

**VILLAGE OF NEW LENOX**  
**PENDING DEVELOPMENT**  
**6/21/2011**

**1. Prairie Ridge Estates**

Location: East side of Gougar Road, ¼ mile north of U.S. Route 6  
Acreage: 80.66 Zoning: R-1  
Units: 132 Single-family lots  
Developer: New Lenox Development Corporation, Inc. (708) 361 – 3100  
Status: Final plat approved by the Village Board on April 24, 2007. Development will incorporate “green” infrastructure such as wind turbines, roof-mounted solar panels and geothermal systems. Homes to be constructed to “green” design standards. Development Agreement approved on July 12, 2010. Public improvements nearly complete. Model homes under construction.

**2. Spring Creek Commercial Center**

Location: Northwest corner of U.S. Route 6 and Silver Cross Boulevard, extended  
Acreage: 96.025 Zoning: C-7 and R-3 P.U.D. (proposed)  
Units: 15 commercial lots (84.821 acres) and 1 residential lot (11.204 acres). Plans propose hotels, retail, 500,000-square foot outlet mall, restaurants, office and senior residential development (proposed)  
Developer: Center Creek Development (847) 620 – 2174  
Engineer: C.M. Lavoie and Associates (815) 254 – 0505  
Status: Plan Commission recommended approval of rezoning and Special Use for a preliminary P.U.D. plat on April 19, 2011. Village Board reviewed first read ordinances on June 6, 2011. Awaiting submittal of Development Agreement.

**3. Spring Creek / MCZ (remainder)**

Location: Northeast corner of U.S. Route 6 and Silver Cross Boulevard, extended  
Acreage: 53.22 Zoning: C-7 P.U.D.  
Units: 20 commercial lots  
Developer: MCZ Development (312) 573 – 1122  
Planner: Arete-Knight (708) 342 – 1250  
Engineer: HR Green (formerly SEC Group, Inc.) (815) 462 – 9324  
Status: Village Board approved the ordinances rezoning the property and granting a Special Use for a preliminary P.U.D. plat on December 14, 2009. Revised Development Agreement for the overall site presented for first read at the August 23, 2010 Village Board meeting. Awaiting revisions.

**3A. Spring Creek / MCZ Phase 1A**

Location: North of northeast corner of U.S. Route 6 and Silver Cross Boulevard, extended  
Acreage: 15.78 Zoning: C-7 P.U.D.  
Units: 1 commercial lot, detention lot, and two ingress / egress lots (proposed)  
Developer: MCZ Development (312) 573 – 1122  
Status: Plan Commission recommended approval of final P.U.D. and subdivision plat for Phase 1A on May 18, 2010. Plan Commission recommended approval of final P.U.D. plat for a 3-story medical office building on Lot 23 on July 20, 2010. First reads of ordinances approving the final P.U.D. plats held August 23, 2010. Second reads to be scheduled for Village Board consideration upon approval of final engineering, final landscaping plans and Development Agreement.

#### 4. The Crossroads at New Lenox

Location: North and south sides of Summerfield Road, ½ mile west of Cedar Road  
 Acreage: 72.53 Zoning: R-1 P.U.D. and C-7 P.U.D. (N. parcel) and C-7 P.U.D (S. parcel) (proposed)  
 Units: 298 luxury apartments and two office buildings (40,500 square feet each) on northern 40 acres and destination retail, office and multi-story hotels on southern 30 acres (proposed)  
 Developer: TCB Development, Inc. (708) 633 – 4622  
 Engineer: HR Green (formerly SEC Group, Inc.) (815) 462 – 9324  
 Status: Plan Commission recommended approval of annexation of the northern 40 acres, rezoning and Special Use for a preliminary P.U.D. plat for entire site on June 3, 2008. As the developer anticipated revising the plans and Annexation / Development Agreement, the Village Board closed the public hearing on the Agreement on September 22, 2008. Once revised plans and a revised Agreement are submitted, the petitioner will need to restart the public hearing process.

#### 5. Silver Cross Hospital Campus

Location: Southeast corner of U.S. Route 6 and Silver Cross Boulevard (formerly Clinton Street)  
 Acreage: 71.78 Zoning: H District  
 Units: Hospital complex consisting of a six-story 280-bed hospital tower, diagnostic and treatment center, medical services building, medical office building and cancer center.  
 Developer: Silver Cross Hospital (815) 740 – 7112  
 Architect: RTKL Associates Inc. (312) 542 – 5900  
 Engineer: Rogina and Associates (815) 729 – 0777  
 Status: Two-story medical office building opened in 2009. Hospital building and 5-story medical services building under construction with expected openings in early 2012. Cancer center now under construction.

#### 6. Cedar Crossings (remainder)

Location: Southwest corner of Cedar Road and U.S. Route 6  
 Acreage: 62.66 Zoning: C-7 P.U.D.  
 Units: Power town commercial center consisting of large boxes, two in-line retail buildings and commercial outlots (proposed)  
 Developer: Zaremba Land Development, LLC (216) 221 – 6600  
 Planner: Arete-Knight (708) 342 – 1250  
 Engineer: Rogina and Associates (815) 729 – 0777  
 Status: Village Board adopted ordinances rezoning the property and granting a Special Use for a preliminary P.U.D. plat on December 10, 2007. Development Agreement approved March 23, 2009. Amended and Restated Development Agreement approved April 18, 2011.

#### 6A. Cedar Crossings Unit 1

Location: Southwest corner of I-355 and U.S. Route 6  
 Acreage: 112.76 Zoning: C-7 P.U.D.  
 Units: Commercial center consisting of 383,282-square foot multi-tenant shopping center, two in-line retail buildings (34,336 square feet each) and 9 commercial outlots  
 Developer: Zaremba Land Development, LLC (216) 221 – 6600  
 Status: Village Board approved the final P.U.D. plat on June 23, 2008. Utilities have been extended to site. First phase of road improvements to begin construction in Summer 2011.

**7. Carrie Oaks**

Location: West side of Elm Drive, approximately 135 feet north of Ashley Drive  
 Acreage: 2.64 Zoning: R-2 P.U.D.  
 Units: 5 Single-family lots  
 Developer: V.I.P. Construction Corp. (708) 738 – 3504  
 Engineer: DesignTek Engineering, Inc. (708) 326 – 4961  
 Status: Final P.U.D. plat approved by the Village Board on January 21, 2008. Village Board granted one-year extension to execute the final plat on May 9, 2011.

