

Request for City Council Action

Date: December 22, 2015

Agenda Section: Consent No. 5	Originating Department: Planning Services/Legal
Item: Resolution approving the Egyptian Electric Cooperative Association's request for a Special Use Permit for an electrical public utility substation in the AG, General Agriculture, district located at 4 Minnesota Road. No. 5.8	Approved:

Background and Summary:

The Egyptian Electric Cooperative Association is requesting a Special Use Permit to allow an electrical substation in the AG, General Agriculture, District on a portion of 4 Minnesota Road. The applicant is requesting the Special Use Permit in order to purchase and subdivide a 2.41 acre parcel from the owners of 4 Minnesota Road and construct a new electrical substation to meet the increasing demand in electrical service in the area and provide backup power during inclement weather.

Attached for City Council review are the following:

1. A Resolution approving and a Resolution denying the request for a Special Use Permit to allow an electrical substation in the AG, General Agriculture, District.
2. A copy of the unapproved minutes of the Planning Commission for public hearing PC 16-06.
3. A copy of the staff report to the Planning Commission. (PC 16-06)

Additional Information:

1. *Constituent/Advisory Body Impact:* The Planning Commission conducted a public hearing on December 9, 2015 and voted (7-yes, 0-no) on a motion to recommend approval of the Special Use Permit. A notice of public hearing was published in the *Southern Illinoisan* newspaper on November 21, 2015 and twenty two (22) property owners within 1000 ft. of the subject property were notified of the hearing by certified mail. The applicant was present and one person spoke in support of the project.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

2. *Financial Impact:* None.
3. *Staff Impact:* Staff will be responsible for issuing all applicable zoning permits.
4. *Community Goals:* Promote the City as an ideal location for new development of residential, commercial, and industrial uses.

Recommended Action:

It is recommended that the Council “move to adopt the Resolution approving the request for a Special Use Permit allowing an electric public utility substation in the AG, General Agriculture, District.”

If the Council wishes to deny the Special Use Permit request it should “move to adopt the Resolution denying the request for a Special Use Permit allowing an electric public utility substation in the AG, General Agriculture, District”

RESOLUTION NO. 2015-R-____

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW AN ELECTRIC PUBLIC UTILITY SUBSTATION WITHIN AN AG, GENERAL AGRICULTURE, DISTRICT.
(4 Minnesota Road)

WHEREAS, a Petition has been filed with the City of Carbondale by the Egyptian Electric Cooperative Association requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 21st day of November, 2015, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 1000 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was

called at 6:00 p.m. on the 9th day of December, 2015, at the City Council Chambers in said City to consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 16-06, Egyptian Electric Cooperative Association's request for a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, district; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be granted with certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

1. That the City Council adopts the findings of fact as filed by the Planning Commission.
2. That the request for a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, district, at the property shown in Exhibit A attached hereto is approved for the property described below as:

GENERAL DESCRIPTION

4 Minnesota Road

3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 22nd day of December, 2015.

