

**VILLAGE OF NEW LENOX
PENDING DEVELOPMENT
August, 2025**

1. Prairie Ridge North

Location: East side of Gougar Road, approximately 1 mile north of U.S. Route 6
Acreage: 22.0 Zoning: R-1 P.U.D.
Units: 27 Single-family lots and 26 Duplexes
Developer: Brian Wille Construction, Inc. (815) 693 – 4540
Status: Single-family homes and Duplexes under construction.

2. Prairie Ridge Estates

Location: East side of Gougar Road, ¾ mile north of U.S. Route 6
Acreage: 80.66 Zoning: R-1 P.U.D.
Units: 132 Single-family lots
Builder: Brian Wille Construction, Inc. (815) 693 – 4540
Status: Homes under construction. Subdivision nearly built-out.

3A. Spring Creek Phase 1

Location: Northeast corner of U.S. Route 6 and Silver Cross Boulevard, extended
Acreage: 20.72 Zoning: C-7 P.U.D.
Units: 11 Commercial lots
Broker: Richard Rymek (630) 257 – 8888
Owner: Crown Developers, LLC (219) 613 – 0433
Engineer: HR Green (815) 462 – 9324
Status: Final P.U.D. Plat approved on January 13, 2025. Public improvements under construction. Plans currently under review for a Gas N Wash on two commercial lots.

3B. Spring Creek Phases 2 & 3

Location: North of the northeast corner of U.S. Route 6 and Silver Cross Boulevard, extended
Acreage: 46.8 Zoning: C-7 P.U.D.
Units: 14 Commercial lots
Broker: Richard Rymek (630) 257 – 8888
Owner: Crown Developers, LLC (219) 613 – 0433
Engineer: HR Green (815) 462 – 9324
Status: Final P.U.D. Plat approved on April 28, 2025. Public improvements to commence in the near future.

4. Crossings at Spring Creek

Location: North and south sides of Summerfield Road, ½ mile west of Cedar Road
Acreage: 71.65 Zoning: R-2 and C-7
Units: Multi-family north of Summerfield Road and Commercial uses south of Summerfield Road (proposed)
Developer: Hudson Burnham (630) 572 – 6661
Status: Village Board adopted ordinances Authorizing an Annexation Agreement, Annexing and Rezoning northern 40 acres R-2 and rezoning southern 31.65-acre property C-7 on February 23, 2015. Property is being marketed for Multi-family and Commercial uses.

5. Silver Cross Hospital West Campus

Location: West side of Silver Cross Boulevard, south of U.S. Route 6
 Acreage: 58 Zoning: H District
 Units: Medical Office buildings and 37.537 acres available for other permitted Hospital District uses
 Developer: Silver Cross Hospital (815) 300 – 1100
 Status: Outpatient Surgery Center, Hospital employee parking lot, Silver Oaks Behavioral Health Hospital and Medical Office Building with an Urgent Care center operational. Additional land available for development.

6. Crossroads Sports Complex

Location: Southeast corner of U.S. Route 6 and Cedar Crossings Drive
 Acreage: 110.5 Zoning: C-7
 Units: An outdoor Sports Complex consisting of 9 multi-purpose turf fields for baseball, softball, soccer, and lacrosse; parking lots; a beer garden, 2 concession stand buildings, and a maintenance building. The Sports Complex will include a future 140,000-square foot indoor recreation facility for sports such as basketball, volleyball, wrestling, etc. There are 15.4 acres of the site available for Commercial uses.
 Developer: Village of New Lenox (815) 462 – 6410
 Status: A final plat was approved on October 14, 2024. The outdoor Sports Complex is substantially complete and opened in July 2025. A Hotel is forthcoming on 3 acres, with the remaining 12.4 acres of commercial property being marketed for Commercial uses.

7. Teerling Lakes (remainder)

Location: Southeast corner of Cedar Road and Chicago-Bloomington Trail
 Acreage: 133.48 Zoning: R-1 P.U.D.
 Units: 150 Age-Restricted Single-family lots and 172 Single-family lots
 Developer: Pulte Home Company, LLC (847) 230 – 5400
 Engineer: Cemcon, Ltd. (630) 862 – 2100
 Status: Preliminary P.U.D. plat approved on December 16, 2024.

7A. Teerling Lakes Phase 1

Location: Southeast corner of Cedar Road and Chicago-Bloomington Trail
 Acreage: 89.52 Zoning: R-1 P.U.D.
 Units: 60 Age-Restricted Single-family lots and 108 Single-family lots
 Developer: Pulte Home Company, LLC (847) 230 – 5400
 Engineer: Cemcon, Ltd. (630) 862 – 2100
 Status: Final P.U.D. plat approved on December 16, 2024. Public improvements under construction, and soon to be released for permits.