**8. WyndRidge Downs**

Location: West side of Elm Drive between Wood and Haines Streets  
 Acreage: 19.0 Zoning: R-1 P.U.D.  
 Units: 24 Single-family lots  
 Developer: V.I.P. Construction (630) 257 – 5418  
 Status: Subdivision nearly built out.

**9. Cedar North Professional Office Center**

Location: Northwest and southwest corners of Cedar Road and Towncrest Drive, extended  
 Acreage: 1.33 Zoning: C-1 and C-3 P.U.D.  
 Units: 3, one-story office buildings  
 Developer: Ritter Services (708) 774 – 1442  
 Planner: Arete-Knight (708) 342 – 1250  
 Status: Village Board approved rezoning and final P.U.D. plat on October 27, 2008. One existing building has been demolished.

**10. Soave Colline**

Location: West side of Edmonds Avenue, south of Gibbons Drive  
 Acreage: 4.6 Zoning: R-1  
 Units: 8 Single-family lots  
 Developer: O'Donnell Construction, Inc. (815) 485 – 3451  
 Engineer: Johnson, Winemiller and Fisher (708) 679 – 0977  
 Status: Preliminary plat approved by the Village Board on May 24, 2005 lapsed and must be resubmitted to the Plan Commission for review and recommendation.

**11. La Poca Sicilia**

Location: West side of Edmonds Avenue, south of Locust Lane  
 Acreage: 4.57 Zoning: R-1  
 Units: 7 Single-family lots  
 Developer: O'Donnell Construction (815) 485 – 3451  
 Status: Subdivision nearly built-out.

**12. Gibbons**

Location: East side of Edmonds Avenue, south of Francis Road  
 Acreage: 2.8 Zoning: R-1  
 Units: 3 Single-family lots  
 Status: Final plat re-approved by the Village Board on May 27, 1997. Public improvements to begin construction in the near future.

**13. Walker Country Estates Unit 4**

Location: South side of Francis Road, east of Edmonds Avenue  
 Acreage: 7.865 Zoning: R-1  
 Units: 15 Single-family lots  
 Builder: Various  
 Status: Homes under construction.

**14. Sanctuary Pointe**

Location: West side of Marley Road, north of the Rock Island Railroad tracks  
 Acreage: 66.44 Zoning: R-1  
 Units: 69 Single-family lots  
 Developer: Hartz Construction Company, Inc. (708) 233 – 3800  
 Status: New model homes under construction. Entire subdivision released for building permits.

**15. Steeple Run**

Location: East side of Marley Road, north of the Rock Island Railroad tracks  
 Acreage: 55.0 Zoning: R-1 (45 acres) and AG (10 acres)  
 Units: 39 Single-family lots  
 Developer: Steeple Run Development, LLC (815) 464 – 4663  
 Status: Homes under construction.

**16. Wildflower Estates**

Location: Southeast corner of Cherry Hill Road and Washington Street  
 Acreage: 36.37 Zoning: R-1 P.U.D.  
 Units: 60 Single-family lots  
 Developer: Lincoln-Way Builders (815) 485 – 3411  
 Status: Homes under construction. Subdivision nearly built out.

**17. Melody Ridge**

Location: East side of Cherry Hill Road, north of I-80  
 Acreage: 98.3 Zoning: R-2A  
 Units: 172 single-family lots  
 Developer: Queen Bean, Inc. (815) 464 – 1040  
 Engineer: HR Green (formerly SEC Group, Inc.) (815) 462 – 9324  
 Status: Final plat approved by the Village Board on September 24, 2007. Village Board granted one-year extension to execute the final plat on May 10, 2010. Final plat has now lapsed.

**18. Cherry Hill Meadows Unit 1-A**

Location: South side of Rebecca Drive  
 Acreage: 1.88 Zoning: R-2A  
 Units: 5 Single-family lots  
 Developer: Daniel Construction (815) 485 – 3771  
 Status: Subdivision nearly built-out.

**19. Cherry Hill South**

Location: West of Gougar Road, south of the Cherry Hill Meadows Subdivision  
 Acreage: 18.4 Zoning: R-2  
 Units: 39 Single-family lots  
 Builder: T.J. Cachey Builders (708) 349 – 1575  
 Status: Homes under construction. Village Board adopted ordinance rezoning the subdivision to the R-2 District on February 14, 2011.

**20. Ten X Capital**

Location: North side of West Haven Avenue, approximately one-half mile west of Gougar Road  
 Acreage: 9.49 Zoning: I-1  
 Owner: Ten X Capital Partners III, LLC (630) 437 – 5163  
 Engineer: Condon Consulting Engineers (815) 462 – 0524  
 Status: Annexation and rezoning approved by Village Board on November 26, 2007. Site is being marketed for future industrial use.

**21. Cherry Hill Business Park Phase I**

Location: West side of Gougar Road, south of I-80  
 Acreage: 206.0 Zoning: I-1  
 Developer: Northern Builders (847) 678 – 5060  
 Status: Annexation Agreement and rezoning approved February 26, 2002. Five buildings completed. Four vacant lots (21.5 acres, 37.5 acres, 11.5 acres and 10.3 acres) remain available for industrial development.

**22A. Ferro Industrial Park**

Location: East side of Gougar Road, north of I-80  
 Acreage: 60.02 Zoning: I-1  
 Units: 31 Industrial lots  
 Developer: P.T. Ferro Construction (815) 726 – 6284  
 Status: Businesses under construction. Park approximately 75% developed.

**22B. Ferro Lot 9 Re-Subdivision**

Location: East of Ferro Drive, north of I-80  
 Acreage: 9.85 Zoning: I-1  
 Units: 4 Industrial lots  
 Developer: T.J. Cachey Builders (708) 349 – 1575  
 Status: Final plat approved by the Village Board April 22, 2003. One building complete.

