



NEW LENOX

**MINUTES OF THE REGULAR MEETING OF THE
NEW LENOX BOARD OF TRUSTEES**

**New Lenox Village Hall
One Veterans Parkway
Monday, January 26, 2026
#26-03**

CALL TO ORDER

The Regular Meeting of the New Lenox Village Board of Trustees was called to order at 7:00p.m. by Mayor Baldermann in the Council Chambers of the New Lenox Village Hall.

ROLL CALL

Upon Roll Call by the Clerk, the following members of the corporate authorities answered “Here” or “Present”:

Trustees Wilson, Gugliuzza, Scalise, Madsen, Reiser, Christopherson and Mayor Baldermann

QUORUM

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

OTHER OFFICIALS IN ATTENDANCE

Also, in attendance were the Village Administrator Kurt Carroll, Village Clerk Laura Zilinskas, Community Development Director/Assistant Village Administrator Robin Ellis, Director Public Works Mark Brow, General Manager Crossroads Scott Brost and Attorney Chris Spesia

RECOGNITION – New Lenox Football Association Elite Cheer Team

Mayor Baldermann, on behalf of the Village Board recognized the NL Elite Cheer Team for their accomplishments.

Mayor Baldermann added, before the Village Board meeting, he had the opportunity to recognize the Celtic Wrestling Club for their accomplishments.

CONSENT AGENDA

Motion to approve the **6 Items on the #26-03 Consent Agenda** was made by Trustee Reiser and seconded by Trustee Madsen

- A - Minutes of the Regular Meeting – January 12, 2026
- B - Annual Zoning Map Update
- C - Raffle License for 2026 – Trinity Foundation

- D - Raffle License for 2026 – New Lenox PTO
- E - Raffle License for 2026 – Lincoln Way West Music Boosters
- F - Surety Release – Heather Glen Unit 6

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

ORDER OF BUSINESS

Consideration for Approval of a Request for County Rezoning and Special Uses – QuickRun Gas Station and Convenience Store – Parker Road and U.S. Route 6

Ms. Ellis reported this review of a County rezoning from A-1 (County Agricultural) to the C-4 (County Highway Commercial) District and three (3) Special Use requests for a Planned Unit Development for a major motor vehicle fueling station. Approval of the requests would allow for the construction of a QuickRun gas station with a convenience store, restaurant with sit-down dining, video gaming, and liquor consumption on-site to be located on the 6.4-acre parcel along the west side of Parker Road. The gas station will not have any direct frontage on US Route 6 so all access to the business (if approved) will be from Parker Road. The Village's Comprehensive Plan recommends Single Family Residential Use for this site. Ms. Ellis went on to say this was before the Plan Commission earlier this month and they concurred with Staff to file a legal objection against the county rezoning. The C-4 District, in addition to gas stations and other retail, does allow some cannabis related businesses. Ms. Ellis reported this will be served by well and septic system and as the Village Board is aware the Lenny's at Route 6 and Cedar Road has had ongoing issues and has a membrane bioreactor which is required for the wastewater. Staff is concerned about impact to the environment should this use go forward. Ms. Ellis concluded it is Staff's recommendation as well as the Plan Commission that we should file a legal objection against the county rezoning and object to the county special use.

Jeffery Cernek, addressed the Village Board saying they are looking to change the zoning of this property from and A- 1 to a C-4. His client is also requesting a special use for a P.U.D for a major vehicle fueling station, liquor service and package liquor sales. This is also a convenient store with convenience food and a fast food store with dine-in capabilities. There will also be video gaming. There are 3-4 employees working at any one time and are open 7-days a week. As far as

the well and septic we are very experienced with operating a store with well and septic. We over build and engineer our septic system so that we don't run into any issues. We propose 7-pumps that can service up to 14-cars and two EV charging stations. Mr. Cernek stated he understands that New Lenox views this as a future residential site but something that is unique to this property is the existence of high tension power lines that runs through the property.

Mayor Baldermann asked how many acres is this property.

Ms. Ellis stated 6.4-acres.

Mayor Baldermann stated so this can be a truck stop.

Ms. Ellis said yes, it would qualify.

Mayor Baldermann asked if the station will carry diesel fuel.

Mr. Cernek stated yes, but this is more for automobiles.

