

STAFF REPORT

DATE: July 8, 2025
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2025-25
Applicant: Ketone Acquisitions, LLC
Status of Applicant: Property owner
Location: 3050 Channahon Road (Council District #5)
Request: A Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks

Purpose

The applicant is requesting a special use permit to allow the sales and maintenance of new and used commercial vehicles, including semi-trailer trucks, in the I-2 (general industrial) zoning district at 3050 Channahon Road.

Truck, trailer, and vehicle sales are a special use in the B-3 (general business) zoning district. The City of Joliet Zoning Ordinance allows B-3 uses as special uses in the I-2 (general industrial) zoning district when authorized by two-thirds majority vote of the City Council. Per Section 47-14.3 (D), the uses shall be granted only when they will not be adversely affected by their location within industrial districts and when they will not interfere with the orderly and economic development of the remaining portions of the industrial districts.

Site Specific Information

The subject site is Lot 11 in the Ketone Business Center Resubdivision of Lot 3, which was recorded in 2023. 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 at the southeast corner of the intersection of Channahon Road and Houbolt Road and is currently undeveloped. The lot is 18.5 acres but only has around 5 acres of buildable area due to the stormwater easements on the north and south portions of the site. The lot also contains the private access road that serves the Ketone lots east of Houbolt Road. The interior road has two access points, one on Channahon Road and one on Houbolt Road, and will not be modified with the proposed development.

In May 2019, City Council approved a special use permit (Ordinance #17956) to allow a truck and travel fueling center at 3100 Channahon Road, which at the time was Lot 3 in Ketone Business Center Unit 2 Subdivision. In June 2021, City Council approved a special use permit (Ordinance #18240) to allow a tire repair and sales center for Cassidy Tire on Lot 3 in addition to the fueling center. Following this approval, in 2022 the property owner subdivided Lot 3 to separate the Cassidy Tire development (now Lot 10) from the subject site (Lot 11). The owner has continued to market Lot 11 for a travel and fueling center but does not believe they will find a suitable user for this type of development.

Surrounding Zoning, Land Use and Character

The property is located within the Ketone Business Center industrial park, which is zoned I-2 (general industrial). The east side of the subdivision, where the subject site is located, contains a tire repair and sales facility, a trucking company, and a trailer rental facility. The west side of the subdivision contains distributions centers, a truck equipment rental business, and a ready-mix concrete plant and aggregate yard. The subject site is adjacent to industrial uses within Ketone subdivision on the east and south, and is adjacent to the Houbolt Road right-of-way on the west. To the north across Channahon Road are a transportation company zoned I-2 (general industrial) and a residential lot within unincorporated Will County zoned County R-2 (single-family residence).

Applicable Regulations

- | | |
|------------------------|--|
| • Section 47-13.2A (G) | Special Uses – B-3 (General Business) District |
| • Section 47-14.3 (D) | B-3 Uses within the I-2 District |
| • Section 47-5.2 (C) | Criteria for issuance of a Special Use Permit
(refer to attachment) |

Discussion

The petitioner and property owner, Ketone Acquisitions LLC, is requesting a special use permit to allow the sales of new and used commercial vehicles including trucks within an existing industrial subdivision. The proposed development would occupy 5.4 acres on Lot 11. The conceptual site plan shows that the development would contain a 24,750-square-foot office and repair building with 8 dock doors on each side. The surrounding paved parking area would contain employee parking, around 14 trailer spaces, and around 27 tractor spaces. The specific user is unknown at this time but the petitioner states they have had interest from several groups. The main sales product would be semi-tractors but sales could also include semi-trailers, construction equipment, and other commercial vehicles. The onsite repair services would be limited to the fleet-owned trucks and would not be open to the public.

Access to the site would be from the existing private driveway along the east side of the subject site. This existing access road would not be changed or expanded as part of this request. No additional access points to Channahon Road (Route 6) or Houbolt Road are requested. There are no additional public improvements required with the development of this lot. Staff is not requiring a traffic impact study for the proposed use.

