

PARCEL INDEX NUMBER:
05-06-36-101-001-0000

PRELIMINARY PLAT OF SUBDIVISION OF

KETONE BUSINESS CENTER UNIT 4 SUBDIVISION

BEING A RESUBDIVISION OF LOT 5 IN KETONE BUSINESS CENTER UNIT 3 SUBDIVISION, (BEING A SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2021 AS DOCUMENT R2021125533 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS.

EXISTING SYMBOL LEGEND

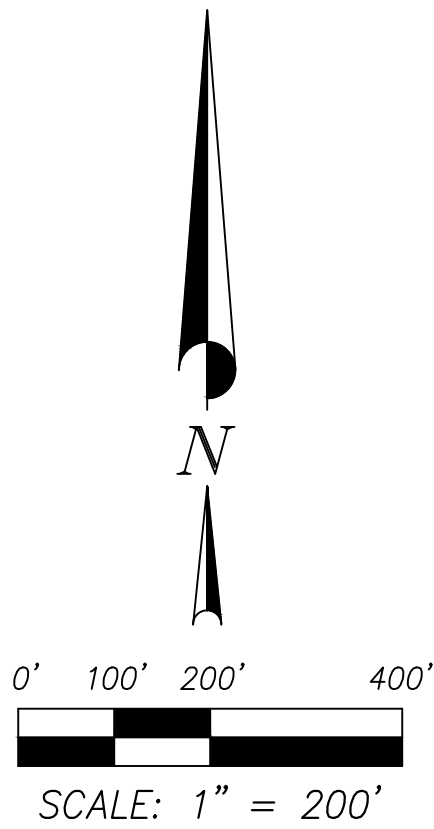
	Site Benchmark
	Mailbox
	Sign
	Storm Sewer Manhole
	Drainage Structure Round
	Drainage Structure Square
	Flared End Section(Size/Type)
	Fire Hydrant
	Water Valve
	Water Valve Vault
	Manhole
	Sanitary Sewer Manhole
	Fence Corner/Post
	Overhead Electric Line
	Underground Electric Line
	Underground Fiber Optics Cable
	Sanitary Sewer
	Sanitary Force Main
	Storm Sewer
	Underground Water Main
	Fence Line
	Underground Gas Main
	Concrete curb
	Depressed curb

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	988.19' (988.19')	8535.44' (8535.44')	S28°05'05"E (S28°05'05"E)	987.64' (987.64')
C2	1011.22' (1011.22')	5588.00' (5588.00')	N27°41'20"W (N27°41'20"W)	1009.84' (1009.84')
C3	53.23' (53.23')	39279.98' (39279.98')	N47°36'32"E (N47°36'32"E)	53.23' (53.23')

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
Lot 12	606913 SQ. FT.	13.933 ACRES
Lot 13	579304 SQ. FT.	13.299 ACRES
Total	1186217 SQ. FT.	27.232 ACRES

SURVEYOR'S NOTE:

PER NOTE APPENDED TO THE SUBDIVISION PLAT FOR "KETONE BUSINESS CENTER UNIT 3" RECORDED AS DOCUMENT R2021-125533:
"THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. ROUTE 6 FROM REVISED LOT 5 AND ADDED LOTS 8 AND 9. ALL ACCESS TO REVISED LOT 5 AND ADDED LOTS 8 AND 9 SHALL BE VIA INTERNAL CIRCULATION ONLY."



