

DATE: July 9, 2025
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision

GENERAL INFORMATION:

APPLICANT: Rock Creek Industrial, LLC
STATUS OF APPLICANT: Owner
OWNER: Rock Creek Industrial, LLC
REQUESTED ACTION: Approval of a two-lot industrial resubdivision
PURPOSE: To create two lots from an existing lot
EXISTING ZONING: I-2 (general industrial)
LOCATION: 3350 Channahon Road
(PIN: 05-06-36-101-001-0000)
(Council District #5)
SUBDIVISION SIZE: 27.2 acres
EXISTING LAND USE: Industrial

SURROUNDING LAND USE & ZONING:

NORTH: Industrial, I-2 (general industrial)
SOUTH: Industrial, I-2 (general industrial)
EAST: Houbolt Road, I-2 (general industrial)
WEST: Industrial / floodplain, I-2 (general industrial)

SITE HISTORY: Ketone Business Center is an industrial subdivision located south of Channahon Road at Houbolt Road that was initially approved in 2016. The entire subdivision has I-2 (general industrial) zoning and mainly contains logistics and transportation uses. The subject site is Lot 5 of Ketone Business Center Unit 3 Subdivision, which was recorded in 2021. In the past few years, City Council has approved several special use permits for 3350 Channahon Road, including: a special use permit to allow the sales of new and used trucks and associated equipment (Ordinance

#18558, approved in October 2023); a special use permit to allow a trucking facility with cargo container storage and stacking (Ordinance #18423, approved in November 2022); and a special use permit to allow a truck terminal (Ordinance #18117, approved in October 2020).

The subject site has been developed with a 57,000-square-foot building, an employee parking area to the east of the building, and a paved trailer parking area on most of the remainder of the site. The southwest portion of the site has not yet been paved but is also planned as trailer parking spaces. The existing building is currently being built out for a truck equipment sales and rental facility.

SPECIAL INFORMATION: The preliminary plat of Ketone Business Center Unit 4 Subdivision will create two lots from an existing 27.2-acre lot. Lot 12, which will be 13.9 acres, will contain the existing building and surrounding parking for a truck and equipment sales and rental business. Lot 13, which will be 13.3 acres, is proposed to be developed for a trucking facility per the previously approved special use permit. The resubdivision will allow an additional building to be constructed on Lot 13 so that each use will be on its own lot. The attached preliminary plat shows the proposed site plan for the entire subject site. Lot 12 will continue to have approximately 101 car parking stalls and will be re-stripped to have 230 tractor stalls. Lot 13 is proposed to have approximately 76 car stalls and 301 trailer stalls. The proposed site plan will not have more trailer parking stalls than the conceptual site plans included with the previous special use permit approvals.

The Ketone subdivision was designed to provide internal circulation to the lots to limit access points on Route 6. The subject site is currently accessed from the private road that runs along the east side of the lots to the north. Lot 12 will retain the existing access points off the private road, while access to proposed Lot 13 will be through Lot 12 via an access easement along the south side of the property.

The petitioner is working with Public Utilities staff to determine the exact configuration of water and sewer lines to serve Lot 13. The owner will need to provide utility easements as needed, as well as the access easement for Lot 12. Public improvements and storm detention were previously provided for the Ketone subdivision.

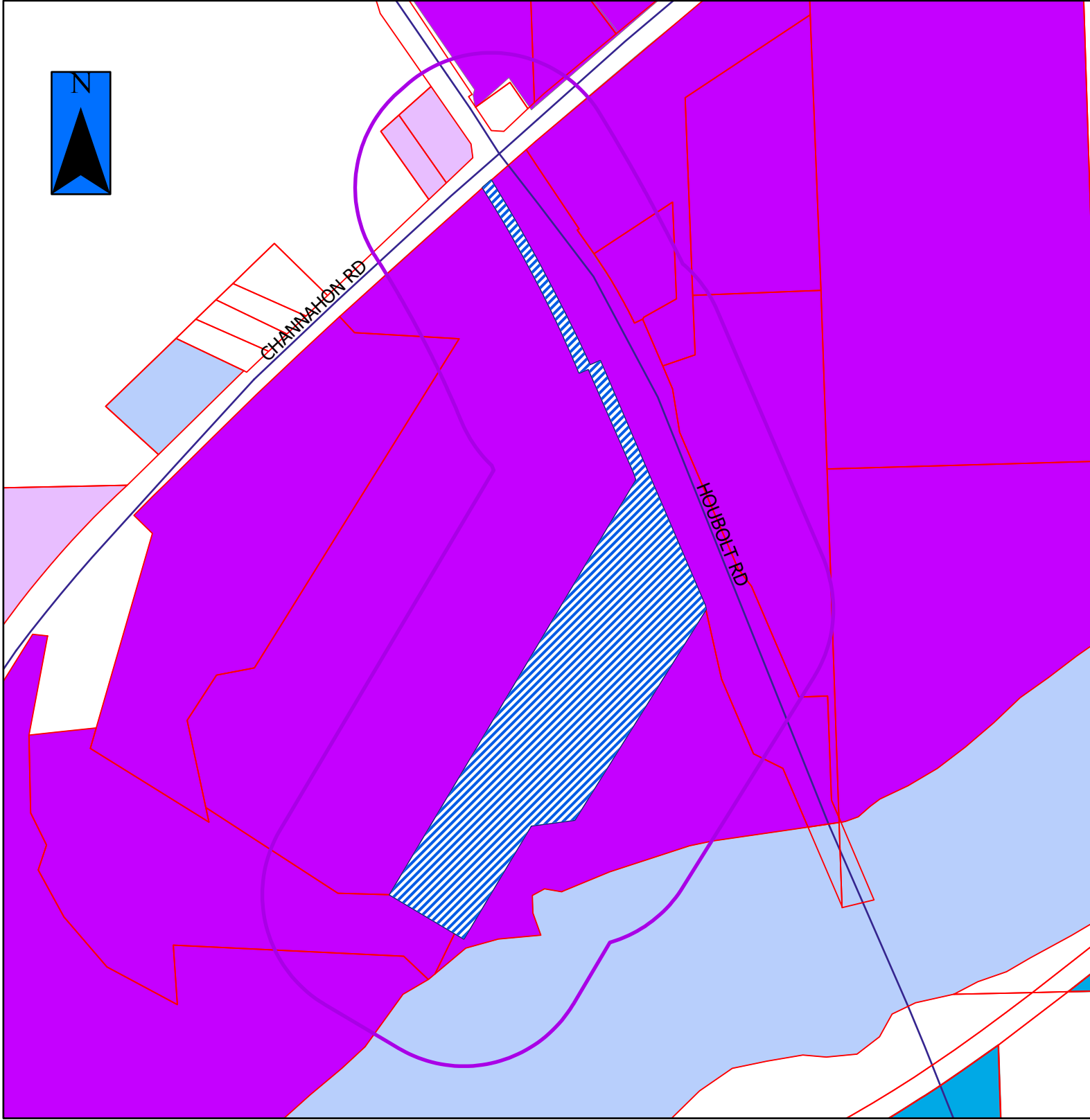
ANALYSIS: Approval of the preliminary plat of Ketone Business Center Unit 4 Subdivision, a minor subdivision, will allow the subdivision of an existing industrial lot into two lots to allow a second user to construct a building on and occupy the site.

