

DATE: July 14, 2022
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-4-22: Preliminary Plat of Ketone Business Center Resubdivision of Lot 3

GENERAL INFORMATION:

APPLICANT: Ketone Acquisitions, LLC
STATUS OF APPLICANT: Owner/Developer
REQUESTED ACTION: Approval of a preliminary plat
PURPOSE: To allow the continued development of an industrial subdivision
EXISTING ZONING: I-2 (general industrial)
LOCATION: Route 6 at Hollywood Boulevard
SIZE: 21.4 acres
EXISTING LAND USE: Industrial
SURROUNDING LAND USE & ZONING: North: Industrial, I-2
South: Industrial, I-2
East: Industrial, I-2
West: Industrial, I-2

SITE HISTORY: The subject property was annexed and zoned to I-2 in 1970 as part of the Chicago Gravel operation. The Preliminary Plat and Final and Recording Plats for Unit 1 of Ketone Subdivision were approved in June 2016. Approval of a Vacation of the Subdivision and approval of a Revised Preliminary Plat and Final Plat of Unit 1 were approved in July, 2017. Units 2 and 3 were approved in 2018 and 2020 respectfully. Petitions for Special Use Permits were approved in 2019 on future lot 11 for a fueling center and for a Cassidy Tires in 2020 on future lot 10.

SPECIAL INFORMATION: The approval of the Resubdivision of existing Lot 3 will create a two-lot subdivision for the separation of the existing Cassidy Tires facility and the future fueling center. Cassidy Tires will be on Lot 10 of the

proposed subdivision and the future fueling center will be located on Lot 11. There are no known users for the fueling center at this time. Access for these lots will be provided by the existing 39' wide ingress/egress easements that connect to Route 6.

All public improvements have been previously provided for with the approval of Unit 2. Water and sewer connection fees and developer impact fees will be required for the future fueling center. This subdivision is considered a minor subdivision and will not require a final plat.

ANALYSIS: The approval of the Preliminary Plat of Ketone Business Center Resubdivision of Lot 3 will create 2 separate lots to divide the Cassidy Tires and future fueling center, which is consistent with the surrounding and proposed land use in the project vicinity.

CASE NO. P-4-22
DATE FILED: 6/17/22
RP-5-22

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

Preliminary Plat
 Final Plat
 Recording Plat

NAME OF SUBDIVISION: Ketone Business Center

NAME OF PETITIONER: Ketone Acquisitions, LLC

CELL #: 847-924-0485 E-MAIL: kschuhmacher@ketonepartners.com

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 44 S. Vail Avenue, Suite 200

CITY, STATE, ZIP: Arlington Heights, IL 60005

BUSINESS PHONE: 847-924-0485

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: N/A

ADDRESS: _____ PHONE: _____

OWNER: Ketone Acquisitions, LLC

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: 44 S. Vail Avenue, Suite 200 PHONE: 847-924-0485

CITY, STATE, ZIP: Arlington Heights, IL 60005

CELL #: 847-924-0485 E-MAIL: kschuhmacher@ketonepartners.com

ENGINEER: Jacob & Hefner Associates, Inc.

ADDRESS: 5030 38th Avenue, Moline, IL 61265 PHONE: 309-757-1900

LAND SURVEYOR: Manhard Consulting, Ltd.

ADDRESS: 700 Springer Drive, Lombard, IL 60148 PHONE: 630-691-8500

ATTORNEY: Kavanagh, Grumley & Gorbald, LLC

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY: _____

Ketone Business Center Unit 4 Subdivision, Part of Sections 25, 26, 35 and 36,
Township 35 North, Range 9 East of the Third Principal Meridian, in Will County,
Illinois.