APPROVED: _____
John M. Henry, Mayor

ATTEST: _____
Jennifer Sorrell, City Clerk

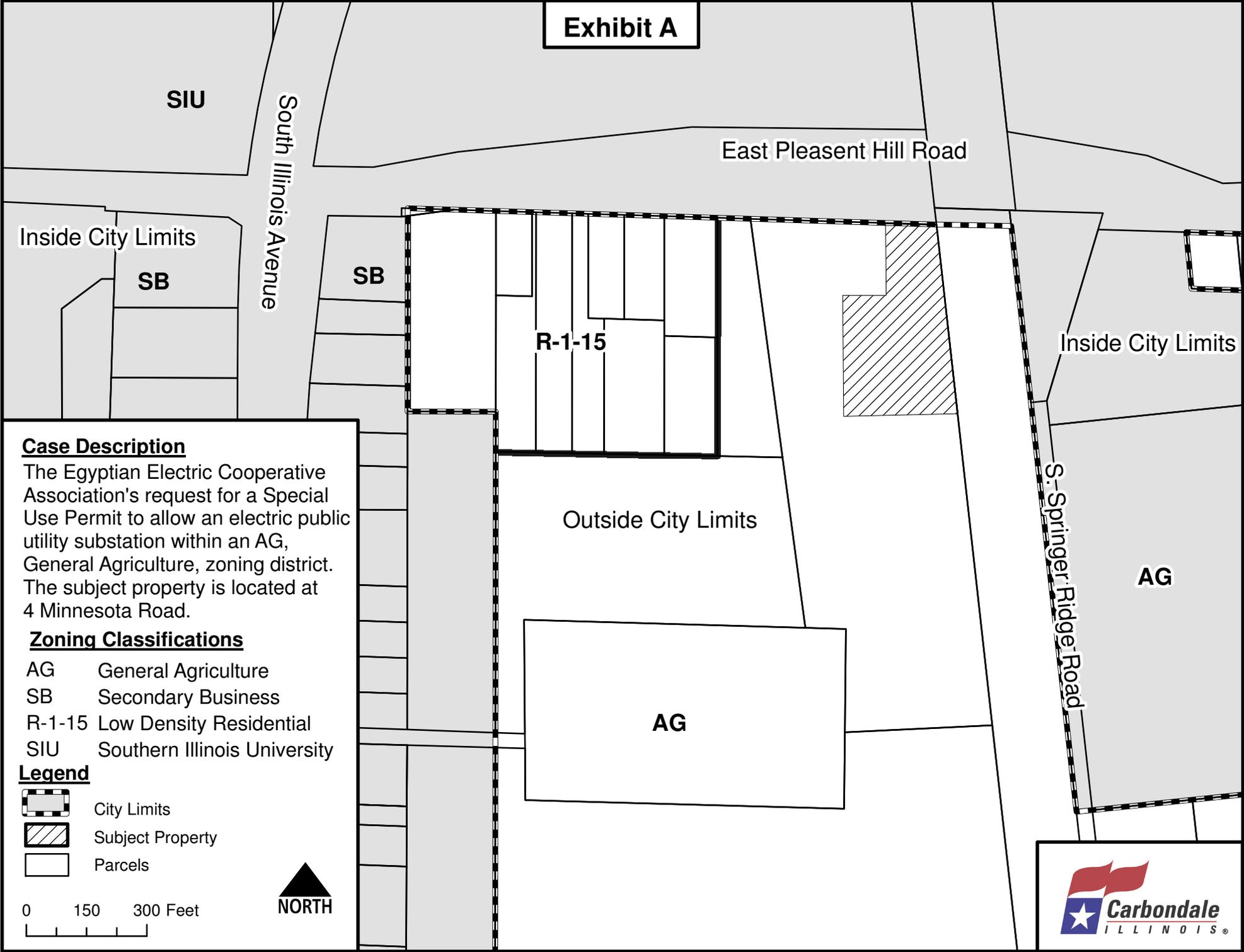
APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

Jessica Sergeev, Planner

Exhibit A



Case Description

The Egyptian Electric Cooperative Association's request for a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, zoning district. The subject property is located at 4 Minnesota Road.

Zoning Classifications

- AG General Agriculture
- SB Secondary Business
- R-1-15 Low Density Residential
- SIU Southern Illinois University

Legend

-  City Limits
-  Subject Property
-  Parcels

0 150 300 Feet



RESOLUTION NO. 2015-R-___

A RESOLUTION DENYING A SPECIAL USE PERMIT TO ALLOW AN ELECTRIC
PUBLIC UTILITY SUBSTATION WITHIN AN AG, GENERAL
AGRICULTURE, DISTRICT.
(4 Minnesota Road)

WHEREAS, a Petition has been filed with the City of Carbondale by the Egyptian Electric Cooperative Association requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 21st day of November, 2015, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 1000 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 9th day of December, 2015, at the City Council Chambers in said City

to consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 16-06, Egyptian Electric Cooperative Association's request for a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, district; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be denied.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

1. That said petition for a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, district is denied for the property shown in Exhibit A, attached hereto, and described below as:

GENERAL DESCRIPTION

4 Minnesota Road

2. That the City Council of the City of Carbondale makes the following findings as the basis for denial of said petition:
 - a. The proposed Special Use will not permit and encourage an environment of sustained desirability and stability, and that it will not be in harmony with the character of the surrounding neighborhood;
 - b. The Special Use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair property value within the neighborhood, and;

c. The establishment of the Special Use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the District.

3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of
Carbondale, Illinois on the 22nd day of December, 2015.

