

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

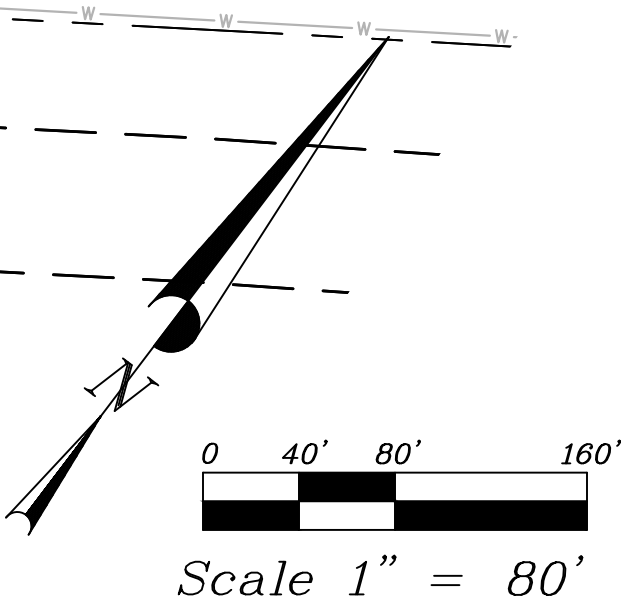
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

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

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

OWNER:
ECOLAB PRODUCTION, LLC
ZONED: I-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:
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 - THERE MAY BE ADDITIONAL TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - IN ACCORDANCE WITH CHANGE 765 ILCS SECTION 205/1 8"x24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
 - FLOODPLAIN LIMITS SHOWN HEREON ARE SUBJECT TO MAP INTERPRETATION AND SCALING ERRORS.
 - EXISTING ZONING: I-2 (GENERAL INDUSTRIAL)
 - FUTURE DEVELOPMENT WILL MEET REQUIREMENTS OF CITY DESIGN STANDARDS & LANDSCAPE ORDINANCES.
 - THE OWNERS OF LOTS 4, 5, 7, 8, 10 & 11 WILL NOT BE RESPONSIBLE FOR THE STORMWATER DETENTION FROM LOT 6.
 - 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

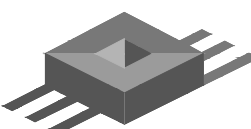
DEVELOPERS
KETONE PARTNERS
44 S. VAIL AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS
PH: 847-440-4850

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

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

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

REVISED: 7/12/22



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

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
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:	