary) . . . [must] enter into a Memorandum of Understanding (and/or other appropriate programmatic agreement(s)) with the Illinois State Historical Preservation Officer (and/or any other historic preservation office, commission, or department of proper authority) regarding the appropriate historic care and preservation of the Dewey Mansion . . . "* (the "Dewey Mansion");

E. WHEREAS, the Dewey Mansion, which is depicted in Attachment A hereto, constitutes "Building 29" at the VAMC, and is listed on the National Register of Historic Places, which is a list administered by the National Park Service, i.e., a branch of the United States Department of Interior;

F. WHEREAS, VA has determined that the proposed EUL disposal would in regards to the Dewey Mansion, be an "undertaking" per Section 106 of the National

Historic Preservation Act (16 U.S.C. 470f) (the "NHPA") and its implementing regulations, "Protection of Historic Properties" (36 C.F.R. 800);

G. WHEREAS, to ensure the continued preservation of the Dewey Mansion by RFUMS following the proposed EUL Disposal, VA and RFUMS have duly consulted with the IHPA and the Council in accordance with applicable Federal, State, and local laws, codes, ordinances, and regulations, including Section 106 of the NHPA and 36 CFR 800;

H. WHEREAS, this Agreement, and the contemplated quitclaim deed (the "Quitclaim Deed") to be used by VA to formally consummate the EUL Disposal, will require that RFUMS upon the EUL Disposal, will historically preserve the Dewey Mansion per the NHPA and all other applicable law; any agreed-upon requirements of the pertinent State and local historical preservation offices, commissions, and departments, including those contained in pertinent historical preservation programmatic agreements to which RFUMS is a party (i.e., this Agreement); and the Quitclaim Deed;

I. WHEREAS, to also ensure that upon consummation of the EUL Disposal, RFUMS will historically preserve the archeologically-significant building foundation of Building 12 at the VAMC (which is depicted in Attachment B hereto) and any refuse deposits or privies thereunder, which stem from a centuries old inn/tavern previously located there (collectively, the "Building 12 Foundation"), this Agreement and the Quitclaim Deed will require RFUMS to protect, and refrain from undertaking or allowing any surface level or underground activities of any kind that would adversely affect the Building 12 Foundation, without the prior consultation and consent of an IHPA-approved, professional archaeologist; and

NOW THEREFORE, VA, RFUMS, IHPA, and the Council hereby agree that the following Stipulations shall, upon VA's and RFUMS' consummation of the EUL Disposal, apply to the historic preservation of the Dewey Mansion:

STIPULATIONS

1. Upon consummation of the EUL Disposal, RFUMS shall at its sole cost and expense, be solely responsible for the maintenance and preservation of, and any renovation, refurbishment, and rehabilitation activities to, the Dewey Mansion per the NHPA and all other applicable law; the requirements of the pertinent State and local historical preservation offices, commissions, and departments; any agreed-upon requirements of the pertinent State and local historical preservation offices, commissions, and departments, including those contained in pertinent historical preservation programmatic agreements to which RFUMS is a party (i.e., this Agreement); and the Quitclaim Deed;

2. Upon consummation of the EUL Disposal, RFUMS and IHPA will work together collegially and collaboratively to achieve mutual historic preservation goals for the Dewey Mansion. In that regard, within sixty (60) days of the EUL Disposal (or such other longer period of time that RFUMS may request in writing to IHPA and is agreed to in writing by IHPA to RFUMS) and consistent with Stipulation #5 below, RFUMS will

develop and provide the parties to this Agreement with a "Dewey Mansion Maintenance Plan" ("Maintenance Plan") for the Dewey Mansion in consultation with the IHPA. If any issues or concerns regarding the Management Plan cannot successfully be resolved through negotiations between RFUMS and IHPA (and VA and the Council to the extent either of them respectively deems it appropriate), they shall proceed in accordance with the "Dispute Resolution Process" contained in Stipulation #7 of this Agreement.