APPROVED: _____
John M. Henry, Mayor

ATTEST: _____
Jennifer Sorrell, City Clerk

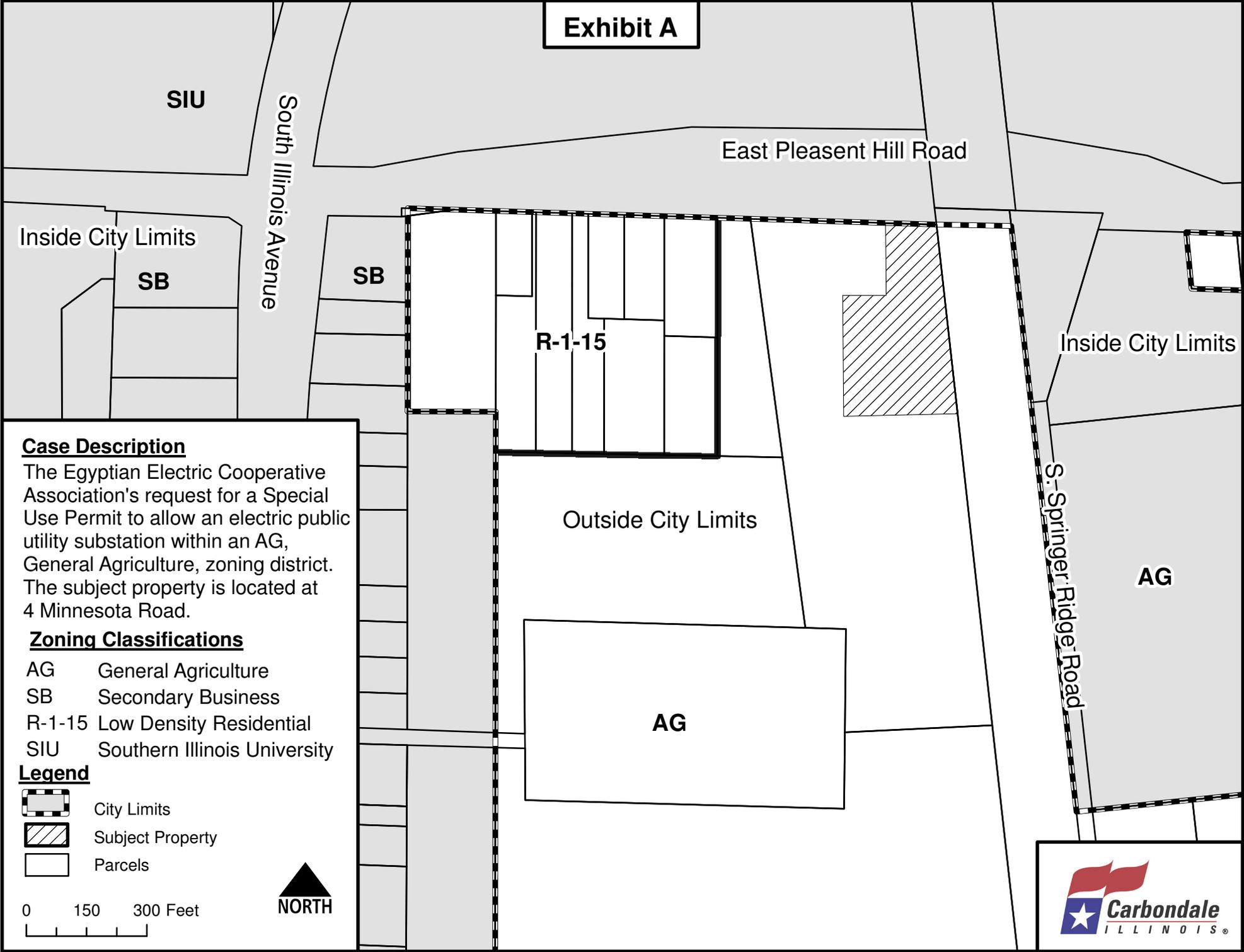
APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

Jessica Sergeev, Planner

Exhibit A



Case Description

The Egyptian Electric Cooperative Association's request for a Special Use Permit to allow an electric public utility substation within an AG, General Agriculture, zoning district. The subject property is located at 4 Minnesota Road.

