

**VILLAGE OF VERNON HILLS  
ORDINANCE 2024-091**

**AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING  
REGULATIONS, OF THE VERNON HILLS CODE, ARTICLE XI – FEES,  
BONDS, AND INSURANCE REQUIREMENTS, RELATING TO CASH BOND  
FORFEITURE PROCEDURES**

**WHEREAS**, the Village of Vernon Hills is a home rule unit of local government pursuant to Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; to license; to tax; and to incur debt; and

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each Illinois municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

**WHEREAS**, Chapter 5, Buildings and Building Regulations, of the Vernon Hills Village Code, Article XI, Fees, Bond, and Insurance Requirements, Section 5-173, describes procedures relating to cash bonds intended to satisfy obligations associated with building permits, such as damage to village property, erosion control, and inspection fees; and

**WHEREAS**, the Staff of the Community Development Department and Finance Department have observed that the cash bond forfeiture procedures include a notice requirement for unclaimed bonds that requires specific information on each unclaimed bond to be published in a local newspaper; and

**WHEREAS**, the Village Staff recommend that the content of the unclaimed bond notice allow for the full list of unclaimed bonds to be posted on the Village web site on an ongoing basis, as opposed to a single biannual publication; and

**WHEREAS**, the President and Board of Trustees, having discussed Staff's recommendation at its meeting on July 9, 2024, have determined that the requested amendment is in the best interest of the Village of Vernon Hills and hereby adopts this ordinance amending the Vernon Hills Village Code pursuant to its authority to establish reasonable regulations pertaining to procedures for managing construction activity and associated fees, bonds, and insurance requirements.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD  
OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE  
AND STATE OF ILLINOIS:**

**SECTION 1.** The above recitals are hereby incorporated into and made part of this Ordinance.

**SECTION 2. AMENDMENT.** Chapter 5, Buildings and Building Regulations, of the Village of Vernon Hills Code of Ordinances, Article XI, Fees, Bond, and Insurance Requirements, Section 5-173, Cash Bonds, is hereby amended as follows:

- (a) *Cash bond required.* Except as specified in Chapter 25, Comprehensive Fees and Penalties, no building permit shall be issued until a cash bond ("bond") has been deposited with the village. Said "bond" shall be deposited upon payment of permit fees. The "bond" may be used to satisfy payments of any fee or expense owed to the village, including the repair of damage to village property, erosion control, inspection fees, and all other liabilities imposed by this Code on a building permit holder and/or property owner.
- (b) *Value of bond.* The value of a cash bond shall be in the amount specified in Chapter 25, Comprehensive Fees and Penalties.
- (c) *Cash bond refunds/forfeiture.* The village shall refund the bond, minus any fee or expense owed to the village, upon written request by the permit holder which is made subsequent to approval by the village upon issuance of a final certificate of occupancy or final inspection, which ever is applicable.

If a village inspector has not visited the project site within three months from the issue date of the permit or within three months from the previously scheduled inspection, the village will schedule an on-site inspection to determine construction progress. The cost of said inspection shall be deducted from the bond. If construction has not progressed on the project, the village shall inform the permit holder, in writing, a subsequent inspection, pursuant to the same timetable, shall be followed, with the expense deducted from the bond.

- (d) *Unclaimed bonds.* Semiannually, the village shall publish a notice in a village-area newspaper **alerting the public that a list of unclaimed bonds is available for review.** ~~of the names of all permit holders who have unclaimed bonds.~~ Said notice shall include **clear instructions directing the public how to view the list at Village Hall and on the Village's web site.** **The unclaimed bond list shall include** the permit holder's name, the permit number, and the amount of the bond. Bonds that are unclaimed after two publications of said notices shall be deposited into the Village of Vernon Hills General Fund.

**SECTION 3. SEVERABILITY.** In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

**SECTION 4. REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing

herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

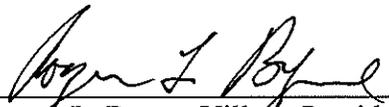
**SECTION 6. ORDINANCE NUMBER.** This ordinance shall be known as Ordinance Number 2024-091.

Adopted by roll call vote as follows:

AYES: 7 – Forster, Takaoka, Schenk, Oppenheim, Marquardt, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

  
\_\_\_\_\_  
Roger L. Byrne, Village President

PASSED: 07/09/2024

APPROVED: 07/09/2024

ATTEST: 07/09/2024

  
\_\_\_\_\_  
Kevin Timony, Village Clerk



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2024-091

AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING  
REGULATIONS, OF THE VERNON HILLS CODE, ARTICLE XI – FEES, BONDS, AND  
INSURANCE REQUIREMENTS, RELATING TO CASH BOND FORFEITURE  
PROCEDURES

THE 9<sup>th</sup> DAY OF JULY 2024

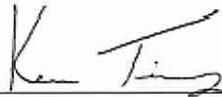
Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
9<sup>th</sup> day of July, 2024



AFFIDAVIT OF SERVICE

STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE        )

I, KEVIN TIMONY, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE NO. 2024-091 AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ARTICLE XI – FEES, BONDS, AND INSURANCE REQUIREMENTS, RELATING TO CASH BOND FORFEITURE PROCEDURES TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JULY 9, 2024 TO JULY 19, 2024.

  
\_\_\_\_\_  
Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 9<sup>th</sup> DAY OF JULY 2024

  
\_\_\_\_\_  
Notary Public

