

1. Plan Commission Agenda (PDF)

Documents:

[26-1B.PCAGENDA.PDF](#)

1.1. Plan Commission Packet (PDF)

Documents:

[JAN 20 2026 PC PACKET.PDF](#)

## **REGULAR MEETING AGENDA**

### **VILLAGE OF NEW LENOX PLAN COMMISSION**

**Held in the New Lenox Village Hall, 1 Veterans Parkway**

**Tuesday, January 20, 2026                      7:00 P.M.**

**# 26-1-B**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF DECEMBER 16, 2025**
- 5. REQUEST FOR APPROVAL OF A COUNTY REZONING AND SPECIAL USES**  
**QuickRun / Parker Road Gas Station and Convenience Store**  
**Approximate 6.40-acre site located near the southwest corner of Parker Road and Route 6**  
**Paramvir Singh / QuickRun Stores – Petitioner**
- 6. REQUEST FOR APPROVAL OF A PRELIMINARY AND FINAL PLAT**  
**Belle Tire's First New Lenox Re-Subdivision**  
**Approximate 3.304-acre site located southeast of U.S. Route 30 and Anderson Road**  
**Christopher Enright / Contour Land Group – Petitioner**
- 7. ANNUAL ZONING MAP ADOPTION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. QUESTIONS AND/OR COMMENTS FROM THE PUBLIC**
- 11. ADJOURNMENT**

***Any individual requiring special accommodations as specified by the Americans with Disabilities Act is required to notify the Village of New Lenox – ADA Compliance Coordinator at (815) 462-6400 at least 24 hours in advance of the meeting date.***

***Please note that the exits in this room are located at the rear of the Council Chambers and also at the left and right front corners of the Chambers as you face the dais.***