**23. Corinthian Way**

Location: North side of Haven Avenue between Fieldstone and Grand Prairie Subdivisions  
 Acreage: 5.52 Zoning: R-4 P.U.D.  
 Units: 14 duplex units  
 Developer: W / D Development (815) 485 – 9568  
 Planner: Linden Group Inc. (708) 799 – 4400  
 Engineer: Ruettiger, Tonelli and Associates (815) 744 – 6600  
 Status: Final P.U.D. plat was approved by the Village Board on March 13, 2007. Village Board granted one-year extension to execute final P.U.D. plat on May 9, 2011.

**24. Lexington Commons**

Location: Northwest corner of Veterans Parkway and Independence Boulevard (Lot 8 of New Lenox Commons)  
 Acreage: 3.2 Zoning: C-3  
 Units: Two-story building offering space for office, retail and restaurant uses  
 Developer: Trinity Services (815) 485 – 6197  
 Status: Building under construction.

**25. Old Plank Trail Community Bank**

Location: Northeast corner of Veterans Parkway (Lot 4 of New Lenox Commons)  
 Acreage: 2.35 Zoning: C-3  
 Units: 6,300-square foot drive-through bank and 6,420 square feet of retail or office space  
 Developer: Old Plank Trail Community Bank (815) 485 – 0001  
 Status: Bank and one commercial tenant are open.

**26. Lincoln Station**

Location: North side of U.S. Route 30 between Prairie Street and Norfolk & Western Railroad tracks  
 Acreage: 16.249 Zoning: C-2 P.U.D.  
 Units: 176 condominiums in three- to six-story buildings and 28 townhomes  
 Developer: MCZ Development (312) 573 – 1122  
 Planner: Arete-Knight (708) 342 – 1250  
 Engineer: Rogina and Associates (815) 729 – 0777  
 Status: Preliminary P.U.D. plat approved by the Village Board on March 13, 2007. Plan Commission recommended approval of final P.U.D plat on October 16, 2007. First read of ordinance granting Special Use for final P.U.D. plat was reviewed by Village Board on November 19, 2007. Due to possible minor changes to the plans and timeframe since last Village Board review, another first read will be scheduled upon submittal of revised plans. Preliminary P.U.D. plat has fallen over two years behind the approved construction schedule, and developer must request extension for the preliminary P.U.D. plat to remain valid.

**27. New Lenox Town Center**

Location: North side of U.S. Route 30 between Cooper Street and Walona Avenue  
 Acreage: 76.7 Zoning: C-3 and C-7 P.U.D.  
 Units: 17 Commercial lots  
 Developer: McVickers Development (847) 884 – 4825  
 Status: Wal-Mart Supercenter opened in October 2010. White Castle, AutoZone, Culvers and Physicians Immediate Care now open. Discount Tire under construction. Site plans have been approved for junior box stores adjacent to Wal-Mart, a Menards, Aldi's and a Chase Bank along U.S. Route 30. Site plans currently under review for Goodwill and two multi-tenant buildings along U.S. Route 30. Outlots still available along U.S. Route 30.

**28. Weber Property**

Location: North side of U.S. Route 30, ¼ mile west of Marley Road  
 Acreage: 17 Zoning: C-3 and C-3 (proposed)  
 Attorney: Andrew C. Dystrup (815) 744 – 6550  
 Status: Plan Commission recommended approval of annexation and rezoning of the current unincorporated part of the property on June 7, 2011. Village Board to hold public hearing on draft Annexation Agreement on June 27, 2011.

**29. Briarwood Office Condos**

Location: U.S. Route 30 and Donegal Court  
 Acreage: 7.43 Zoning: C-3 P.U.D.  
 Units: 7,700-square foot retail building and 4 office buildings  
 Developer: Perry Commercial (815) 933 – 2554  
 Planner: Arete-Knight (708) 342 – 1250  
 Engineer: Knight Engineering (312) 577 – 3300  
 Status: Public improvements are under construction.

**30. Eagle Ridge Estates**

Location: Southeast of the southeast corner of Haven Avenue and Gougar Road  
 Acreage: 473.81 Zoning: R-1 P.U.D., C-3 and C-1 (proposed)  
 Units: 445 Townhomes, 396 Condominiums, 359 Single-family lots, 8.86 acres Commercial (proposed)  
 Developer: Eagle Ridge Corporation (815) 462 – 5999  
 Planner: BG Design (708) 326 – 3965  
 Engineer: Tech 3 Consulting Group, Inc. (708) 672 – 4994  
 Status: Plan Commission recommended approval of annexation and preliminary P.U.D. plat on June 4, 2007. Village Board held public hearing on Annexation Agreement on February 11, 2008. Awaiting submittal of revised plans before scheduling new public hearings.

**31. Falcon Ridge (remainder)**

Location: North side of Illinois Highway, west of Nelson Road, extended  
 Acreage: 49.56 Zoning: R-2A  
 Units: 109 Single-family lots  
 Developer: Eagle Ridge Corporation (815) 462 – 5999  
 Engineer: Tech 3 Consulting Group, Inc. (708) 672 – 4994  
 Status: Preliminary plat re-approved by the Village Board on November 28, 2000. One-year extension granted March 22, 2010.

**31A. Falcon Ridge Unit 1**

Location: North side of Illinois Highway, west of Nelson Road, extended  
 Acreage: 37.92 Zoning: R-2A  
 Units: 33 Single-family lots  
 Developer: Eagle Ridge Corporation (815) 462 – 5999  
 Status: Final plat approved on April 13, 2009. One-year extension to execute final plat approved on September 13, 2010.

**32. Sylvan Meadows (remainder)**

Location: Northwest corner of Illinois Highway and Gear Drive  
 Acreage: 34.97 Zoning: R-2A  
 Units: 81 Single-family lots  
 Developer: Oak Creek Development Partnership (708) 301 – 0905  
 Engineer: Geotech, Inc. (815) 730 – 1010  
 Status: Preliminary plat approved by the Village Board on April 23, 1996. A one-year extension of preliminary plat, effective October, 8, 2008, granted by the Village Board on January 26, 2009. As the preliminary plat has now lapsed, a new preliminary plat must be submitted to the Plan Commission and Village Board for review and approval.

