

# 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

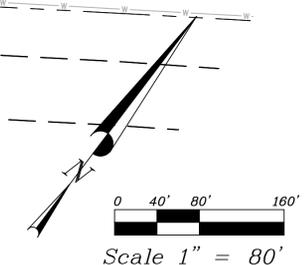
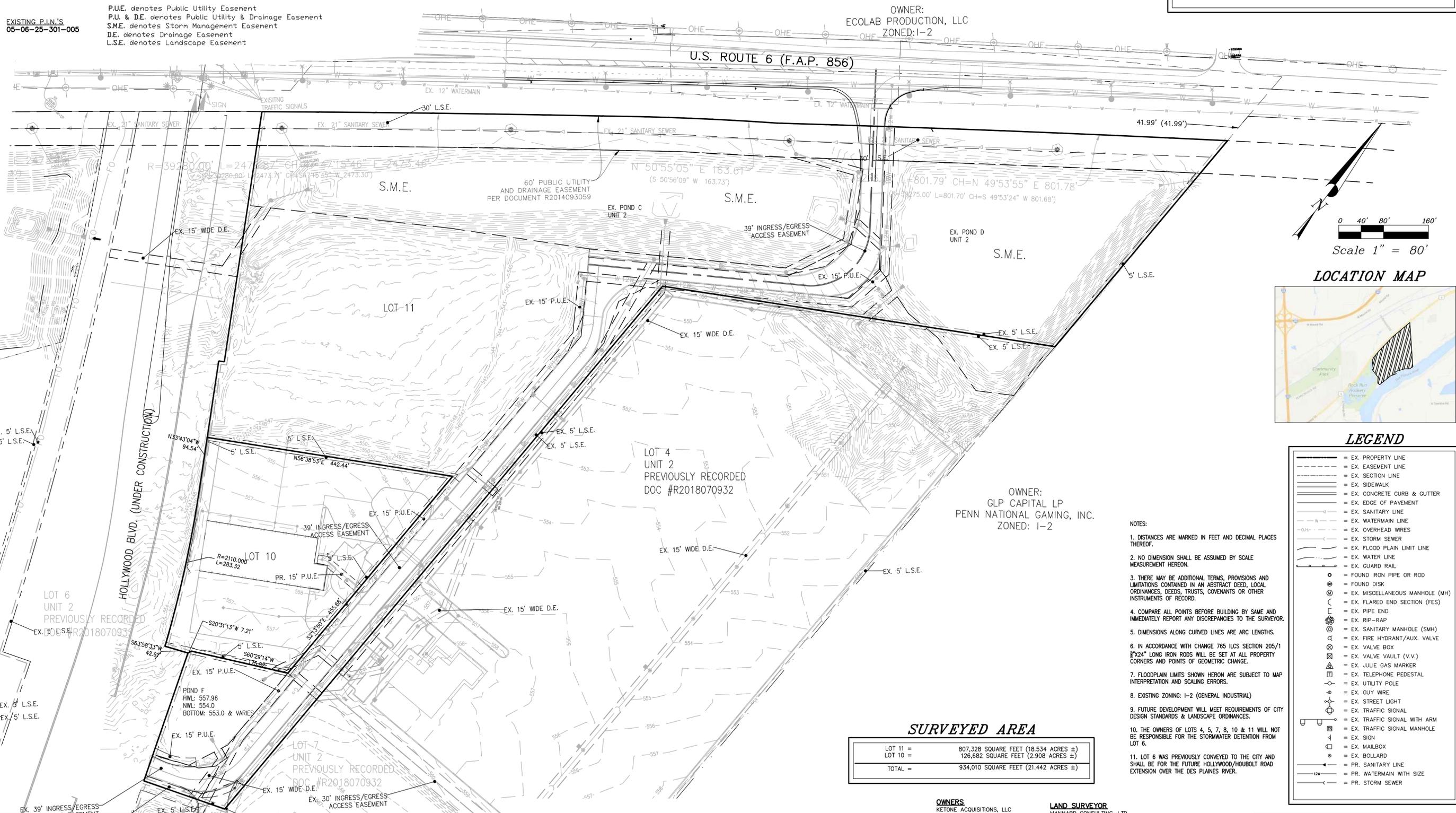
BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 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