The development would be required to comply with the City's Zoning Ordinance requirements, including but not limited to the Landscape and Screening Regulations and the Non-Residential Design Standards. The existing stormwater areas within the onsite easements will remain and will not be modified.

Staff finds that the request meets the following special use criteria: the establishment and operation of the special use will not be detrimental to public health and safety nor will it impede the normal and orderly development and improvement of the surrounding property. The proposed use will be similar to the existing transportation-related uses within the subdivision. Adequate utilities, access roads, and drainage are provided within the subdivision. The site has ingress and egress via the existing private access road.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow the sales, leasing, rental, and maintenance of new and used commercial vehicles including semi-trailer trucks, located at 3050 Channahon Road, the following conditions would be included:

1. That a landscape plan that meets City Ordinance shall be submitted as part of the building permit plan set;
2. That the development shall comply with the City's Non-Residential Design Standards;
3. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Lot 11 in Ketone Business Center Resubdivision of Lot 3, view southeast from the intersection of Channahon Road and Houbolt Road (June 2023)

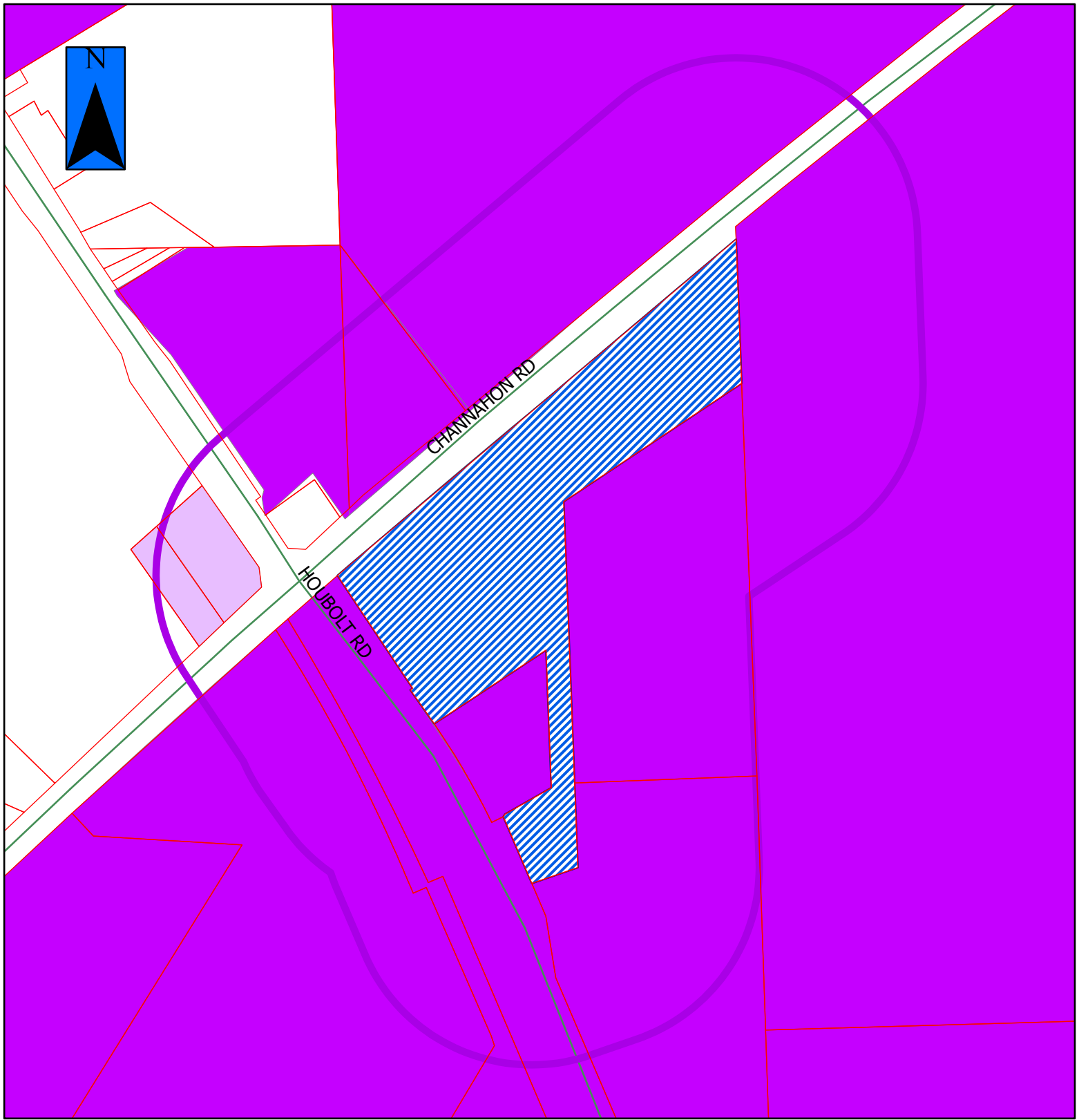


Figure 2: Entrance off Channahon Road on the east side of Lot 11, view south from Channahon Road (October 2022)



Figure 3: Subject lot within the Ketone Business Center subdivision (2025)