Zoning Classifications

- AG General Agriculture
- SB Secondary Business
- R-1-15 Low Density Residential
- SIU Southern Illinois University

Legend

-  City Limits
-  Subject Property
-  Parcels

0 150 300 Feet





MINUTE EXCERPTS
PC 16-06
Carbondale Planning Commission
Wednesday, December 9, 2015
Room 108, 6:00 p.m.
City Hall/Civic Center

Mr. Anz called the meeting to order at 6:00 p.m.

Members Present: LeBeau, Sheffer, Anz, Field, Love, Lilly and Litecky

Members Absent: Barke and Schachel and Bradshaw (ex-officio)

Staff Present: Taylor and Sergeev

1. Public Hearing

PC 16-06 - Egyptian Electric Cooperative Association has requested a Special Use Permit for an electric public utility substation within an AG, General Agriculture, zoning district for property located at 4 Minnesota Road.

Mr. Anz declared Public Hearing PC 16-06 open at 6:58 p.m. and asked Mr. Taylor to read the legal notice.

Mr. Taylor, Planner for the City of Carbondale, read the legal notice.

Mr. Anz asked Ms. Sergeev to present the staff report.

Ms. Sergeev, Planner for the City of Carbondale, was sworn in and read parts A and B of the staff report.

Mr. Anz asked if there were any questions from Commission to staff.

There were none.

Mr. Anz asked if the applicant was present and would like to speak.

Mr. William Broom, Attorney for Egyptian Electric, came forward to speak in favor of the application.

Mr. Shane Hermetz, Assistant Manager of Egyptian Electric, also came forward to speak in favor of the application.

Mr. Anz asked if any members of the Commission had any questions for the applicant.

There were none.

Mr. Anz asked if anyone would like to speak in favor of the application.

There were none.

Mr. Anz asked if anyone would like to speak in opposition of the application.

There were none.

Mr. Anz asked Ms. Sergeev to complete the staff report.

Ms. Sergeev read parts C, D and E of the staff report, with a recommendation to approve PC 16-06.

Mr. Anz asked if there were any questions for staff.

There were none.

Mr. Anz asked if there were any questions from anyone to anyone.

There were none.

Mr. Anz declared Public Hearing PC 16-06 closed at 7:18 p.m.

Mr. LeBeau moved, seconded by Mr. Sheffer, that the Commission accept as findings of fact parts A and B of the staff report for PC 16-06, the applicants were present and spoke in favor of their application.

Mr. Sheffer moved, seconded by Ms. Lilly, that all 7 criteria be accepted as one.

The motion passed on a unanimous voice vote.

Mr. Love moved, seconded by Ms. Lilly, that all 7 criteria have been met.

Roll Call Vote:

Yes – 7 (LeBeau, Sheffer, Anz, Field, Love, Lilly, Litecky)

No – 0

Ms. Lilly moved, seconded by Ms. Litecky, that the Planning Commission recommend to City Council, approval of PC 16-06.

Roll Call Vote:

Yes – 7 (LeBeau, Sheffer, Anz, Field, Love, Lilly, Litecky)

No – 0

Mr. Taylor announced that the motion to approve PC 16-06 passed and will be on the City Council Agenda for December 22, 2015.

Unapproved

M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Planning Commission

FROM: Jessica Sergeev, Planner

RE: PC 16-06, Egyptian Electric, Request for a Special Use Permit to allow an electrical substation in the AG, General Agriculture, District

DATE: November 30, 2015

(Planning Commission Public Hearing on Wednesday, December 9, 2015 at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant/Owner:
Egyptian Electric Cooperative Association
1005 W. Broadway
Steeleville, IL 62288
2. Requested Action: The applicant is requesting a Special Use Permit to allow the construction of an electrical substation in an AG, General Agriculture, District on a 2.41 acre portion of the property located at 4 Minnesota Road. The applicant intends to purchase the 2.41 acre tract and construct a new electrical substation to meet the growing electrical requirements in the area. As stated in the Carbondale Revised Code, the minimum lot size in the AG District is 5 acres. However, the granting of a Special Use Permit by the City Council will allow the 2.41 acre parcel to be purchased and subdivided from the larger parcel. This subdivision will be exempt from the Plat Act and will not need further City review. (Please refer to Exhibit A-Applicant's Brief)
3. Number of Notices Sent to Property Owners within 1000 feet: There were twenty two (22) notices sent to property owners located within 1000 feet of the subject property.
4. Location: The subject property is located at 4 Minnesota Road, South of Pleasant Hill Road. (Please refer to Exhibit B- Photos of Subject Property)
5. Size: The subject property is approximately 2.41 acres.

