

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-098**

**AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE HAWTHORN
ROW / DOMAINE DEVELOPMENT, 700-750 HAWTHORN ROW**

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 \$1,933,783.00 on behalf of the Hawthorn Venture Partners, LLC, represented by Focus Construction, for site improvements associated with the Hawthorn Row / Domaine Development at 700-750 Hawthorn Row, in accordance with the approval granted by the Village Board on December 8, 2020 (Ordinance No. 2020-134 and 2020-135), with said performance guarantee provided in the form of a bond (Travelers Casualty and Surety Company of America, bond no. 107344647); and

WHEREAS, the Village Board subsequently authorized a reduction in the bond to \$193,378.00 on May 7, 2024, with a maintenance period scheduled to expire in October of 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 Hawthorn Venture Partners, LLC, Travelers Casualty and Surety Company of America, bond no. 107344647, in the amount of \$193,378.00 for the site work supporting the development of Hawthorn Row and the Domaine, 700-750 Hawthorn Row, in Vernon Hills.

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 2025-098.

Dated the 2nd day of September, 2025.

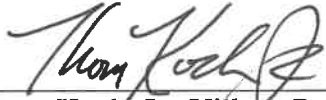
[Signature Page to Follow]

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. 2025-098

AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE HAWTHORN ROW /
DOMAINE DEVELOPMENT, 700-750 HAWTHORN ROW

THE 2nd 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
2nd day of September, 2025

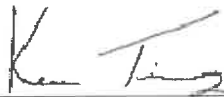
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, KEVIN TIMONY, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON SEPTEMBER 2, 2025, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2025-098 AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE HAWTHORN ROW / DOMAINE DEVELOPMENT, 700-750 HAWTHORN ROW.

THE PAMPHLET FOR ORDINANCE NO. 2025-098 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED SEPTEMBER 2, 2025 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 2nd DAY OF SEPTEMBER, 2025.


Kevin Timony, Village Clerk



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. 2025-098 AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE HAWTHORN ROW / DOMAINE DEVELOPMENT, 700-750 HAWTHORN ROW 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 2nd DAY OF SEPTEMBER, 2025


Notary Public