3. Before commencing any proposed maintenance, preservation, renovation, refurbishment, and/or rehabilitation activities affecting the Dewey Mansion that are not expressly permitted in the Maintenance Plan, RFUMS shall at its sole cost and expense, provide IHPA with specific written details, preliminary plans, drawings, depictions, and any additional pertinent documentation, materials, or information that IHPA reasonably requests (collectively, the "Submittals"). IHPA shall have sixty (60) days after receiving the Submittals from RFUMS' to conduct a review and provide RFUMS with written comments. The permitted scope of such written comments shall be limited to matters regarding the historic preservation of the Dewey Mansion, including but not limited to, any concerns, suggestions, conditions, prerequisites, recommendations, and/or suggestions deemed necessary or appropriate by IHPA given RFUMS' proposed future activities. If IHPA fails to respond in writing within the 60-day time frame, IHPA shall be deemed to have no comments. If after IHPA provides its comments to any Submittals, RFUMS and IHPA are unable to resolve their outstanding differences despite their good faith efforts, they shall diligently proceed in accordance with the "Dispute Resolution" process contained in Stipulation #7 of this Agreement.

4. Upon consummation of the EUL Disposal, RFUMS shall at its sole cost and expense, protect, and refrain from undertaking or allowing any surface level or underground activities of any kind that would adversely affect the Building 12 Foundation, without the prior consultation and consent of an IHPA-approved, professional archaeologist.

5. RFUMS, IHPA, the Council, and VA hereby agree to concurrently provide the other parties with courtesy copies of any and all written correspondence involving matters regarding this Agreement and/or preservation of the Dewey Mansion, which are issued to any of the other parties to this Agreement.

6. This Agreement may not be amended, modified, or superceded except in a writing duly signed by VA, IHPA, the Council, and RFUMS, nor may any rights hereunder be waived except in writing by the waiving party to all of the other parties of this Agreement.

7. **Dispute Resolution Process:** Any disputes or disagreements between any of the parties that they cannot resolve following and despite their good faith efforts shall be presented to the Council for a non-binding mediation. In the event the Council cannot or refuses to preside over the non-binding mediation, the parties shall seek out a mutually acceptable third party individual or entity (collectively, "Third Party Mediator") to preside over a non-binding mediation. For any chargeable fees, costs, and expenses of the Council or Third Party Mediator for services provided in connection with any non-

binding mediation, the parties involved in the dispute shall split the fees, costs, and expenses evenly, or as they may otherwise agree in writing.

8. Any party may propose terminating the Programmatic Agreement by providing thirty (30) calendar days written notification to the other parties explaining the reasons for the proposed termination. If all of the parties hereto are unable to agree upon and consummate a "comprehensive" written termination of the Agreement, they shall proceed under the Disputes Resolution Process contained in Stipulation #7 of this Agreement. If following such process, the parties remain unable to agree upon and consummate a "comprehensive" termination of this Agreement, then the parties shall jointly prepare and duly execute a written, "Post Dispute Resolution Process" termination of this Agreement. That termination agreement shall explicitly provide that upon its execution by the parties, this Agreement will be forever terminated *in toto*, subject to the any of the parties' respective rights against any others under other agreements existing between them or any of them, if any, and applicable Federal, State, and local laws, codes, ordinances, and regulations.

9. VA, RFUMS, IHPA, and the Council hereby understand and agree that upon execution of this Agreement and consummation of the EUL Disposal, VA shall no longer have any responsibility, including legal or equitable, for the historical maintenance, preservation, renovation, refurbishment, and rehabilitation of the Dewey Mansion and the Building 12 Foundation.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

United States Department of Veterans Affairs

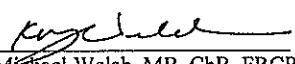
By: _____
Edward Bradley
Designated VA Representative

Date: _____

By: _____
William Feeley
Deputy Under Secretary for Health, Operations and Management

Date: _____

Rosalind Franklin University of Science and Medicine

By: 
Dr. K. Michael Welch, MB, ChB, FRCP
Rosalind Franklin University of Science and Medicine