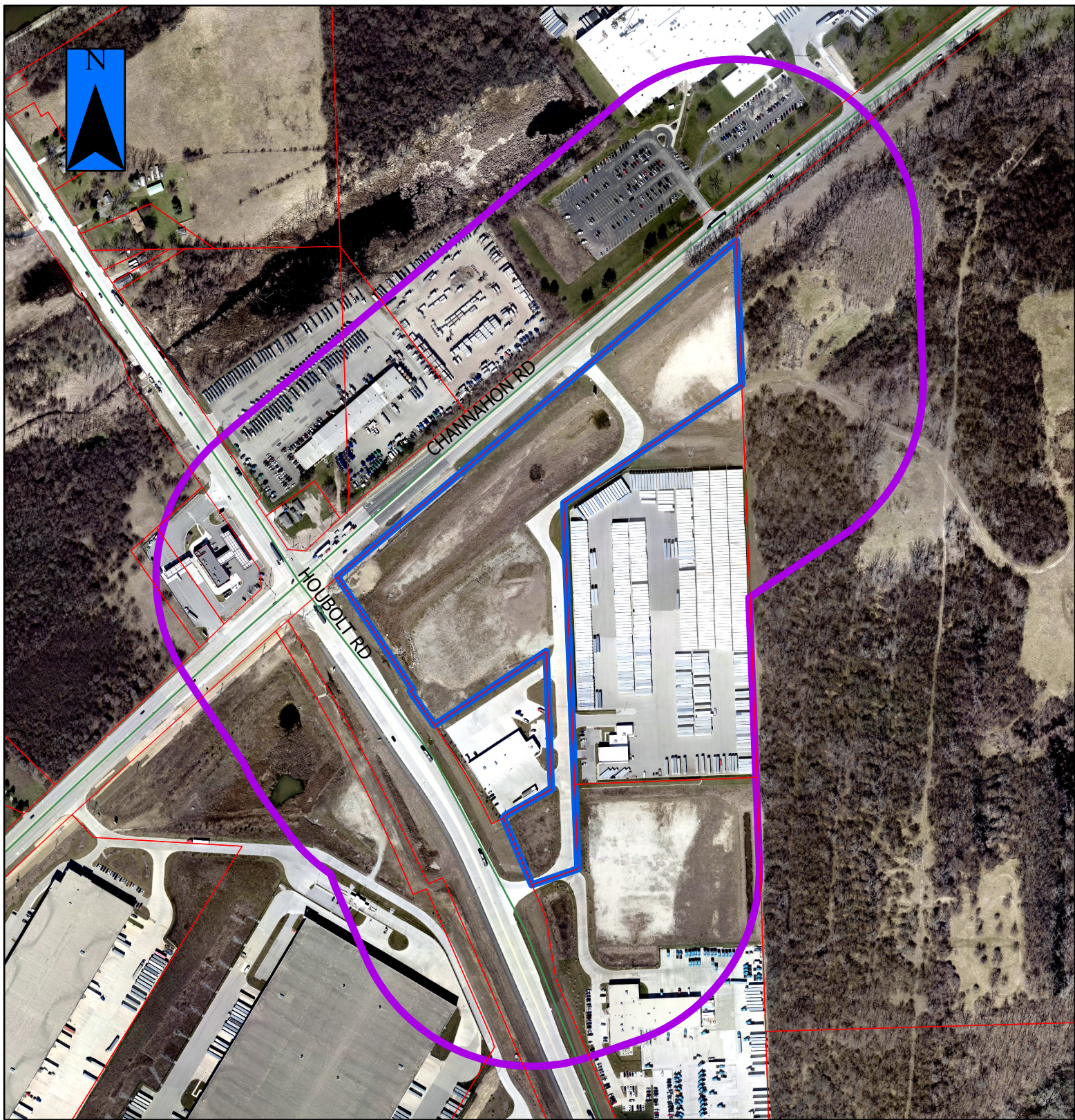


2025-25



 = 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



2025-25a



= Property in Question / Propiedad en cuestión



= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Conceptual Site Plan



DATA:

SITE AREA:	± 236,018	SQ.FT.