6. Existing Zoning: The subject property was zoned AG, General Agriculture, along with the abutting properties to the east, west, and south, with the adoption of the 1974 zoning ordinance. The property further west is zoned R-1-15, Low Density Residential. The property north of the site, across Pleasant Hill Road, is zoned SIU, University and is the current location of the SIU Research Park. (Please refer to Exhibit C-Existing Zoning)
7. Existing Land Use: The subject property is currently the location of a wireless communication tower. The two properties will be separated with the approval of the Special Use Permit and subdivision. The Canadian National railroad abuts the eastern edge of the property. The properties further east across the railroad and Springer Ridge Road contain farmland and single family homes. The Southern Illinois University Research Park is located to the north and across E. Pleasant Hill Road. The properties to the west along Minnesota Road contain single family homes. Property to the south is currently used for agriculture. (Please refer to Exhibit D, Existing Land Use).
8. Comprehensive Plan: The 2010 Comprehensive Plan's Future Land Use Plan designates the subject property as Residential, along with land to the west, east, and south. Property further to the north is designated Public & Institutional. (Please Refer to Exhibit E, Comprehensive Plan Land Use).

Focus Area 2.1-Managing Future Growth, lists a number of strategies, actions and initiatives concerning future growth and redevelopment.

Strategy 3: Direct future growth to occur in areas that are most suitable for development.

- d. Coordinate the Community Investment Program (CIP) to provide public facilities and municipal services to the preferred growth areas.

9. Zoning History: The subject was has been zoned AG, General Agriculture, since the adoption of the 1974 zoning ordinance.
10. Applicable Regulations:

Statement of Intent of Existing Zoning District:

15-2.9 AG General Agriculture

15-2.9.1. Statement of Intent

This district is created to provide land for purposes devoted primarily to the production of agricultural products such as field crops, livestock, fowl and other conventional agricultural pursuits. Other limited compatible uses are also permitted. This district is also created to assist in the conservation of the natural resources within the jurisdiction of this ordinance by encouraging practices which will conserve soil, soil resources, water, water resources, and prevent soil erosion and floodwater damages. Utilities other than electricity and telecommunications should be provided by the land user thereby discouraging the uneconomical extension of public water supply and sewage disposal facilities. Uses not related to agriculture are discouraged. When the public interest will be served and only when a contribution will be made to orderly growth, portions of this district may be rezoned for alternative uses.

15-6.8 Special Use Review

15-6.8.1 Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this ordinance and it is classified as a special use by this ordinance, it shall be considered to be a lawful special use.

15-6.8.2. Procedures

C. Hearing

1. A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:

- (a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;
- (b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;
- (c) 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 value within the neighborhood;
- (d) 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;
- (e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (f) 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
- (g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.

(Please refer to the Zoning Ordinance for additional zoning district regulations.)

PART B. SPECIAL INFORMATION

1. **Public Utilities:**

Water: There is an eight inch (8”) South Highway Water District line located on the south side of Pleasant Hill Road.

Sanitary Sewer: The subject property is not currently served by the City of Carbondale’s sanitary sewer system. The property must provide its own water treatment system subject to the approval of the Jackson County Health Department.

Storm Sewer: Storm water runoff is contained via an open ditch system along Springer Ridge Road. There is a twelve inch (12”) storm sewer line located on the south side of East Pleasant Hill Road, but it will not be servicing the site.

2. Public Services: The subject property is located outside of the Carbondale City limits and is served by the Jackson County Sheriff’s Department and the Carbondale Township Fire Department
3. Traffic Counts: The current Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

<u>Average Daily Traffic</u>	
E. Pleasant Hill Rd.	10,100 ADT
South Illinois Route 51	14,800 ADT
Springer Ridge Rd.	1,050 ADT
Minnesota Rd.	Not recorded

5. Correspondence Received: As of the writing of this report, staff has received no correspondence.

PART C. ANALYSIS

Egyptian Electric Cooperative Association is requesting a Special Use Permit to allow an electrical substation in the AG, General Agriculture, District. The applicant is requesting the Special Use Permit in order to construct a new electrical substation to meet the increased electrical service demand in the area and provide backup electric services during inclement weather. In the case of a Special Use, the Commission may vote on the seven criteria in one motion or in seven separate motions. Should any of the individual criteria be denied, the whole Special Use request must be denied.