Date: 8/21/07

Concur: Illinois Historic Preservation Agency

By: _____
William Wheeler
Illinois State Historic Preservation Office

Date: _____

Accepted: Advisory Council on Historic Preservation

By: _____
John M. Fowler

Date: _____

[The remainder of this page to this Programmatic Agreement regarding
the historic preservation of the Dewey Mansion, and the Building 12 Foundation
located at the North Chicago VA Medical Center is intentionally left blank]

PRESERVATION COVENANT

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LEGAL DESCRIPTIONS OF THE PROPERTY

ROSALIND FRANKLIN UNIVERSITY DESCRIPTION
LEASE PARCEL

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- (1) The grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all time to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic buildings" (National Park Service, 1989) in order to preserve those qualities that make this property eligible for listing on the National Register of Historic Places.
- (2) No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.
- (3) The IHPA shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met.
- (4) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the property.

- (5) This covenant is binding on the grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (6) The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (7) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.
- (8) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.

Signatures required

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By: _____
Edward Bradley
Designated VA Representative

Date: _____

By: _____
William Feeley
Deputy Under Secretary for Health, Operations and Management

Date: _____

Rosalind Franklin University of Science and Medicine

By: _____
Dr. K. Michael Welch, MB, ChB, FRCP
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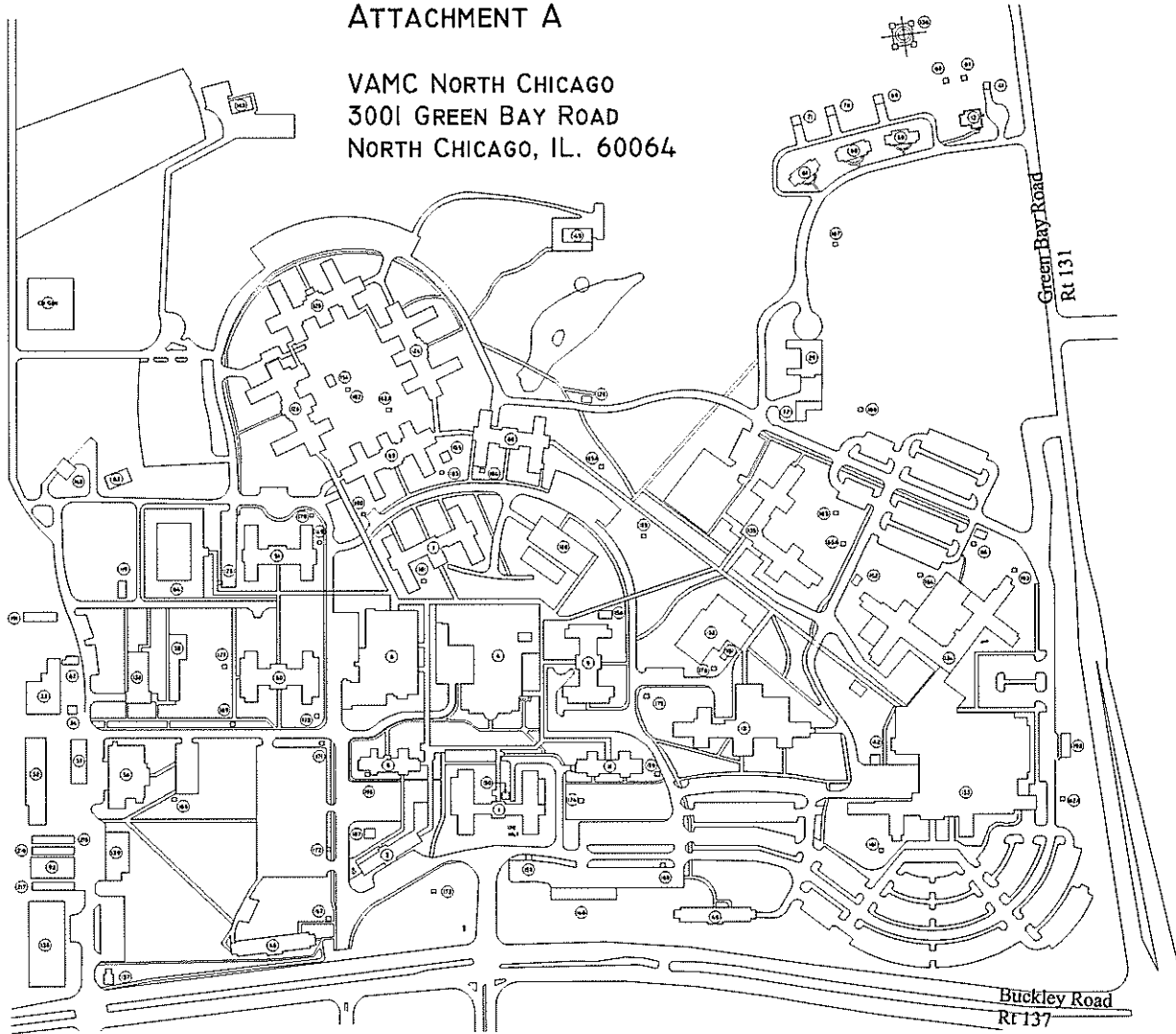
Illinois State Historic Preservation Officer