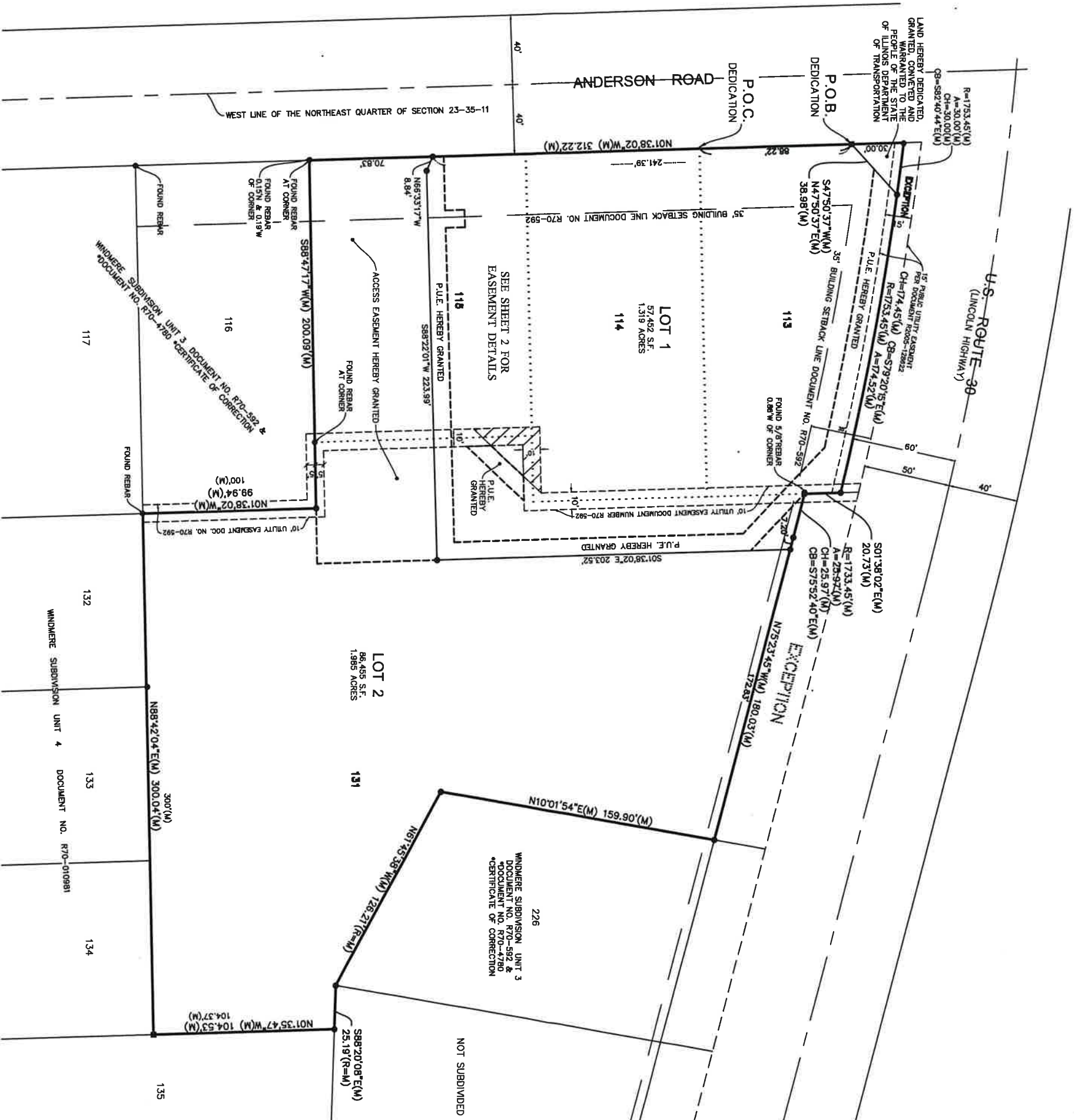


FINAL PLAT OF SUBDIVISION  
BELLE TIRES FIRST NEW LENOX RESUBDIVISION

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN WILL COUNTY, ILLINOIS

PIN: 15-08-23-201-001  
PIN: 15-08-23-201-002  
PIN: 15-08-23-201-003  
PIN: 15-08-23-201-007

NOV 24 2012



LEGEND

- SET 7/8" O.D.I.P.
- UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
- UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE
- + UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EASEMENT HEREBY VACATED

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- (R) = RECORD BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AREA SUMMARY

GROSS AREA (TO HEAVY LINES): 144,353 SQUARE FEET OR 3.314 ACRES  
LESS R.O.W. DEDICATION: 446 SQUARE FEET OR 0.010 ACRES  
NET AREA: 143,907 SQUARE FEET OR 3.304 ACRES  
(BASED ON MEASURED VALUES)

SEND TAX BILL TO:

COMPASS  
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STE. 100  
ATLANTA, IL 60592  
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

PROJECT

BELLE TIRES FIRST NEW  
LENOX RESUBDIVISION  
SEC R1 30 & S. Anderson Road  
New Lenox, IL

CLIENT

Contour Land Group  
628 E. Patent Avenue, Suite 100  
Royal Oak, MI 48067

DATE: 10/17/12

PC N/A

DRAWN BY: WRA

CHECKED BY: DW

BOOK N/A

PG N/A

REVISIONS

NO.

DATE

BY

1 OF 3

SCALE: 1" = 30'