**32A. Sylvan Meadows Unit 1**

Location: Southwest corner of Woodlawn Road and Gear Drive  
 Acreage: 5.03 Zoning: R-2A  
 Units: 12 Single-family lots  
 Developer: Oak Creek Development Partnership (708) 301 – 0905  
 Status: Public improvements complete. Upon re-routing of the sanitary sewer to the Gougar Road Lift Station, should be released for building permits in the near future.

**33. Prairie Crossings**

Location: South side of Haven Avenue, west of Vine Street  
 Acreage: 9.8 Zoning: R-1 P.U.D.  
 Units: 38 Townhomes  
 Developer: T & M Construction (630) 529 – 9781  
 Status: One building complete.

**34. Watland Re-Subdivision**

Location: West side of Wisconsin Road, north of Woodlawn Road  
 Acreage: 3.8 Zoning: R-1  
 Units: 4 Single-family lots  
 Developer: Robert Watland (815) 485 – 1920  
 Status: Final plat approved by the Village Board on August 27, 1996. Public improvements are complete.

**35. Michigan and Western**

Location: Southeast corner of Western Avenue and Michigan Road  
 Acreage: 4.55 Zoning: R-2A  
 Units: 11 Single-family lots  
 Builder: O'Malley Builders (815) 462 – 3028  
 Status: Subdivision nearly built-out.

**36. Elizabeth Estates**

Location: Southeast corner of Wisconsin and Michigan Roads  
 Acreage: 2.1 Zoning: R-2A  
 Units: 5 Single-family lots  
 Developer: Standard Bank & Trust Co. No. 14942 (708) 598 – 7400  
 Engineer: Rogina and Associates (815) 729 – 0777  
 Status: Final plat approved by the Village Board on November 19, 2007. Public improvements have not begun construction.

**37. Suburban Bank and Trust**

Location: Southwest corner of U.S. Route 30 and Cooper Street  
 Acreage: 1.27 Zoning: C-2 Special Use  
 Units: Two-story building containing a drive-through bank and office space  
 Developer: Suburban Bank and Trust (630) 279 – 1300  
 Status: Bank operational. Second floor office space is available.

**38. Provena Medical Arts Pavilion**

Location: South side of U.S. Route 30, east of Cooper Street  
 Acreage: 4.65 Zoning: C-2  
 Units: Two-story medical office building  
 Developer: New Lenox Investors LLLP (561) 630 – 5055  
 Architect: Arete-Knight (708) 342 – 1250  
 Engineer: Hoeffler-Butler Engineers (708) 599 – 8980  
 Status: Village Board approved site plan on June 28, 2010. Construction to begin in near future.

**39. Landings of New Lenox Retail**

Location: South side of U.S. Route 30, east of Cooper Street  
 Acreage: 1.38 Zoning: C-2  
 Units: Multi-tenant commercial center.  
 Developer: Waner Enterprises, Inc. (708) 423 – 8200  
 Status: Over 50% of the tenant spaces are occupied. Three tenant spaces still available.

**40. Crystal Cove Suites**

Location: Southwest corner of U.S. Route 30 and Marley Road  
 Acreage: 0.85 Zoning: C-3  
 Developer: Dr. Scott Kosek (815) 485 – 8200  
 Status: Multi-tenant office building is complete. Three units are occupied.

**41. Rose Plaza**

Location: Southeast corner of U.S. Route 30 and Marley Road  
 Acreage: 1.5 Zoning: C-3  
 Units: 8,980-square foot multi-tenant retail / restaurant center  
 Developer: Plainfield Retail Land, LLC (708) 478 – 7666  
 Status: Shopping center is complete. Chicago Dough Restaurant, with a drive-through, is operational. Four available tenant spaces remain.

**42. Crystal Cove**

Location: North side of East Joliet Highway, west of Spencer Road  
 Acreage: 67.3 Zoning: R-1 P.U.D.  
 Units: 113 Single-family lots and 62 detached Townhomes  
 Developer: Eagle Ridge Corporation (815) 462 – 5999  
 Status: Subdivision nearly built out.

**43. Lincolnway Creekside Crossings**

Location: Southeast corner of U.S. Route 30 and Anderson Road  
 Acreage: 7.32 Zoning: C-3 P.U.D.  
 Units: Two-story mixed-use office, retail and drive-through restaurant building; one-story multi-tenant retail and drive-through restaurant building; and one-story retail building.  
 Developer: Savarino / Daley Development Group (815) 806 – 4942  
 Planner: Arete-Knight (708) 342 – 1250  
 Engineer: Spaceco (815) 941 – 0260  
 Status: Village Board adopted ordinances authorizing execution of the Annexation Agreement, annexing and rezoning the property and granting a Special Use for a preliminary P.U.D. plat on February 25, 2008. Plan Commission recommended approval of the final P.U.D. plat on October 21, 2008. Village Board reviewed the first read ordinance on October 27, 2008. Second read will be scheduled for Village Board upon approval of final engineering and landscaping plans. Preliminary P.U.D. plat has fallen over two years behind the approved construction schedule, and developer must request extension for the preliminary P.U.D. plat to remain valid.

**44. Hibernia Estates (remainder)**

Location: East of Spencer Road, south of East Joliet Highway  
 Acreage: 65.2 Zoning: R-2A  
 Units: 128 Single-family lots  
 Developer: Hartz Construction Company, Inc. (708) 233 – 3800  
 Engineer: McBride Engineering, Inc. (708) 799 – 1350  
 Status: Preliminary plat approved by the Village Board on July 22, 2003 has lapsed. A new preliminary plat must be submitted to the Plan Commission for review and recommendation.

**44A. Hibernia Estates Units 2 and 3**

Location: East of Spencer Road, south of East Joliet Highway  
 Acreage: 56.65 Zoning: R-2A  
 Units: 108 Single-family lots  
 Developer: Hartz Construction Company, Inc. (708) 233 – 3800  
 Status: Homes under construction.

**45. Atrium Pointe**

Location: Southwest corner of U.S. Route 30 and Schoolhouse Road  
 Acreage: 4.29 Zoning: R-1 P.U.D.  
 Units: Two-story building (office / retail / drive-through bank), approximately 60,000 square feet  
 Developer: Austin Development, LLC (815) 469 – 8613  
 Status: Building is complete and occupied with a number of tenants. Some vacant tenant spaces remain. Village Board approved a Special Use for an outdoor patio for Gatto's Restaurant on June 20, 2011.