By:  _____
William Wheeler
Illinois State Historic Preservation Officer

Date: 12-05-07

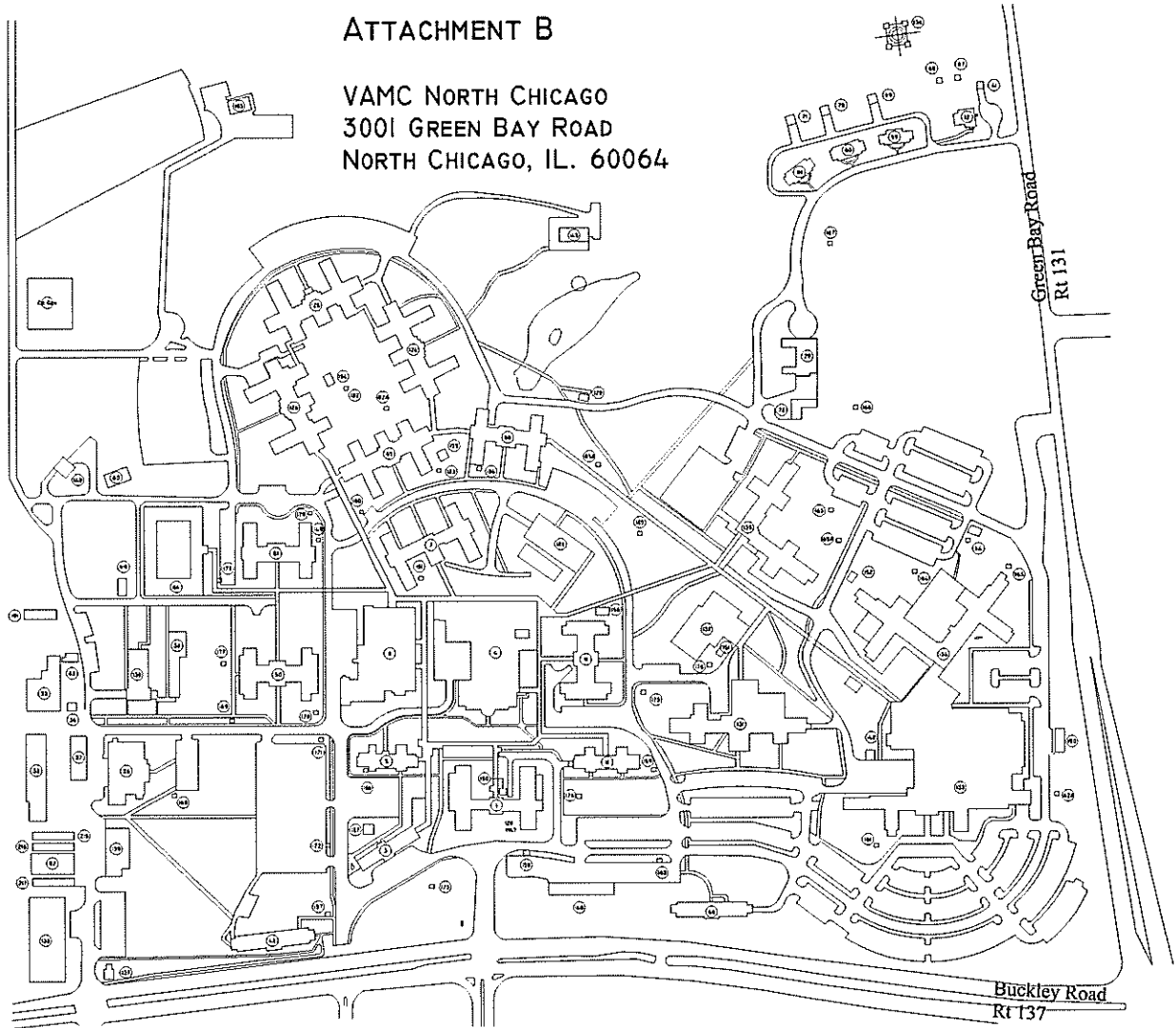
ATTACHMENT A

VAMC NORTH CHICAGO
3001 GREEN BAY ROAD