PROJ. NO.: 25.0149-01

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN WILL COUNTY, ILLINOIS



A PERPETUITY EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NEW LENOX, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN WATERMAINS, THE HYDRAUTIC VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWAGE CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM DRAINAGE SYSTEMS, AND STORM WATER DRAINAGE, ELECTRICITY TRANSMISSION SYSTEMS, AND SUCH OTHER APPURTENANCES, ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO THE OPERATION AND MAINTENANCE OF ANY OF THE FOREGOING ANTENNA TELEVISION SYSTEMS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREBY DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENT, SAID EASEMENTS BEING DESIGNATED BY THE ASSHED LINES AND DESIGNATIONS OF WHICH ARE HEREBY GRANTED.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY  
AND SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH THE PROVISION OF TELEPHONE, CABLE, TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GAS, WATER, SEWERAGE, AND SIGNALS IN OVER, UNDER, ABOVE, ACROSS, AND UPON THE SURFACE OF THE PROPERTY SHOWN, WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT. "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, FLOTS AND SPRINGS AND MAY BE RECONSTRUCTED, RELOCATED, REPLACED, AND MAINTAINED AS MAY BE REASONABLY REQUIRED IN ORDER TO PROVIDE SERVICE TO ANY LOT, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES/FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT. "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY SUCH TERMS AS COMMON GROUND, PARKING, AND COMMON AREA, AND THE TERM COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNDERSIGNED, THE LITINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION OF GAS THROUGHOUT THE ENTIRE TRACT OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED EASEMENT, "UTILITY EASEMENT," PUBLIC UTILITY EASEMENT, "P.U.E." PUBLIC UTILITY & DRAINAGE EASEMENT, "P.U. & D.E." COMMON AREA OR AREAS (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CO-OWNERSHIP AND/OR ON THIS PLAT AS "COMMON ELEMENTS,"

CONNECTIONS, OVER OR UNDER THE SURFACE OF EACH LOT, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, CONSTRUCTIONS AND IMPROVEMENTS, AND TO MAINTAIN THE SAME, IN FULL OR IN PART, AND TO REPAIR, REPAIR OR REPLACE THE SAME, OR OVER THE PREMISES DEPENDENT ON THIS PLAT, FOR ANY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NEIGHBOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

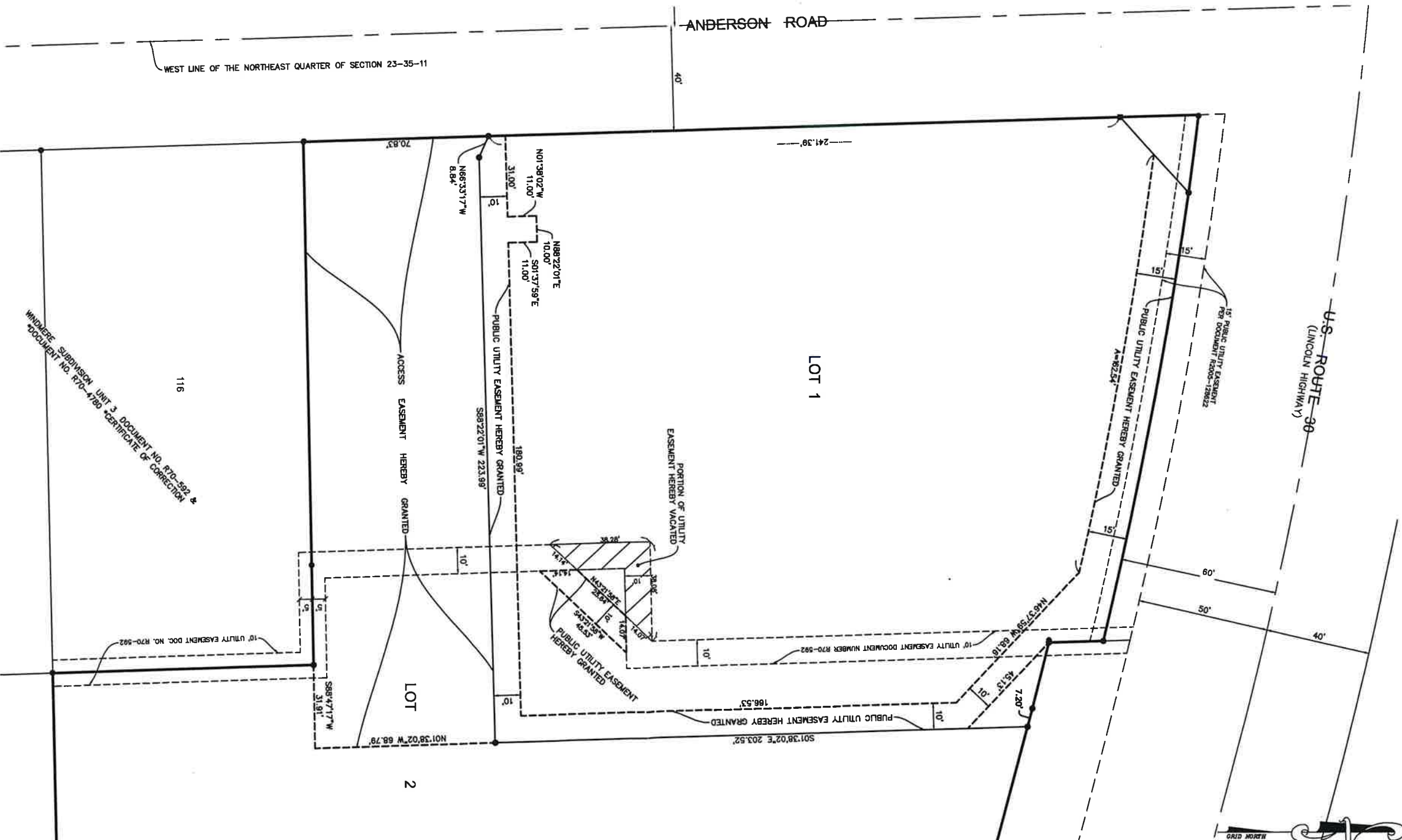
THE TERM COMMON AREA OR AREAS IS DENIED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