Mayor Baldermann added, if this does quality as a truck stop and if it is a permitted use, it will be on Parker Road, not Route 6.

Bonnie Willis, real estate broker, stated one of the concerns at the Plan Commission meeting was the current traffic at this corner, and the increase in traffic that this gas station will cause. She believes there is already a lot of traffic at that corner and this gas station will not bring more traffic. She said this is a signalized corner with turning lanes. Personally, she believes this gas station will help alleviate the traffic. She said she talked to a design planner and was told that IDOT has a plans to widen Route 6 within the next 10-years. We don't really see residential in this area because of the high tension lines. She said she has spoken to several local builders that are interested in coming to New Lenox but are shying away from this area because of the power lines. There are concerns with EFA and it does affect property values. Ms. Willis stated currently there are no plans to bring utilities to this location which will also hinder any new development. Ms. Willis said that she thinks a gas station, convenient store, restaurant and coffee shop is an asset, not a liability to this area. She went on to discuss well and septic saying she called Carl's Septic and asked about the situation with Lenny's and he was well aware. She thinks it was more of a design flaw than a contamination issue. Ms. Willis says there are several hundred acres of vacant land within a 5-mile radius of this property – down the street on Maple is 66-acres, 14-acres right next to the property, 60-acrea at Cedar and Route 6 and there are 480-homes going in the Teerling property and at least 20-lots between Mokena and New Lenox that are available for residential. She went onto discuss the Walmart in Lockport. People thought they would hate the Walmart but they love it for the convenience. This is what she thinks will happen with this

development. She asked the Board if they were going to buy or build a residential home would they build on this particular property.

Ms. Balham, owner of the property, addressed the Village Board saying her husband passed away 2-years ago and her daughter lives in Washington State with her grandchild. She would like to sell the land so she can retire to Washington State. If she is on the west coast, she will not be able to keep an eye on the property. She went on to discuss the surrounding properties. In conclusion, she asked the Village Board to reconsider and to allow the property to be approved for commercial so she can sell this property and move to Washington State.

Paramvir Singh, owner of QuickRun Gas Station, addressed the Village Board giving a brief background of the QuickRun Stores. He said this particular parcel not only has the power lines, but there is a creek running in the middle of the property. He believes this is a great spot for a fueling station because people will stop when they are on Parker Road. This development is not only a gas station but we have much more. He said this store will cost \$7 to \$8 million dollars to build. This store will only be open from 5:00a.m. to 11P.m. Mr. Singh went on to say they are not looking to get any additional trucking. There will be 7 pumps and 14-foot tall ceilings for the gas canopy which will be tough for a semi to pull in. He believes 99% of the business will be cars. We do sell diesel but that is more for diesel trucks, landscape trucks or plows. Mr. Singh said they have a station in Lemont that has a septic system that they over engineered. He said there is a need for this development in this area.

Mayor Baldermann asked if a traffic study was conducted.

Mr. Singh stated he is willing to do a traffic study. He said they put a store in Crest Hill on Route 53 which has more traffic that Parker Road.

Mayor Baldermann discussed how Parker Road is only one lane in each direction.

Ms. Ellis stated she thinks a traffic study would indicate that left turn lanes and right deceleration and acceleration lanes at the entrance would be warranted.

Mayor Baldermann added that would be a major change to that residential area.

Trustee Reiser stated his biggest concern is the traffic and the left turn out of this property. Right now, there is a lot of traffic and a lot of people driving too fast on Parker Road. In regards to what could happen to this property in the future, we understand that power lines are not desirable but there are a lot of neighborhoods near power lines.

Mayor Baldermann said any turn out of this site will be difficult. He asked the developer if he is prepared to do all of the construction on Parker Road that may be required.

Mr. Singh said since there are 6-acres there is a lot of frontage on Parker Road. He talked about adding two more lanes in front of the site, just enough to stack four or five cars if the county requires this.

Trustee Gugliuzza commented if this development would have the frontage on Route 6 it would be a different conversation but that portion of Parker Road is utilized as residential and she feels this will create a big problem for the residents. There is traffic back up now, this will make it much worse. She does not believe this is the right spot for this business.

Trustee Christopherson said even if the traffic amount stayed the same this development would slow it down even more.