	5.41	ACRES
BUILDING AREA (GROSS):	24,750	SQ.FT.
TRACTOR POSITIONS:	27	TRACTORS
TRAILER POSITIONS:	30	TRAILERS
CAR PARKING:	47	CARS
DRIVE IN DOORS:	16	DOORS

1 SITE PLAN
SCALE: 1" = 40'



1 SITE PLAN
SCALE: 1" = 100'



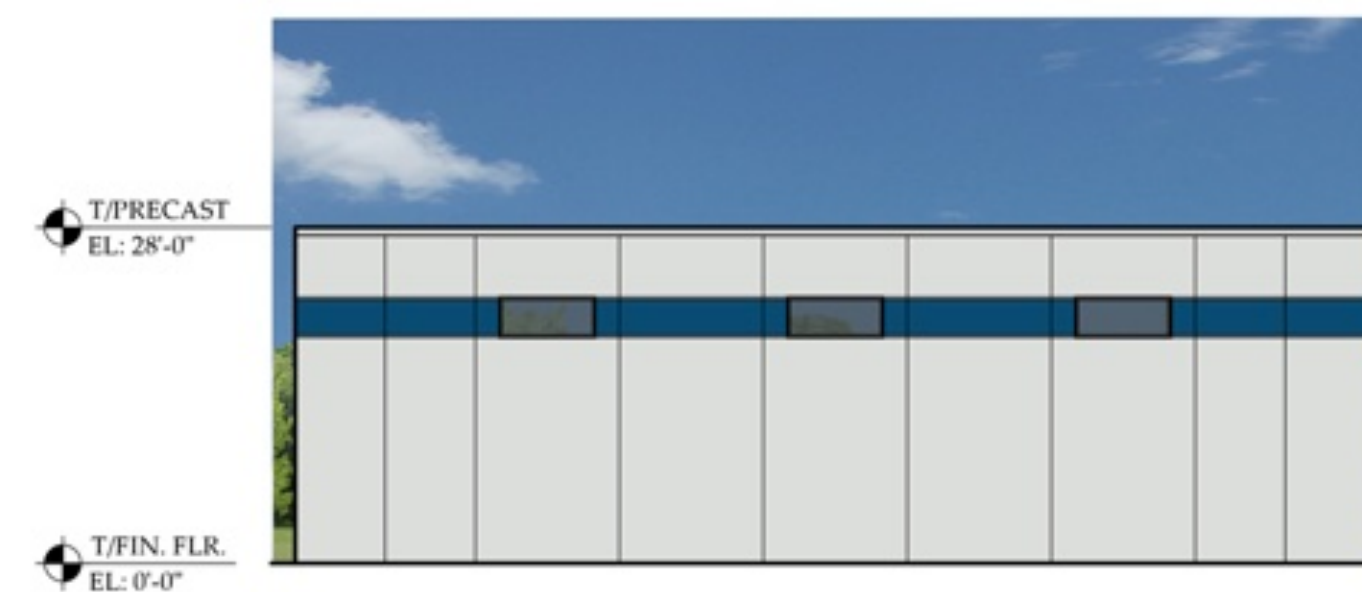
4 NORTH ELEVATION
SCALE: 1/16" = 1'