Figure 1: Lot 5 in Ketone Business Center Unit 3 Subdivision (2025)



Figure 2: Existing building and paved parking area on the subject site (2025)





P-3-25



 = Property in Question
 = 600' Public Notification Boundary

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



P-3-25a



-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

PRELIMINARY PLAT OF SUBDIVISION OF

KETONE BUSINESS CENTER UNIT 4 SUBDIVISION

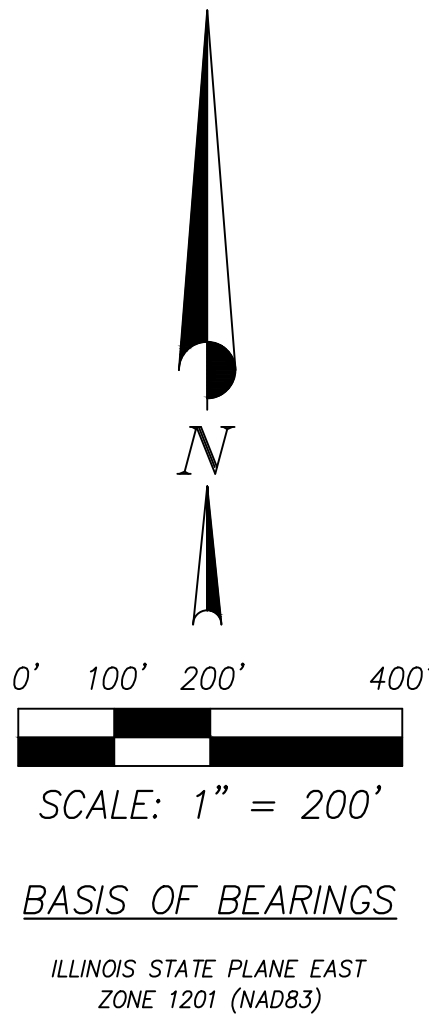
BEING A RESUBDIVISION OF LOT 5 IN KETONE BUSINESS CENTER UNIT 3 SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 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

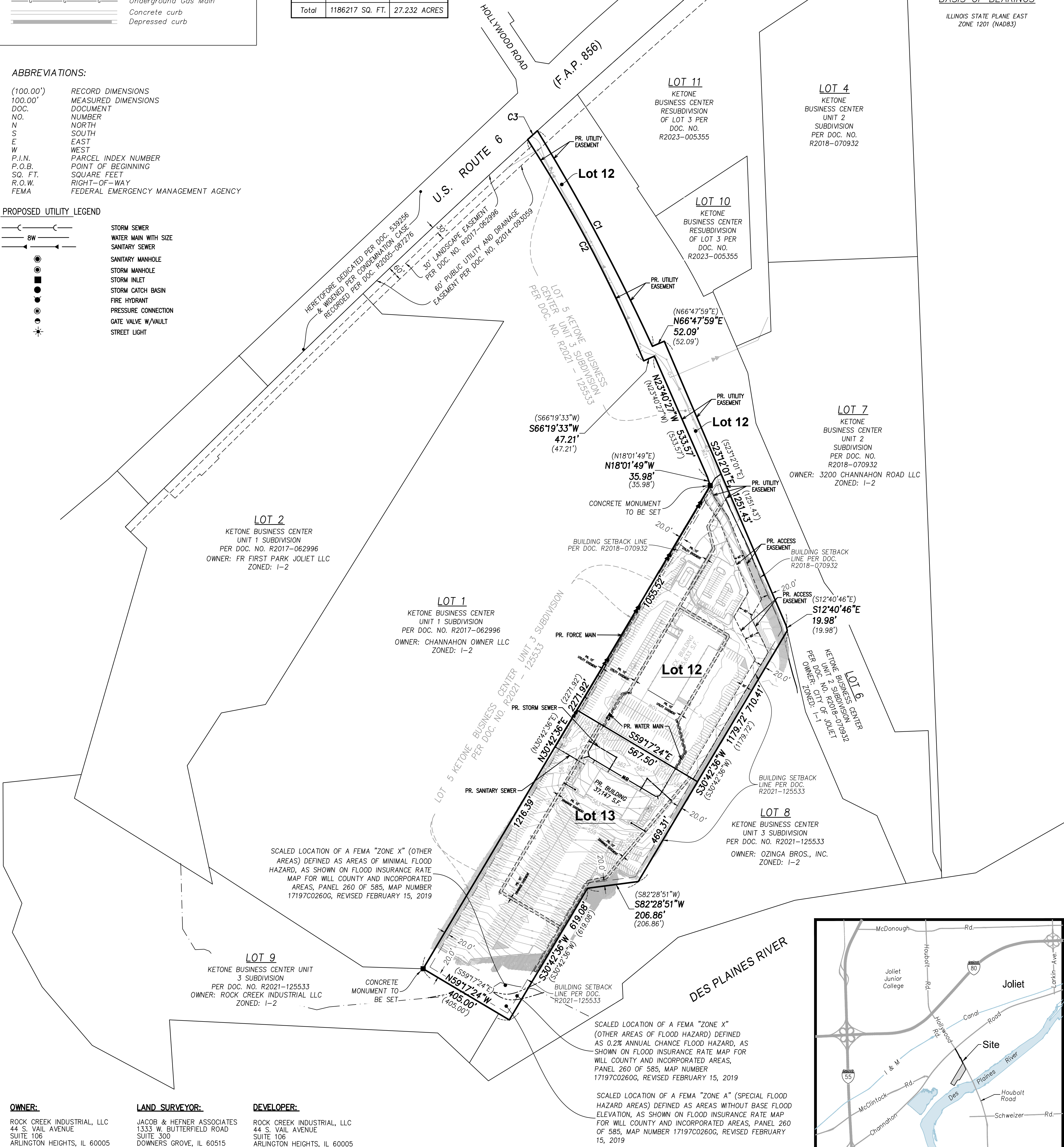


ABBREVIATIONS:

(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



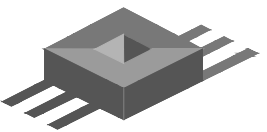
OWNER:
ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

LAND SURVEYOR:
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

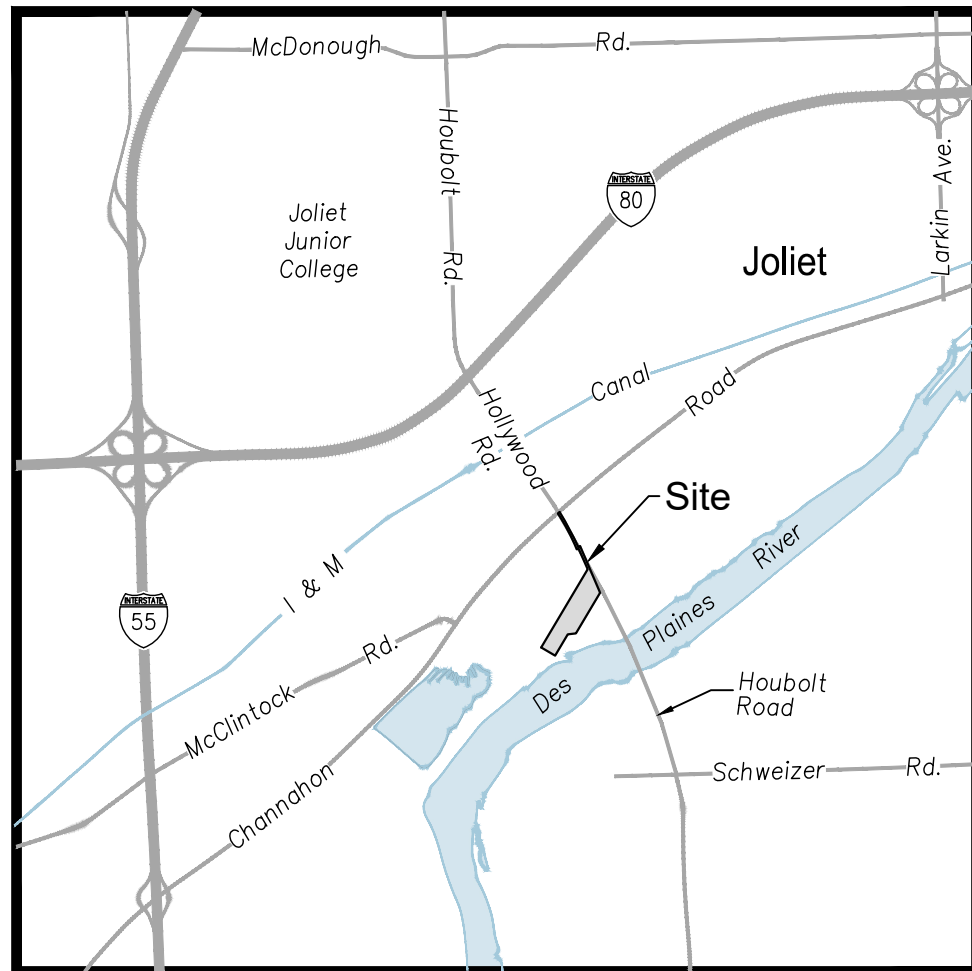
MUNICIPALITY:
CITY OF JOLIET
150 WEST JEFFERSON STREET
JOLIET, IL 60432

ENGINEER:
JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, IL 60515



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

Entire site is currently zoned
I-2 (GENERAL INDUSTRIAL)