Mayor Baldermann stated that the Village of New Lenox is not the voting body, we only file an objection or don't. We don't have a traffic study to address the issues that will certainly take place so it is difficult for us to not file an objection. He noted Staff and the Plan Commission also recommended filing an objection. We want to see people be able to sell their property and to see people be successful but this doesn't seem to make sense and could cause a lot of potential issues. We will follow this closely with Will County because if they are inclined to move forward, we will have a number of concerns that we will want addressed.

Ms. Ellis noted because this is a rezoning so the Village can file a legal objection which requires a super majority vote at the Will County Board.

Motion to follow the recommendation of the Plan Commission to file a legal objection with Will County on this project was made by Trustee Madsen and seconded by Trustee Scalise

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration of an Ordinance Granting a Special Use for a Final P.U.D. Plat – Lakes Park Phase 2 – 1st Read

Ms. Ellis reported this request is for a Special Use for a final P.U.D. plat for Lakes Park Phase 2 which is the final phase of the subdivision. Approval of the request would permit the development of 43 lots for single-family residences, 22 duplex units on 11 lots and 40-townhomes. The 23.92-acre site is located along the north side of Laraway Road directly east of Leigh Creek South. There are a couple of no-access provisions that are included in the ordinance approving the final plat. This is to prevent driveway access onto some of the busier main arterial roads through the subdivision. Ms. Ellis went on to report there are a couple of subdivision code waivers for lots on the cul-da-sac that would have lesser lot width at the setback line as well as a couple of other center line radius deviations all of which were included in the ordinance approving the preliminary P.U.D. Plat. There is a minor landscaping issue in the cul-da-sac one lot might not be able to have a parkway tree. The developer submitted a mix of which lots would have the different color schemes but now they are proposing to have different building elevations which staff feels meets the intent of the preliminary P.U.D.

The petitioner had nothing to add at this time.

No comments or questions from the Village Board.

Consideration of an Ordinance Granting a Special Use for a Final P.U.D. Plat – Spencer Meadows Phase 1 – 1st Read

Ms. Ellis reported this Special Use for a final P.U.D. plat is for Spencer Meadows Phase 1 located on the south side of Laraway Road and west side of Spencer Road, directly north of Ashton Estates North and directly east of Bristol Park. This does not include the Mulch-It Business, this will remain. Approval of the request would permit the development of 2 lots for single-family residences and 29 lots for single-family residences or cottage homes on smaller lots geared towards empty-nesters. There are a couple of minor subdivision code waiver for reduced lot width at the front yard setback lines for two lots. The landscaping is in compliant with the Village Code. Ms. Ellis noted Staff is still working through some engineering comments.

The petitioner had nothing to add at this time.

No comments or questions from the Village Board.

Consideration for Approval of a Resolution #26-03 Authorizing the Sale of Certain Real Estate to Pulse Properties – 8.75-Acres Adjacent to New Lenox Crossroads Sports Complex

Mayor Baldermann reported this resolution authorizes the purchase of lots 1 through 6 located adjacent to the Crossroads Sports Complex. The sale of this property is for future development which will include, self-standing restaurants,

sales tax producing retail and a dual brand full-service hotel on the remaining western portion of the property.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Madsen and seconded by Trustee Scalise

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of Purchase – Utility Van – Public Works

Mr. Brow requested Board approval to purchase a utility van from Currie Motors for \$70,200 which includes a government discount.

No comments or questions at this time.

Motion to approve the purchase was made by Trustee Reiser and seconded by Trustee Scalise

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-04 Authorizing and Approving a Rental Agreement with Pavlov Media, Inc.

Mr. Brow reported Pavlov Media, Inc. has been approved to provide fiber throughout the Village for our residents. In our agreement with them, it stated the Village would help them find a location for their main hub, and in return they would

provide free fiber service to all Village buildings. They identified an area on our property at the Joliet Highway pump Station. This location is shown in Exhibit A of the rental agreement.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Scalise and seconded by Trustee Gugliuzza

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-05 Authorizing a Use License Agreement with Perfect Game for 2026-2027 – Crossroads Sports Complex

Mr. Brost reported this Use License Agreement with Perfect Game secures an anchor tenant for the Wintrust Crossroads Sports Complex for the next two years, beginning July 2026. The value of this license for two years (2026-2027) is \$1,225,000.00. This agreement shares similar language regarding use of the facility as previous Use License Agreements that have been presented to the Board.