• SET 7/8" O.D.I.P.  
 UNLESS OTHERWISE NOTED  
 ■ SET CONCRETE MONUMENT  
 UNLESS OTHERWISE NOTED  
 + SET CROSS IN CONCRETE  
 UNLESS OTHERWISE NOTED

SUBDIVISION BOUNDARY LINE  
 ADJACENT LAND PARCEL LINE  
 LOT LINE  
 EXISTING EASEMENT LINE  
 EASEMENT LINE HEREBY GRANTED  
 CENTERLINE  
 BUILDING SETBACK LINE  
 SECTION LINE

|          |                                      |
|----------|--------------------------------------|
| Q.D.I.P. | OUTSIDE IRON PIPE                    |
| N        | NORTH                                |
| S        | SOUTH                                |
| E        | EAST                                 |
| W        | WEST                                 |
| R        | RECORD BEARING OR DISTANCE           |
| M        | MEASURED BEARING OR DISTANCE         |
| C        | CALCULATED BEARING OR DISTANCE       |
| D        | DEED BEARING OR DISTANCE             |
| B.S.L.   | BUILDING SETBACK LINE                |
| U.E.     | UTILITY EASEMENT                     |
| D.E.     | DRAINAGE EASEMENT                    |
| P.E.     | PUBLIC EASEMENT                      |
| P.O.C.   | POINT OF COMMENCEMENT                |
| P.O.B.   | POINT OF BEGINNING                   |
| P.U.     | PUBLIC UTILITY AND DRAINAGE EASEMENT |

A PERPETUAL EASEMENT IS HEREBY GRANTED AND ESTABLISHED FOR THE BENEFIT OF THE CURRENT OWNER OF LOT 1, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE AREA HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT" TO ADJACENT STREETS AND RIGHT-OF-WAYS.



|                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| SCALE: 1" = 20'<br>2 OF 3<br>PROJ NO. 25.0149.03                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                               |
| <div>  <div> <b>COMPASS</b><br/>           SURVEYING LTD         </div> </div> <div>             ALTA SURVEYS • TOPOGRAHY • CONSTRUCTION STAKING<br/>             2631 GINGER WOODS PARKWAY, STE. 100<br/>             AURORA, IL 60502<br/>             PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM           </div> |                                                                                               |
| PROJECT<br><b>BELLE TIERE'S FIRST NEW<br/>         LENOX RESUBDIVISION</b><br>SEC Rt 30 & S. Anderson Road<br>New Lenox, IL                                                                                                                                                                                                                                                                                                            | CLIENT<br><b>Contour Land Group</b><br>628 E. Parent Avenue, Suite 100<br>Royal Oak, MI 48067 |
| NO.                                                                                                                                                                                                                                                                                                                                                                                                                                    | DATE                                                                                          |
| DATE: 10/17/25                                                                                                                                                                                                                                                                                                                                                                                                                         | PC N/A DRAWN BY MRA CHECKED BY DW                                                             |
| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                              | BOOK N/A PG N/A                                                                               |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                   | BY                                                                                            |

FINAL PLAT OF SUBDIVISION  
BELLE TIRE'S FIRST NEW LENOX RESUBDIVISION  
IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN WILL COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT \_\_\_\_\_, L.C., A  
THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS  
OWNED THE PROPERTY SHOWN HEREON, FOR THE USES AND PURPOSES  
ALLOWED, FOR THE USES AND PURPOSES, AND SAID LIMITED LIABILITY  
COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE  
STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED  
AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE, AND BELIEF, SAID  
SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT \_\_\_\_\_

DATED AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

OWNER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BY: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND  
FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY  
THAT \_\_\_\_\_ (PRINT NAME),  
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PERSON  
AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID  
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE  
AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, AS MORTGAGE UNDER  
AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_  
COUNTY,

ILLINOIS, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY  
CERTIFY THAT \_\_\_\_\_ (TITLE)

AND \_\_\_\_\_ (TITLE)

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE  
SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED  
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF  
THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND  
PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN  
DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

BY: \_\_\_\_\_

NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF THEIR  
KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE  
CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART  
THEREOF. THE SUBDIVISION HEREIN SHOWN IS NOT TO BE DRAINAGED,  
RECEIVABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DRAINAGE  
OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE  
SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL  
BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING  
PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE  
ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ENGINEER: \_\_\_\_\_

OWNER: \_\_\_\_\_

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF NEW LENOX,  
ILLINOIS, AT A MEETING HELD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF NEW LENOX,  
ILLINOIS, AT A MEETING HELD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

TAX MAPPING

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

I, \_\_\_\_\_, DIRECTOR OF THE TAX  
MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED  
THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY  
RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.  
THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP  
# \_\_\_\_\_

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER  
(PIN) \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

DIRECTOR \_\_\_\_\_

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT TAXES OR UNPAID  
CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE  
FOREGOING CERTIFICATES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

COUNTY CLERK \_\_\_\_\_

RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD  
IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

AND RECORDED IN BOOK OF PLATS AT PAGE \_\_\_\_\_

WILL COUNTY RECORDER \_\_\_\_\_

EASEMENT VACATION SHOWN HEREON APPROVED  
AND ACCEPTED BY

Comed

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

NICOR \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

CABLE TV \_\_\_\_\_

TITLE: \_\_\_\_\_

PROJ. NO.: 25.0149-01

3 OF 3

SCALE: NONE

COMPASS  
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60002  
PHONE: (630) 820-9100 FAX: (630) 820-7050 EMAIL: ADMIN@COMPASSSURVEYING.COM

PROJECT

BELLE TIRE'S FIRST NEW  
LENOX RESUBDIVISION  
SEC Rt 30 & S. Anderson Road  
New Lenox, IL

CLIENT

Contour Land Group  
628 E. Patent Avenue, Suite 100  
Royal Oak, MI 48067

10/17/2025 3:11 PM - 3 LYNNA\J2025 PROJECTS\25.0149-01-01 - 25.0149-01-01

DATE: 10/17/25

PC: N/A

DRAWN BY: WJA

CHECKED BY: DW

BOOK: N/A

PG: N/A

NO.

REVISIONS

DATE

BY

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE  
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF  
TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF  
CH. 2 OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS, AS  
AMENDED, AND IN RELATION TO THE REQUIREMENTS CONTAINED IN THE  
DEPARTMENT'S "STANDARD REQUIREMENTS FOR ACCESS DRIVEWAYS TO STATE  
HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.  
REGION ONE ENGINEER