8. 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) 405 – 9701
 Status: Homes under construction. Subdivision nearly built-out, with two lots remaining.

9. Steeple Run

Location: East side of Marley Road, north of the Rock Island Railroad tracks
 Acreage: 55.0 Zoning: R-1 (45 acres) and
 Units: 39 Single-family lots AG (10 acres)
 Owner: Various
 Status: Homes under construction.

10. 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
 Status: One vacant lot available.

11. 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 and Rezoning approved on February 26, 2002. Nine buildings completed, including New Lenox Public Works facility, Starcon International, Automann, Quad Plus, NLX Beverage, and a 171,000-square foot building containing Far North, Tyler Union, and Up at Dawn Bakery. 36.21 acres remain available for Industrial development and/or subdivision.

12A. 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: Park approximately 90% developed.

12B. Ferro Lot 9 Re-Subdivision

Location: East of Ferro Drive, north of I-80
 Acreage: 9.85 Zoning: I-1
 Units: 4 Industrial lots
 Status: Final plat approved by the Village Board on April 22, 2003. One building complete.

13. Briarwood Place

Location: U.S. Route 30 and Briarwood Court
 Acreage: 5.1 Zoning: R-6 P.U.D.
 Units: 48 Townhomes
 Developer: Rigsby Builders (815) 545 – 3220
 Engineer: C.M. Lavoie and Associates (815) 254 – 0505
 Status: Preliminary / Final P.U.D. Plat approved on February 12, 2018 was granted an extension and is valid until June 9, 2026.

14. Tire Retail and Service Center

Location: Southeast corner of U.S. Route 30 and Anderson Road
 Acreage: 1.35 Zoning: C-3
 Units: A 10,000-square foot Tire Retail and Service center (proposed)
 Developer: Barnes Development Co. (313) 271 – 9400
 Land Plnr: Contour Land Group (765) 430 – 2042
 Status: Concept Plan reviewed by Development Review Committee on June 19, 2025. Awaiting formal Site Plan application or formal application for public hearing before the Plan Commission.

15. Kline Subdivision

Location: Northeast corner of Michigan Road and Western Avenue
 Acreage: 1.28 Zoning: R-2A
 Units: 3 Single-family lots
 Developer: Steven Kline (815) 370-9792
 Status: One vacant lot available.

16. Thorntons Gain Subdivision

Location: Southwest corner of U.S. Route 30 and Veterans Parkway
 Acreage: 2.682 Zoning: C-3
 Units: 2 Commercial lots
 Developer: New Lenox CRE LLC (312) 402 – 0737
 Status: Thornton's Gas Station and Convenience Store on the east lot is operational. A Special Use Permit for an outdoor patio for Dutch Bros. Coffee, a drive-thru and walk-up coffee establishment on the west lot, was approved on June 23, 2025. A site plan for Dutch Bros. Coffee is under review.

17. Drive-Thru Restaurant

Location: South of U.S. Route 30 and east of Veterans Parkway, directly east of Taco Bell
 Acreage: 0.94 Zoning: C-3
 Units: 3,686-square foot Drive-Thru Restaurant
 Developer: Unlimited Masonry & Construction (708) 534 – 9656
 Engineer: KMA & Associates (847) 945 – 6869
 Status: Site plan currently under review.

18. Avant Gardens

Location: Northeast corner of Veterans Parkway and Independence Boulevard
 Acreage: 2.344 Zoning: C-3 P.U.D.
 Units: 12,851-square foot Event Center
 Developer: Unlimited Masonry & Construction (708) 534 – 9656
 Engineer: KMA & Associates (847) 945 – 6869
 Status: Preliminary / Final P.U.D. Plat approved on November 11, 2024. Building is under construction and anticipated to be complete by July 2026.

19. The Patio

Location: Southwest corner of U.S. Route 30 and Prairie Road
 Acreage: 2.47 Zoning: C-2
 Units: 9,095-square foot Restaurant with Drive-Thru and Outdoor Patio
 Developer: Steve Koliopoulos (708) 436 – 2710
 Engineer: Knauer, Inc. (847) 948 – 9500
 Status: Applications for a Special Use for a preliminary and final P.U.D. plat for... outdoor patio for public hearing before the Plan Commission and Site Plan for the overall project are anticipated to be submitted in the near future.