BASIS OF BEARINGS

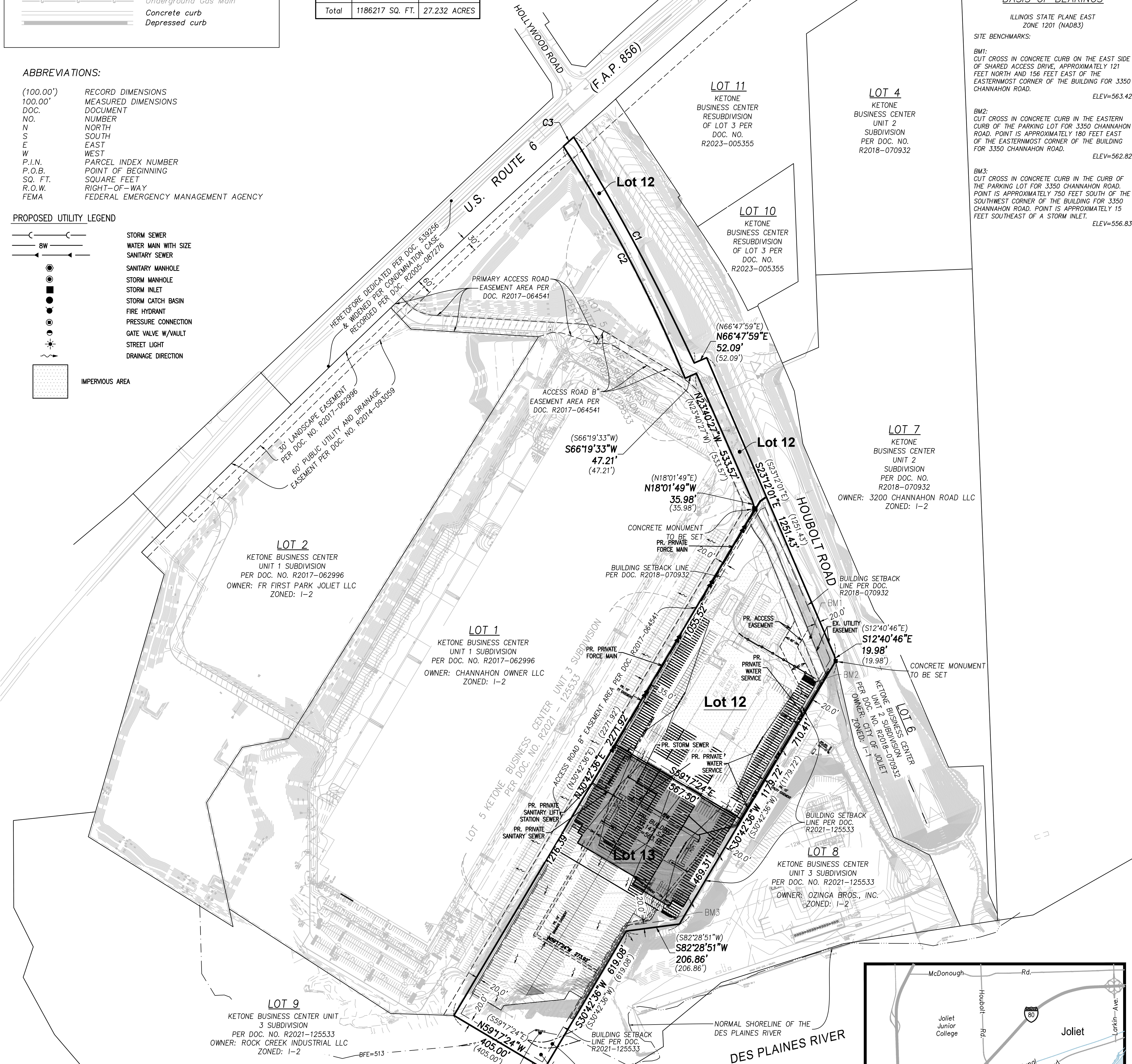
ILLINOIS STATE PLANE EAST
ZONE 1201 (NAD83)
SITE BENCHMARKS:
BM1:
CUT CROSS IN CONCRETE CURB ON THE EAST SIDE
OF SHARED ACCESS DRIVE, APPROXIMATELY 121
FEET NORTH AND 156 FEET EAST OF THE
EASTERNMOST CORNER OF THE BUILDING FOR 3350
CHANNAHAN ROAD. ELEV=563.42
BM2:
CUT CROSS IN CONCRETE CURB IN THE EASTERN
CURB OF THE PARKING LOT FOR 3350 CHANNAHAN
ROAD. POINT IS APPROXIMATELY 180 FEET EAST
OF THE EASTERNMOST CORNER OF THE BUILDING
FOR 3350 CHANNAHAN ROAD. ELEV=562.82
BM3:
CUT CROSS IN CONCRETE CURB IN THE CURB OF
THE PARKING LOT FOR 3350 CHANNAHAN ROAD.
POINT IS APPROXIMATELY 750 FEET SOUTH OF THE
SOUTHWEST CORNER OF THE BUILDING FOR 3350
CHANNAHAN ROAD. POINT IS APPROXIMATELY 15
FEET SOUTHEAST OF A STORM INLET. ELEV=562.83

ABBREVIATIONS:

(100.00') RECORD DIMENSIONS
100.00' MEASURED DIMENSIONS
DOC. DOCUMENT
NO. NUMBER
N. NORTH
S. SOUTH
E. EAST
W. WEST
P.I.N. PARCEL INDEX NUMBER
P.O.B. POINT OF BEGINNING
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY

PROPOSED UTILITY LEGEND

	STORM SEWER
	WATER MAIN WITH SIZE
	SANITARY SEWER
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM CATCH BASIN
	FIRE HYDRANT
	PRESSURE CONNECTION
	GATE VALVE W/VAULT
	STREET LIGHT
	DRAINAGE DIRECTION
	IMPERVIOUS AREA



OWNER:
ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

MUNICIPALITY:
CITY OF JOLIET
150 WEST JEFFERSON STREET
JOLIET, IL 60432

LAND SURVEYOR:
JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
SUITE 106
DOWNERS GROVE, IL 60515

ENGINEER:
JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, IL 60515
DEVELOPER:
ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

IMPERVIOUS AREA SUMMARY TABLE:

LOT	AREA	IMPERVIOUS AREA	PERVIOUS AREA
LOT 12	AREA	606,913 SF	
		409,184 SF	197,729 SF
LOT 13	AREA	579,304 SF	
		464,394 SF	114,910 SF

PARKING SUMMARY TABLE:

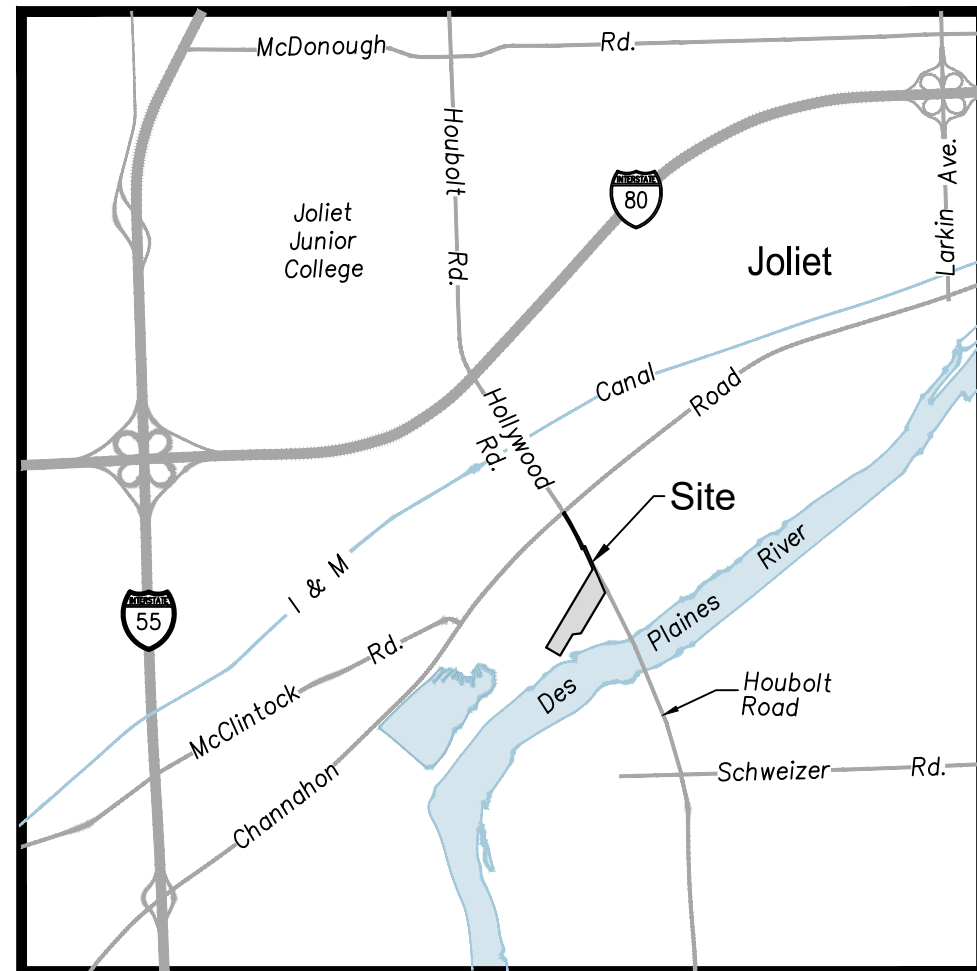
LOT	TOTAL CAR PARKING:	STANDARD PARKING:	HANDICAP ACCESSIBLE PARKING:	TRACTOR PARKING:
LOT 12:	101 STALLS	98 STALLS	3 STALLS	230 STALLS
LOT 13:	76 STALLS	72 STALLS	4 STALLS	301 STALLS

SCALED LOCATION OF A FEMA "ZONE X" (OTHER AREAS) DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR WILL COUNTY AND INCORPORATED AREAS, PANEL 260 OF 585, MAP NUMBER 17197C0260G, REVISED FEBRUARY 15, 2019