COMMON ADDRESS: 3100 Channahon Road

PERMANENT INDEX NUMBER (Tax No.): 05-06-25-301-005-0000

SIZE: 21.44 acres

NO. OF LOTS: 2

PRESENT USE: Tire Service/Vacant Land EXISTING ZONING: I-2

USES OF SURROUNDING PROPERTIES: North: Right-of-way (US Rte 6)

South: GP Transco (Truck Parking Maintenance)

East: XTRA Lease (Trailer Leasing)

West: Houbolt Road Extension

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? N/A

If yes, what amount? _____

(Acknowledgment by Park District Official) N/A

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes No If yes, list the Case number and name: Petition 2021-28: Special Use for Tire

Repair & Sales; Petition 2019-13: Special Use for Fueling Center & Signage Variance

Is any variance from the Subdivision Regulations being requested? Yes No

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: None

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

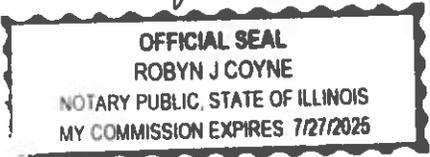
In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Kyle Schuhmacher, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 6/16/22 *Kyle Schuhmacher*
Petitioner's Name

Subscribed and sworn to before me this 16th day of June, 2022
Robyn J Coyne My Commission Expires: 7-27-2025
Notary Public



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

3100 Channahon Road

PIN(s): 05-06-25-301-005-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Ketone Acquisitions, LLC

Kyle Schuhmacher (100% Member)

44 S. Vail Avenue, Suite 200

Arlington Heights, IL 60005

E-MAIL: kschuhmacher@ketonepartners.com FAX: 847-924-0485 (Cell)

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

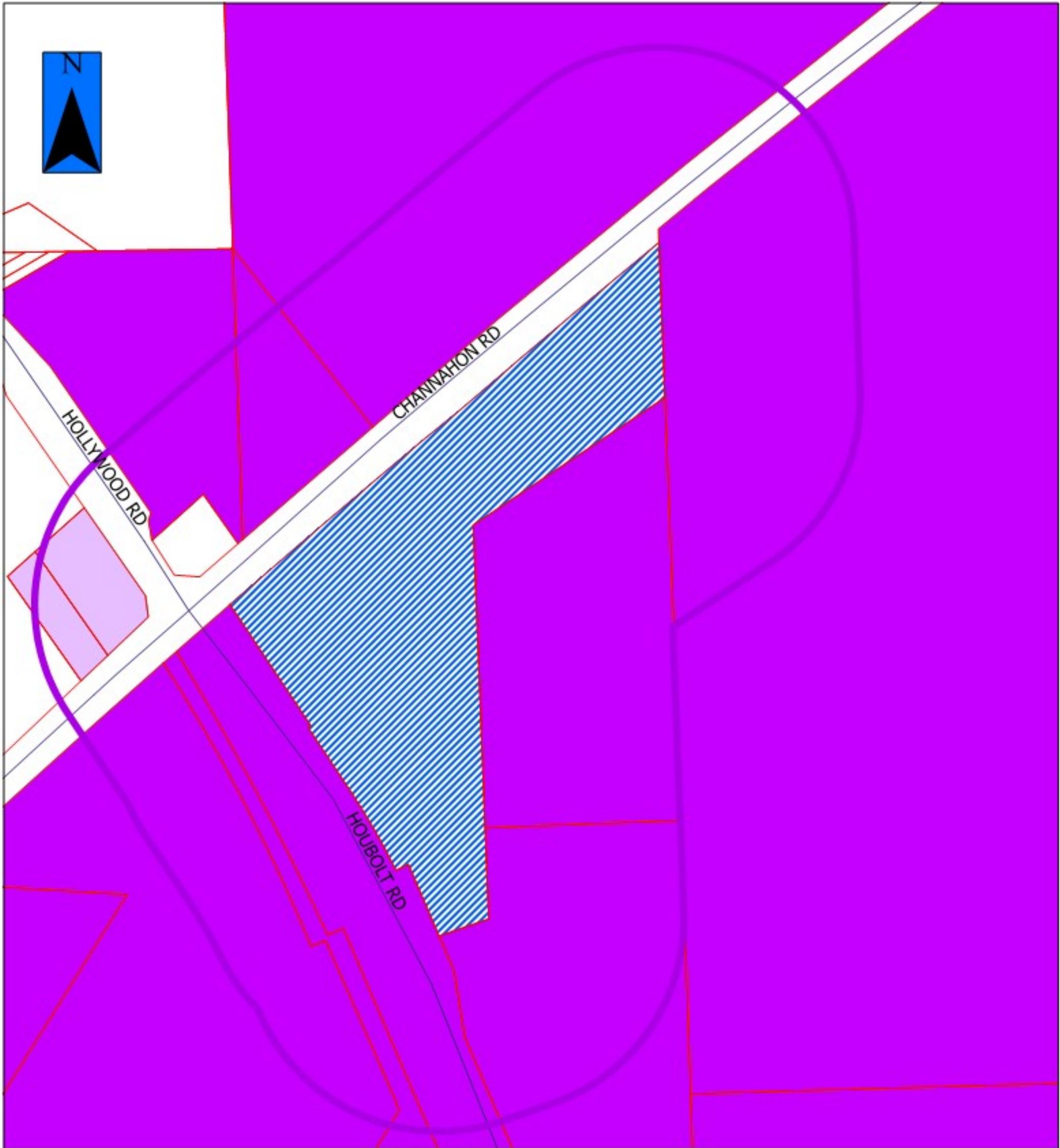
NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Kyle Schumacher

