

Notice of Public Hearing Of the City of LaSalle Planning Commission

Notice is hereby provided that the LaSalle Planning Commission will hold a Public Hearing in the LaSalle City Council Chambers at 745 Second Street, LaSalle, Illinois 61301 on the 27th day of January, 2025 at 5:00 p.m. At that time, amongst other potential matters, the LaSalle Planning Commission will consider a joint petition and request to be heard for consideration of rezoning from M-1, Light Industrial, to M-2, Heavy Industrial as said term is defined and interpreted under the City of LaSalle Zoning Ordinances, and for issuance of a City of LaSalle Special Use Permit for and related to a proposed mining operation and related endeavors, which petition and request is by Frank L. Bedenko, individually and as a Trustee under a Trust Agreement dated August 21, 2021 (hereinafter “Bedenko”) and Illinois Cement Company, LLC, a Delaware Limited Liability Corporation (Hereinafter “ICC”), involving four parcels of real estate described below wherein “Bedenko” is presently the owner of said four parcels of real estate, and wherein “ICC” is holder of an option to purchase Parcels 1, 2, 3 and 4, and the respective petitions and requests will be heard in regard to all four of said parcels for consideration of rezoning to M-2, Heavy Industrial, as said term is defined and interpreted under the City of LaSalle Zoning Ordinance, and for issuance of a Special Use Permit for a mining operation and related endeavors, which premises are described as follows:

Parcel 1: LaSalle County PIN: 11-33-203-000

Which premises are more particularly described as follows:

Certain property forming a portion of the former Illinois Central Gulf Railroad Company’s Amboy District Right-of-Way and property situated in the West Half of the East Half of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois, said property being all of the first parcel of two parcels of land acquired by the former Illinois Central Railroad Company from T. Dimond, et ux, by deed dated March 21, 1894 and recorded in Deed Book 306 on Page 569, and all of that property acquired by said former Railroad Company from the La Salle County Carbon Coal Company by deed dated May 13, 1924 and recorded in Deed Book 324 on Page 175, all more particularly described as follows:

Beginning at the point where a line that lies parallel and/or concentric with and 50 feet normally distant Easterly from the centerline of Grantor’s Amboy District main track intersects the North line of the Northwest Quarter of the Northeast Quarter of said Section 33, and run East along said North line 270 feet to a property corner; thence South along Grantor’s East property line, 2648 feet to a point and corner situated 77 feet East (measured East to West) from said parallel and/or concentric line; thence Southeasterly along Grantor’s East property line, 275 feet to a property corner situated 121 feet East (measured East to West) from said parallel and/or concentric line; thence East, 760 feet to a point and property corner; thence South 300 feet to a point and property corner; thence West 350 feet to a point and property corner; thence Southerly along Grantor’s East property line, 910 feet to Grantor’s

property corner at a point in the aforesaid parallel and/or concentric line, to return to the Point of Beginning;

Parcel 2: LaSalle County PIN: 11-33-203-000

All of the original 100' wide right-of-way of the former Illinois Central Gulf Railroad Company's abandoned Amboy District extending Southeasterly across the East Half of the Northwest Quarter; West Half of the Northeast Quarter and the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois;

Parcel 3: LaSalle County PIN: 11-33-418-000

Which premises are more particularly described as follows:

That part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois described as follows:

Commencing at the Southeast corner of said Quarter Section; thence North 00 degrees 41 minutes 07 seconds East along the East line of said Quarter Section for a distance of 2238.25 feet to the Point of Beginning; thence South 89 degrees 29 minutes 37 seconds West for a distance of 503.59 feet; thence South 00 degrees 41 minutes 07 seconds West for a distance of 346.00 feet; thence South 89 degrees 29 minutes 37 seconds West for a distance of 904.02 feet; thence North 00 degrees 41 minutes 07 seconds East 389.67 feet; thence North 89 degrees 50 minutes 47 seconds East 1407.46 feet to a point on the East line of said Quarter Section; thence South 00 degrees 41 minutes 07 seconds West along said East line for a distance of 35.00 feet to the Point of Beginning.

Parcel 4: LaSalle County PIN: 11-33-421-000

Which premises are more particularly described as follows:

That part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, La Salle County, Illinois, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence North 00 degrees 41 minutes 07 seconds East along the East line of said Quarter Section for a distance of 2,273.25 feet to the Point of Beginning; thence South 89 degrees 50 minutes 47 seconds West for a distance of 1,407.46 feet; thence South 00 degrees 41 minutes 07 seconds West for a distance of 1,571.16 feet; thence South 88 degrees 25 minutes 30 seconds West for a distance of 99.72 feet to the Easterly right-of-way of abandoned Illinois Central Railroad; thence Northwesterly 594.63 feet along a 5,679.65 foot radius to the right, whose chord bears North 33 degrees 10 minutes 25 seconds West 594.37 feet, thence North 00 degrees 29 minutes 56 seconds East for a distance of 910.00 feet; thence North 89 degrees 55 minutes 15 seconds East for a

distance of 350.00 feet; thence North 00 degrees 29 minutes 56 seconds East for a distance of 300.00 feet; thence South 89 degrees 55 minutes 15 seconds West for a distance of 760.00 feet; thence North 25 degrees 31 minutes 50 seconds West for a distance of 228.52 feet; thence North 89 degrees 50 minutes 47 seconds East for a distance of 1,789.19 feet; thence South 00 degrees 41 minutes 07 seconds West for a distance of 308.84 feet; thence North 89 degrees 50 minutes 47 seconds East for a distance of 564.00 feet; thence South 00 degrees 41 minutes 07 seconds West for a distance of 33.00 feet to the Point of Beginning.

With all parcels having a commonly known as description as being located north of Interstate 80, east of the City of Peru, west of East 3rd Road which also includes the former Illinois Central Gulf Railroad's 100' right-of-way.

At the time of the LaSalle Planning Commission Hearing, which will be conducted in accordance with applicable law, all interested persons will be provided an opportunity to be heard, and all parties and all witnesses called may be examined and cross examined in accord with applicable law; at which hearing the City of LaSalle Planning Commission will take such action and make such recommendations as the Planning Commission deems appropriate in accordance with applicable law in such proceedings.

/s/

Amy Quinn, City Clerk
City of La Salle Planning Commission
January 11, 2025