The following are staff’s responses to the seven criteria for granting a special use (Section 15-6.6.8.2.C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The proposed special use will enable the construction of an electrical substation needed to match the increasing demand for electrical service and during times of severe weather would provide support as a backup system for EECA's electric needs. This will enable both existing and future development to operate efficiently. The subject property abuts a railroad track and a wireless telecommunication tower and would fit with the harmony of the surrounding uses.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

The establishment of the special use will not be detrimental to or endanger the public health safety or general welfare. The substation is required to have a minimum 8 ft. fence or screening and meet the same safety standards as other existing electrical substations.

3. *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 value within the neighborhood.*

The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor will it substantially diminish and impair property value within the neighborhood. Much of the area near the site is undeveloped and used as farmland.

4. *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.*

The establishment of the Special Use will not impede normal and orderly development and improvement of surrounding property. The proposed electrical substation will actually enable new development to be created and existing development to expand without straining the existing electrical utilities in the area.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

There will be limited increase in the amount of usage the existing facilities will see with this development. The development itself will aid in increasing access to electrical service options in the area, which has seen an increase in development. The proposed electrical substation would be maintained much like the existing wireless telecommunication tower. The increase in traffic for the substation would be minimal, and for the purpose of routine maintenance and repair.

6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

There will be a very minimal amount of traffic going to and from the substation. Traffic will come from regular maintenance of the facility which will required proper ingress and egress.

7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*

The AG District allows electrical substations as a special use. The allowance of the special use would conform to all requirements of Section 15-6.8.2.C.

PART D. ADDITIONAL ANALYSIS

The applicant is requesting a Special Use permit for an electric substation in the AG, General Agriculture, District. The applicant intends to purchase and subdivide a 2.41 acre tract, currently a part of 4 Minnesota Road. The applicant then wishes to construct an electrical substation in order to meet the increasing demand in electric service in the area and provide backup electrical services during inclement weather. As previously stated, the minimum lot size allowed in the AG District is 5 acres. In this case, however, the granting of the Special Use Permit will allow the construction of the substation as well as permit the subdivision of the 2.41 acre tract from the larger parcel. This particular subdivision would be exempt from the plat act and would not have to come back to the City for review.

The parcel is surrounded by land primarily residential, industrial, and agricultural in use. The adjoining properties are industrial in nature, containing a wireless communication tower and a railroad track. Therefore, this type of development is not unfamiliar to the area. The property to the north across E. Pleasant Hill Rd. is used by SIU as a research park. Within the last ten years there was a large residential development constructed along S. Illinois Route 51. There is also the potential for further residential and commercial development in the future. Additional development would result in an increase in energy used in that area. Egyptian Electric's new substation will enable both current and future residences and facilities in that area to have their energy needs met. There will be a minimal traffic increase as the only vehicles that will likely be at the facility will be those providing maintenance and repair for the substation. Egyptian Electric's new substation will be built similar to its existing substations and will also be required to have a minimum 8 ft. fence or screening.

PART E. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 16-06

Exhibit A- Applicant's Brief

Egyptian Electric Cooperative Association

Special Use permit request for 2.41 acres at Minnesota Rd, near the intersection of Pleasant Hill and Springer Ridge Roads in Carbondale.

The 2.41-acre parcel is ideally suited for development of an electric substation by Egyptian Electric Cooperative Association (EECA). EECA would have access to high voltage transmission lines, owned and maintained by Southern Illinois Electric Cooperative (SIPC), along the eastern edge of the parcel in question. EECA already has electric lines along the north and east sides of the parcel in question. An electric substation located in this area would be suited to provide electric service to the areas south of the Southern Illinois University campus and, during times of severe weather, the proposed substation would be centrally located to support the EECA electric system for its backup electric needs.

Attached below are three (3) diagrams to help you visualize the proposed development of the property into an electric substation.

Diagram one shows an aerial view of the proposed substation. The view shows spacing of equipment to allow for safe operation. The site would be constructed in accordance with all local, state, and federal safety and regulatory requirements.