2 WEST ELEVATION
SCALE: 1/16" = 1'



3 SOUTH ELEVATION
SCALE: 1/16" = 1'



1 EAST ELEVATION
SCALE: 1/16" = 1'

	ACCENT COLOR: SHERWIN WILLIAMS DIGNITY BLUE SW6804
	DARK FIELD COLOR: SHERWIN WILLIAMS WEB GRAY SW 7075
	MEDIUM FIELD COLOR: SHERWIN WILLIAMS ONLINE SW7072
	LIGHT FIELD COLOR: SHERWIN WILLIAMS SITE WHITE SW7070

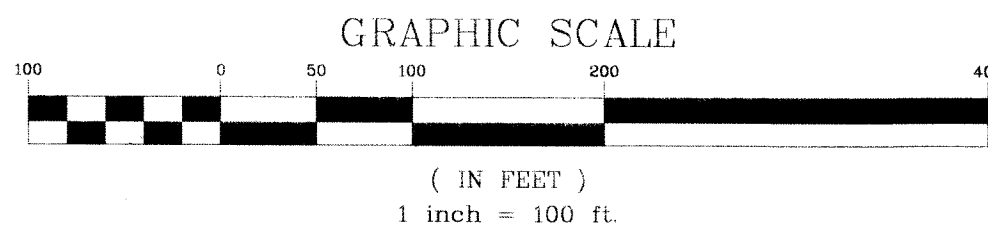
Record Plat from 2023

RECORDING PLAT

OF

KETONE BUSINESS CENTER
RESUBDIVISION OF LOT 3

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

LEGEND

PROPERTY LINE	———
LOT LINE	———
EASEMENT LINE	———
SETBACK LINE	———
B.S.L.	BUILDING SETBACK LINE
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION
L.S.E.	LANDSCAPING EASEMENT

OWNER
KETONE ACQUISITIONS, LLC
44 S VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-440-4850

DEVELOPER
KETONE ACQUISITIONS, LLC
44 S VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-440-4850

MUNICIPALITY
CITY OF JOLIET
150 WEST WASHINGTON STREET
JOLIET, IL 60432

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

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

AREA TABLE

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

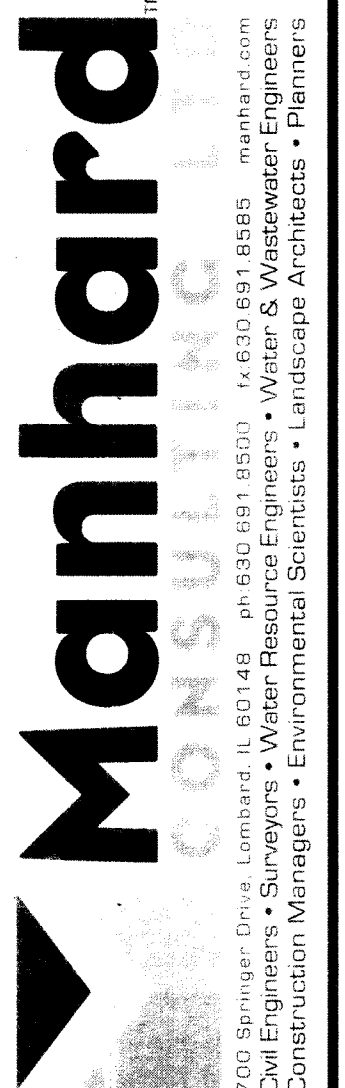
EXISTING P.I.N.

