



Lake County Forest Preserves

General Offices
1899 West Winchester Road
Libertyville, Illinois 60048
847-367-6640 • Fax: 847-367-6649
www.LCFPD.org

DATE: August 31, 2026

MEMO TO: Sara Knizhnik, Chair
Operations Committee

Gina Roberts, Chair
Finance Committee

FROM: John E. Nelson
Chief Operations Officer

RECOMMENDATION: Recommend approval of an Ordinance Approving a new Building Use and Management License Agreement with Brushwood Center at Ryerson Woods (“Brushwood Center”) for the occupation and use of the Brushwood building and grounds at Edward L. Ryerson Conservation Area.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: In accordance with the current license agreement, Brushwood Center pays the District a monthly license fee for use of the Brushwood building, and the District is responsible for maintenance and repair of the building and grounds. The proposed license agreement would replace the current agreement.

In accordance with the proposed license agreement, the financial implications of the new license agreement would be:

- Brushwood Center will invest an estimated \$5,000,000 in renovations to the Brushwood building.
- Brushwood Center will pay a monthly license fee of \$2,083.00 to the Preservation Foundation to be directed to the endowment for Edward L. Ryerson Conservation Area. Over the 20-year term of the license, this will total approximately \$500,000.00 for the endowment.
- Brushwood Center will post a refundable \$50,000.00 security deposit that will remain in force during the renovations.
- Brushwood Center will contribute \$5,000.00 to the District to apply to the legal costs of preparing the new license agreement.
- Building and grounds maintenance obligations will be divided as set forth below.

BACKGROUND: In 2007, the District entered into a license agreement with Brushwood Center (then known as “Friends of Ryerson Woods”) for the use of the Brushwood home at the Edward L. Ryerson Conservation Area. In 2017, the District and Brushwood Center, entered into an updated Building Use and Management License Agreement (“Existing License Agreement”) for the use of the Brushwood home and grounds effective January 1, 2017. On December 10, 2019, the Board approved amendments to the Existing License Agreement that modified certain license terms, including provisions related to: renovations and improvements to building and grounds; insurance; District termination rights; applicable law; and fire or other casualty.

Recently, the Brushwood Center began planning and fundraising for a major capital investment in the Brushwood home for its future use and operation. If the District desires to accommodate these capital improvements, while not undertaking maintenance obligations for such improvements, the Existing License Agreement needs to be amended or replaced. At the March 5, 2026 Joint Committee meeting of the Finance, Planning and Operations Committees, the Committees gave policy direction to staff to proceed with renegotiating the Existing License Agreement to accommodate Brushwood Center's proposed improvements.

District staff and Corporate Counsel have negotiated a proposed new license agreement ("New License Agreement") that would terminate and replace the Existing License Agreement. The New License Agreement includes many of the same terms and conditions as the Existing License Agreement but also addresses the proposed renovations and future license requirements as negotiated by the District and Brushwood Center.

The major terms of the proposed New License Agreement are:

- Initial term through December 31, 2046, with a licensee option for one (1) renewal period of two (2) years.
- License Fee (see FINANCIAL DATA section above).
- Brushwood Center will require its contractors to comply with Illinois prevailing wage and public construction bonding requirements and with the District's Purchasing Policy requirement for participation in an Apprenticeship Program.
- Brushwood Center will be responsible for the maintenance and repair of the plumbing, electrical, and ventilation systems that are improved during the renovations, and any other building elements altered or affected by the renovations.
- District will perform maintenance and repairs to the unaltered portions of the building exterior, the heating and cooling systems, the water service line, a portion of the septic system, and all structural elements.
- District will maintain the preserve grounds around the building by mowing and plowing snow.

Staff recommends approval of the New License Agreement.

REVIEW BY OTHERS: Executive Director, Director of Facilities, Director of Finance, Manager of Board Operations and Corporate Counsel.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR SEPTEMBER MEETING
SEPTEMBER 9, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **OPERATIONS COMMITTEE** and **FINANCE COMMITTEE** present herewith "An Ordinance Approving a Building Use and Management License Agreement with Brushwood Center at Ryerson Woods" and request its approval.

OPERATIONS COMMITTEE:

Date: 8/31/2026 ☐ Roll Call Vote: Ayes: _____ Nays: _____
 ☒ Voice Vote Majority Ayes; Nays: 0

FINANCE COMMITTEE:

Date: _____ ☐ Roll Call Vote: Ayes: _____ Nays: _____
 ☐ Voice Vote Majority Ayes; Nays: _____

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**AN ORDINANCE APPROVING A BUILDING USE AND MANAGEMENT
LICENSE AGREEMENT WITH BRUSHWOOD CENTER AT RYERSON WOODS**

WHEREAS, the Lake County Forest Preserve District (the “District”) previously entered into a license agreement with Brushwood Center at Ryerson Woods (the “Licensee”) dated January 1, 2017, and amended on December 10, 2019, (collectively, the “Existing Agreement”) for the use and management of the Brushwood building at Ryerson Woods Conservation Area; and

WHEREAS, the District and Licensee desire to terminate the Existing Agreement and enter into a new Building Use and Management License Agreement in substantially the form attached hereto (the “New License Agreement”); and

WHEREAS, pursuant to Section 7b of the Downstate Forest Preserve Act, 70 ILCS 805/7b, the District is authorized to issue licenses for any activity reasonably connected with the purposes for which the District was created; and

WHEREAS, the Licensee’s mission, which is to “work collaboratively with community partners, artists, health care providers, and scientists to improve health equity and access to nature in Lake County, Illinois, and the Chicago region”, is reasonably connected with the purposes for which the District was created; and

WHEREAS, it is in the best interests of the District to terminate the Existing Agreement and approve the New License Agreement with the Licensee in substantially the form attached hereto;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois, **THAT**:

Section 1: Recitals. The recitals set forth above are incorporated as a part of this Ordinance by this reference.

Section 2: Approval of New License Agreement. The New License Agreement is hereby approved in substantially the form attached hereto. The President and Secretary of the District are hereby authorized and directed to execute and attest to, on behalf of the District, the New License Agreement in substantially the form attached hereto.

Section 3: Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2026

AYES:

NAYS:

APPROVED this ____ day of _____, 2026

Jessica Vealitzek, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

LAKE COUNTY FOREST PRESERVE DISTRICT BUILDING USE AND MANAGEMENT LICENSE AGREEMENT

This Building Use and Management License Agreement (this "Agreement") is made as of the 1st day of October, 2026 (the "Effective Date") and is by and between the **LAKE COUNTY FOREST PRESERVE DISTRICT**, an Illinois unit of local government and a political subdivision, organized and existing under the Downstate Forest Preserve District Act, 70 ILCS 805/01 *et seq.*, with its principal office located at 1899 West Winchester Road, Libertyville, Illinois 60048 (the "District"), and **BRUSHWOOD CENTER AT RYERSON WOODS**, an Illinois not-for-profit corporation, formerly known as "Friends of Ryerson Woods," organized and existing under the General Not For Profit Corporation Act of 1986, 805 ILCS 105/101.01 *et seq.* ("Licensee").

NOW, THEREFORE, in consideration of the recitals and the mutual covenants and agreements set forth below, the parties do hereby agree as follows:

SECTION 1. RECITALS.