ILLINOIS U.S. ROUTE 30 DEDICATION

THAT PART OF LOT 113 IN WANDERERE SUBDIVISION UNIT NO. 3, A  
SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35  
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
DOCUMENT R2009-079706, AS DOCUMENT NO. R20-592, RECORDED  
JANUARY 13, 1970 AS DOCUMENT NO. R20-4780, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 113, THENCE NORTH  
01 DEGREE 36 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID  
LOT 113, A DISTANCE OF 86.22 FEET TO THE POINT OF BEGINNING, THENCE  
CONTINUING NORTH 01 DEGREE 36 MINUTES 02 SECONDS WEST ALONG SAID  
WEST LINE, 30.00 FEET TO THE SOUTH LINE OF THE LAND CONVEYED TO  
THE STATE OF ILLINOIS BY DOCUMENT R2009-079706, THENCE SOUTHEASTERLY ALONG THE SOUTH  
LINE OF SAID LAND CONVEYED, BEING A CURVE CONCAVE SOUTHWESTERLY,  
HAVING A RADIUS OF 1753.45 FEET, A CHORD BEARING OF SOUTH 82  
DEGREES 40 MINUTES 44 SECONDS EAST, A CHORD LENGTH OF 30.00 FEET,  
AN ARC LENGTH OF 30.00 FEET, THENCE SOUTH 47 DEGREES 50 MINUTES  
37 SECONDS WEST, 38.98 FEET TO THE POINT OF BEGINNING, IN WILL  
COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF  
ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_, 20 \_\_\_\_  
JOSE RIOS P.E.  
REGION ONE ENGINEER

SURVEYOR CERTIFICATION

STATE OF ILLINOIS }  
COUNTY OF KANE } SS

I, DAVID P. FLIPSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352,  
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 113 IN WANDERERE SUBDIVISION UNIT NO. 3, A SUBDIVISION OF PART  
OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 11, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JANUARY 13, 1970 AS DOCUMENT NO. R20-592 AND  
SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED MARCH 25, 1970 AS  
DOCUMENT NO. R20-4780, EXCEPTING THAT PART OF LOT 113 CONVEYED  
TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JULY 2, 2009  
AS DOCUMENT R2009-079706 FOR USE AS U.S. ROUTE 30 (LINCOLN  
HIGHWAY);

TOGETHER WITH ALL OF LOTS 114 AND 115 IN WANDERERE SUBDIVISION  
UNIT NO. 3, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 23,  
IN TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1970  
AS DOCUMENT NO. R20-592 AND SURVEYOR'S CERTIFICATE OF CORRECTION  
RECORDED MARCH 25, 1970 AS DOCUMENT NO. R20-4780.

TOGETHER WITH:

LOT 131 IN WANDERERE SUBDIVISION UNIT NO. 3, A SUBDIVISION OF PART  
OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 11, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JANUARY 13, 1970 AS DOCUMENT NO. R20-592 AND  
SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED MARCH 25, 1970 AS  
DOCUMENT NO. R20-4780, EXCEPTING THAT PART OF LOT 131 CONVEYED  
TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED JULY 2, 2009  
AS DOCUMENT R2009-079706 FOR USE AS U.S. ROUTE 30 (LINCOLN  
HIGHWAY), IN WILL COUNTY, ILLINOIS.

THIS SUBDIVISION IS WITHIN THE VILLAGE OF NEW LENOX WHICH HAS  
ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE  
SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65  
ILCS 5/1-12 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE  
FITS WITHIN "OUTER CHANGES ZONE A" (AS DETERMINED) TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOOD (AS DETERMINED) TO BE OUTSIDE  
INSURANCE RATE MAP MAP NUMBER 1757030555, HAVING A REVISED  
DATE OF FEBRUARY 15, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2027

BY: \_\_\_\_\_  
DAVID P. FLIPSKI  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352  
LICENSE EXPIRES 11/30/2026

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS }  
COUNTY OF KANE } SS

I HEREBY DESIGNATE \_\_\_\_\_ AND/OR  
REPRESENTATIVES THEREOF TO RECORD THIS PLAT, A TRUE COPY OF  
WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN  
MADE TO SAID PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ AT  
AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2027

BY: \_\_\_\_\_  
DAVID P. FLIPSKI  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352  
LICENSE EXPIRES 11/30/2026

# VILLAGE OF NEW LENOX ZONING MAP

