

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
P-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.

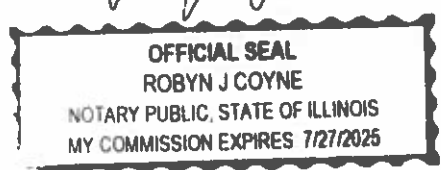
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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 7-27-2025
Notary Public My Commission Expires:



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:

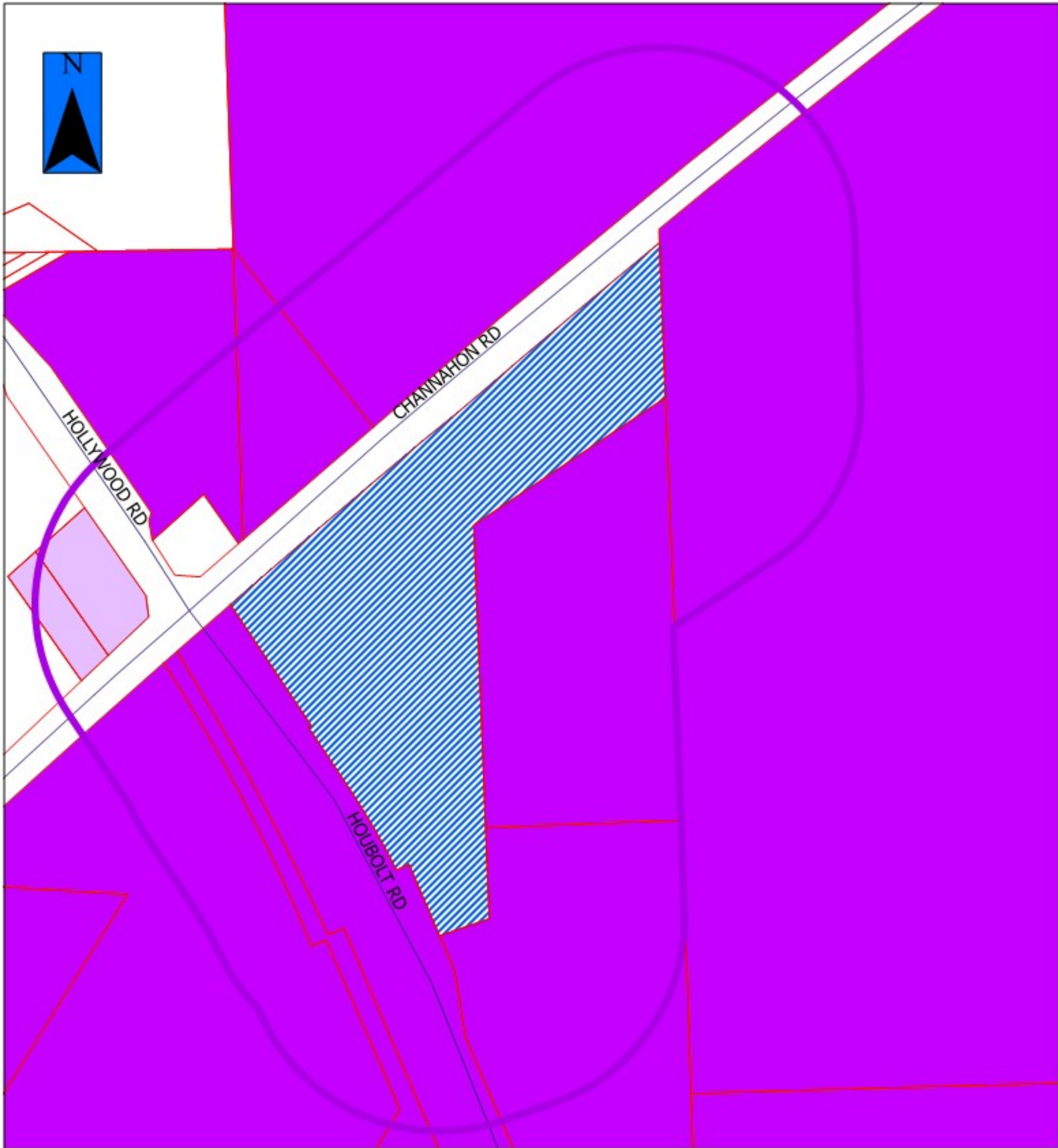
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated 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