A. The District holds fee simple title to that certain parcel of land commonly known as the Edward L. Ryerson Conservation Area, a 564-acre forest preserve that is held by the District to protect its natural and historical resources, is used by the District for public environmental education and nature-based outdoor recreation purposes, includes lands dedicated as an Illinois Nature Preserve and lands and buildings listed on the National Register of Historic Places, and is generally depicted on Exhibit A attached to and, by this reference, made a part of this Agreement (the "Subject Property").

B. The Subject Property includes an existing building owned by the District, commonly known as "Brushwood," and located at 21850 North Riverwoods Road, Deerfield, Illinois 60015, which is on the National Register of Historic Places, and which is generally depicted on Exhibit A (the "Building").

C. Licensee is a not-for-profit corporation, recognized under Section 501(c)(3) of the Internal Revenue Code, which raises funds solely for charitable purposes of benefit to the public, as distinct from commercial purposes.

D. Licensee's mission is to work collaboratively with community partners, artists, health care providers, and scientists to improve health equity and access to nature in Lake County, Illinois, and the Chicago region ("Licensee's Mission").

E. Licensee currently holds a non-exclusive license for the use of the Licensed Premises (as defined in Section 1.F) pursuant to a Building Use and Management License Agreement made as of January 1, 2017, as amended by that certain First Amendment to Lake County Forest Preserve District Building Use and Management License Agreement dated January 1, 2019 (collectively, the "Existing Agreement") by and between the District and Licensee.

F. Licensee desires to use the Building and those areas adjacent to the Building depicted in Exhibit A as the "Grounds" and "Septic Fields" (the Building, Grounds, and Septic Fields shall be referred to herein collectively as the "Licensed Premises") for services, programs,

and activities that support Licensee's Mission and that provide educational, cultural, and recreational opportunities to the people of Lake County and the general public, all in accordance with this Agreement. The "Licensed Premises" shall not include any areas of the Subject Property other than those areas specifically identified on Exhibit A as the "Building", "Grounds", or "Septic Fields". It is mutually recognized that the delineation between the "Building" and "Grounds" will be updated following the completion of the Initial Renovations as addressed in Section 8 below based on the extent of actual building renovations approved and completed.

G. The District desires to license the Licensed Premises to Licensee so that Licensee may provide services, programs, and activities within the Licensed Premises that further Licensee's Mission and the District's goals of protecting the Subject Property's natural and historical resources, and providing educational, cultural, and recreational opportunities to the people of Lake County, all in accordance with this Agreement.

H. Licensee desires to perform or cause to be performed certain initial renovations and improvements to the Building more particularly described in Section 8 below (collectively, the "Renovations"), and the District is willing to consent to same, subject to the terms, covenants and conditions set forth in this Agreement.

SECTION 2. EFFECT ON EXISTING AGREEMENT. Upon the execution and delivery of this Agreement by both parties (i) the Existing Agreement and all of the District's and Licensee's rights and obligations thereunder shall terminate as of the Effective Date; (ii) the District waives and releases any and all claims that it has against Licensee arising under the Existing Agreement, including without limitation, monies due or claimed to be due under or relating to the Existing Agreement; and (iii) Licensee waives and releases any and all claims that Licensee has against the District arising under the Existing Agreement.

SECTION 3. LICENSE GRANTED; TERM. The District hereby grants to Licensee, and Licensee hereby accepts from the District, an exclusive license for the use of the Building and a non-exclusive license for the use of the Grounds (the "License") for a term of approximately twenty (20) years and three (3) months, beginning on the Effective Date and ending at 11:59 p.m. on December 31, 2046, (the "Initial Term"), and for any "Renewal Period" defined in, and exercised by Licensee pursuant to, Section 14 (the Initial Term and any Renewal Period are, collectively, the "Term"). Although the License granted to Licensee hereunder is a non-exclusive license, the parties agree that the District shall not grant any licenses to any other party for the use of the Building or permit the use of the Building by any other party, unless mutually agreed to by the District and the Licensee.

SECTION 4. LICENSE FEE.

A. Base Monthly License Fee.

i. No later than the tenth (10th) day of each month of this License, including any renewal term, Licensee shall pay a license fee of \$2,083.00 ("Base Monthly License Fee"). Licensee shall pay the Base Monthly License Fee to the Preservation Foundation of the Lake County Forest Preserves or to any successor to such organization or other entity if directed by a

resolution or ordinance approved by the District's Board of Commissioners, to support the preservation, restoration, and natural resource management efforts at Edward L. Ryerson Conservation Area. No payment by Licensee or receipt by District of the Base Monthly License Fee hereunder shall be deemed to be other than on account of the amount due, and no endorsement or statement on any check or any letter accompanying any check, or other form of payment shall be deemed an accord or satisfaction, and District may accept such funds, as payment, without prejudice to District's right to recover the balance of such installment or payment of the or pursue any other remedies available to the District. The Preservation Foundation shall acknowledge the contribution that the license fee makes in the same manner as which donations are acknowledged in publications, plaques or other manner.

B. Additional Annual License Fee.

i. Calculation of Additional Annual License Fee. On January 1 of each year, Licensee shall pay to the District an additional license fee equal to the "Net User Fees" (as defined in Section 4.B) received by Licensee during Licensee's prior fiscal year (April 1 – March 31) (rounded to the nearest dollar) multiplied by the "Applicable Percentage" or "Applicable Percentages" identified in the following table (the "Additional Annual License Fee," which, collectively with the Base Monthly License Fee, is the "License Fee").

Net User Fees	Applicable Percentage
First \$250,000	0%
Net User Fees received in excess of \$250,000 but	1%
Net User Fees received in excess of \$500,000 but	2%
Net User Fees received in excess of \$750,000 but	3%
Net User Fees received in excess of \$1,000,000	4%

To illustrate: (i) if the Net User Fees are \$200,000 the Additional Annual License Fee is \$0 ($\$200,000 \times 0\% = 0$); (ii) if the Net User Fees are \$275,000, the Additional Annual License Fee is \$250 ($1\% \times (\$275,000 - \$250,000) = \250); and (iii) if the Net User Fees are \$600,000, the Additional Annual License Fee is \$4,500 ($(1\% \times (\$500,000 - \$250,000) = \$250) + (2\% \times (\$600,000 - \$500,000) = \$2,000)$).

ii. Payment Upon Expiration. Following the expiration or earlier termination of this Agreement, Licensee shall pay to the District any Additional Annual License Fee that is due and owing from the Net User Fees received by Licensee during the final year, or partial year, of the Term, no later than January 1 of the year following the year in which the audited financial statements have been prepared for such final year or partial year.

iii. Definition of Net User Fees. "Net User Fees" means all money or other consideration, including without limitation catering fees, paid or provided to Licensee by any

person or entity (other than a non-profit organization with recognized tax exempt status under Section 501(c)(3) of the Internal Revenue Code) for use of the Licensed Premises in connection with an event unrelated to the Licensee's Mission, including without limitation weddings and corporate events, provided, however, the parties agree that fundraising events that are held on the Licensed Premises in order to raise funds to support Licensee's mission shall not be subject to Net User Fees under this Agreement.

iv. Statement. On January 1 of each year, should in the prior fiscal year the Licensee exceed \$50,000 Net User Fees, then Licensee shall submit a statement to the District's Executive Director itemizing its calculation of (i) Net User Fees, based on Licensee's audited financial statements for the prior fiscal year and (ii) the Additional Annual License Fee, if any.