## 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 ±)
<b>TOTAL =</b>	<b>934,010 SQUARE FEET (21.442 ACRES ±)</b>

**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

# REVISED PRELIMINARY PLAT OF SUBDIVISION OF KETONE BUSINESS CENTER SUBDIVISION

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

DEVELOPERS:  
KETONE PARTNERS  
  
CITY OF JOLIET

**PLAN COMMISSION**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF WILL )

APPROVED BY THE CITY OF JOLIET PLAN COMMISSION OF COUNTY AFORESAID,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN OF THE PLAN COMMISSION  
  
\_\_\_\_\_  
SECRETARY

**CITY COUNCIL**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF WILL )

APPROVED BY THE JOLIET CITY COUNCIL OF WILL COUNTY, ILLINOIS, ORD NO.  
DATED AT JOLIET, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CITY CLERK

**GENERAL NOTE:**  
MAINTENANCE OF POND C, D, E, & F DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE  
PROPERTY OWNERS WITHIN LOT 3, LOT 4, LOT 5, & LOT 7 OF THE SUBDIVISION. THE PROPERTY  
OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. MAINTENANCE SHALL  
INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING,  
STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION  
EASEMENT.

LOT 6 SHALL BE PROVIDE ONSITE DETENTION THAT MEETS WILL COUNTY STORMWATER ORDINANCE  
REQUIREMENTS.

**STORMWATER MANAGEMENT EASEMENT PROVISIONS**

Maintenance of the permanent detention area shall be the responsibility of the  
developer until the establishment of a homeowner's association in accordance with  
the restrictive covenants. Upon the establishment of the homeowners  
association, the homeowner's association shall be responsible for the maintenance  
of the detention area. Maintenance shall include: bank stabilization, bank  
maintenance, future sediment removal or dredging, stabilization of water levels,  
outfall structures and storm sewer pipes within the detention easement.

**LANDSCAPE BUFFER EASEMENT PROVISION**

OWNERS OF LOTS CONTAINING LANDSCAPE BUFFER EASEMENT MUST  
MAINTAIN THE LANDSCAPING AND ARE PROHIBITED FROM PLACING  
BUILDINGS ON SAID EASEMENT.

**KETONE BUSINESS CENTER**

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'S  
SUBDIVISION OF PART OF THE SECTIONS 24, 25, 26, 35 AND 36, IN TOWNSHIP 35  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT NO. 368583, AND ALSO  
THAT PART OF LOT 10 IN SAID CHICAGO GRAVEL COMPANY SUBDIVISION LYING  
WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25 (EXCEPT  
THAT PART OF LOTS 11 AND 12 TAKEN IN CONDEMNATION CASE 91ED-16558 AND  
ALSO EXCEPT THAT PART OF LAND TAKEN IN CONDEMNATION CASE 02ED-15 AS  
MORE FULLY DESCRIBED IN INSTRUMENT RECORDED MAY 26, 2005 AS DOCUMENT  
R2005-087276).

**PUBLIC UTILITY EASEMENT PROVISIONS**

Easements are hereby reserved for and granted to the City of Joliet and their  
successors and assigns and to those public utility companies operating under  
franchise from the City including but not limited to Commonwealth Edison  
Company, Ameritech,  
Continental Cable, Northern Illinois Gas Company, and their successors and  
assigns over and through all the areas marked or shown as public utility  
easements, and the property designated as streets and alleys on the plat for the  
perpetual right, privilege and authority to construct, reconstruct, repair, inspect,  
maintain and operate various utility transmission and distribution systems,  
community antenna television systems, including but not limited to sanitary sewer  
systems together with any and all necessary manholes, catch basins, connections,  
appliances and other structures and appurtenances as may be deemed necessary  
over, upon, along, under and through said easements, together with the right of  
access across the property for the necessary personnel and equipment to do any  
of the above work. The right is also granted to cut down, trim or remove any  
trees, shrubs or other plants on the easements that interfere with the operation  
of the sewer or other utilities, facilities, or drainage within said easements. No  
permanent buildings or structures shall be placed on said easements, but same  
may be used for gardens, shrubs, landscaping and other purposes that do not  
then or later interfere with the aforesaid uses or rights. Where an easement is  
used both for sewer and other utilities, the other utility installation shall be  
subject to the ordinances of the City of Joliet.