**46. Route 30 and Vancina Lane (Flowers by Dan)**

Location: North side of U.S. Route 30, ¼ mile east of Schoolhouse Road  
 Acreage: 10.0 Zoning: C-2  
 Developer: InSite (630) 617 – 9198  
 Status: Village Board approved the annexation and rezoning at the July 12, 2005 meeting. Village is awaiting a site plan for the property.

**47. New Century Bank Subdivision**

Location: South side of U.S. Route 30, ¼ mile east of Schoolhouse Road  
 Acreage: 6.4 Zoning: C-2  
 Units: 4 Commercial lots.  
 Developer: NLI, LLC (312) 252 – 9270  
 Engineer: Spaceco, Inc. (847) 696 – 4066  
 Status: Annexation Agreement, annexation, rezoning and preliminary plat approved by the Village Board on June 14, 2010. Village is awaiting a site plan for the property.

**48. New Lenox Retail Center**

Location: South side of U.S. Route 30, ¼ mile east of Schoolhouse Road  
 Acreage: 36.17 Zoning: C-3 P.U.D.  
 Units: 9 Commercial lots  
 Developer: Ryan Companies US, Inc. (630) 874 – 6600  
 Status: Target, Lowe's, Michaels, National Tire and Battery, Chili's Restaurant, TCF Bank and Wendy's Restaurant are open. A 15,000-square foot retail center is presently occupied by different tenants. Village is awaiting plans for the last vacant outlot.

**49. Crystal Springs**

Location: South side of Joliet Highway, ¼ mile east of Schoolhouse Road  
 Acreage: 52.81 Zoning: R-1 P.U.D.  
 Units: 126 Single-family lots  
 Developer: Eagle Ridge Corporation (815) 462 – 5999  
 Status: Homes under construction.

**50. Cherry Hill Business Park Phase II (Berens and Jacobs)**

Location: West side of Gougar Road, north and south of E. J. & E. Railroad tracks  
 Acreage: 91.86 Zoning: I-1  
 Developer: Northern Builders (847) 678 – 5060  
 Status: Annexation Agreements approved June 24, 2003 and October 14, 2003. Annexation and rezoning approved by the Village Board on August 12, 2003 and May 11, 2004. Smurfit Stone is operational. Awaiting plans for other industrial uses with rail service.

**51. Berens Field**

Location: East side of Gougar Road, south of E. J. & E. Railroad tracks  
 Acreage: 21.0 Zoning: R-1 P.U.D.  
 Units: 82 Townhomes  
 Developer: T.J. Cachey Builders (708) 349 – 1575  
 Engineer: Design Tek Associates, Inc. (708) 301 – 0011  
 Status: Plan Commission recommended approval of the final P.U.D. plat on February 7, 2005. Village Board reviewed first read ordinance on February 15, 2005. Awaiting approval of final engineering, landscaping and other revisions prior to scheduling second read. Village Board granted one-year extension of the preliminary P.U.D. plat on September 27, 2010.

**52. Jacob's Field (remainder)**

Location: Northeast corner of Laraway and Gougar Roads  
 Acreage: 43.87 Zoning: R-2A P.U.D.  
 Units: 112 Single-family lots  
 Developer: Flaherty Construction (708) 479 – 4497  
 Engineer: Ruettiger Tonelli and Associates (815) 744 – 6600  
 Status: Preliminary plat approved by the Village Board on September 24, 1996. Village Board approved a Special Use for a P.U.D. to allow reduced side yard setbacks on January 26, 2009. Village Board granted one-year extension of preliminary plat on September 27, 2010.

**52A. Jacob's Field Unit 1**

Location: Northeast corner of Laraway and Gougar Roads  
 Acreage: 31.851 Zoning: R-2A P.U.D. and C-2  
 Units: 47 Single-family lots, 1 Commercial lot (6.08 acres)  
 Developer: Flaherty Construction (708) 479 – 4497  
 Status: Single-family homes under construction.

**53. Kammerer Property**

Location: Southwest corner of Illinois Highway and Nelson Road  
 Acreage: 104.0 acres Zoning: R-2A  
 Units: 182 Single-family lots  
 Developer: Windham / Faganel (630) 263 – 2976  
 Planner: Land Vision (630) 584 – 0591  
 Engineer: Jacob and Hefner (630) 942 – 9000  
 Status: Village Board approved the preliminary plat on September 8, 2008. One-year extension approved by the Village Board on December 14, 2009.

**54. Cedar Center**

Location: Southwest corner of Illinois Highway and Cedar Road  
 Acreage: 3.03 Zoning: C-1  
 Units: 23,057-square foot commercial center.  
 Developer: Del-K Development, Inc. (708) 478 – 4600  
 Status: Majority of the center is now occupied. A few vacant tenant spaces remain.

**55. Village Station**

Location: Northeast and southeast corners of Cedar and Laraway Roads  
 Acreage: 236.1 Zoning: R-1 P.U.D. and C-3  
 Units: 158 Single-family lots / Manor Homes, 230 Brownstones, 562 Condominiums, Metra station and 50.37 acres commercial  
 Owner: Silver Cross Hospital (815) 740 – 7112  
 Developer: GV Development (815) 464 – 9414  
 Planner: Arete-Knight (708) 342 – 1250  
 Engineer: Spaceco, Inc. (847) 696 – 4060  
 Status: Metra warming station and parking facility operational. Village Board adopted the ordinance approving an amended preliminary P.U.D. plat on January 28, 2008.

**56. Rachel Ridge**

Location: North side of Laraway Road, east of the unincorporated Southpoint Subdivision.  
 Acreage: 35.96 Zoning: R-2A and C-1  
 Units: 57 Single-family lots and 2.2 acres commercial  
 Developer: Rachel Ridge, LLC (815) 462 – 0010  
 Builder: Flaherty Construction (708) 479 – 4497  
 Status: Homes under construction.