SECTION 5. UTILITIES AND SERVICES. Licensee shall be responsible for obtaining, contracting and paying for 100% of the installation and service charges for (i) natural gas, water and electric; (ii) garbage collection/recycling for the Building; (iii) fire alarm monitoring and testing services and security alarm monitoring and testing services for the Building; (iv) septic/wastewater pumping and disposal; and (v) all other services not identified in this Section 5 associated with the occupancy, operation and use of the Licensed Premises. Without limitation of the foregoing, as part of the Renovations, Licensee shall upgrade the fire alarm system and, upon commencement of the construction of the Renovations, Licensee shall either assume the existing fire alarm monitoring and testing service contract from the District or enter into a new service contract therefor directly with the applicable third party provider.

SECTION 6. USE OF THE LICENSED PREMISES.

A. Licensee's General Rights. Licensee may use the Licensed Premises only for purposes that further and are consistent with Licensee's Mission, including the operation of Licensee's offices. Licensee may use the Building and Grounds for any program or event that is anticipated to have 150 or fewer participants.

B. Large Events. Licensee shall not hold any program or event that is anticipated to have over 150 participants, or that is otherwise anticipated to utilize a significant proportion of the public parking lot located within the Subject Property and south of the Building, unless Licensee has first obtained approval by the District of such event, at least thirty (30) days prior to the event, which approval shall not be unreasonably withheld or delayed.

C. Hours of Operation. Licensee may use the Licensed Premises during hours of operation that have been approved in advance and in writing by the District's Executive Director, which approval shall not be unreasonably withheld or delayed.

D. Fees for Programs. Licensee's program fees are currently published on Licensee's website and are available to the public. If Licensee fails to publish such fees in a publicly available manner, the District's Executive Director may request a copy of such fees, which shall be provided by the Licensee in a timely manner.

E. Licensee's Staff. Licensee shall maintain a staff that is adequate to operate the Licensed Premises and administer Licensee's Mission in a professional, efficient, courteous, and orderly manner. Licensee shall require its staff to conform to all applicable current and future

District rules, regulations, and requirements that apply to the use of the Licensed Premises. The District reserves the right to conduct a background check on any member of Licensee's staff. However, the District will have no right to directly control or supervise Licensee's employees or the operative details of their work.

F. Signage and Advertising. Licensee shall design, install, and maintain signs on or within the Licensed Premises that identify the Licensed Premises as being operated by Licensee in cooperation with the District. The locations and designs of such signs shall be mutually agreed upon by the parties. Licensee shall not maintain any other signs visible outdoors on the Licensed Premises without the consent of the District's Executive Director or designee. Upon the Licensee's request, the District shall provide one set of banner rods on the primary entrance sign to the preserve so that the Licensee may install and remove banners at its discretion without any involvement of District staff. The District shall solely determine what, if any, wayfinding or other signs are warranted along the roads or in other locations outside of the Licensed Premises and shall be responsible for the installation and maintenance of such signs. Notwithstanding the foregoing, Licensee shall have the right to display temporary wayfinding signage for events for periods of forty-eight (48) hours or less without the District's prior written consent, so long as same are promptly removed following such period.

G. Prohibited Uses. Licensee shall not permit the Licensed Premises to be used for any unlawful purpose or in any manner that will unreasonably disturb visitors to the Licensed Premises or the Subject Property or other members of the public.

H. Use of District Property Outside Licensed Premises. Licensee shall not use District property outside the Licensed Premises for programs or events or in any other manner, except (i) to the extent allowed by the District for use by the general public or (ii) pursuant to a permit or separate license issued by the District.

I. Service of Liquor. If Licensee distributes, sells, serves, or furnishes alcoholic beverages within the Licensed Premises, it shall do so only in accordance with all applicable state and local laws, including any laws requiring Licensee to obtain a liquor license. Licensee shall not allow liquor to be served, distributed, sold, or furnished on the Licensed Premises by any third party, except pursuant to a User Agreement as set forth in Section 23.

J. Use of Grounds. Licensee may temporarily install art or other exhibits within the limits of the Grounds, so long as they do not require utility connections, significant modification of the grounds (i.e. no excavating for foundations, etc.), or adversely impact the trees or natural resources (other than turf grass) within the Grounds. No items may remain longer than six (6) months and shall be removed by Licensee. Any impacts to the turf grass shall be restored by Licensee.

SECTION 7. FURNITURE AND FIXTURES. All of the furniture, fixtures, decorations, art, books, and supplies within the Building that are deemed "District Furniture and Fixtures" owned by the District, as more particularly provided in Section 7 of the Existing Agreement, shall be removed from the Building by the District prior to the commencement of the Renovations.

SECTION 8. RENOVATION AND IMPROVEMENTS TO BUILDING AND GROUNDS.

A. Initial Renovations. Licensee desires to perform certain initial renovations and improvements to the Licensed Premises, more particularly shown on the approved concept plans attached hereto as Exhibit B attached hereto and made a part hereof (collectively, the "Renovations"), which Renovations shall be performed subject to the terms, covenants and conditions set forth in this Agreement, including but not limited to this Section 8.A and Section 24 below.

i. Contractor Requirements. The Renovations shall be performed by a licensed contractor approved by the District (which approval shall not be unreasonably withheld or delayed) (such approved contractor, the "Contractor") (a) in a good and workmanlike manner, (b) pursuant to a construction contract which shall be assignable to the District at the District's option, (c) in accordance with all applicable statutes, ordinances, regulations and codes, including those governing the handling, care and removal of any materials involved in or affected by such work, and (d) in accordance with the Plans. Licensee or the Contractor shall procure Builder's Risk insurance whenever appropriate in amounts and with companies satisfactory to the District and shall save the District and the District's beneficiaries and agents harmless and indemnified from all injury, loss, claims or damage to any person or property occasioned by or growing out of the Renovations. At the District's option, the District may require Licensee's contract with the Contractor to be assigned to the District.

ii. Plans. Prior to the commencement of any portion of the Renovations, Licensee agrees to submit to the District a floor plan showing the proposed layout of the Licensed Premises, including the location of any interior wall partitions, the location of Licensee's trade fixtures and an outline description of all of the Renovations that Licensee proposes to perform, including any plumbing, mechanical, electrical, structural or architectural work, which floor plan and outline description shall conform substantially to the concept plan attached hereto as Exhibit B. Within thirty (30) days following the District's receipt of such plans, the District shall either approve the plans as submitted or conditionally approve the plans by noting reasonable required revisions thereon. The District's notes shall be incorporated by reference into and be deemed to modify the plans as though originally set forth therein. In addition to revising the plans, the District may require Licensee to prepare and submit additional plans for approval if the nature and scope of the Initial Improvements includes plumbing, mechanical, electrical, structural or architectural work, in which event Licensee shall, within forty-five (45) days thereafter, deliver such plans to the District certified by a licensed registered architect or licensed registered professional engineer, in such detail as the District may reasonably require, in compliance with this Agreement and all applicable statutes, ordinances, regulations and codes. Within thirty (30) days thereafter, the District shall either approve such additional plans as submitted or conditionally approve such additional plans by noting required revisions thereon, which shall be incorporated by reference into and be deemed to modify such additional plans as though originally set forth therein (the plans, as the same may be modified by the additional plans and the District's notes and revisions thereto, and as approved in writing by the District, the "Plans"). Following approval of all of the Plans in writing, which approval shall not be unreasonably withheld, Licensee shall cause the Renovations to be performed all at Licensee's expense, in accordance with all of the requirements of this Agreement, including but not limited to Section 24. In alignment with the District's capital improvement policies, the Renovations shall include a solar photovoltaic system that will help the

Licensee strive for net-zero energy performance, producing as much energy as it uses over the course of the year.