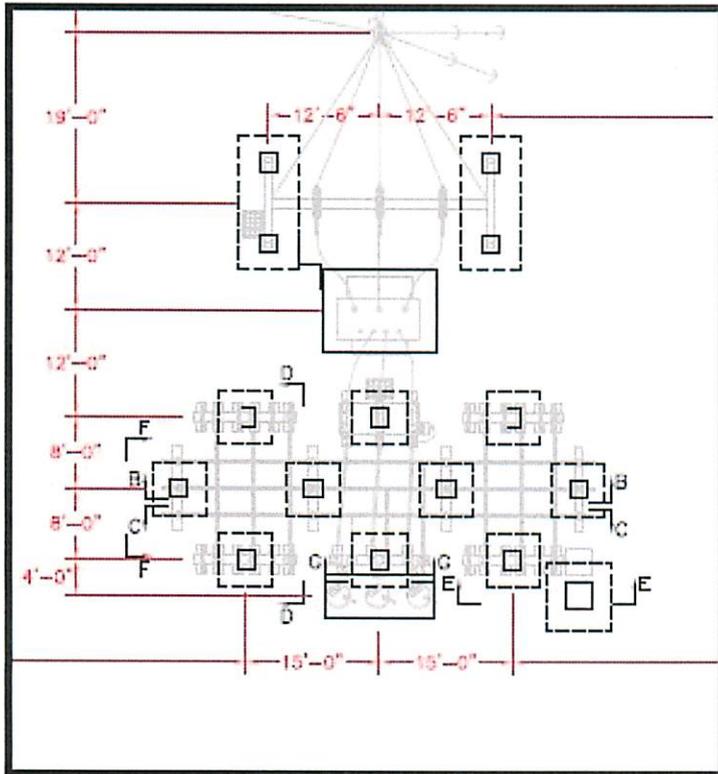


DIAGRAM 1 – AERIAL VIEW

Exhibit A- Applicant's Brief Continued

Diagram two depicts a side view of the proposed substation. This view shows vertical heights of the equipment to be included in such a project, with the tallest structure being approximately 30 feet above grade.