**57. Bristol Meadows**

Location: North side of Laraway Road, approximately 660 feet west of Schoolhouse Road  
 Acreage: 99.82 Zoning: R-1 P.U.D., R-2, R-4 and C-2  
 Units: 75 Single-family lots, 40 Duplexes, 42 Age-Restricted Duplexes, 64 Age- and Income-Restricted Apartments, Church and 8.5-acre Commercial site.  
 Developer: MJR Construction (815) 462 – 0010  
 Engineer: Tech 3 Consulting Group, Inc. (708) 672 – 4994  
 Status: Village Board approved ordinances authorizing Annexation Agreement, annexing and rezoning the property, and granting a Special Use for a preliminary P.U.D. plat for the senior apartment building on April 11, 2011. Preliminary plat for Unit 1 approved April 11, 2011.

**58. Plank Trail Industrial Center**

Location: East side of Schoolhouse Road, between Old Plank Road Trail and E.J. & E. Railroad tracks  
 Acreage: 27.91 Zoning: I-1 (Village and County)  
 Units: 39 Industrial lots  
 Developer: Plank Trail Industrial Center, LLC (815) 462 – 2735  
 Status: 7 lots along the east side of Moni Drive were annexed into the Village and rezoned I-1 on August 16, 2005. A multi-tenant office building on Lot 22 and an office / warehouse building on Lot 16 are complete. Pre-Annexation Agreement requires remaining unincorporated lots to annex in 2011.

**59. Leigh Creek Estates**

Location: South of Bluestone Bay Subdivision and Old Plank Road Trail  
 Acreage: 144.0 Zoning: R-2A and R-4 (proposed)  
 Units: 215 Single-family lots and 80 duplex units (proposed)  
 Developer: Hartz Construction Company, Inc. (630) 228 – 3813  
 Engineer: Intech Consultants (630) 964 – 5656  
 Status: Plan Commission recommended approval of annexation and rezoning on February 7, 2005. Village Board conducted public hearing on Annexation Agreement on February 15, 2005. Awaiting submittal of revised Annexation Agreement and Concept Plan before scheduling new public hearings.

**60. The Shoppes at Heather Glen**

Location: Northeast corner of Laraway and Schoolhouse Roads  
 Acreage: 31.5 Zoning: C-3 P.U.D.  
 Units: 8 commercial lots  
 Developer: TBS Development Services Group (847) 437 – 4500  
 Planner: Camburas & Theodore, Ltd. (847) 298 – 1525  
 Engineer: Craig Knoche and Associates (630) 845 – 1270  
 Status: Village Board approved final P.U.D. plat on February 14, 2006. Jewel / Osco is open. 33,516-square foot retail building is complete and contains some tenants. Fifth Third Bank and McDonalds restaurant operational. Additional outlots are available

**61. Heather Glen (remainder)**

Location: Northeast corner of Laraway and Schoolhouse Roads  
 Acreage: 62.324 Zoning: R-2A P.U.D. and R-3  
 Units: 125 Single-family lots and 75 Townhomes  
 Developer: BSLB, LLC (single-family) (708) 301 – 5800  
 Developer: First United Bank (townhomes) (708) 672 – 6161  
 Status: Annexation, rezoning and Special Use for a preliminary P.U.D. plat approved on September 13, 2005. Village Board approved an amended P.U.D. to allow reduced side yard setbacks for the single-family lots on November 10, 2008.

**61A. Heather Glen Unit 1**

Location: North side of Laraway Road ½ mile east of Schoolhouse Road  
 Acreage: 52.319 Zoning: R-2A P.U.D. and C-3  
 Units: 62 Single-family lots and 1 commercial lot  
 Builder: Hartz Construction (630) 228 – 3800  
 Status: Two model homes complete. Released for permits.

**61B. Heather Glen Unit 2**

Location: East side of Schoolhouse Road ¼ mile north of Laraway Road  
 Acreage: 31.957 Zoning: R-3 and C-3 P.U.D.  
 Units: 75 Townhomes and 2.79-acre lot donated to the New Lenox Fire Protection District  
 Developer: First United Bank (708) 672 – 6161  
 Status: Model townhouses complete. Released for permits.

**62. Leigh Creek South**

Location: North side of Laraway Road, east of Heather Glen single-family subdivision  
 Acreage: 38.28 Zoning: R-2 and R-4  
 Units: 52 Single-family lots and 30 duplex units  
 Developer: Hartz Construction Company, Inc. (630) 228 – 3800  
 Engineer: Vantage Point (708) 478 – 4004  
 Status: Village Board adopted ordinances authorizing Annexation Agreement, annexing and rezoning property on September 13, 2010. Plan Commission recommended approval of preliminary plat on September 21, 2010. Preliminary plat will be scheduled for Village Board consideration upon approval of preliminary engineering plans.

**63. Nueva Vista**

Location: West of Gougar Road, extended, between Laraway and Delaney Roads  
 Acreage: 240 Zoning: R-1 P.U.D. (proposed)  
 Units: 376 age-restricted single-family lots and 174 age-restricted townhomes (proposed)  
 Developer: Hartz Construction Company, Inc. (630) 228 – 3813  
 Engineer: Edmund Burke Engineering (708) 799 – 1000  
 Status: Plan Commission recommended approval of annexation and preliminary P.U.D. plat on March 19, 2007. Village Board held public hearing on Annexation Agreement on October 22, 2007. First reads of ordinances were reviewed at the October 13, 2008 Village Board meeting. First reads will be scheduled again upon submittal of a revised Annexation Agreement and resolution of a number of outstanding issues.

**64. Prairie Lakes**

Location: Southeast and southwest corners of Laraway and Gougar Roads, extended  
 Acreage: 160.0 Zoning: R-2A, R-3 and C-2  
 Attorney: Rick Skrodzki (630) 655 – 6000  
 Status: Annexation Agreement, annexation and rezoning approved November 26, 2002.

**65. Nelson Ridge**

Location: West side of Nelson Road, south of Palmer Ranch Unit 5  
 Acreage: 10.0 Zoning: R-2A  
 Units: 24 Single-family lots  
 Builder: Various  
 Status: Homes under construction.

**66. Palmer Ranch 6**

Location: West side of Nelson Road, south of Nelson Ridge  
 Acreage: 9.39 Zoning: R-2A  
 Units: 17 Single-family lots  
 Developer: O'Donnell Construction, Inc. (815) 485 – 5176  
 Status: Released for building permits.