- B. Future Improvements. Licensee may make improvements to the Licensed Premises at its sole cost, but only (i) with prior, express, written approval by the District's Executive Director for any such improvements which approval may be withheld in the District's sole and absolute discretion ("Approved Work"), or (ii) Casualty Repairs in accordance with Section 31. Notwithstanding the foregoing to the contrary, the District shall not unreasonably withhold its consent to improvements to the Licensed Premises which are strictly cosmetic in nature, do not affect the structure or systems of the building, and do not require a permit.
- C. Mechanics' Liens. Licensee shall not suffer any mechanic's lien to be filed against the Licensed Premises or the Subject Property by reason of any work, labor, services or materials performed at or furnished to the Licensed Premises, to Licensee, or to anyone holding the Licensed Premises through or under the Licensee. If any such mechanic's lien shall at any time be filed, Licensee shall forthwith cause the same to be discharged of record by payment or order of a court of competent jurisdiction or otherwise, but Licensee shall have the right to contest any and all such liens. If Licensee shall fail to cause such a lien to be discharged within thirty (30) days after the filing thereof and before judgment or sale thereunder, then, in addition to any other right or remedy of the District, the District may, but shall not be obligated to, discharge the same by paying the amount claimed to be due or by bonding or other proceeding deemed appropriate by the District in the District's absolute discretion, and the amount so paid by the District and all costs and expenses incurred by the District in procuring the discharge or bonding of such lien, shall be reimbursed by Licensee to the District within ten (10) days of the rendition of the District's statement therefor. Nothing herein shall be construed as a consent on the part of the District to subject the District's estate in the Licensed Premises to any lien or liability under the mechanic's lien law of Illinois.
- D. Work; County Building Codes. In accordance with Section 20 of the Downstate Forest Preserve District Act, 70 ILCS 805/20, and District Ordinance No. 2257 enacted pursuant thereto, Licensee shall perform the Renovations, Licensee's Maintenance and Repair Work, and any Approved Work that Licensee elects to perform, in accordance with the building codes and regulations of the County of Lake, and not that of any municipality.
- E. Prevailing Wage; Public Bonds. If any of Licensee's Maintenance and Repair Work, or any Approved Work that is performed by Licensee would, if performed by the District, be subject to the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 (the "Prevailing Wage Act") then Licensee shall procure each contract for such covered work in accordance with the Prevailing Wage Act. Licensee shall procure each contract for the Renovations in accordance with the Prevailing Wage Act. Without limiting the foregoing, Licensee shall notify all bidders for the Renovations and for any of Licensee's Maintenance and Repair Work, or any Approved Work set forth above that they will be required to pay prevailing hourly wages to all laborers, mechanics and other workers for the Renovations or such

covered work, as the case may be. If any of Licensee's Maintenance or Repair Work or any Approved Work that is performed by Licensee would, if performed by the District, be subject to the Illinois Public Construction Bond Act, 30 ILCS 550/0.01 (the "Bond Act"), then Licensee shall procure each contract for such covered work in accordance with the Bond Act. Licensee shall procure each contract for the Renovations in accordance with the Bond Act. Without limiting the foregoing, Licensee shall require (a) the Contractor and each contractor performing the Renovations and (b) each contractor performing any of Licensee's Maintenance or Repair Work or any Approved Work that is subject to the Bond Act as provided above to obtain and post both a payment bond (which shall include a subcontractor and materials bond) and a performance and completion bond, in each case identifying the District as the obligee thereunder, or as a co-obligee with Licensee thereunder, in forms approved by the District. In accordance with the District's Purchasing Policy, Licensee shall require the Contractor and each other contractor performing the Renovations and each contractor performing any of Licensee's Maintenance and Repair Work, or any Approved Work to participate in an active Apprenticeship Program, unless such requirement has been waived by the Executive Director based on the same considerations as identified in the District's Purchasing Policy.

SECTION 9. MAINTENANCE AND REPAIR OF THE BUILDING AND GROUNDS.

A. Licensee's Maintenance and Repair Work. Licensee shall at its sole expense, in accordance with all applicable federal, state and local laws, ordinances, rules and regulations (collectively, "Laws") repair, maintain and replace, as necessary, in the reasonable opinion of the Licensee, all of the interior areas of the Building and systems improved or to be improved during the Renovations (as depicted in Exhibit B), including the ventilation systems, the electrical systems, the plumbing systems, the fire alarm systems, the security alarm systems, the accessibility ramp, all parts of the performance plaza, any solar panels or facilities installed by Licensee, such building exterior elements (i.e. doors, windows, walls, roofs) installed or altered during the Renovations, the newly installed septic system and any septic fields expanded in the Renovations, in a good, clean, orderly, operable and healthful condition, which maintenance and repair obligations will include, without limitation: (i) cleaning and supplying restrooms, cleaning floors and carpets, washing windows, and maintaining painted, stained and wall-papered surfaces in good condition; (ii) providing annual inspection and performing preventative maintenance of HVAC and sewer/septic systems by a qualified contractor or service provider; and (iii) providing annual inspection, recharging and certification of fire extinguishers, both hand held and kitchen hood systems. Licensee shall have the septic tank for the northwest septic system (described in Exhibit B as "the septic system off of garage") serving the north half of the building pumped routinely and as needed. In addition to the District's rights under Section 16.A, if Licensee fails to properly commence performance of any of Licensee's Maintenance and Repair Work within ten (10) business days after written notice from the District, the District may (but shall in no event be obligated to) perform such Licensee's Maintenance or Repair Work, and Licensee shall reimburse the District in full for the cost thereof (including both out of pocket costs and the value of any District staff time) within thirty (30) days after Licensee receives an invoice for such costs from the District. Licensee shall not make, permit or allow any additions or improvements to or alterations of the Licensed Premises, except for Approved Work as specified in Section 8 above. Once commenced, Licensee shall diligently pursue Licensee's Maintenance and Repair Work to completion.

B. District's Maintenance and Repair Work. District shall maintain, repair, and replace, as necessary, in the reasonable opinion of the District, the structural elements of the Building (a "Structural Element"), such as the roof, the foundation, and the exterior walls, including the windows; except to the extent that any Structural Element will be or is replaced or altered as part of the Renovations, or is otherwise affected thereby. The District shall repair or replace, as necessary, in the reasonable opinion of the District the northwest septic field (described in Exhibit B as "the septic system off of garage") serving the north half of the building unless altered or otherwise affected by the Renovations or any Future Improvements that would require improvements to the northwest septic field. District shall maintain and repair the water service line up to where it enters the building. District shall also maintain, repair, and replace the heating and cooling systems not otherwise included as part of the Renovations or otherwise made the responsibility of the Licensee pursuant to the terms of this Agreement.

C. Delivery of Licensed Premises upon Expiration. At the expiration of the Term, or the earlier termination of this Agreement, Licensee shall deliver the Licensed Premises to the District in a condition that is as good as or better than the condition of the Licensed Premises as of the Effective Date, ordinary wear and tear excepted.

