

**VILLAGE OF VERNON HILLS  
ORDINANCE 2026-011**

**AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE  
GUARANTEE FOR THE WELLS FARGO DEVELOPMENT 860 TOWNLINE ROAD**

**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, maintenance, and payment bond in the amount of \$225,003.67 from DeJames Builders Inc. for the site improvements associated with the development located at 860 Townline Road, FCCI Insurance Group Bond No. 6600927; and

**WHEREAS**, the Engineering Division Staff has inspected the property and reviewed the cost of the site development work, and recommends a reduction to \$22,500.37, with the two-year maintenance period to expire on September 18, 2027; and

**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, FCCI Insurance Group Bond No. 6600927, from \$225,003.67 to \$22,500.37, for the site improvements associated with the development at 860 Townline Road. Lakeview Parkway. The maintenance period for the reduced bond shall expire on September 18, 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 2026-011.

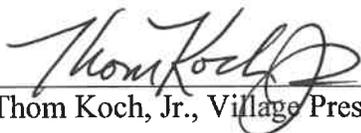
Dated the 3<sup>rd</sup> day of February, 2026.

Adopted by roll call votes as follows:

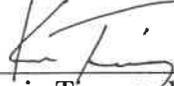
AYES: 6 – Marquardt, Forster, Oppenheim, Schenk, Takaoka, Koch

NAYS: 0 -None

ABSENT AND NOT VOTING: 1 - Lundeen

  
\_\_\_\_\_  
Thom Koch, Jr., Village President

PASSED: 02/03/2026  
APPROVED: 02/03/2026  
ATTEST: 02/03/2026

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



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2026-011

AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE  
GUARANTEE FOR THE WELLS FARGO DEVELOPMENT 860 TOWNLINE ROAD

THE 3<sup>rd</sup> DAY OF FEBRUARY 2026

Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this  
3<sup>rd</sup> day of February, 2026



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. 2026-011 AN ORDINANCE AUTHORIZING THE REDUCTION OF THE PERFORMANCE GUARANTEE FOR THE WELLS FARGO DEVELOPMENT 860 TOWNLINE ROAD TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 3, 2026 TO FEBRUARY 13, 2026.

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

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 3<sup>rd</sup> DAY OF FEBRUARY, 2026

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