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

H:\V\F244\F244r.02\SDWG\SUBDIVISION\F244r02 Subdivision.dwg

OWNER: 3200 CHANNAHO
ZONED: I-2

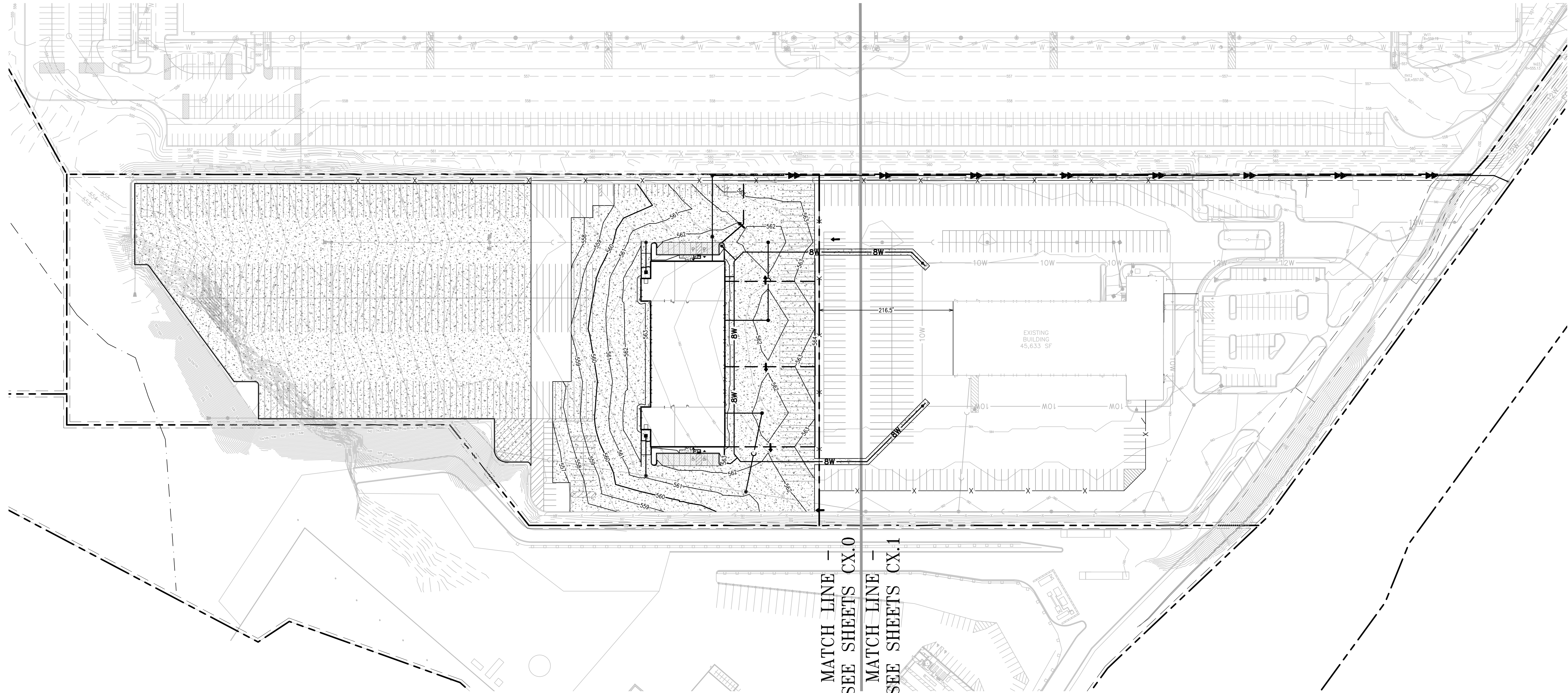
LOT 1
KETONE BUSINESS CENTER
UNIT 1 SUBDIVISION
PER DOC. NO. R2017-062996
OWNER: CHANNAHON OWNER LLC
ZONED: I-2

LOT 6 CENTER
BUSINESS
SUBDIVISION
KETONE
UNIT 2 R2018-0709332
N.O. OF JOLLET
CITY OF
PER DOC. 1-1
OWNER. ZONED:

LOT 8
KETONE BUSINESS CENTER
UNIT 3 SUBDIVISION
PER DOC. NO. R2021-125533
OWNER: OZINGA BROS., INC.
ZONED: I-2

OF A FEMA "ZONE X" (OTHER
AS AREAS OF MINIMAL FLOOD
ON FLOOD INSURANCE RATE
LL COUNTY AND INCORPORATED
NEL 260 OF 585, MAP NUMBER
G, 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



MATCH LINE -
SEE SHEETS CX.0

MATCH LINE -
SEE SHEETS CX.1

PAVEMENT HATCH LEGEND:	
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	SIDEWALK PAVEMENT

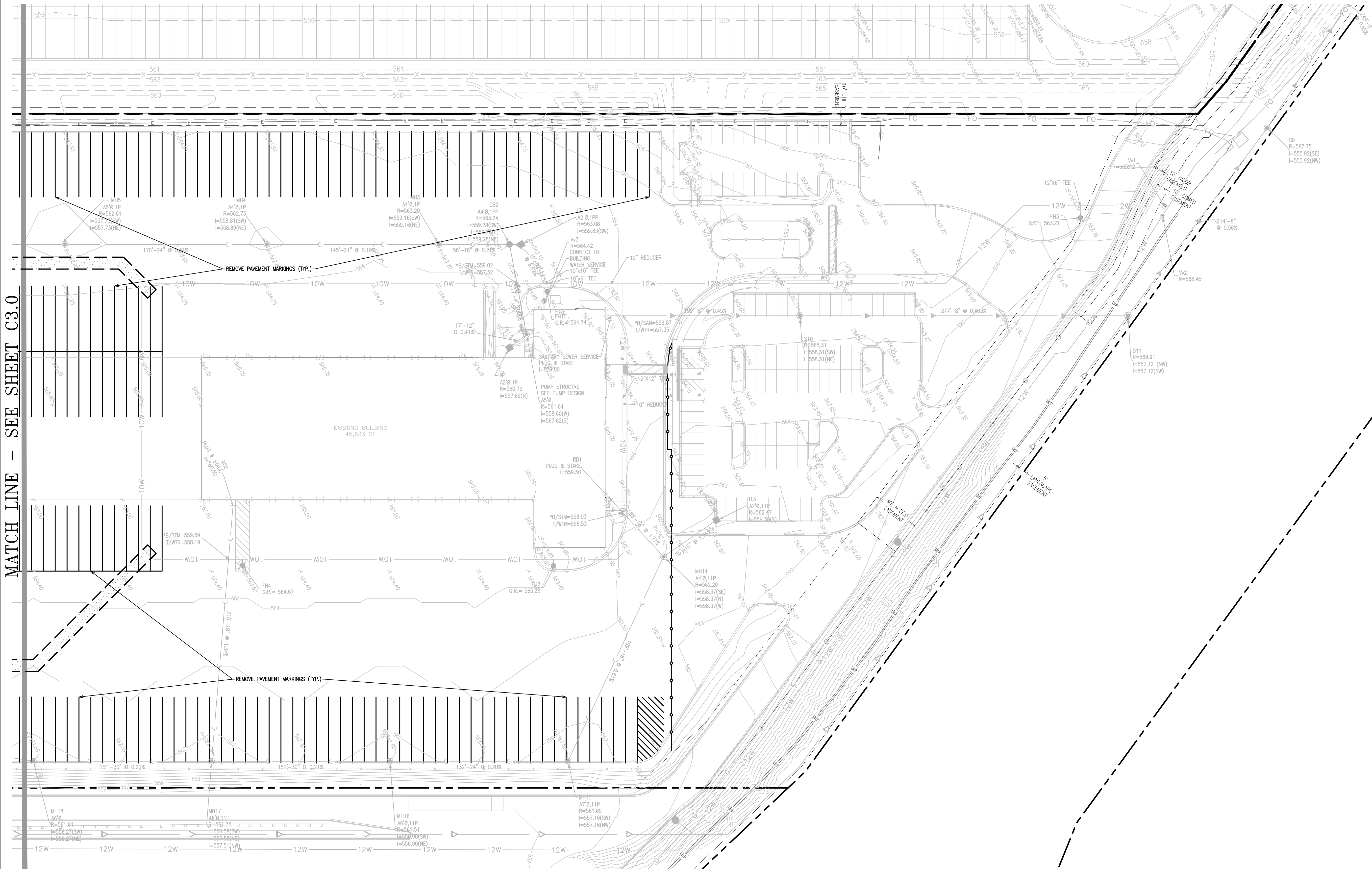
SITE DATA TABLE:	
TOTAL PROPERTY AREA:	27.23 ACRES
NORTHEAST LOT AREA:	14.06 ACRES
EXISTING BUILDING AREA:	±45,633 SF
TOTAL CAR PARKING:	101 STALLS
STANDARD PARKING:	98 STALLS
HANDICAP ACCESSIBLE PARKING:	3 STALLS
TRACTOR PARKING:	230 STALLS
SOUTHWEST LOT AREA:	13.17 ACRES
EXISTING BUILDING AREA:	±37,147 SF
TOTAL CAR PARKING:	76 STALLS
STANDARD PARKING:	72 STALLS
HANDICAP ACCESSIBLE PARKING:	4 STALLS
TRAILER PARKING:	301 STALLS