D. District's Grounds Maintenance Work. The District shall maintain the Grounds, by mowing the grass areas, maintaining the vegetation around the Building, and removing snow from the parking lot that serves the Licensed Premises, and the paths leading to, the Building. Any enhancements that Licensee makes to the landscaping or gardens and any temporary art or exhibit installations on the Grounds will be maintained solely by the Licensee.

SECTION 10. CONDITION OF BUILDING. Licensee has inspected the Licensed Premises prior to signing this Agreement and accepts the Licensed Premises in "as is" condition. The District hereby expressly makes no warranty as to the habitability of the Licensed Premises, or any other express or implied warranties as to any other conditions, which may or may not exist on the Licensed Premises.

SECTION 11. HAZARDOUS MATERIALS. Licensee (i) shall comply with all Laws that prohibit, restrict, or regulate any material defined therein as a hazardous, radioactive, toxic or carcinogenic material, substance, pollutant, or contaminant (collectively, "Hazardous Materials") in the use of the Licensed Premises; and (ii) shall not, and shall not permit any person to, handle, bury, store, retain, refine, produce, spill, allow to seep, leak, escape or leach, pump, pour, emit, empty, discharge, inject, dump, transfer or otherwise dispose of or deal with Hazardous Materials in, on, under, or about the Licensed Premises.

SECTION 12. LIMITATION OF LIABILITY. The District shall not be liable or responsible for any damage arising from or related to (i) Licensee's failure to properly perform Licensee's Maintenance Work; (ii) the Systems, or any defect, failure, or other condition of a System; (iii) water, snow or ice being upon or coming through the roof, skylight, trap door or otherwise; or (iv) acts, omissions, or neglect of owners or occupants of adjacent or contiguous property.

SECTION 13. INSURANCE. Licensee shall maintain, at all times during the Term, the insurance coverages and minimum limits set forth in this Section 13. All insurance policies shall be issued

from insurance companies holding at least an "A5" or better rating as rated by A.M. Best Company. All policies shall name the District as an additional insured.

A. Worker's Compensation. Licensee shall maintain workers' compensation and employer's liability insurance with limits of not less than that required by applicable statute. Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive General Liability: Licensee shall maintain comprehensive general liability ("CGL") insurance with limits of not less than:

- (1) General Aggregate: \$2,000,000
- (2) Bodily Injury:
 - a. \$ 2,000,000 - per person
 - b. \$ 2,000,000 - per occurrence
- (3) Property Damage:
 - a. \$ 2,000,000 - per occurrence
 - b. \$ 2,000,000 - aggregate
- (4) Other Coverages:
 - ☐ Premises/Operations
 - ☐ Independent Contractors
 - ☐ Personal Injury (with Employment Exclusion deleted)
 - ☐ Broad Form Property Damage Endorsement
 - ☐ Blanket Contractual Liability (must expressly cover all indemnity provisions of the contract)

☐ Bodily Injury and Property Damage "X", "C", and "U" exclusions shall be deleted

All employees shall be included as insureds. If such CGL insurance contains a general aggregate limit, it shall apply separately to this Agreement, with coverage written on an "occurrence" basis.

C. Dram Shop Insurance. If Licensee distributes, sells, serves, or furnishes alcoholic beverages, Licensee shall obtain liquor liability and Dram Shop liability coverage with a limit not less than \$1,000,000 per occurrence.

D. Umbrella Policy. The required coverages may be in any combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage of underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Evidence of Insurance. Licensee shall, within ten (10) days after execution and delivery of this Agreement by Licensee and, thereafter, within ten (10) days after receipt of a

request from the District, furnish the District with certificates of insurance acceptable to the District and, if requested by the District, applicable policy endorsements executed by a duly-authorized representative of each insurer, evidencing compliance with the insurance requirements of this Section 13.

F. **Property Insurance.** Licensee shall maintain, at all times during the Term, "all risk" property insurance on the Building on a "Special Form" basis in an amount equal to the full replacement cost of the Building. The policy or policies evidencing such insurance shall be written by a company or companies that are authorized to do business in the State of Illinois and shall provide that losses shall be paid to Licensee.

SECTION 14. RENEWAL. If Licensee (i) has substantially complied with its obligations under this Agreement during the Term; and (ii) is not in Default of this Agreement under Section 16.A below, Licensee may renew the Term, upon the terms and conditions contained herein, for one (1) additional period (the "Renewal Period") of two (2) years by providing the District with written notice of such intent not more than twelve (12) months and not less than nine (9) months before expiration of the Term, including the Renewal Period. If Licensee fails to timely provide the District with such written notice, then Licensee will have no renewal rights, the parties acknowledging that time is of the essence with respect to Licensee's delivery of such notice.

SECTION 15. HOLDING OVER. If Licensee retains possession of the Licensed Premises or any part thereof after the date upon which the Term expired or this Agreement otherwise terminated (the "Expiration Date"), the District shall send to Licensee, at the District's option, within thirty (30) days after the Expiration Date, either (i) a notice or other writing stating the District's intention to recover possession of the Licensed Premises under the Illinois Forcible Entry and Detainer laws (735 ILCS 5/9-101, *et seq.*), any successor or applicable statutes, or any applicable common law doctrine (an "Eviction Notice") or (ii) a written notice (a "Holdover Notice") that such holding over constitutes either (a) an extension of the Term for one (1) year, and from year to year thereafter, during which, each year Licensee shall pay a new Combined Monthly License Fee equal to 125% of the Base Monthly License Fee payable as of the Expiration Date and (II) an Additional Annual License Fee calculated in accordance with the table in Section 4.A, or (b) an extension of the Term on a month-to-month basis, during which, each month Licensee shall pay (I) a Base Monthly License Fee equal to 150% of the Base Monthly License Fee payable as of the Expiration Date and (II) an Additional Annual License Fee calculated in accordance with the table in Section 4.A. If the District does not timely serve an Eviction Notice or a Holdover Notice, then the District will be deemed to have sent a Holdover Notice selecting an extension of the Term on a month-to-month basis, with License Fees payable as set forth above.

SECTION 16. TERMINATION.

A. District's Right to Terminate for Default. If, at any time during the Term (i) Licensee fails to comply with or fulfill any of the terms or conditions of this Agreement, including without limitation failure to complete any of its obligations or failure at any time to timely pay any License Fee or other amounts due to the District under this Agreement (each, a "Default"); and (ii) Licensee fails to remedy such Default within 30 days after receiving written notice thereof (or if such Default cannot reasonably be remedied within such 30-day period, if Licensee fails to remedy

such Default within such additional time that may be reasonably necessary, assuming that Licensee is exercising due diligence in attempting to remedy such Default as soon as reasonably possible), then the District shall have the right, but not the obligation, to terminate this Agreement.

B. Reversion of Rights. If this Agreement is terminated pursuant to this Section 16, all rights granted to Licensee hereunder shall immediately revert to the District, and the District shall immediately upon such termination have the full right to re-license the Licensed Premises or to use the Licensed Premises in any manner whatsoever.

SECTION 17. INDEMNIFICATION.

A. Licensee's Obligations. Except to the extent attributable to the negligence or intentional acts or omissions of the District or its commissioners, officers, agents, or employees, Licensee shall hold harmless, indemnify and defend the District, its commissioners, officers, agents, attorneys and employees against any and all losses, expenses, claims, costs, causes and damages, including without limitation litigation costs and attorneys' fees, on account of (i) any failure on the part of Licensee to perform or comply with any terms or conditions of this Agreement, or (ii) any personal injuries or death or damages to property arising from, occurring, growing out of, incident to, or resulting directly or indirectly from the License granted herein or the use of the Licensed Premises by Licensee (collectively, "Claims"), including without limitation, Claims related to Section 11 above or otherwise related to Laws concerning Hazardous Materials. The obligations of Licensee pursuant to this Section 17 shall not be limited by the amounts of any insurance provided by Licensee, including the insurance provided pursuant to Section 13 of this Agreement.