Motion to approve the resolution contingent on final legal review was made by Trustee Christopherson and seconded by Trustee Scalise

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-06 Authorizing a Use License Agreement with True Lacrosse , LLC for 2026– Crossroads Sports Complex

Mr. Brost reported this Use License Agreement is for True Lacrosse LLC for new event on 11/14/26 & 11/15/26. The value of this license is \$15,000.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Scalise and seconded by Trustee Christopherson

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-07 Authorizing a Use License Agreement with Eclipse Select Soccer Club for 2026– Crossroads Sports Complex

Mr. Brost reported this Use License Agreement is for Eclipse Soccer Select SC for a new event on 3/14/26 - 3/15/26. The value of this license is \$15,000.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Scalise and seconded by Trustee Gugliuzza

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-08 Authorizing a Use License Agreement with Legends Lacrosse for 2026 – Crossroads Sports Complex

Mr. Brost reported this Use License Agreement is for SA Legends Lacrosse dba Legends Lacrosse for a return event on 10/23/26 - 10/25/26. The value of this license is \$15,000.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Scalise and seconded by Trustee Madsen

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-09 Authorizing a Use License Agreement with Ballpark Sports Baseball, Inc. for 2026– Crossroads Sports Complex

Mr. Brost reported this Use License Agreement with Ballpark Sports Baseball Inc. for a new event on 8/28/26 - 8/30/26. The value of this license is \$15,000.

No comments or questions at this time.

Motion to approve the resolution was made by Trustee Scalise and seconded by Trustee Christopherson

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Proposal – Replacement Sponsorship Signs - Crossroads Sports Complex

Mayor Baldermann reported staff is seeking the authority to replace five sponsor banners with Integrity Signs in the amount of \$1,800.00.

No comments or questions at this time.

Motion to approve the proposal was made by Trustee Gugliuzza and seconded by Trustee Scalise

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

Consideration for Approval of a Resolution #26-10 Demanding Payment on a Certain Letter of Credit – La Poca Sicilia

Mayor Baldermann reported the Letter of Credit for this subdivision is set to expire on February 2, 2026. Staff is requesting payment of the balance of the Letter of Credit in the amount of \$21,621.23 to complete the remaining public improvements.

No comments or questions at that time.

Motion to approve the resolution was made by Trustee Madsen and seconded by Trustee Scalise

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

REPORTS AND COMMUNICATION FROM VILLAGE OFFICIALS**MAYOR**

Mayor Baldermann thanked the Public Works Department for doing an excellent job on the last snow event.

VILLAGE ATTORNEY

No report.

VILLAGE ADMINISTRATOR

No report.

PAYROLL & DISBURSEMENTS

Trustee Madsen made the motion to approve our bi-monthly disbursements in the amount of \$1,127,155.98. In addition to these disbursements, approval is needed for a payroll in the amount of \$531,938.66 paid on January 23, 2026.

Trustee Scalise seconded the motion

Upon roll call, the vote was:

AYES:	<u>7</u>	Trustees Wilson, Madsen, Gugliuzza, Scalise, Reiser, Christopherson and Mayor Baldermann
ABSTAIN:	<u>0</u>	
NAYS:	<u>0</u>	
ABSENT:	<u>0</u>	

The motion carried.

QUESTIONS AND/OR COMMENTS FROM THE FLOOR

There were no comments or questions from the floor.

TRUSTEE COMMENTS**Trustee Reiser**

Trustee Reiser commented on the great job the Public Works Department does.

Trustee Madsen

Trustee Madsen concurred with Trustee Reiser.

Trustee Christopherson

Trustee Christopherson thanked Scott Brost for doing such a great job at the Crossroads Sports Complex.

Trustee Gugliuzza

No comments.

Trustee Wilson

Trustee Wilson commented on the great job our Public Works Department does.

Trustee Scalise

No comments.

EXECUTIVE SESSION

None.

ADJOURNMENT

Motion to adjourn the meeting made was by Trustee Scalise and seconded by Trustee Wilson. Upon voice vote, the motion carried. The Regular Meeting of the Village of New Lenox Board of Trustees held on January 26, 2026 adjourned at 8:05pm.

Laura Zilinskas, Village Clerk

APPROVED