NORTH CHICAGO, IL. 60064



ATTACHMENT B

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3001 GREEN BAY ROAD
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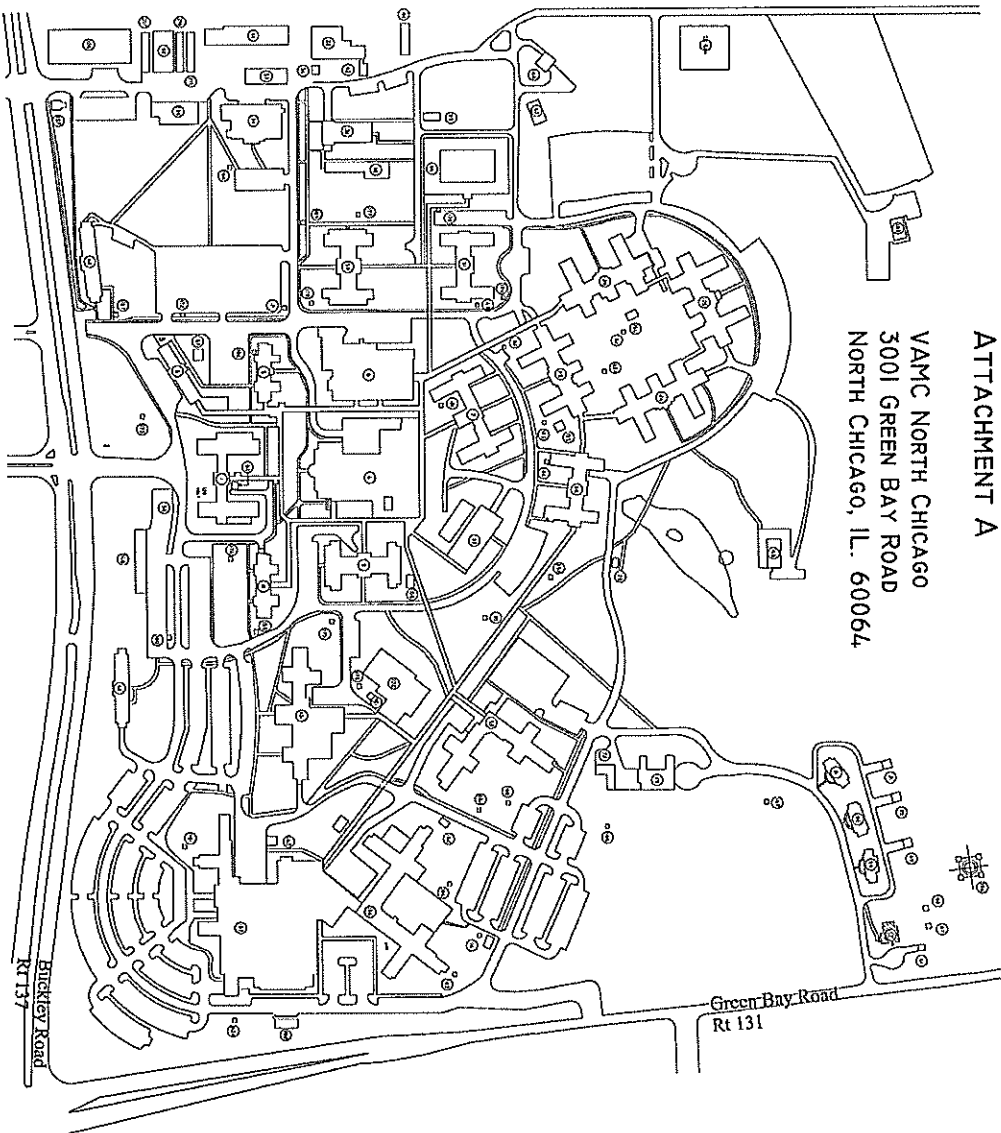