Easements are hereby reserved and granted to the City of Joliet and other  
governmental authorities having jurisdiction of the land subdivided hereby, over  
the entire easement area for ingress, egress, and the performance of municipal  
and other  
governmental services, including water, storm and sanitary sewer service and  
maintenance.

**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS**

Easements are Reserved for and Granted to the City of Joliet and to those  
Public Utility Companies operating under franchise from the City of Joliet,  
including but not limited to, Ameritech, Cable TV, Commonwealth Edison, NiCor  
and their successors and assigns over all of the areas described above for the  
perpetual right, privilege and authority to construct, reconstruct, repair, inspect,  
maintain and operate various utility transmission and distribution systems, surface  
drainage courses and storm sewers, water mains and sanitary sewers, together  
with any and all necessary manholes, catch basins, connections, appliances and  
other structures and appurtenances as may be deemed necessary by said City  
for the purposes of providing this property and adjacent properties with water  
supply, waste water collection, electric and gas distribution, cable service,  
telephone service, and storm water collection and runoff; over, upon, along, under  
and through said easement, together with the right of access across the  
property for necessary men and equipment to do any of the above work and the  
right is also granted to cut, trim or remove any trees, shrubs or other plants on  
the easement that interfere with the operation of drainage or utilities.

No permanent building shall be placed on said easement, but same may be used  
for gardens, shrubs, landscaping and other purposes that do not then or later  
interfere with the aforesaid uses and rights and said grantee shall replace and  
restore the surface to its existing condition at any time in the future that said  
surface is disturbed by grantee in the course of maintaining and operating said  
utilities. Where an easement is used both for sewer and other utilities, the other  
utility installation shall be subject to approval of the City as to design and  
location, and all installations are subject to the ordinance of the City of Joliet.

**Restrictions**

Drainage courses or swales to permit the positive flow and runoff of water on  
the ground surface, as shown on grading plans for this subdivision, on file in the  
office of the City Engineer of the City of Joliet as of the date of City approval  
of the plat, shall be provided and maintained by each lot owner along the side  
and rear lot lines of every lot, and shall not be changed without the written  
approval of said City Engineer.

**EASEMENT PROVISIONS**

An easement for serving the subdivision and other  
property with electric and communications service is hereby  
reserved for and granted to:

**Commonwealth Edison Company  
and  
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees**

their respective licensees, successors and assigns, jointly and  
severally, to construct, operate, 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 overhead and underground transmission and  
distribution of electricity, communications, sounds and signals in,  
over, under, across, along and upon the surface of the property  
shown within the dashed lines on the plat and marked "Public  
Utility Easement", the property designated in the Declaration of  
Condominium and/or on this plat as "Common Elements" and the  
property designated on the plat as a "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, roots and saplings and to clear  
obstructions from the surface and subsurface as may be  
reasonably required incident to the rights herein given, 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 lines  
marked "Public Utility Easement" 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(e), 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 as an appurtenance to the separately  
owned lots, parcels or areas within the planned development, even  
though such be otherwise designated on the plat by terms such  
as, "outlots", "common elements", "open space", "open area", "common  
ground", "parking and common area". The terms "common area or  
areas" and "Common Elements" includes 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 or retention pond, or mechanical  
equipment.

Relocation of facilities will be done by Grantees at cost of  
Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN  
ILLINOIS GAS COMPANY, its successors and assigns ("NICDR") to  
install, operate, maintain, repair, replace and remove, facilities  
used in connection with the transmission and distribution of  
natural gas in, over, under, across, along and upon the surface  
of the property shown on this plat marked "Easement," "Common  
Area or Areas" and streets and alleys, whether public or private,  
and the property designated in the Declaration of Condominium  
and/or on this plat as "Common Elements," together with the right  
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, 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. Obstructions shall not be placed over  
NICDR facilities or in, upon or over the property identified on this  
plat for utility purposes without the prior written consent of  
NICDR. 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 defined 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.



**JACOB & HEFNER  
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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: