

**VILLAGE OF VERNON HILLS  
ORDINANCE 2025-099**

**AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE  
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE ANTON PAAR  
DEVELOPMENT, 600 HICKORY HILL DRIVE**

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 \$809,980.00 on behalf of Morgan Harbour Construction LLC, for site improvements associated with the Anton Paar Development at 600 Hickory Hill Drive, in accordance with the approval granted by the Village Board on April 2, 2024 (Ordinance No. 2024-043), with said performance guarantee provided in the form of a bond (Atlantic Specialty Insurance Company, bond no. 800175866); and

WHEREAS, the developer has requested a reduction in the bond to 10% of the original amount (\$80,998.00), to be held for the duration of the two-year maintenance period, scheduled to expire on August 15, 2027; and

WHEREAS, the Engineering Division Staff has inspected the condition of the subject property and has determined that a reduction 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 reduce the performance guarantee for Morgan Harbour Construction LLC, Atlantic Specialty Insurance Company bond no. 800175866, from \$809,980.00 to \$80,998.00, for the site work supporting the Anton Paar development at 600 Hickory Hill Drive, Vernon Hills, with said bond to be held for the duration of the two-year maintenance period, scheduled to expire August 15, 2027.

**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 2025-099.

Dated the 2<sup>nd</sup> day of September, 2025.

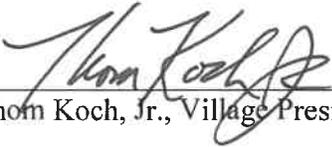
*[Signature Page to Follow]*

Adopted by roll call votes as follows:

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

NAYS: 0 – None

ABSENT AND NOT VOTING: 0 – None

  
Thom Koch, Jr., Village President

PASSED: 09/02/2025

APPROVED: 09/02/2025

ATTEST: 09/02/2025

  
Kevin Timony, Village Clerk



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-099

AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE  
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE ANTON PAAR  
DEVELOPMENT, 600 HICKORY HILL DRIVE

THE 2<sup>nd</sup> DAY OF SEPTEMBER 2025

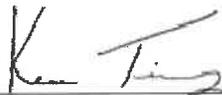
Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
2<sup>nd</sup> day of September, 2025



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. 2025-099 AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE ANTON PAAR DEVELOPMENT, 600 HICKORY HILL DRIVE TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 2, 2025 TO SEPTEMBER 16, 2025.

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

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 2<sup>nd</sup> DAY OF SEPTEMBER, 2025

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