**67. Windermere Lakes Unit 2**

Location: Northeast corner of Nelson and Delaney Roads  
 Acreage: 42.565 Zoning: R-2A  
 Units: 64 Single-family lots  
 Developer: Hartz Construction Company, Inc. (708) 233 – 3800  
 Status: Homes under construction.

**68. Laraway Ridge Unit 5**

Location: South of Laraway Road, east of Nelson Road  
 Acreage: 20.36 Zoning: R-2A  
 Units: 57 Single-family lots  
 Developer: Hartz Construction Company, Inc. (708) 233 – 3800  
 Status: Homes under construction. Subdivision nearly built out.

**69. Horizon Meadows**

Location: North side of Delaney Road, ¼ mile east of Nelson Road  
 Acreage: 70.89 Zoning: R-2A  
 Units: 142 Single-family lots  
 Builder: Various  
 Status: Homes under construction. Subdivision nearly built-out.

**70. Taylor Glen**

Location: North side of Delaney Road, ¼ mile west of Cedar Road  
 Acreage: 77.24 Zoning: R-2A  
 Units: 150 Single-family lots  
 Developer: Camelot Homes (815) 462 – 0010  
 Status: Homes under construction.

**71. Calistoga Plaza**

Location: South side of Laraway Road, ¼ mile east of Cedar Road  
 Acreage: 28.18 Zoning: C-3 P.U.D.  
 Units: 7 commercial lots  
 Developer: Lincoln-Way Investments LLC (815) 485 – 3411  
 Status: Village Board approved final P.U.D. plat on May 9, 2006. Berkot's grocery store, Charleston's Restaurant and a number of other commercial tenants are open. Upper-story office tenant spaces and two lower level retail spaces available. A child day care facility and Speedway are operational on outlots. Three vacant outlots are available for development.

**72. Calistoga (remainder)**

Location: South of Laraway Road, ¼ mile east of Cedar Road  
 Acreage: 56.14 Zoning: R-2A P.U.D.  
 Units: 132 Single-family lots  
 Developer: Lincoln-Way Investments LLC (815) 485 – 3411  
 Engineer: Condon Consulting Engineering (630) 990 – 1100  
 Status: Village Board approved Special Use for a preliminary P.U.D. plat on May 9, 2006.

**72A. Calistoga Unit 1**

Location: South of Laraway Road, ¼ mile east of Cedar Road  
 Acreage: 12.14 Zoning: R-2A P.U.D.  
 Units: 33 Single-family lots  
 Developer: Lincoln-Way Investments LLC (815) 485 – 3411  
 Status: Homes under construction.

**73. Water Chase Estates**

Location: South side of Laraway Road, directly south of the unincorporated Southpoint Subdivision  
 Acreage: 79.92 Zoning: R-2A  
 Units: 147 Single-family lots  
 Developer: O'Malley Builders (815) 462 – 3028  
 Status: Homes under construction.

**74. Whispering Trails**

Location: North side of Delaney Road, ½ mile east of Cedar Road  
 Acreage: 79.397 Zoning: R-2A  
 Units: 125 Single-family lots  
 Developer: TCB Development (708) 633 – 4622  
 Engineer: Rogina and Associates, Ltd. (815) 729 – 0777  
 Status: Preliminary plat approved by the Village Board on January 23, 2007 has lapsed. Village Board approved amendment to the Annexation Agreement on April 21, 2008. A new preliminary plat must be submitted for Plan Commission and Village Board review and approval.

**75. Bristol Park**

Location: South side of Laraway Road, ¼ mile west of Spencer Road  
 Acreage: 79.97 Zoning: R-2A  
 Units: 140 Single-family lots  
 Developer: Amcore / Harris Bank (888) 426 – 2673  
 Status: Final plat approved by the Village Board on August 14, 2007 was never recorded and has expired. A new preliminary plat will be required for Plan Commission and Village Board review and approval.

**76. Ashton Estates**

Location: West side of Spencer Road, south of Laraway Road  
 Acreage: 90.0 Zoning: R-2A  
 Units: 158 Single-family lots  
 Developer: Camelot Homes (815) 462 – 0010  
 Engineer: Tech 3 Consulting Group, Inc. (708) 672 – 4994  
 Status: Annexation Agreement, annexation and rezoning approved May 19, 2008. Village Board approved an amendment to the Annexation Agreement on March 23, 2009.

**77. Deer Point South**

Location: Southwest corner of Laraway and Schoolhouse Roads  
 Acreage: 79.91 Zoning: R-2A, C-1 and C-3  
 Units: 69 Single-family lots, 40 office units (C-1), 23.87 acres commercial (C-3)  
 Developer: Catalina Kampground, Inc. (708) 802 – 5040  
 Engineer: Tech 3 Consulting Group, Inc. (708) 672 – 4994  
 Status: Village Board approved the preliminary plat on December 12, 2006. One-year extension was granted January 10, 2011.

**78. Sky Harbor Town Center**

Location: Southeast corner of Laraway and Schoolhouse Roads  
 Acreage: 51.6 Zoning: C-3 and C-7 P.U.D.  
 Units: Mixed-use development consisting of 5 commercial outlots along Laraway Road, 3-story mixed-use retail / office buildings on two lots along Laraway Road, sit-down restaurant on another lot along Laraway Road, future larger-scale commercial use on a lot along Schoolhouse Road and 4 multi-story mixed use (retail, office and residential) buildings on two commercial lots (proposed)  
 Developer: Sky Harbor, LLC (815) 478 – 9000  
 Planner: Arete-Knight (708) 342 – 1250  
 Engineer: Ruettiger, Tonelli and Associates (815) 744 – 6600  
 Status: Village Board approved a Special Use for a preliminary P.U.D. plat on August 25, 2008. Ordinance approving final P.U.D. plat for Phase 1 approved by the Village Board on October 13, 2008 is null and void since it was not executed and recorded. Preliminary P.U.D. plat expired.

**79. Sky Harbor Townhomes (remainder)**

Location: Southeast corner of Laraway and Schoolhouse Roads  
 Acreage: 12.451 Zoning: R-1 P.U.D.  
 Units: 58 Townhomes  
 Developer: Old Second Bank (630) 906 – 2308  
 Engineer: Ruettiger, Tonelli and Associates (815) 744 – 6600  
 Status: Village Board granted a Special Use for a preliminary P.U.D. plat on February 28, 2006. As the preliminary P.U.D. plat has lapsed, a new preliminary P.U.D. plat for the remaining area must be submitted for review and approval.