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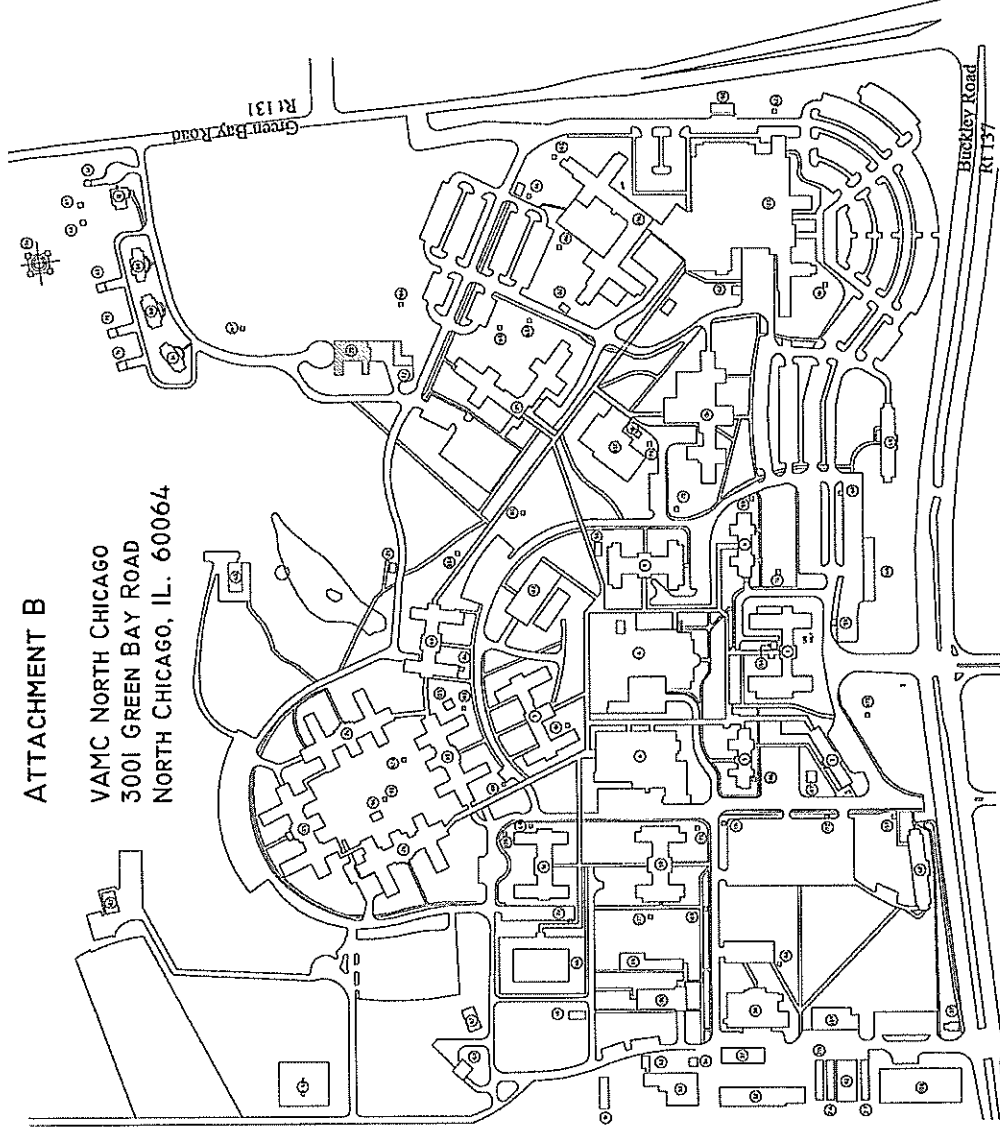
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Illinois Historic
Preservation Agency

