

VILLAGE OF VERNON HILLS  
ORDINANCE 2025-087

AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE  
REDEVELOPMENT OF 890 N. MILWAUKEE AVENUE

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (“*the Village*”) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village required a performance guarantee in the amount of \$123,010 on behalf of Vernon 890 LLC for site improvements associated with the redevelopment of the property, in accordance with the approval granted by the Village Board on September 6, 2022 (Ordinance No. 2022-097), with said performance guarantee provided in the form of a letter of credit (Centier Bank, LOC No. 01273); and

WHEREAS, the Village Board subsequently authorized a reduction in the bond, including a reduction to \$12,301.00 on October 23, 2023, with a maintenance period scheduled to expire in October 2025; and

WHEREAS, the Engineering Division Staff has inspected the condition of the subject property and has determined that a full release of the bond is warranted at this time.

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

**SECTION 1: AUTHORIZATION:** The Village Manager is hereby authorized to release the performance guarantee for Vernon 890 LLC, Centier Bank Letter of Credit No. 01273, in the amount of \$12,301.00 for the site work supporting the redevelopment of 890 N. Milwaukee Avenue.

**SECTION 2: EFFECTIVE DATE:** This Ordinance shall be in full force and effect from its passage and approval.

**SECTION 3: ORDINANCE NUMBER:** This Ordinance shall be known as Ordinance Number 2025-087.

Dated the 22<sup>nd</sup> day of July, 2025.

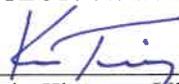
Adopted by roll call votes as follows:

AYES: 6 – Lundeen, Schenk, Forster, Marquardt, Oppenheim, Koch

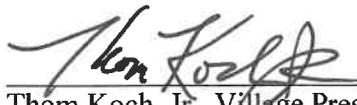
NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Takaoka

PASSED: 07/22/2025  
APPROVED: 07/22/2025  
ATTEST: 07/22/2025

  
Kevin Timony, Village Clerk



  
Thom Koch, Jr., Village President

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-087

AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE REDEVELOPMENT OF  
890 N. MILWAUKEE AVENUE

THE 22<sup>nd</sup> DAY OF JULY 2025

Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
22<sup>nd</sup> day of July, 2025



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. 2025-087 AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE REDEVELOPMENT OF 890 N. MILWAUKEE AVENUE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JULY 22, 2025 TO AUGUST 5, 2025.

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

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 22<sup>nd</sup> DAY OF JULY, 2025

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