PROPOSED OVERALL SITE PLAN

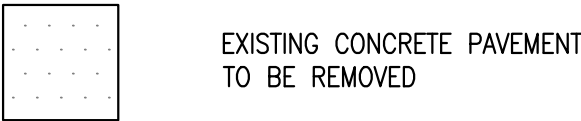
	JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	OVERALL SITE PLAN							
		KETONE BUSINESS CENTER – LOT 5							
		ROCK CREEK INDUSTRIAL, LLC							
		JOLIET, ILLINOIS							
F244r.02		1" = 80'		C2		1	PERMIT SET		6/9/25
						No.	Description		Date

C3.0	1" = 40'	F244r.02	 JACOB & HIEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhiefner.com	EXISTING CONDITIONS AND DEMOLITION PLAN					
				KETONE BUSINESS CENTER – LOT 5					
				ROCK CREEK INDUSTRIAL, LLC					
				JOLIET, ILLINOIS					
							1	PERMIT SET	6/9/25
						No.	Description	Date	

MATCH LINE - SEE SHEET C3.0

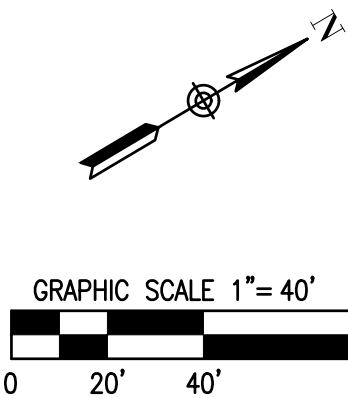


DEMOLITION LEGEND:



DEMOLITION NOTES:

SEE SHEET C3.0 FOR ALL DEMOLITION NOTES.



EXISTING CONDITIONS AND DEMOLITION PLAN - PROPOSED LOT 12

EXISTING CONDITIONS AND DEMOLITION PLAN					
KETONE BUSINESS CENTER – LOT 5					
ROCK CREEK INDUSTRIAL, LLC					
JOLIET, ILLINOIS					
F244r.02		1 PERMIT SET		No.	6/9/25
C2		Description		Date	
C3.1					

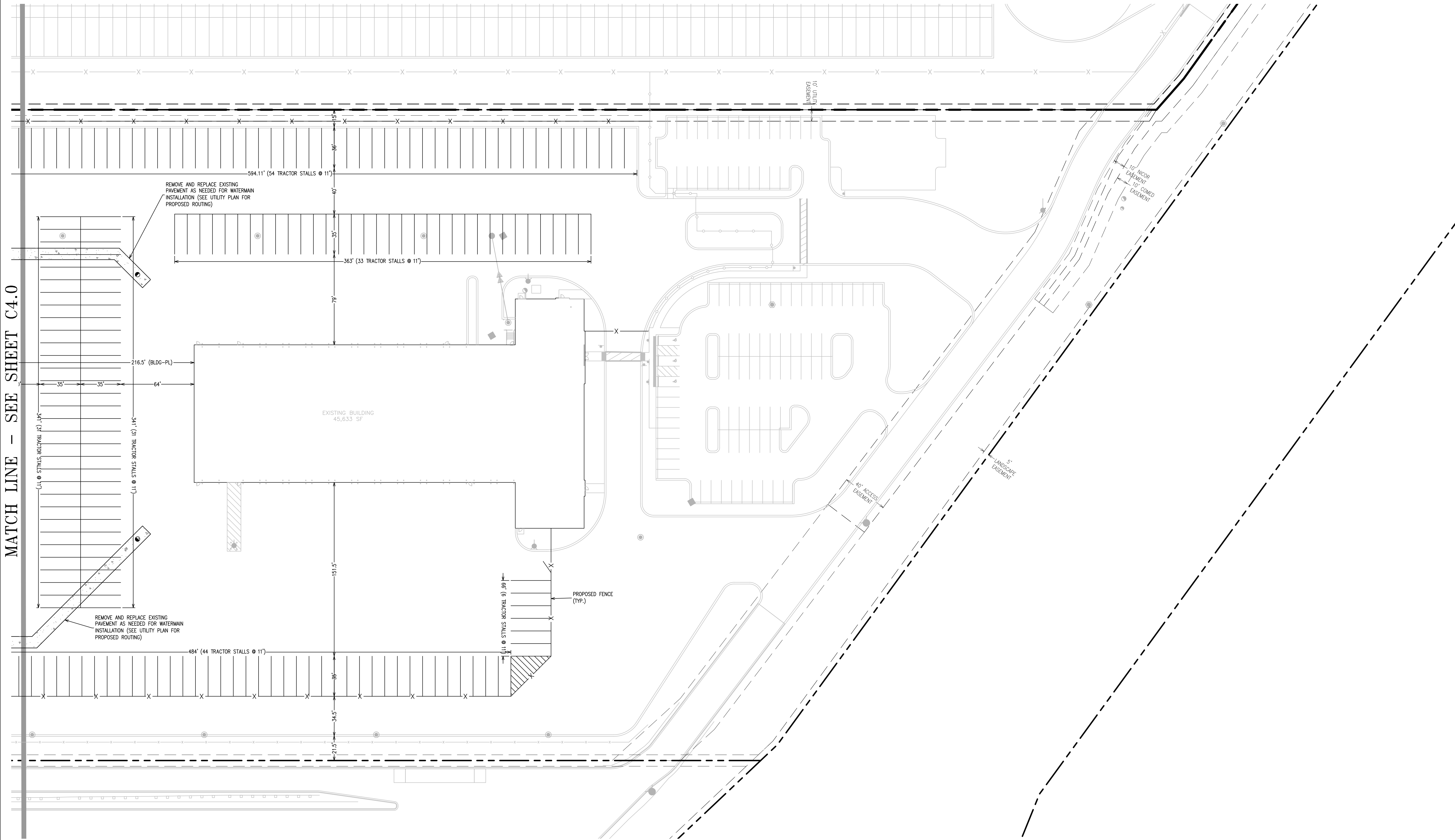
GEOMETRIC NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 4' UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
4. ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
5. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
7. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
8. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

0 20' 40' 80'

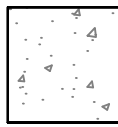
C4.0	1" = 40'	F244r.02
 JACOB & HEFNER <i>ASSOCIATES</i> 1333 Butterfield Rd., Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com		
No. Description Date DIMENSIONAL CONTROL AND PAVING PLAN KETONE BUSINESS CENTER – LOT 5 ROCK CREEK INDUSTRIAL, LLC JOLIET, ILLINOIS		
1 PERMIT SET 6/9/25		

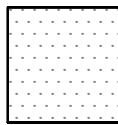
MATCH LINE – SEE SHEET C4.0

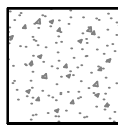


PROPOSED PAVEMENT MARKING REVISIONS - LOT 12

PAVEMENT HATCH LEGEND:

- 

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- 

LIGHT DUTY CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- 

SIDEWALK PAVEMENT
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

CURB LEGEND:

- 

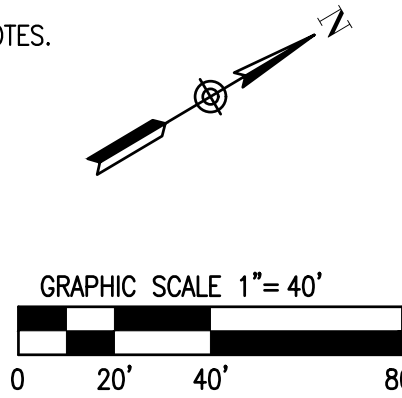
B6.12 CURB AND GUTTER
- 

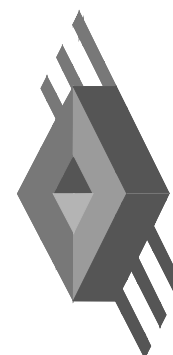
REVERSE PITCH B6.12 CURB AND GUTTER
- 

DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:

SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.