DATE: 6-16-22

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Kyle Schuhmacher, Manager, 847-924-0485

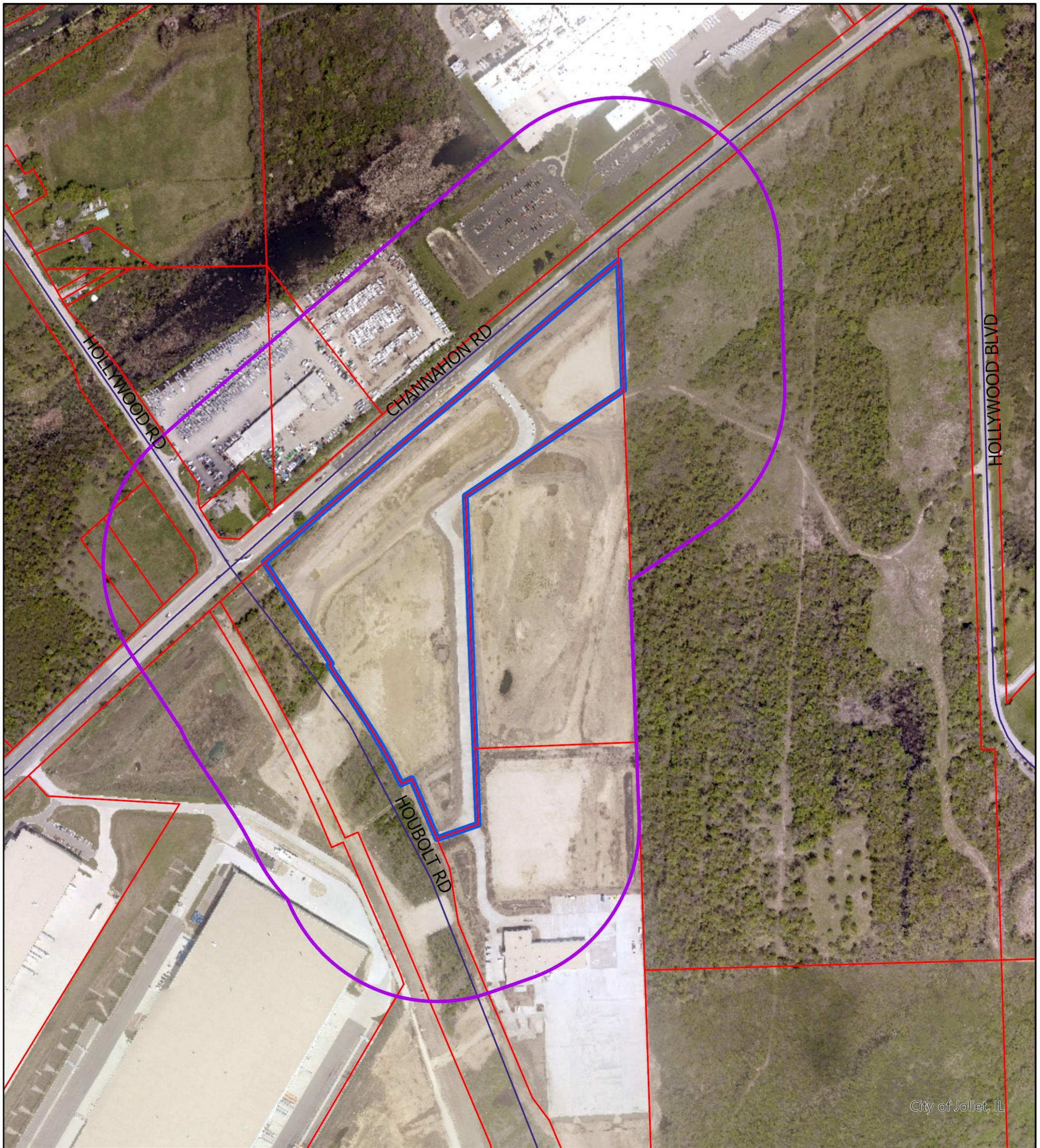
PRINT



P-4-22

-  = Property in Question
-  = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