**79A. Sky Harbor Townhomes Unit 1**

Location: Southeast corner of Laraway and Schoolhouse Roads  
 Acreage: 15.304 Zoning: R-1 P.U.D.  
 Units: 45 Townhomes  
 Developer: Old Second Bank (630) 906 – 2308  
 Status: Model townhouse complete. Soon to be released for permits.

**80. Sky Harbor Single-Family (remainder)**

Location: East of Schoolhouse Road, south of Laraway Road  
 Acreage: 28.56 Zoning: R-2  
 Units: 75 lots  
 Developer: Hartz Construction (630) 228 – 3800  
 Engineer: Ruettiger, Tonelli and Associates (815) 744 – 6600  
 Status: Village Board approved the preliminary plat on October 25, 2005. One-year extension was granted on October 11, 2010. Village Board adopted ordinance rezoning the subdivision to the R-2 District on February 14, 2011.

**80A. Sky Harbor Single-Family Unit 1**

Location: East side of Schoolhouse Road, south of Laraway Road  
 Acreage: 44.32 Zoning: R-2  
 Units: 70 lots  
 Builder: Hartz Construction (630) 228 – 3800  
 Status: Public improvements are substantially complete. Released for building permits. Occupancy permits to be withheld until all public improvements are completed. Village Board adopted ordinance rezoning the subdivision to the R-2 District on February 14, 2011.

**81. Prairie Meadows**

Location: South side of Delaney Road, ¾ mile west of Nelson Road  
Acreage: 66.409 Zoning: R-2A  
Units: 114 Single-family lots  
Developer: Beechen and Dill (630) 920 – 9430  
Engineer: Tech 3 Consulting Group (708) 672 – 4994  
Status: Amended preliminary plat was approved at the February 11, 2008 Village Board meeting. Village Board granted a two-year extension of the preliminary plat on February 14, 2011.

**82. The Crossing at Jackson Creek**

Location: South of Delaney Road, ¼ mile east of Nelson Road  
Acreage: 159.6 Zoning: R-2A and R-4  
Units: 167 Single-family lots, 114 Duplexes  
Developer: Inland Real Estate Development Group (630) 281 – 8000  
Engineer: Rogina & Associates (815) 729 – 0777  
Status: Preliminary plat approved by the Village Board June 12, 2007 has lapsed. A new preliminary plat must be submitted to the Plan Commission and Village Board for review and approval.

**VILLAGE OF NEW LENOX  
PENDING DEVELOPMENT  
ALPHABETICAL CROSS-REFERENCE  
6/21/2011**

Ashton Estates	76.	Lincoln Station	26.
Atrium Pointe	45.	Lincolnway Creekside Crossings	43.
Berens Field	51.	Melody Ridge	17.
Briarwood Office Condos	29.	Michigan and Western	35.
Bristol Meadows	57.	Nelson Ridge	65.
Bristol Park	75.	New Century Bank Subdivision	47.
Calistoga Plaza	71.	New Lenox Retail Center	48.
Calistoga (remainder)	72.	New Lenox Town Center	27.
Calistoga Unit 1	72A.	Nueva Vista (Brookman / Jacobs Properties)	63.
Carrie Oaks	7.	Old Plank Trail Community Bank (NL Commons)	25.
Cedar Center	54.	Palmer Ranch 6	66.
Cedar Crossings (remainder)	6.	Plank Trail Industrial Center	58.
Cedar Crossings Unit 1	6A.	Prairie Crossings	33.
Cedar North Professional Office Center	9.	Prairie Lakes	64.
Cherry Hill Business Park Phase I	21.	Prairie Meadows	81.
Cherry Hill Bus. Park Phase II (Berens / Jacobs)	50.	Prairie Ridge Estates	1.
Cherry Hill Meadows Unit 1-A	18.	Provena Medical Arts Pavilion	38.
Cherry Hill South	19.	Rachel Ridge	56.
Corinthian Way	23.	Rose Plaza	41.
Crossing at Jackson Creek	82.	Route 30 and Vancina Lane (Flowers by Dan)	46.
Crossroads at New Lenox	4.	Sanctuary Pointe	14.
Crystal Cove	42.	Shoppes at Heather Glen	60.
Crystal Cove Suites	40.	Silver Cross Hospital Campus	5.
Crystal Springs	49.	Sky Harbor Single-Family (remainder)	80.
Deer Point South	77.	Sky Harbor Single-Family Unit 1	80A.
Eagle Ridge Estates	30.	Sky Harbor Town Center	78.
Elizabeth Estates	36.	Sky Harbor Townhomes (remainder)	79.
Falcon Ridge	31.	Sky Harbor Townhomes Unit 1	79A.
Falcon Ridge Unit 1	31A.	Soave Colline	10.
Ferro Industrial Park	22A.	Spring Creek Commercial Center	2.
Ferro Lot 9 Re-Subdivision	22B.	Spring Creek / MCZ (remainder)	3.
Gibbons	12.	Spring Creek / MCZ Phase 1A	3A.
Heather Glen (remainder)	61.	Steeple Run	15.
Heather Glen Unit 1	61A.	Suburban Bank and Trust	37.
Heather Glen Unit 2	61B.	Sylvan Meadows (Remainder)	32.
Hibernia Estates (remainder)	44.	Sylvan Meadows Unit 1	32A.
Hibernia Estates Units 2 & 3	44A.	Taylor Glen	70.
Horizon Meadows	69.	Ten X Capital	20.
Jacob's Field (remainder)	52.	Village Station	55.
Jacob's Field Unit 1	52A.	Walker Country Estates Unit 4	13.
Kammerer Property	53.	Water Chase Estates	73.
Landings of New Lenox Retail	39.	Watland Re-Subdivision	34.
La Poca Sicilia	11.	Weber Property	28.
Laraway Ridge Unit 5	68.	Whispering Trails	74.
Leigh Creek Estates	59.	Wildflower Estates	16.
Leigh Creek Estates South	62.	Windermere Lakes Unit 2	67.
Lexington Commons	24.	WyndRidge Downs	8.