20. The Landings Office Park / Prairie Trail at the Landings

Location: South of U.S. Route 30, east of Cooper Street
 Acreage: 6.19 Zoning: C-1 P.U.D.
 Units: Two-story, 37,922-square foot Office building and Two-story, 25-unit Apartment building operated by Trinity Services
 Developer: 24 JJ New Lenox LLC (708) 423 – 8200
 Planner: Arete Ltd. (815) 980 – 0670
 Engineer: Tech 3 (708) 672 – 3739
 Status: Amended Final P.U.D. Plat for a two-story Office building approved on August 24, 2020. Apartment building is complete.

21. Hibernia Estates Unit 6

Location: East of Spencer Road, south of East Joliet Highway
 Acreage: 15.79 Zoning: R-2A
 Units: 47 Single-family lots
 Developer: Hartz Construction Company, Inc. (708) 233 – 3800
 Status: Homes under construction. Subdivision nearly built-out.

22. New Lenox Retail Subdivision

Location: North side of U.S. Route 30, ¼ mile east of Schoolhouse Road
 Acreage: 10.0 Zoning: C-2 P.U.D.
 Units: 2 Commercial lots
 Engineer: Spaceco (847) 696 – 4060
 Status: Final P.U.D. Plat approved on April 23, 2018. Cooper's Hawk Winery and Restaurant is open. Pete's Fresh Market is under construction and anticipated to open in Spring 2026.

23. Cherry Hill Triangle

Location: Southwest corner of Gougar Road and Spencer Road, north of ComEd right-of-way
 Acreage: 63.16 Zoning: I-1
 Developer: Northern Builders (847) 678 – 5060
 Status: Village Board adopted ordinances Authorizing the Annexation Agreement, Annexing and Rezoning the property on August 26, 2024. Property is being marketed for Industrial uses.

24. Cherry Hill Rail Park Phase I

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. Rock Tenn is operational. One lot is available for Industrial use with Rail Service.

25. Laraway Road Industrial Development Program

Location: North and south sides of Laraway Road, extending one-half mile east of Cherry Hill Road
 Acreage: 191.5 Zoning: I-1
 Developer: Anatolia New Lenox, LLC (647) 497 – 5765
 Status: Village Board adopted ordinances Authorizing the Annexation Agreement, Annexing and Rezoning the property on April 10, 2023. Property is being marketed for Industrial uses.

26. Cherry Hill Laraway, LLC

Location: Southwest corner of Laraway Road and Gougar Road, extended
 Acreage: 66.7 Zoning: I-1 (proposed)
 Developer: Northern Builders (847) 678 – 5060
 Status: A public hearing on Rezoning the property is scheduled for the August 19, 2025 Plan Commission meeting. Following rezoning approval, the property will be marketed for Industrial uses.

27. Jacob's Field Unit 5

Location: East side of Gougar Road, north of Laraway Road
 Acreage: 10.87 Zoning: R-2A P.U.D.
 Units: 26 Single-family lots
 Developer: Flaherty Construction (708) 479 – 4497
 Status: Homes under construction.

28. Kammerer Property

Location: Southwest corner of Illinois Highway and Nelson Road
 Acreage: 104.0 acres Zoning: R-2A
 Units: 182 Single-family lots (proposed)
 Owner: AA Investments II, LLC
 Engineer: Jacob and Hefner (630) 942 – 9000
 Status: Preliminary Plat approved by the Village Board September 8, 2008 has lapsed.

29. 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
 Units: 39 Industrial lots
 Developer: Plank Trail Industrial Center, LLC (815) 462 – 2735
 Status: Village annexed a number of lots in 2012 pursuant to Pre-Annexation Agreements. Many lots improved with Industrial uses. Vacant lots available for Industrial uses. One unincorporated lot remains.

30. The Shoppes at Heather Glen

Location: Northeast corner of Laraway and Schoolhouse Roads
 Acreage: 31.5 Zoning: C-3 P.U.D.
 Units: 10 Commercial lots
 Broker: Arci Terra Real Estate Investment (vacant tenant spaces) (317) 590 – 4748
 Broker: Beem, Inc. (approximately 11 vacant acres) (708) 878 – 8995
 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, with two vacant tenant spaces. Fifth Third Bank, McDonalds, and Tractor Supply Company operational on outlots. Additional outlots are available.

31. Leigh Creek South Phase 2

Location: North of Laraway Road, east of Heather Glen single-family subdivision
 Acreage: 18.28 Zoning: R-2 and R-4
 Units: 22 Single-family lots and 30 Duplex units
 Developer: Hartz Construction Company, Inc. (630) 228 – 3800
 Status: Single-family homes and Duplexes under construction.