	F244r.02			JACOB & HIEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com			DIMENSIONAL CONTROL AND PAVING PLAN					
	1" = 40'						KETONE BUSINESS CENTER – LOT 5					
	C4.1						ROCK CREEK INDUSTRIAL, LLC					
							JOLIET, ILLINOIS					
			No.			1			PERMIT SET	6/9/25		
			Description						Date			

SITE PLAN FROM ORIGINAL SITE DEVELOPMENT PERMIT



1152 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
PHONE 630.773.8363
FAX 630.773.8365

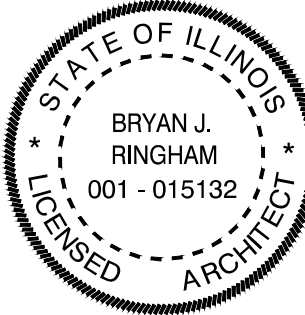
ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LAND PLANNERS

GENERAL NOTES:

1. DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR DIMENSIONAL CONTROL, PLAN, SITE GRADES, STORM DRAINAGE, UTILITIES, DIMENSIONS, AND BEARING ANGLES. FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.
3. CONTRACTOR TO INSTALL SIGNAGE FOR ACCESSIBLE PARKING PER CITY AND STATE STANDARDS. ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER.
4. KNOX BOX/KEY BOX LOCATION TO BE FIELD VERIFIED AND COORDINATED WITH THE LOCAL FIRE DEPARTMENT PRIOR TO BUILDING OCCUPANCY. HEIGHT ABOVE FINISH GRADE TO BE 55'-45" (UNIVERSAL KEY ACCESS TO ALL AREAS).

IMPACT LOADS/STAIR NOTES:

1. ALL STAIRWAYS, PLATFORMS AND LANDINGS SHALL BE ADEQUATE TO SUPPORT A LIVE LOAD OF 100 LBS. PER SQUARE FOOT AND A CONCENTRATED LOAD OF 300 LBS.
2. ALL HANDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION.
3. ALL GUARDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP MEMBER.
4. THE INFILL AREA OF A GUARDRAIL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR A HORIZONTAL CONCENTRATED LOAD OF 200 LBS. APPLIED ON A 1" SQUARE FOOT AREA AT ANY POINT IN THE SYSTEM.
5. ALL MEANS OF EGRESS STAIRWAYS ARE NOT TO BE LESS THAN 44" IN WIDTH. RISER HEIGHT SHALL BE 4" MIN. - 7" MAX. TREAD DEPTH SHALL BE 11" MIN. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE GREATER THAN 1/2". BEVELING OF NOSING SHALL NOT BE GREATER THAN 1/2". THE STAIR RISER SHALL BE SOLID AND SLOPED SUCH THAT THE LEADING EDGE OF THE TREAD SHALL NOT PROJECT MORE THAN 1" OVER THE TREAD BELOW AND THE SLOPE SHALL NOT BE OF AN ANGLE GREATER THAN 30° FROM THE VERTICAL. HANDRAILS SHOULD BE PROVIDED ON BOTH SIDES AND SHALL CONFORM TO ALL CURRENT CODES.
6. THE HANDRAIL HEIGHTS ARE TO BE 34"-38". FIELD VERIFY HANDRAILS ARE RETURNED TO A POST OR WALL.
7. ALL RAILING CONSTRUCTION & DIMENSIONAL DETAIL SHALL COMPLY WITH APPLICABLE CODES.



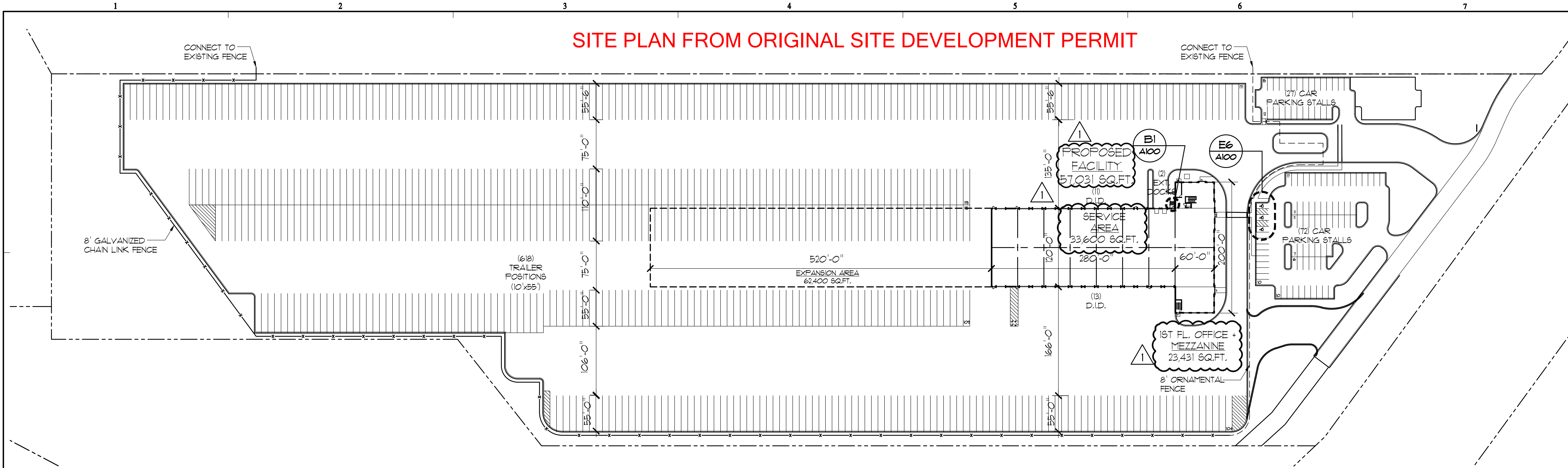
	12/2/2022	ISSUED FOR CONSTRUCTION
–	10/7/2022	ISSUED FOR PERMIT
no.	date	revision description

date: 5/9/2022
drawn: DMS
checked: MJB

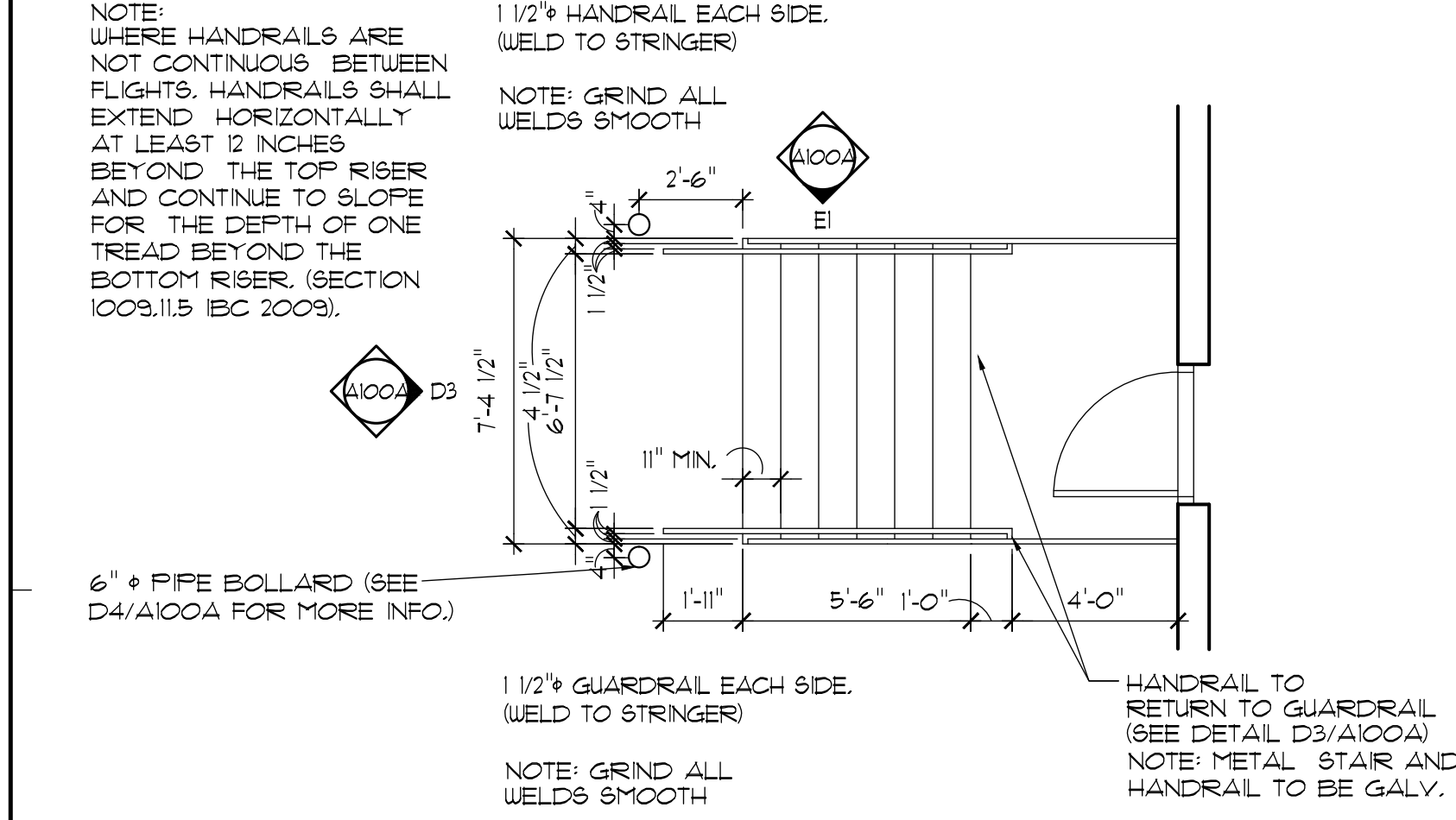
SPECULATIVE FACILITY
KETONE BUSINESS CENTER, LOT 5
JOLIET, ILLINOIS

SITE PLAN & DETAILS

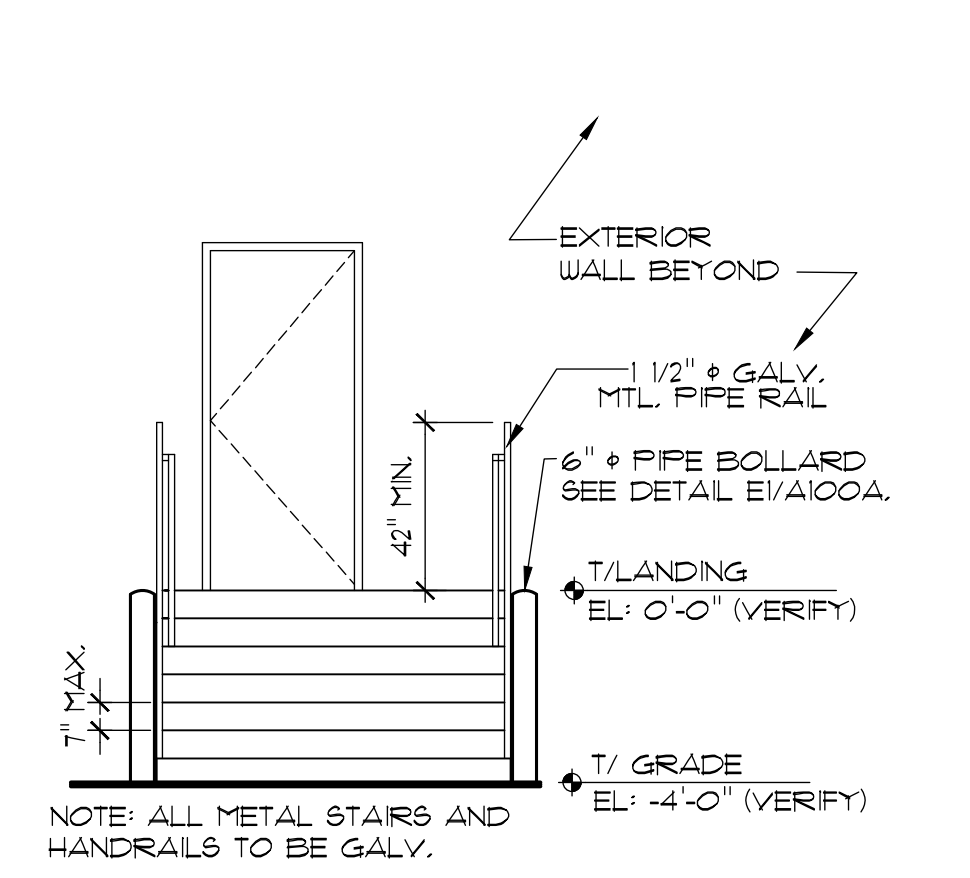
job no. 21424
sheet no. A100



C1 SITE PLAN
SCALE: 1" = 30'-0"

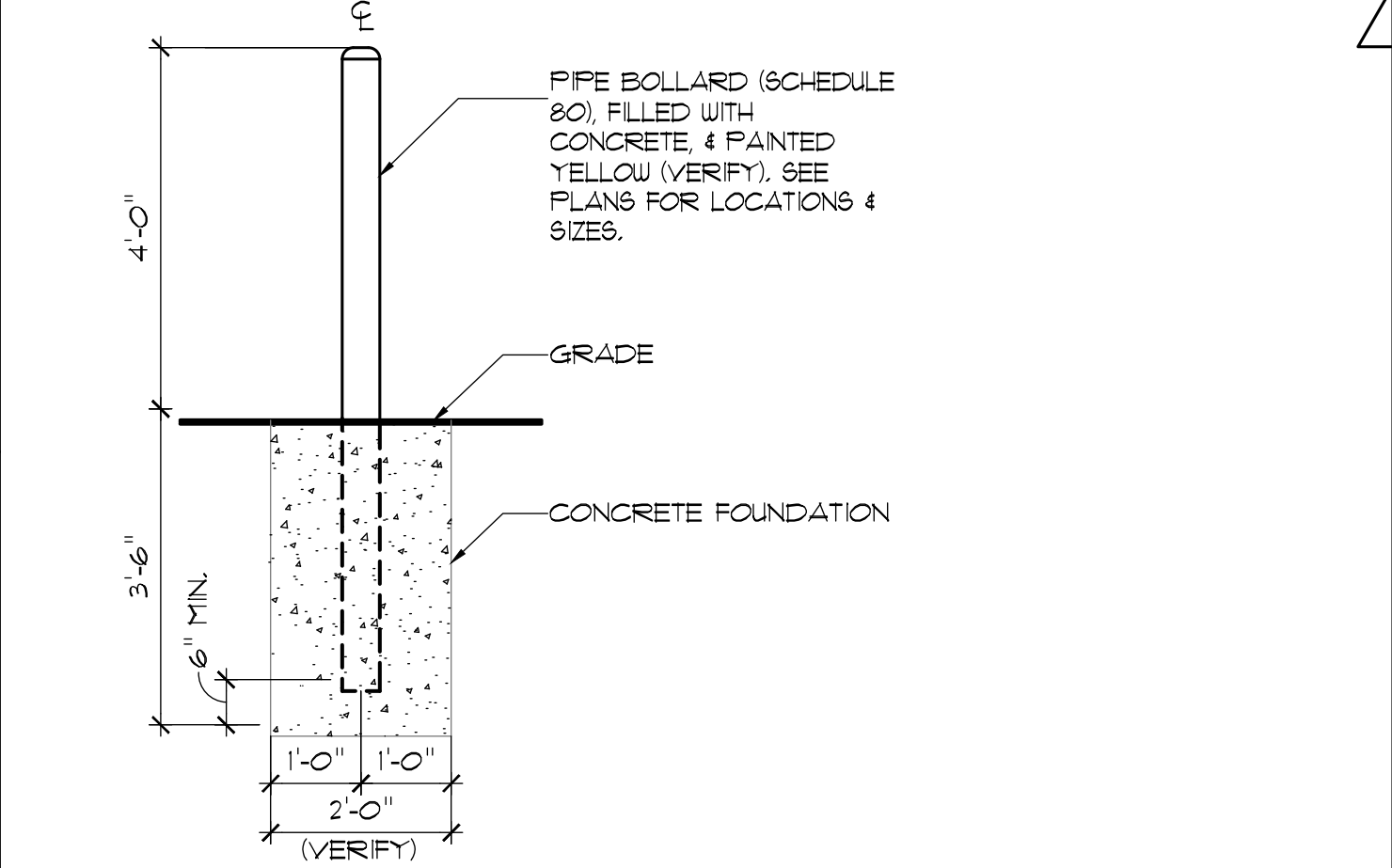


D1 EXTERIOR STAIR PLAN
SCALE: 1/4" = 1'-0"

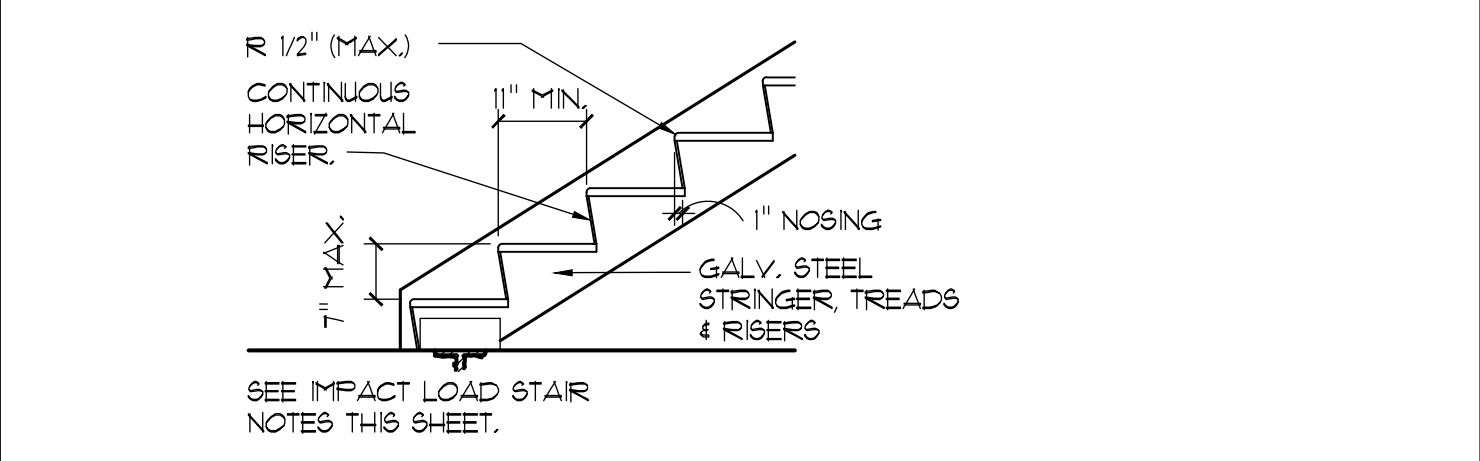


D3 EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"

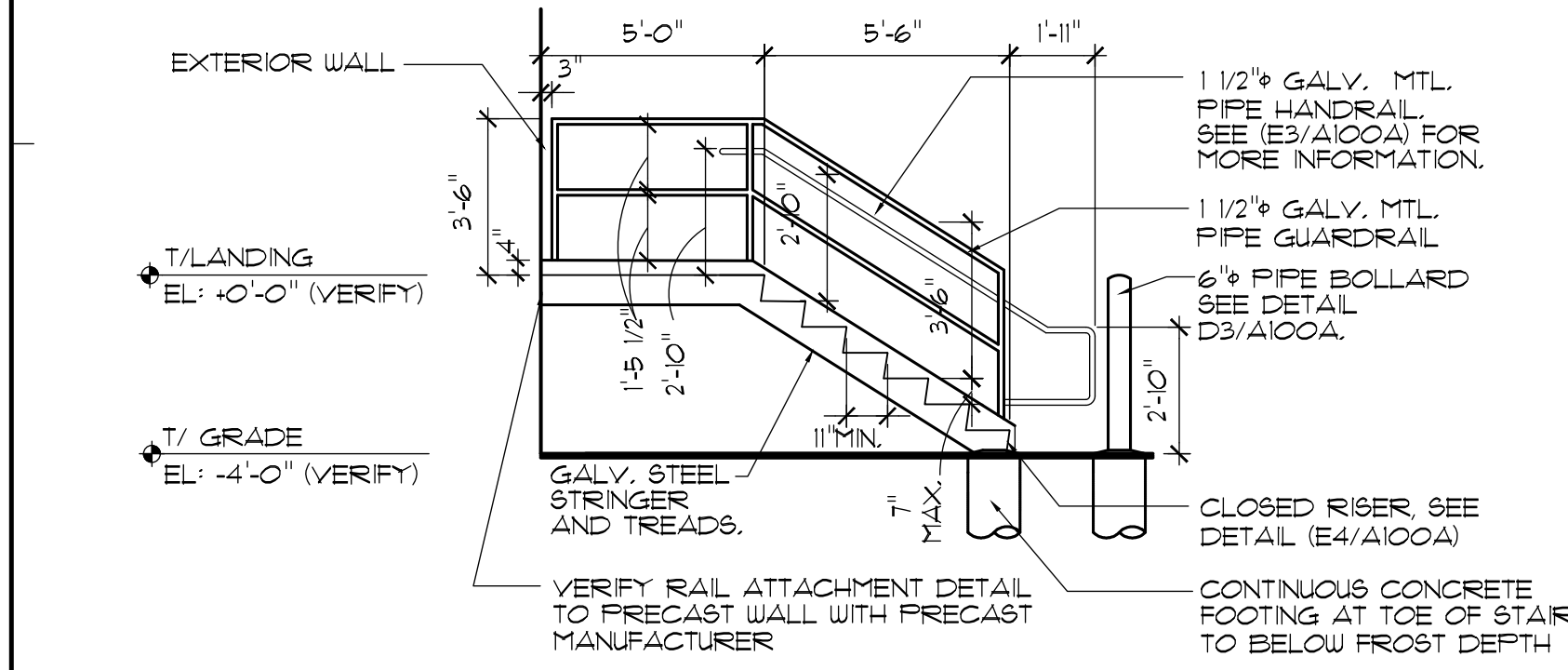
SITE/BUILDING DATA:	
SITE DATA	QUANTITY
TOTAL SITE AREA: (25.3 ACRES)	1,102,396 SQ. FT.
F.A.R.	.04
BUILDING DATA	
TOTAL BUILDING AREA	57,031 SQ. FT.
EXTERIOR DOCKS:	2 DOCKS
DRIVE-IN-DOORS:	24 DOORS
CAR PARKING:	99 CARS
TRAILER POSITIONS:	618 POSITIONS



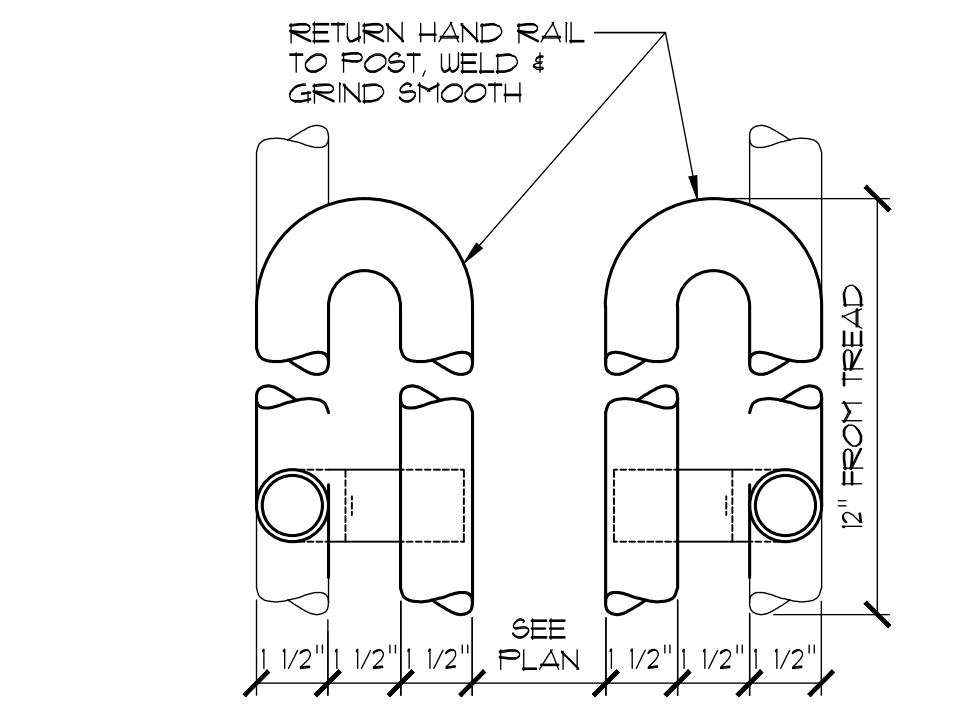
D4 PIPE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



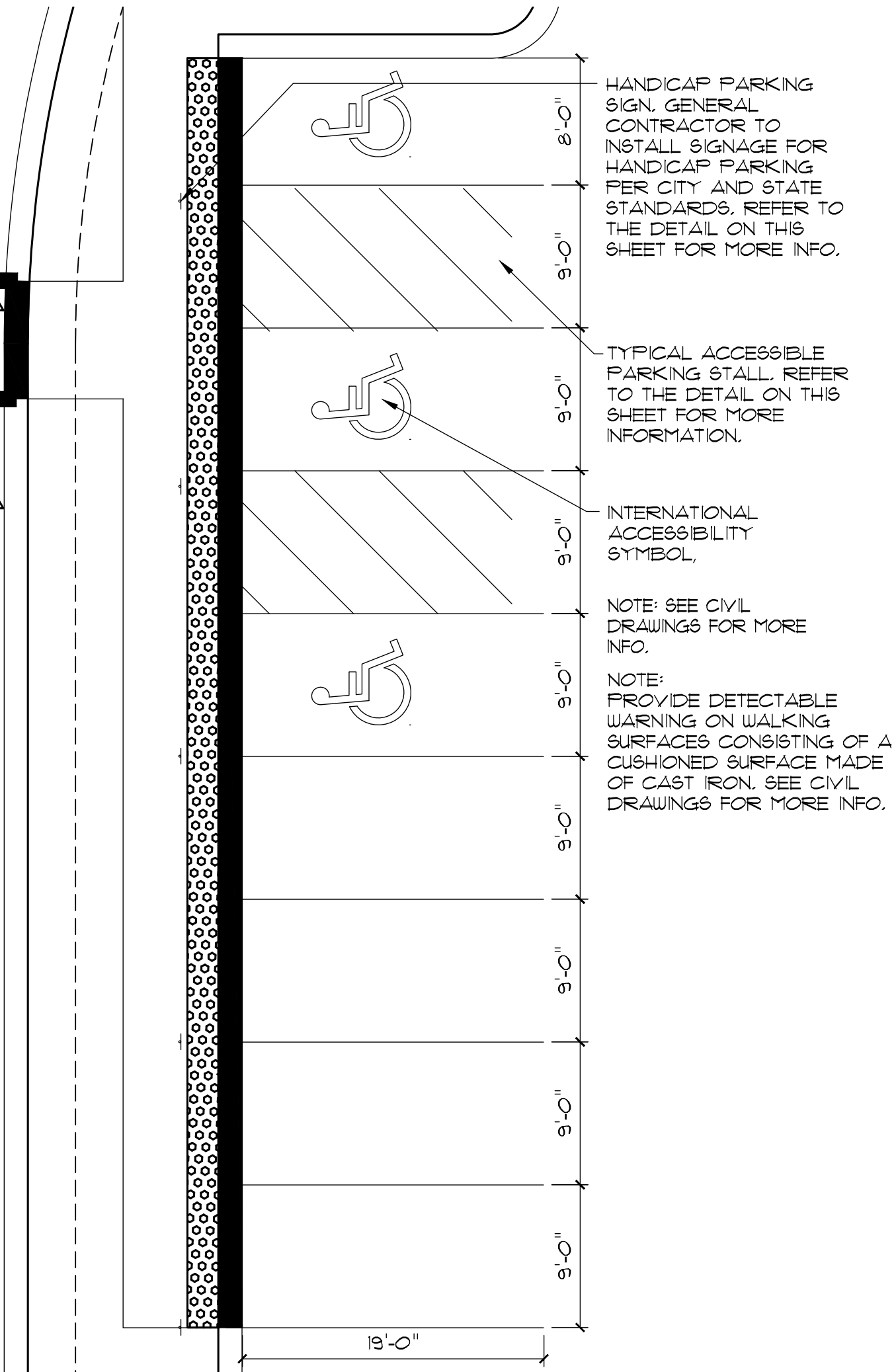
E4 STAIR DETAIL
SCALE: 1/2" = 1'-0"



E1 EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"



E3 PIPE RETURN DETAIL
SCALE: 3" = 1'-0"



E6 ACCESSIBLE PARKING PLAN
SCALE: 1/8" = 1'-0"



CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☒ Preliminary Plat
☐ Final Plat
☒ Recording Plat

NAME OF SUBDIVISION: Ketone Business Center Unit 3

NAME OF PETITIONER: Rock Creek Industrial, LLC

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

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 44 S. Vail Avenue, Suite 106

CITY, STATE, ZIP: Arlington Heights, IL 60005

BUSINESS PHONE: 847-924-0485

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: N/A

ADDRESS: N/A PHONE: N/A

OWNER: Rock Creek Industrial, LLC

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106 PHONE: 847-924-0485

CITY, STATE, ZIP: Arlington Heights, IL 60005

CELL #: 847-924-0485 E-MAIL: _____

ENGINEER: Jacob & Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4630

LAND SURVEYOR: Jacob & Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4630

ATTORNEY: KGG, LLC

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

LEGAL DESCRIPTION OF PROPERTY: Lot 5 in Ketone Business Center Unit 3 Subdivision, being a resubdivision of Lot 5

in Ketone Business Center Unit 2 Subdivision recorded as document R2018070932, being a Subdivision of part of Lots 11, 12, 13

and 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 Sections 25, 26, 35 and 36, in Township 35 North, Range 9 East of the Third Principal Meridian, according to the plat

of said Ketone Business Center Unit 3 recorded November 17, 2021 as document R2021125533, in Will County, Illinois.

COMMON ADDRESS: 3350 Channahon Road, Joliet, IL 60436

PERMANENT INDEX NUMBER (Tax No.): 05-06-36-101-001-0000

SIZE: 27.232 acres

NO. OF LOTS: 2

PRESENT USE: Industrial EXISTING ZONING: I-2

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

East: Industrial

West: Vacant

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? No

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

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: Ordinance No. 18423: a SUP to allow a trucking facility that

includes long term cargo container & chassis storage and stacking (not to exceed three high); Ordinance No. 18558: a SUP to allow sales of new and used trucks and associated equipment; Ordinance No. 18117: a SUP to allow a truck parking and maintenance facility or truck terminal; Petition 2020-26: a variation to allow a tractor-trailer parking & storage area

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: 05-06-35-201-008-0000

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 SCHUMACHER, 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: JUNE 5, 2025 Kyle Schumacher
Petitioner's Name

Subscribed and sworn to before me this 5th day of June, 20 25
Kathleen Dawn Colias 10/1/2028
Notary Public My Commission Expires:



PRINT

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:

3350 Channahon Road, Joliet, IL 60436

PIN(s): 05-06-36-101-001-0000

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

Rock Creek Industrial, LLC, 44 S Vail Ave, Suite 106, Arlington Heights, IL 60005

See attached for ownership detail.

E-MAIL: kschuhmacher@ketonepartners.com FAX: N/A

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

N/A

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 Schuhmacher

DATE: JUNE 5, 2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Kyle Schuhmacher, Manager, Rock Creek Industrial, LLC, 847-924-0485

**City of Joliet
Resubdivision
Property Ownership Disclosures**

Rock Creek Industrial, LLC (Owner) 44 S Vail Avenue, Arlington Heights, IL 60005 FEIN: 92-0856565	
Amstar-Ketone 1, LLC FEIN: 92-0843437 100.00% Member of Rock Creek Industrial, LLC	
<u>Amstar-326, LLC</u> a Colorado Limited Liability Company FEIN: 82-1715000 Percentage Interest in Property: 90.00% 90.00 % member of Amstar-Ketone 1, LLC	<u>Ketone Joliet 1, LLC</u> an Illinois Limited Liability Company FEIN: 92-0870190 Percentage Interest in Property: 10.00% 10.00% (managing) member of Amstar-Ketone 1, LLC
<u>Amstar America, LLC</u> a Delaware Limited Liability Company FEIN: 82-1715000 Percentage Interest in Property: 90.00% Sole member of Amstar-326, LLC	<u>Kyle Schuhmacher</u> Phone: 847-924-0485 Percentage Interest in Property: 5.10% 51.00% member of Ketone Joliet 1, LLC
<u>The Aspen Trust Dated November 28, 2017</u> a Nevada Trust FEIN: 82-6734071 Percentage Interest in Property: 89.55% 99.50% member of Amstar America, LLC	<u>Underground Holdings, LLC</u> an Illinois Limited Liability Company FEIN: 85-3106023 Percentage Interest in Property: 4.90% 49% member of Ketone Joliet 1, LLC
<u>Arboreta Management Corporation</u> a Nevada Corporation Trustee of The Aspen Trust Dated November 28, 2017 FEIN: 81-4629489	<u>Ozinga Ventures, LLC</u> an Illinois Limited Liability Company FEIN: 83-3157997 Percentage Interest in Property: 4.90% 100.00% Member of Underground Holdings, LLC
<u>Edward J. Kerzner</u> President and Director of Arboreta Management Corporation (Trustee)	