



## Memo

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**File #:** 426-22

**Agenda Date:** 8/16/2022

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**TO:** Mayor and City Council

**FROM:** James V. Capparelli, City Manager

**SUBJECT:**

**Ordinances Associated with Ketone Business Center Resubdivision of Lot 3**

**Ordinance Approving the Preliminary Plat of Ketone Business Center Resubdivision of Lot 3 (P-4-22)**

**Ordinance Approving the Recording Plat of Ketone Business Center Resubdivision of Lot 3 (RP-5-22)**

**BACKGROUND:**

The petitioner, Ketone Acquisitions, LLC, is requesting approval of the Preliminary and Recording Plats of Ketone Business Center Resubdivision of Lot 3, which is located near southeast corner Route 6 and the Houbolt Road bridge intersection. The petitioner is requesting approval of these plats at this time in order to allow the continued industrial development of the Ketone Business Center. Existing zoning is I-2 (general industrial).

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. Special Use Permits were approved for the future fueling center in 2019 and for a Cassidy Tires in 2020. 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.

**PUBLIC HEARING:**

The Plan Commission held a public hearing on this matter on July 21, 2022. Mr. Nathaniel Washburn, KGG, LLC, Attorney, 111 N. Ottawa Street, Joliet, appeared on behalf of the petition. No one appeared in opposition. Minutes of the meeting are attached hereto.

**RECOMMENDATION OF THE PLANNING COMMISSION:**

Mr. Wunderlich moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Ketone Business Center Resubdivision of Lot 3, which passed with six aye votes.

Voting aye were: Dillon, Kella, Cox, Crompton, Wunderlich and Heath.

**RECOMMENDATION OF THE ADMINISTRATION:**

The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopts the following:

1. An Ordinance approving the Preliminary Plat of Ketone Business Center Resubdivision of Lot 3; and,
2. An Ordinance approving the Recording Plat of Ketone Business Center Resubdivision of Lot 3.