City of Joliet, IL

P-4-22a



= Property in Question



= 600' Public Notification Boundary



PRELIMINARY PLAT OF SUBDIVISION OF KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3

PART OF SECTIONS 25, 26, 35, AND 36, ALL IN TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018 AS DOCUMENT R2018070932, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS

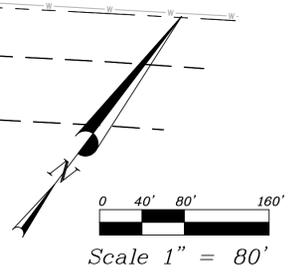
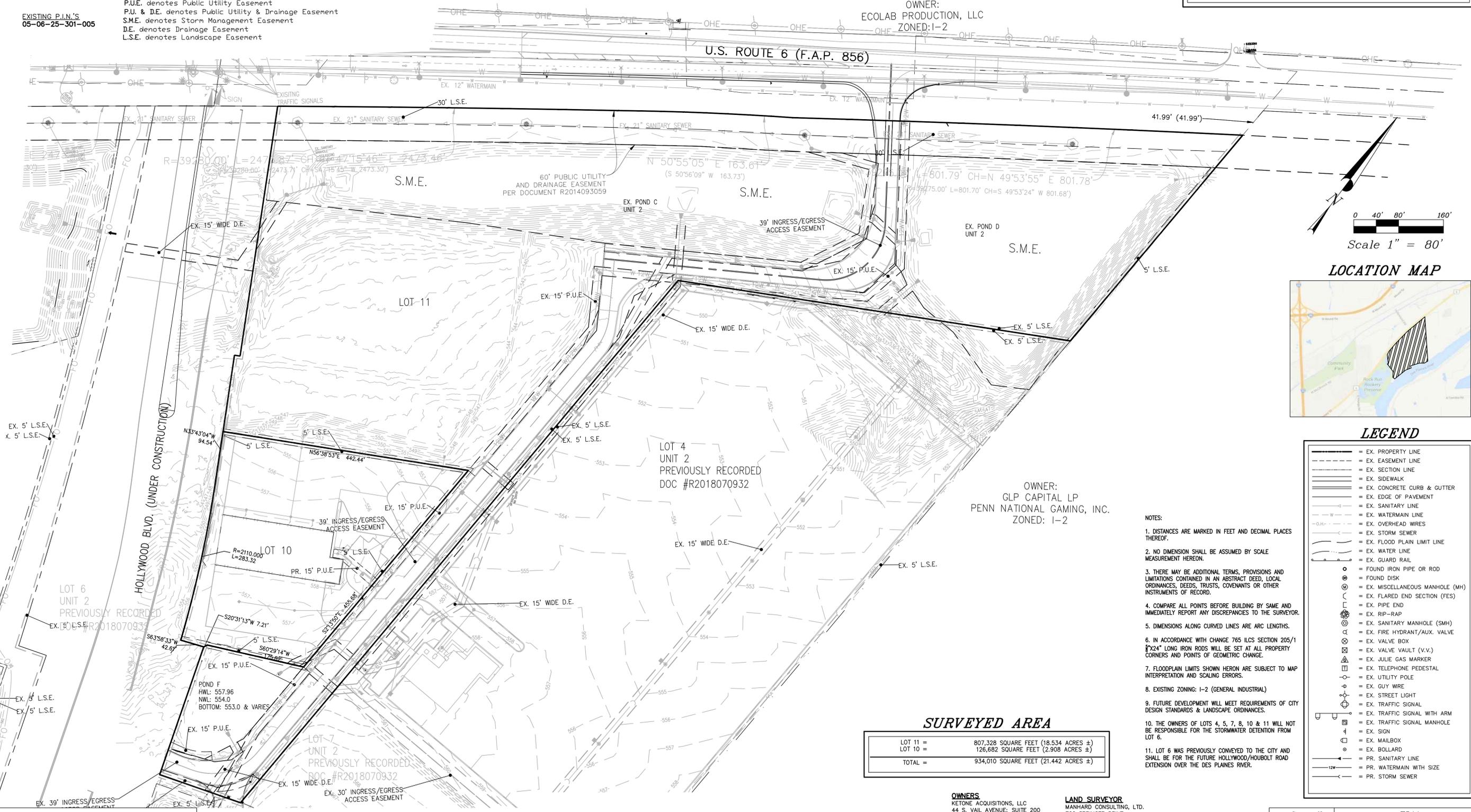
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