B. District's Obligations. Except to the extent (i) attributable to the negligence or intentional acts or omissions of Licensee or Licensee's members, employees, officers, directors, or agents; or (ii) it would waive or diminish any defense or immunity provided to the District pursuant to the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, *et seq.*, any successor to such Act, or any other statutory or common law immunity, the District shall hold harmless, indemnify and defend Licensee, its members, employees, officers, directors, and agents against any and all losses, expenses, claims, costs, causes and damages, including, without limitation litigation costs and attorneys' fees, relating to: (i) any failure on the part of the District to perform or comply with any terms or conditions of this Agreement, or (ii) any personal injuries or death or damages to property arising from, occurring, growing out of, incident to, or resulting directly or indirectly from the ownership, maintenance and operation by the District of the Subject Property.

SECTION 18. PROPERTY TAXES.

A. Obtaining Exemptions. The District and Licensee shall take all action to obtain, establish and maintain exemptions ("Exemptions") from all ad valorem and other property taxes that may be levied against the Licensed Premises, the License, or the Subject Property ("Property Taxes"). Without limiting the preceding sentence, the District, with Licensee's assistance and participation, will annually submit necessary reports to appropriate tax assessors and any other appropriate governmental agency or official (collectively, the "Assessor") as required to establish that the Licensed Premises, the License, and the Subject Property are entitled to Exemptions.

B. Licensee's Obligation to Pay Property Taxes. If the Assessor determines that the Licensed Premises, the License, or the Subject Property are not entitled to Exemptions, then Licensee shall pay all Property Taxes and any retroactive charges, interest, or penalties due as a result of late payment ("Other Tax Charges").

C. Licensee's Right to Terminate. Within thirty (30) days after Licensee first receives notice that the Assessor has determined that the Licensed Premises, License, or Subject Property are not entitled to Exemptions, Licensee may terminate this Agreement by providing the District with (i) a written notice identifying the effective date of termination, which shall be no later than ninety (90) days after Licensee first receives such notice of the Assessor's determination, (ii) payment in full of all Property Taxes and Other Tax Charges that are then due and owing according to tax bills received by the District or Licensee, and (iii) 110% of the parties' good faith estimate of any additional Property Taxes and Other Tax Charges that will be due and owing for any portion of the Term prior to the effective date of termination (an "Estimated Tax Payment"). After all Property Taxes and Other Tax Charges are due and owing, according to tax bills received by the District or Licensee, the parties will work cooperatively in good faith to make such payments to each other as are necessary to ensure that (i) Licensee has paid the actual amount of Property Taxes and Other Tax Charges, as determined by the tax bills and (ii) the District has been made whole by Licensee for any Property Taxes and Other Tax Charges that it has paid.

D. Survival. The obligations and rights contained in this Section 18 shall survive the expiration of the Term or earlier termination of this Agreement.

SECTION 19. ENTRY. The District, including its commissioners, officers, agents, attorneys and employees, may at any reasonable time enter the Licensed Premises, including the Building, to: (i) inspect the Building to ensure compliance with this Agreement; (ii) make repairs to the Building or otherwise to the Licensed Premises, or (iii) show the Licensed Premises to prospective licensees, inspectors, or others. Except in the event of an emergency, the District shall notify Licensee in advance of any proposed entry.

SECTION 20. KEYS AND LOCKS. Licensee shall not change, alter or replace any locks on the Building without prior written approval from the District's Executive Director. Any locks installed, and any keys, means or devices to operate the locks, shall become the property of the District. Licensee shall deliver a duplicate copy of all keys or other means or devices to operate the locks to the District.

SECTION 21. SECURITY SERVICES. The District shall provide ranger police or other security services for the Subject Property that are similar in scope to those provided by the District for other general use forest preserves owned by the District. If the District determines that additional security services are necessary, or if Licensee requests additional security services, then Licensee shall reimburse the District for the cost of such additional services.

SECTION 22. TIME OF ESSENCE. Time is of the essence in the performance of all of the obligations of this Agreement.

SECTION 23. ASSIGNMENT; USE BY OTHERS. Licensee shall not, without the prior express written approval of the District, which approval may be withheld in the sole discretion of the District, (i) re-license the Licensed Premises or any part thereof or (ii) assign this Agreement or any of Licensee's rights or obligations under this Agreement. If Licensee desires to allow another person or entity to use the Licensed Premises for (i) any use that will include the payment to Licensee of a user fee or any other consideration; or (ii) an event, meeting, social gathering, or other similar use, such use may be permitted, but only in accordance with a separate agreement or permit between such user, Licensee and the District in a form approved by Licensee and the District's Executive Director (a "User Agreement").

SECTION 24. APPLICABLE LAW.

This Agreement shall be interpreted under and governed by the Laws of the State of Illinois, without regard to conflict of law principles.

SECTION 25. ENFORCEMENT COSTS. Each party will pay its own costs, attorneys' fees and expenses incurred in enforcing this Agreement.

SECTION 26. ENTIRETY. This Agreement merges and supersedes all prior negotiations, representations and agreements between Licensee and the District and constitutes the entire agreement between the parties as to their respective rights relative to the Licensed Premises. No prior agreement or understanding pertaining to any such matter or activity shall be effective for any purposes.

SECTION 27. SEVERABILITY; WAIVER. If any provision of this Agreement shall be held invalid, the validity of any other provision contained herein that can be given effect without such invalid provision shall not be affected thereby. The waiver of one breach of any term, condition, covenant or obligation of this Agreement shall not be considered to be a waiver of that or any other term, condition, covenant or obligation or of any subsequent breach thereof.

SECTION 28. NOTICES. All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed received by the addressees thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below, by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to the District shall be addressed to, and delivered at, the following address:

Lake County Forest Preserve District
1899 West Winchester Road
Libertyville, IL 60048
ATTN: Executive Director

Notices and communications to the Licensee shall be addressed to, and delivered at, the following address:

Brushwood Center at Ryerson Woods
21850 North Riverwoods Road
Deerfield, IL, 60015
ATTN: Executive Director

By notice complying with the requirements of this Section, each party may change the address or addressee or both for all future notices to it, but no notice of a change of address or addressee shall be effective until actually received. This provision will not invalidate any notice that is actually received.

SECTION 29. LICENSE ONLY GRANTED. This Agreement grants only a license to use the Licensed Premises under the terms and conditions stated above. Nothing in this Agreement shall be construed to convey to Licensee a lease, easement, or any other legal or equitable interest in the Licensed Premises or the Subject Property. If the District breaches this Agreement, then Licensee shall have no right of specific performance against the District.

SECTION 30. REPORTS. Licensee will report to the District by January 31 of each year during the Term and by December 31 of the final year of the Term, on the Licensee's previous (or current, as the case may be) year's education and public use program and activities under this License both in a written document and in a brief oral presentation to the District Board of Commissioners to be scheduled at the convenience of the District and Licensee.

