

**VILLAGE OF VERNON HILLS
ORDINANCE 2025-096**

**AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE
GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE BELLE TIRE
DEVELOPMENT, 1810 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 \$622,321.00 on behalf of Belle Tire Distributors Inc. for site improvements associated with the development of the property at 1810 N. Milwaukee Avenue, in accordance with the approval granted by the Village Board on January 17, 2023 (Ordinance No. 2023-012), with said performance guarantee provided in the form of a bond (Liberty Mutual Insurance Company, bond no. 285070694); and

WHEREAS, the Village Board subsequently authorized a reduction in the bond to \$62,232.10 on January 24, 2024, with a maintenance period scheduled to expire in January 2026; 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 Belle tire Distributors Inc., Liberty Mutual Insurance Company bond no. 285070694, in the amount of \$62,232.10 for the site work supporting the development of 1810 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 2025-096.

Dated the 2nd day of September, 2025.

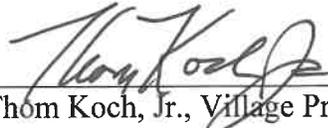
[Signature Page to Follow]

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

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DEVELOPMENT, 1810 N. MILWAUKEE AVENUE

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

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. 2025-096 AN ORDINANCE AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE FOR THE SITE WORK ASSOCIATED WITH THE BELLE TIRE DEVELOPMENT, 1810 N. MILWAUKEE AVENUE 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