Old State Capitol Plaza • Springfield, Illinois 62701

www.illinois-history.gov

Navy

719

WT

DOWNEY

WT

VA HOSPITAL

CHICAGO
MEDICAL SCH

Golf Course

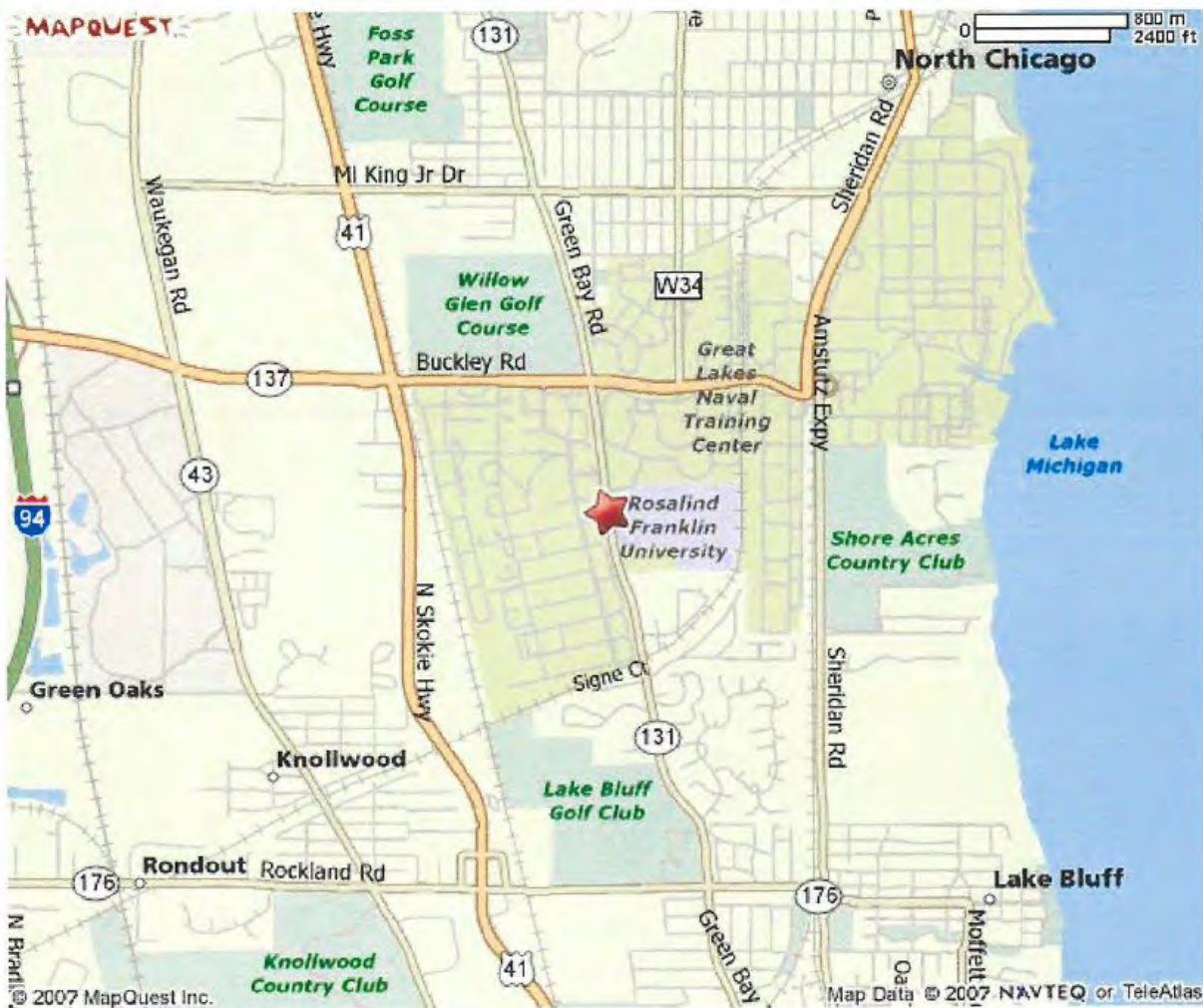
714



Rosalind Franklin Univ of Med: 847-578-3000
3333 Green Bay Rd
North Chicago IL
60064 US

Notes:

Only text visible within note field will print.



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APPENDIX B
11L1023 SITE FORM

Illinois Archaeological Site Recording Form

County Lake Site Name Revisit N
 Field No. 7.5' Quadrangle Waukegan County Site No. 1023
 Ownership Private Meridian 3 Township 44 N Range 12 E Section 8 Recorded 2026.03.13
 WGS84 Latitude 42.302235 Longitude -87.860477 Site Area (sq. m) 0
 UTM Nad83 Zone 16 UTM North 4,683,692 UTM East 429,076

Known Alternate Names

ENVIRONMENT

Topography Other Upland Drainage Basin Pike-Root
 Nearest Water Supply Lake Michigan Elevation (meters AMSL) 220
 Soil Association Morley-Markham-Beecher-Ashkum (s2277)
 Description Urban developed area, close to Lake Michigan. The site is located on the east lawn near the border between structure 3101 and the neighboring lawn.

SURVEY

Project Name North Chicago Rosalind Franklin University MS Project Type Phase I CRM
 Ground Cover Grass Surface Visibility % 0
 Survey Methods Shovel Test
 Site Type Isolated Find Standing Structure ☐

SITE CONDITION

Extent of Damage Unknown Main Cause of Damage Development

MATERIALS OBSERVED

Survey Sampling Strategy Representative Sample Collection