SECTION 31. FIRE OR OTHER CASUALTY. If the Building is damaged by fire or any other casualty, Licensee, at its expense, shall promptly repair the damage, except as hereinafter provided, pursuant to plans approved in writing by the District ("Repair Plans"), which approval shall not be unreasonably withheld, delayed or conditioned as hereinafter provided, and using contractors that are reasonably acceptable to the District ("Casualty Repairs"). However, if the Building is damaged by fire or any other casualty to an extent that the Casualty Repairs would cost fifty percent (50%) or more of the value of the Building as determined by the District and if the Licensee declines to fully repair the damage, either Party may elect to terminate this Agreement upon giving notice of such election in writing to the other Party within ninety (90) days after the occurrence of the fire or casualty causing the damage, whereupon this Agreement shall terminate and shall be of no further force or effect. If this Agreement is terminated pursuant to this Section 31, all rights granted to Licensee hereunder shall immediately revert to the District, and the District shall immediately upon such termination have the full right to re-license the Licensed Premises or to use the Licensed Premises in any manner whatsoever. Notwithstanding anything set forth herein to the contrary, the District shall not be deemed to have unreasonably withheld its consent to the Repair Plans if all of the following conditions have not been satisfied: (i) none of the new Building improvements, systems or equipment set forth in the Repair Plans shall be more expensive to maintain than those located in the Building immediately prior to the casualty or otherwise materially increase the District's costs under the Agreement, (ii) the design and aesthetic of the Building as set forth in the Repair Plans shall be substantially similar to that of the Building immediately prior to the casualty (unless otherwise agreed in writing by the Parties), and (iii) the design and aesthetic of the Building as set forth in the Repair Plans shall be in keeping with the character of the District's environment and mission.

SECTION 32. SECURITY DEPOSIT. As consideration for the District entering into this Agreement and as a condition to the District's consent to the Renovations, within thirty (30) days after the Effective Date of this Agreement, but in any event prior to the commencement of any portion of the Renovations, Licensee shall deposit with the District the sum of Fifty Thousand and No/100 Dollars (\$50,000.00) (the "Security Deposit") to be retained by District as cash security for the faithful performance and observance by Licensee of the provisions of this License, including, but not limited to, the payment of all Base Monthly License Fees, Net User Fees and Additional Annual License Fees, the completion of the Renovations and the payment of all costs thereof to the Contractor and all subcontractors and material suppliers performing or providing any portion of the Renovations. Licensee shall not be entitled to any interest on the Security Deposit. The District shall have the right to commingle the Security Deposit with its other funds. The District may use the whole or any part of the Security Deposit for the payment of any amount as to which Licensee is in default or to compensate the District for any loss or damage it may suffer by reason of Licensee's default under this License, including any amounts incurred by the District in performing Licensee's obligations hereunder (including but not limited to paying any amounts due from Licensee to the Contractor or any subcontractors or material suppliers on Licensee's behalf). If the District uses all or any portion of the Security Deposit as herein provided, within ten (10) days after demand, Licensee shall pay the District cash in an amount equal to that portion of the Security Deposit used by the District which amount shall be applied to the new Security Deposit balance. If Licensee complies fully and faithfully with all of the provisions of this Agreement, Licensee may, at any time following substantial completion of the Renovations and the District's receipt of full and final waivers of lien from the Contractor and all subcontractors and material suppliers performing or providing any portion of the Renovations, request in writing that the District return the Security Deposit to Licensee, in which event the District shall refund the Security Deposit (or any portion thereof not applied in accordance with this Section 32) to Licensee within thirty (30) days thereafter.

SECTION 33. ATTORNEY'S FEES. As consideration for the District entering into this Agreement and as a condition thereto, Licensee shall pay to the District concurrently with the execution and delivery of this Agreement the sum of \$5,000.00, as reimbursement for a portion of the attorney's fees incurred by the District in connection with this Agreement.

[SIGNATURE PAGE TO FOLLOW]

The parties have caused this Agreement to be executed on the dates set forth below, but effective as of the Effective Date.

BRUSHWOOD CENTER AT RYERSON WOODS

By:_____

Name:_____

Title: _____

Date:_____

WITNESS:

By:_____

Name:_____

Title: _____

Date:_____

LAKE COUNTY FOREST PRESERVE DISTRICT

By:_____

Jessica Vealitzek

President

Date:_____

ATTEST:

By:_____

Julie Gragnani

Board Secretary

Date:_____

EXHIBIT A

Exhibit A

Lake County Forest Preserve District
Land Preservation and GIS Dept.
1899 W Winchester Rd
Libertyville, Illinois 60048
847-968-3351

0 37.5 75 150 Feet

Legend



Building



Grounds



Septic Fields

Courtesy Copy Only.
Property boundaries indicated are provided
for general location purposes. Wetland
and flood limits shown are approximate and
should not be used to determine setbacks for
structure or as a basis for purchasing property.

2024 Aerial Photo

Prepared using information from:
Lake County Department of Information
& Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373