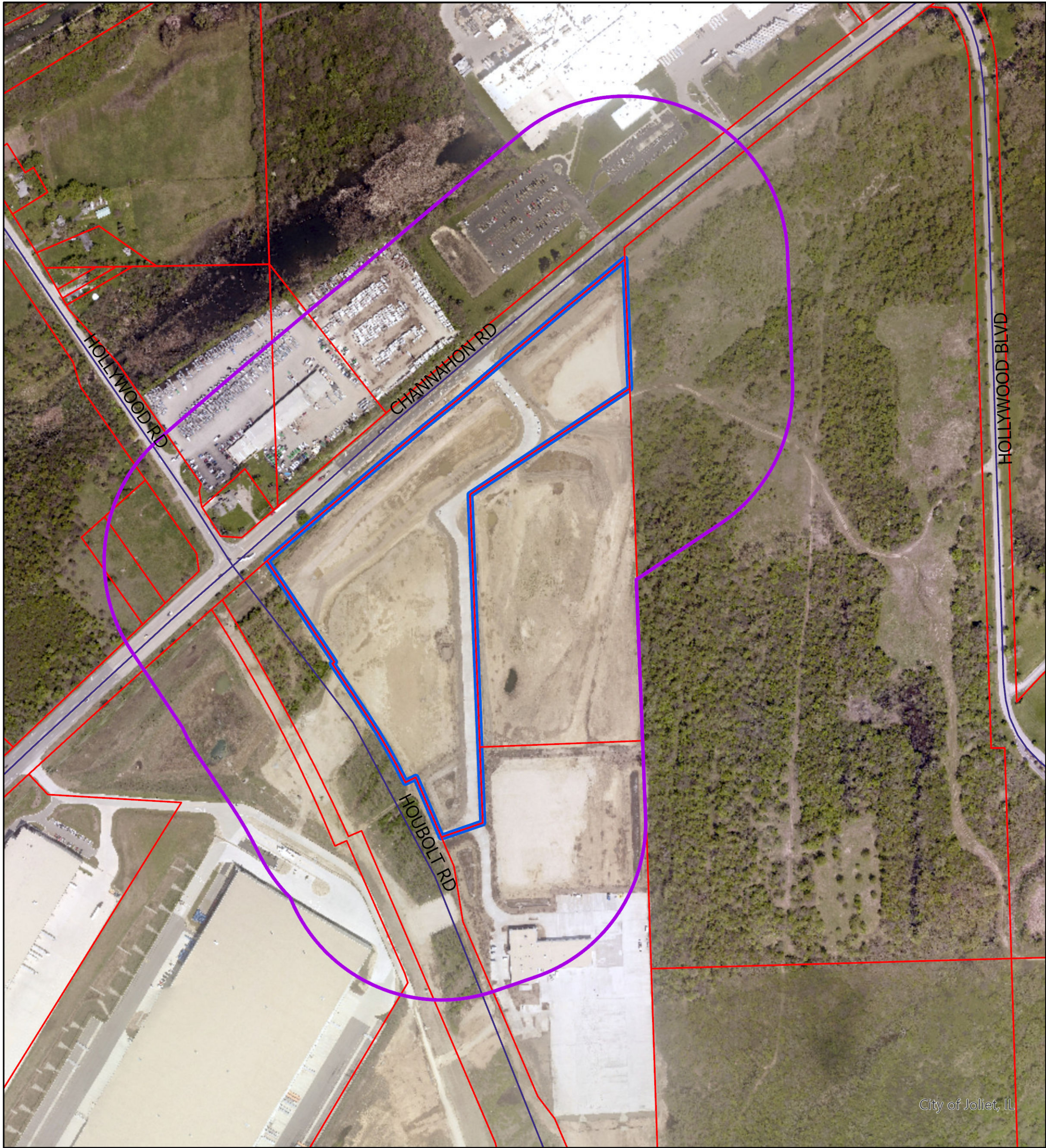
PRINT



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



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

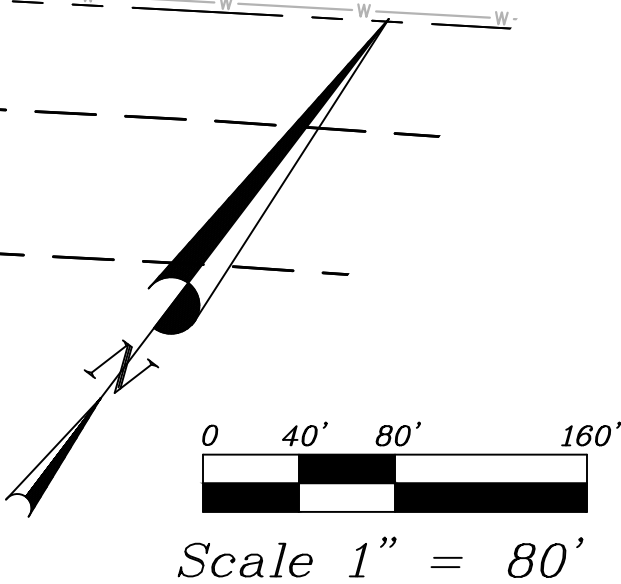
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

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 ("NICOR") 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
NICOR facilities or in, upon or over the property identified on this
plat for utility purposes without the prior written consent of
NICOR. 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.



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