05-06-25-301-005

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- EXISTING OFF-SITE MONUMENTATION (SECTION CORNERS) HAS BEEN SHOWN HEREON BASED ON PRIOR SURVEYS AND RECORDED PLATS AND HAS NOT BEEN VERIFIED FOR THIS SUBDIVISION.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDED OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

R2023005355
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
02/01/2023 02:59:39 PM
REC FEE: \$6.00
IL RENTAL HSG: 9.00
PAGES: 3
LEH



KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3

CITY OF JOLIET, ILLINOIS

RECORDING FINAL PLAT OF SUBDIVISION

PROJ. MGR. TJM
PROJ. ASSOC. TJM
DRAWN BY. MGS
DATE: 06/16/22
SCALE: 1"=100'

SHEET

1 OF 2

FIDJ03

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS
PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 3080 Channahon Road

PETITIONER'S NAME: Ketone Acquisitions, LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106, Arlington Heights, IL ZIP CODE: 60005

PHONE: (Primary) 847-924-0485 (Secondary) N/A

EMAIL ADDRESS: kschuhmacher@ketonepartners.com FAX: N/A

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Ketone Acquisitions, LLC

HOME ADDRESS: N/A ZIP CODE: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106, Arlington Heights, IL ZIP CODE: 60005

EMAIL ADDRESS: kschuhmacher@ketonepartners.com FAX: N/A

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone*):

N/A

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-25-301-008-0000 ;
_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

See attached.

LOT SIZE: WIDTH: N/A DEPTH: N/A AREA : 18.534 acres

PRESENT USE(S) OF PROPERTY: Vacant land

PRESENT ZONING OF PROPERTY: I-2

SPECIAL USE REQUESTED: To allow for the sales, leasing, rental and maintenance of new and

used commerical vehicles and equipment, including outdoor display and storage of vehicles

(which shall include, but not be limited to, semi-trucks, tractors and trailers)

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

This will be an amenity for the transportation and logistics users in the area. We do not anticipate that the establishment, maintenance or operation of the special use will negatively affect the public health, safety, morals, comfort or general welfare.

2. How will the special use impact properties in the immediate area?

The special use will have little to no negative impact to properties in the immediate area as it is consistent with other surrounding uses.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the use does not impede the normal/orderly development/improvement of surrounding property.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, the plan has been prepared according to City of Joliet requirements and includes adequate utilities, access roads and drainage.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes, an interior connector road between Route 6 and the Houbolt Road extension was constructed to provide access to the site.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the use conforms to the applicable land use regulations. No, it does not violate any other applicable law, ordinance or regulation.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

There has not been any denial of any prior application for a SUP for the site. A SUP for a truck & travel fueling center was approved on 5/21/19.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, KYLE SCHUMACHER, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Kyle Schumacher

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me

this 5th day of June, 2025

Kathleen Dawn Colias



Legal Description:

Lot 11 in Ketone Business Center Resubdivision of Lot 3, according to the plat thereof recorded February 1, 2023, as Document No. R2023005355, in Will County, Illinois, being a resubdivision of Lot 3 in Ketone Business Center Unit 2 Subdivision, 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 thereof recorded October 9, 2018, as Document No. R2018070932, in Will County, Illinois.

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:

3080 Channahon Road

PIN(s): 05-06-25-301-008-0000

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 Partners, LLC, 44 S Vail Avenue, Suite 106, Arlington Heights, IL 60005

(100% Member of Ketone Acquisitions, LLC)

Kyle Schuhmacher (Manager) Cell phone: 847-924-0485

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, Ketone Acquisitions, LLC, 847-924-0485

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		