Map Prepared 17 March 2026

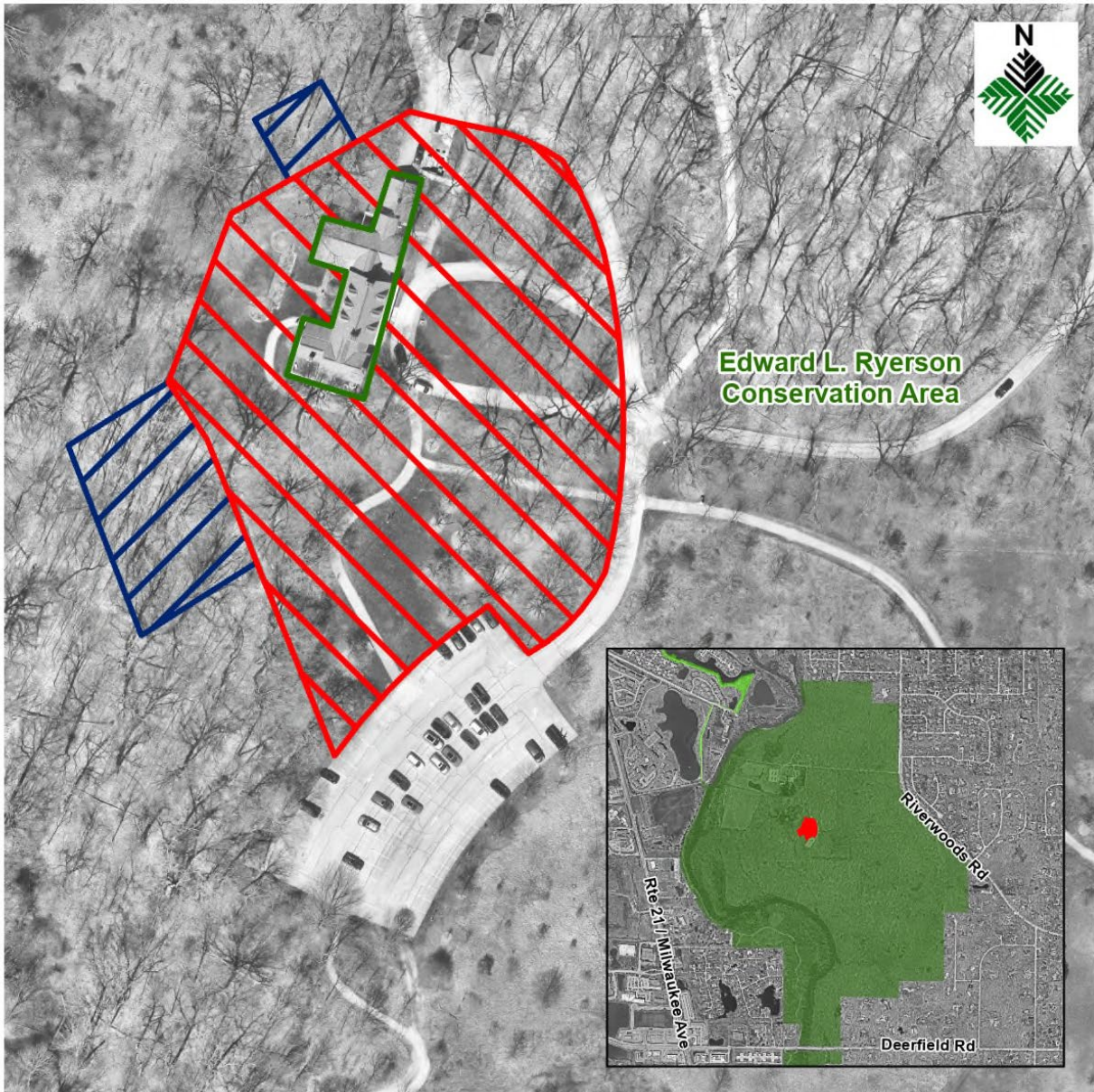


EXHIBIT B
Concept Plan

- Improving electric including new panels, photovoltaic installation, LED lighting, select new wiring and regrounding of outlets as required by code

- Adding new system to supply code required fresh air to house which will tie into the existing ducts

- Existing systems remaining: boiler system and existing AC units

- Improving interior plumbing and new south end septic
- Existing system remaining: the septic system off of garage

- New ADA compliant restrooms in central building

- Removing windows on south wall of Parlor (between yellow and blue) and existing bathroom facing patio; replacing central entrance, central back door, and new southeast door off existing bathrooms (marked "Single Door")
- Other existing windows/doors remain

- New interior painting/tile work and select repair/replacement of floors

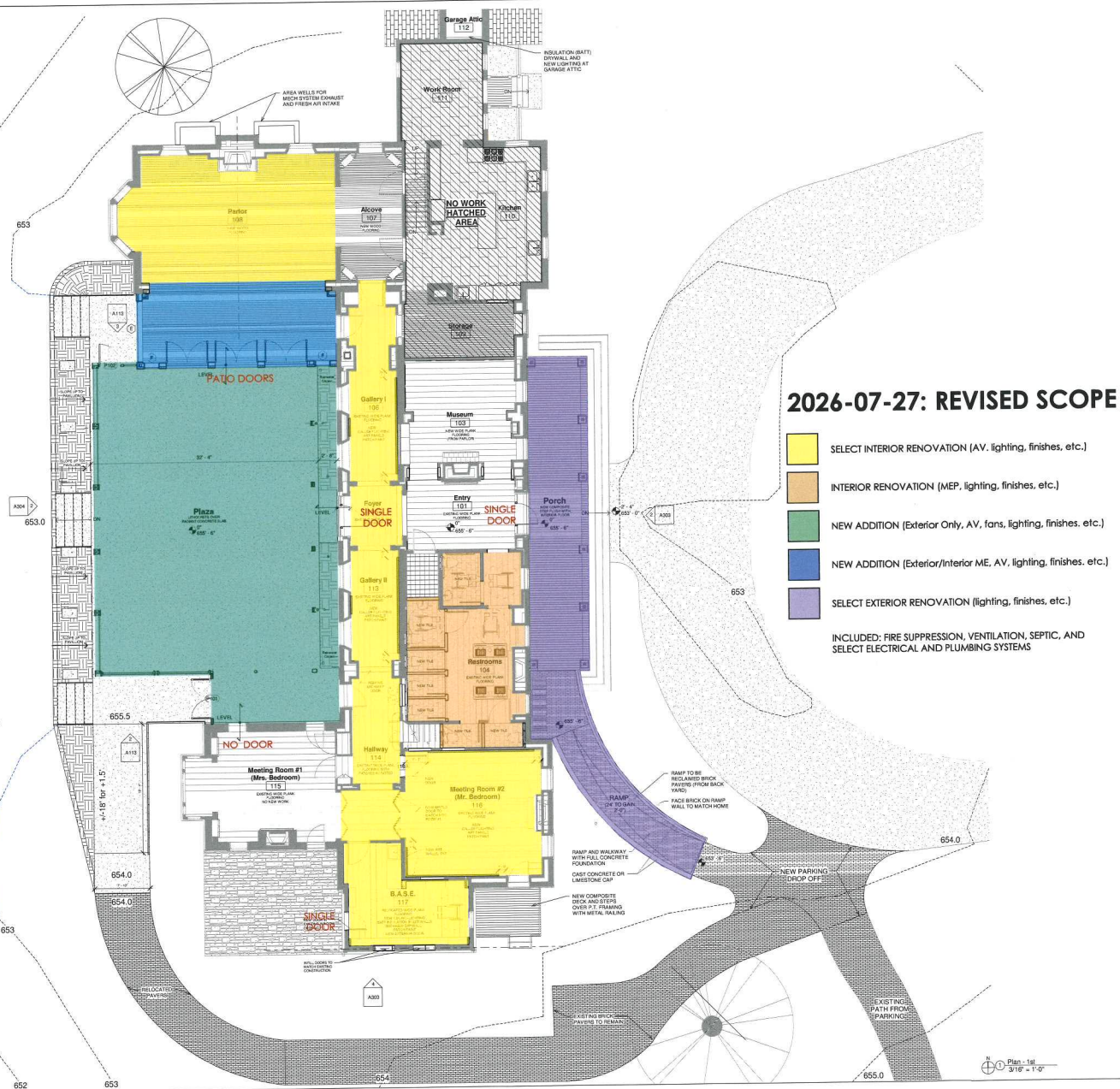
- AV System Upgrades

- Updated to meet code

- Added to front entrance of building

- Added with photovoltaic panels, rainwater collection, ADA accessible transitions, and three season screens

- Native plants integrated into adjacent landscaping



24540 N. Elm Road
Lake Forest, Illinois 60045
M 847-551-9944

SCREEN & JRM ARCHITECTS, LTD EXPRESS
RESERVES ITS COPYRIGHT AND OTHER PROPRI-
ETARY RIGHTS FOR ANY DRAWINGS PRODUCED FOR THIS
PROJECT. NO DRAWINGS ARE TO BE REPRODUCED
ALTERNATE COPIES IN ANY FORM OR MANNER
WHATSOEVER, NOR ARE THEY TO BE ASSIGNED
ANY THIRD PARTY WITHOUT FIRST OBTAINING
WRITTEN PERMISSION AND CONSENT OF SCREEN
& JRM ARCHITECTS, LTD.

NOTE: THESE OWNERS MAY HAVE BEEN REPRODUCED AT A DIFFERENT POINT IN TIME ORIGINALLY NOTED. OWNER AND ABOUT TO ASSUME NO RESPONSIBILITY FOR THE INFORMATION.

Final Design Development Set

Budget Pricing
21850 N. Riverwoods Roak, Riverwoods, IL 60015

1st Floor Plan

7.27.26

A101

REV'D	DESCRIPTION	DAT

©COPYRIGHT 2006 S&A LTD.

©COPYRIGHT 2006 SSA LTD.