32. Lakes Park (remainder)

Location: North of Laraway Road, east of Leigh Creek South
 Acreage: 25 Zoning: R-2, R-4, and R-6 P.U.D.
 Units: 43 Single-family lots, 22 Duplexes and 40 Townhomes (4-unit building & 6-unit buildings)
 Developer: T.J. Cachey Builders, Inc. II (708) 349 – 1575
 Engineer: DesignTek Engineering (708) 326 – 4961
 Status: Preliminary P.U.D. plat approved on September 9, 2024.

32A. Lakes Park Phase 1

Location: North side of Laraway Road, east of Leigh Creek South
 Acreage: 44.34 Zoning: R-2, R-4, and R-6 P.U.D.
 Units: 49 Single-family lots, 30 Duplexes and 60 Townhomes (6-unit buildings)
 Developer: T.J. Cachey Builders, Inc. II (708) 349 – 1575
 Status: Final P.U.D. plat approved on April 28, 2025. Public improvements under construction.

33. 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
 Broker: Chris Realty (815) 370 – 3534
 Marcus & Millichap (630) 570 – 2200
 Status: Village Board approved the Final P.U.D. Plat on May 9, 2006. Berkot's grocery store and other Commercial tenants are open. Upper-story Office spaces and lower-level Retail spaces available. A Child Day Care facility, Speedway Gas Station, and Hickey Memorial Chapel are operational on outlots. Two vacant outlots are available for Commercial development.

34. Calistoga Units 2-3

Location: South of Laraway Road, ¼ mile east of Cedar Road
 Acreage: 43.43 Zoning: R-2A P.U.D.
 Units: 95 Single-family lots
 Builder: Lennar Homes (224) 293 – 3126
 Status: Homes under construction.

35. 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 (proposed)
 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 an Amendment to the Annexation Agreement on April 21, 2008. A new preliminary plat must be submitted before the project can move forward.

36. Spencer Meadows

Location: West side of Spencer Road, south of Laraway Road
 Acreage: 21.65 Zoning: R-1 P.U.D. (proposed)
 Units: 55 Single-family lots (proposed)
 Developer: LNS Development Group, LLC (708) 625 – 6011
 Engineer: DesignTek Engineering. (708) 277 – 5535
 Status: Annexation Agreement, Annexation, and Special Use for a Preliminary P.U.D. Plat under review. Awaiting formal submittal of a Final P.U.D. Plat for Phase 1.

37. Ashton Estates North

Location: West side of Spencer Road, south of Laraway Road
 Acreage: 24.9 Zoning: R-2A
 Units: 32 Single-family lots
 Developer: Camelot Homes (815) 462 – 0010
 Status: Homes under construction. Subdivision nearly built-out.

38. 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 June 13, 2022.

39. Deer Point South

Location: Southwest corner of Laraway and Schoolhouse Roads
 Acreage: 70.76 Zoning: R-2A and C-3
 Units: 65 Single-family lots (R-2A) and 28 acres Commercial
 Developer: H&K Partnership (708) 822 – 8136
 Engineer: Tech 3 Consulting Group, Inc. (708) 672 – 4994
 Status: Village Board adopted ordinances approving amended zoning and an amended Annexation Agreement for the entire property on November 9, 2015.

40. Laraway Road Commercial Center

Location: East of the southeast corner of Laraway and Schoolhouse Roads
 Acreage: 50.15 Zoning: C-3 and C-7
 Units: 8 Commercial lots
 Developer: Caton Commercial (630) 207 – 8292
 Engineer: Mackie Consultants (847) 696 – 1400
 Status: Final plat approved by the Village Board on November 28, 2022.

41. Sky Harbor Townhomes (remainder)

Location: East of Schoolhouse Road, south of Laraway Road
 Acreage: 12.451 Zoning: R-1 (P.U.D. lapsed)
 Units: 58 Townhomes (proposed)
 Owner: REO Funding Solutions IV, LLC
 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 approval.

41A. Sky Harbor Townhomes Unit 1

Location: East side of Schoolhouse Road, south of Laraway Road
 Acreage: 15.304 Zoning: R-1 P.U.D.
 Units: 45 Townhomes
 Builder: T.J. Cachey Builders, Inc. II (708) 349 – 1575
 Status: Townhomes under construction.

42. 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 and 114 Duplexes (proposed)
 Engineer: Rogina and 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.

**VILLAGE OF NEW LENOX
PENDING DEVELOPMENT
ALPHABETICAL CROSS-REFERENCE
July, 2025**

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