

**VILLAGE OF VERNON HILLS  
ORDINANCE 2025-097**

**AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH PHASE I  
REDEVELOPMENT AT HAWTHORN MALL, 122 HAWTHORN CENTER**

**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 \$4,042,895.00 on behalf of the Hawthorn SP, LLC, represented by Centennial Real Estate, for site improvements associated with the Phase I redevelopment of the Hawthorn Mall property, 122 Hawthorn Center, 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. 107297161); and

**WHEREAS**, the Village Board subsequently authorized a reduction in the bond to \$1,144,504.43 on July 25, 2023; 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 SP, LLC, Travelers Casualty and Surety Company of America, bond no. 107297161, in the amount of \$1,144,504.43 for the site work supporting the development of the Phase I improvements at Hawthorn Mall, 122 Hawthorn Center.

**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 2025-097.

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

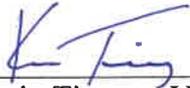


Thom Koch, Jr., Village President

PASSED: 09/02/2025

APPROVED: 09/02/2025

ATTEST: 09/02/2025



Kevin Timony, Village Clerk



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2025-097

AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH PHASE I REDEVELOPMENT  
AT HAWTHORN MALL, 122 HAWTHORN CENTER

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. 2025-097 AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE FOR THE SITE WORK ASSOCIATED WITH PHASE I REDEVELOPMENT AT HAWTHORN MALL, 122 HAWTHORN CENTER 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