P.U.E. denotes Public Utility Easement
P.U. & D.E. denotes Public Utility & Drainage Easement
S.M.E. denotes Storm Management Easement
D.E. denotes Drainage Easement
L.S.E. denotes Landscape Easement

EXISTING P.L.N.'S
05-06-25-301-005

OWNER:
ECOLAB PRODUCTION, LLC
ZONED: 1-2

U.S. ROUTE 6 (F.A.P. 856)



LOCATION MAP



LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SECTION LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. EDGE OF PAVEMENT
- EX. SANITARY LINE
- EX. WATERMAIN LINE
- EX. OVERHEAD WIRES
- EX. STORM SEWER
- EX. FLOOD PLAIN LIMIT LINE
- EX. WATER LINE
- EX. GUARD RAIL
- FOUND IRON PIPE OR ROD
- FOUND DISK
- EX. MISCELLANEOUS MANHOLE (MH)
- EX. FLARED END SECTION (FES)
- EX. PIPE END
- EX. RIP-RAP
- EX. SANITARY MANHOLE (SMH)
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE BOX
- EX. VALVE VAULT (V.V.)
- EX. JULIE GAS MARKER
- EX. TELEPHONE PEDESTAL
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. STREET LIGHT
- EX. TRAFFIC SIGNAL
- EX. TRAFFIC SIGNAL WITH ARM
- EX. TRAFFIC SIGNAL MANHOLE
- EX. SIGN
- EX. MAILBOX
- EX. BOLLARD
- PR. SANITARY LINE
- PR. WATERMAIN WITH SIZE
- PR. STORM SEWER

- NOTES:
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 3. THERE MAY BE ADDITIONAL TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
 5. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 6. IN ACCORDANCE WITH CHANGE 765 ILCS SECTION 205/1 §24 LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
 7. FLOODPLAIN LIMITS SHOWN HEREON ARE SUBJECT TO MAP INTERPRETATION AND SCALING ERRORS.
 8. EXISTING ZONING: 1-2 (GENERAL INDUSTRIAL)
 9. FUTURE DEVELOPMENT WILL MEET REQUIREMENTS OF CITY DESIGN STANDARDS & LANDSCAPE ORDINANCES.
 10. THE OWNERS OF LOTS 4, 5, 7, 8, 10 & 11 WILL NOT BE RESPONSIBLE FOR THE STORMWATER DETENTION FROM LOT 6.
 11. LOT 6 WAS PREVIOUSLY CONVEYED TO THE CITY AND SHALL BE FOR THE FUTURE HOLLYWOOD/HOUBOLT ROAD EXTENSION OVER THE DES PLAINES RIVER.

SURVEYED AREA

LOT 11 =	807,328 SQUARE FEET (18.534 ACRES ±)
LOT 10 =	126,682 SQUARE FEET (2.908 ACRES ±)
TOTAL =	934,010 SQUARE FEET (21.442 ACRES ±)

OWNERS

KETONE ACQUISITIONS, LLC
44 S. VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PH: 847-440-0485

DEVELOPERS

KETONE PARTNERS
44 S. VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS
PH: 847-440-4850

LAND SURVEYOR

MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

ENGINEER

JACOB & HEFNER ASSOCIATES, INC.
5030 38TH AVENUE
MOLINE, ILLINOIS 61265

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. 4/30/21

Survey No.:	F244
Ordered By.:	KETONE PARTNERS
Description:	KETONE BUSINESS CENTER
Date Prepared:	June 22, 2022
Scale:	1" = 100'
	Field Work: Prepared By:

A:\244\F244.DWG (PRELIM) (8/15/22) F244 PRELIM PLAT