Number of Prehistoric Artifacts (count or estimate) 0

Number of Historic Artifacts (count or estimate) 2

☐ Prehistoric Diagnostic Artifacts

☐ Historic Diagnostic Artifacts

☐ Prehistoric Surface Features

☐ Historic Surface Features

☐ Prehistoric Buried Features Ave. Depth (cm) 0

☐ Historic Buried Features Ave. Depth (cm) 0

Description The two artifacts recovered were two fragments of a glazed redware drainage pipe or gutter. These were recovered at 60 cm deep and were at one time a part of a larger whole which could not be removed from the STP, and which was not relocated in radials.

TEMPORAL AFFILIATION

☐ Prehistoric Unknown	☐ Woodland	☐ Protohistoric	☐ Frontier Antebellum (1841-April 11, 1861)
☐ Paleoindian	☐ Early Woodland	☐ Historic Native American	☐ Civil War (April 12, 1861-April 9, 1865)
☐ Archaic	☐ Middle Woodland	☒ Historic (generic)	☐ Frontier Post-Civil War (April 10, 1865-1870)
☐ Early Archaic	☐ Late Woodland	☐ Colonial (1673-1780)	☐ Early Industrial (1871-1900)
☐ Middle Archaic	☐ Mississippian	☐ Pioneer (1781-1840)	☐ Urban Industrial (1901-1945)
☐ Late Archaic	☐ Upper Mississippian	☐ Frontier (generic; 1841-1870)	☐ Post-War (1946-present)

Description Unknown, historic glazed redware with mortar on it.

Surveyor Paul Andrew Rausch Institution CEC Survey Date 2026.03.09 Curation Facility CEC
 Form By Paul Andrew Rausch Institution CEC Report Date 2026.03.13 NRHP Listing N
 SHPO Log No. SHPO 1st Survey Doc No.
 Compliance Status ILLINOIS VETERANS ADMINISTRATION MEDICAL CENTER HIST DIST HRAA N