SCALED LOCATION OF A FEMA "ZONE X" (OTHER AREAS OF FLOOD HAZARD) DEFINED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR WILL COUNTY AND INCORPORATED AREAS, PANEL 260 OF 585, MAP NUMBER 17197C0260G, REVISED FEBRUARY 15, 2019

SCALED LOCATION OF A FEMA "ZONE A" (SPECIAL FLOOD HAZARD AREAS) DEFINED AS AREAS WITHOUT BASE FLOOD ELEVATION, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR WILL COUNTY AND INCORPORATED AREAS, PANEL 260 OF 585, MAP NUMBER 17197C0260G, REVISED FEBRUARY 15, 2019

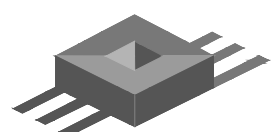
ENTIRE SITE IS CURRENTLY ZONED
I-2 (GENERAL INDUSTRIAL)
(NO CHANGE TO ZONING)



Vicinity Map

NO SCALE
PARCEL INDEX NUMBER:
05-06-36-101-001-0000

Survey No.:	F 2 4 4 r. 0 2
Ordered By:	Rock Creek Industrial
Description:	Preliminary Plat of Subdivision
Date Prepared:	July 9, 2025
Scale:	1" = 200'
Prepared By:	KJC/JDM



JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD, SUITE 300, DOWNERS GROVE, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

THIS PLAT IS NOT FOR RECORD

SHEET 1 OF 2

REVISION: 09-09-2025 PER CITY COMMENTS
REVISION: 08-27-2025 PER CITY COMMENTS

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05-06-36-101-001-0000

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KETONE BUSINESS CENTER UNIT 4 SUBDIVISION

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CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. _____

ON _____, 2025.

DATED THIS _____ DAY OF _____, 2025.

MAYOR

CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE JOLIET CITY PLAN COMMISSION

_____, 2025.

DATED THIS _____ DAY OF _____, 2025.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

Ryan J. Blocker

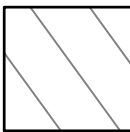
ENGINEER
RYAN J. BLOCKER
ILLINOIS REGISTRATION NO. 062-060791
EXPIRES 11/30/2025

9/10/25
DATE

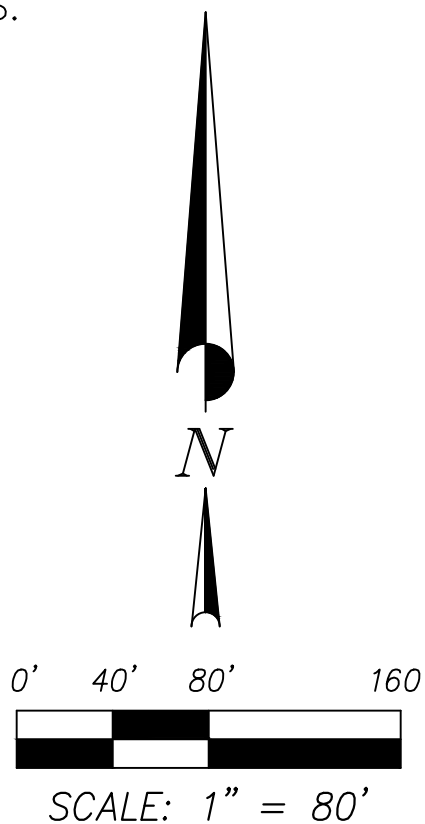


LOT 1

KETONE BUSINESS CENTER
UNIT 1 SUBDIVISION
PER DOC. NO. R2017-062996
OWNER: CHANNAHON OWNER LLC
ZONED: I-2

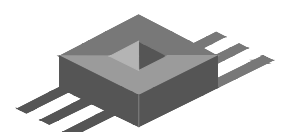


PROJECT DISTURBED AREA



BASIS OF BEARINGS

ILLINOIS STATE PLANE EAST
ZONE 1201 (NAD83)



JACOB & HEFNER
ASSOCIATES
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THIS PLAT IS NOT FOR RECORD

REVISION: 09-09-2025 PER CITY COMMENTS
REVISION: 08-27-2025 PER CITY COMMENTS

SHEET 2 OF 2

Survey No.:	F 2 4 4 r. 0 2
Ordered By.:	Rock Creek Industrial
Description:	Preliminary Plat of Subdivision
Date Prepared:	July 9, 2025
Scale:	1" = 80'
Prepared By:	KJC/JM

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