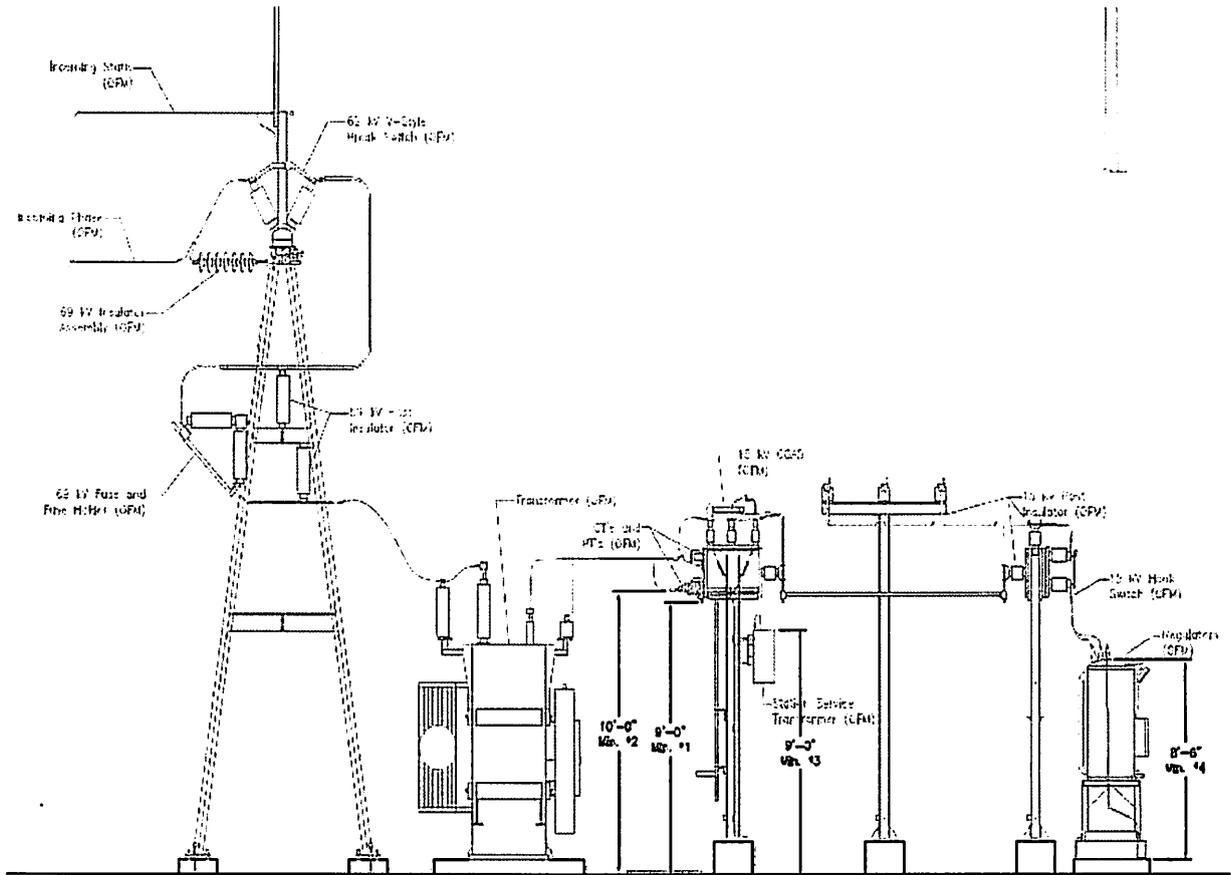


DIAGRAM 2 – SIDE VIEW

Exhibit A- Applicant's Brief Continued

Diagram three depicts an aerial view of the proposed substation, depicting how the substation may look within the confines of the parcel in question. The proposed substation, as depicted in diagram one, would be rotated 90 degrees east, so that the 69,000-volt transmission line could easily be tapped and connected into a proposed substation.

The lines in red along the east edge of the property, show the location of the 69,000 and 12,500 volt lines, the lines are stacked vertically on the same pole structures, that would be connected to the proposed substation, if approved.



DIAGRAM 3 – AERIAL VIEW

Exhibit A- Applicant's Brief Continued

State of Illinois
DOMESTIC CORPORATION
ANNUAL REPORT
General Not for Profit Corporation Act

Year: 2015 File #: 2579-281-5
 FILED Jul 24, 2015

Jesse White, Secretary of State

1. Corporation Name: 'EGYPTIAN ELECTRIC COOPERATIVE ASSOCIATION'
2. Registered Agent: JAMES B RIDDLE
 Registered Office: 1005 W BROADWAY
 City, IL, ZIP, County: STEELEVILLE, IL 62288 RANDOLPH COUNTY
- 3a. Date of Incorporation/Qualification: 08/25/1938 3b. State of Incorporation: IL

4. Names and Addresses of Corporation's Officers and Directors:

OFFICE	NAME	NUMBER & STREET	CITY	STATE	ZIP
PRESIDENT	RANDALL CAMPBELL 631 WHITE OAK DR CHESTER, IL 62233				
SECRETARY	STEVE PREST 146 COUNTY HIGHWAY 12 COULTERVILLE, IL 62237				
TREASURER	STEVE PREST 146 COUNTY HIGHWAY 12 COULTERVILLE, IL 62237				
V-PRESIDENT	KEN JARRETT 488 EAST JACOB RD JACOB, IL 62950				
EVP-GM	JAMES RIDDLE 1152 LAKEVIEW DR BREESE, IL 62230				
ASST SEC	MICHAEL HERMETZ 414 W WILSON HERRIN, IL62948				
DIRECTOR	KEVIN LIEFER 6291 EDGEWOOD RD RED BUD, IL 62278				
DIRECTOR	LARRY EBERS 11652 WINE HILL RD STEEEVILLE, IL 62288				
DIRECTOR	ALLEN HAAKE 1221 KIMMEL BRIDGE RD MURPHYSBORO, IL 62966				
DIRECTOR	PAUL HICKS 790 HANEY RD CARBONDALE, IL 62901				
DIRECTOR	GILBERT KROENING 2602 KENT DR CARBONDALE, IL 62901				
DIRECTOR	PAUL PYATT 5114 PYATT CUTLER RD PINCKNEYVILLE, IL 62274				

5. Brief statement of type of activity the corporation is conducting:
 TO PROVIDE ELECTRIC SERVICE TO OUR MEMBER/OWNERS

6. Is this Corporation a Condominium Association as established under the Condominium Property Act? Yes No
 Is this a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? Yes No
 Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? Yes No

7. Address, including street and number, of Corporation's Principal Office:

1005 WEST BROADWAY STEELEVILLE IL 62288
Number and Street City State ZIP Code

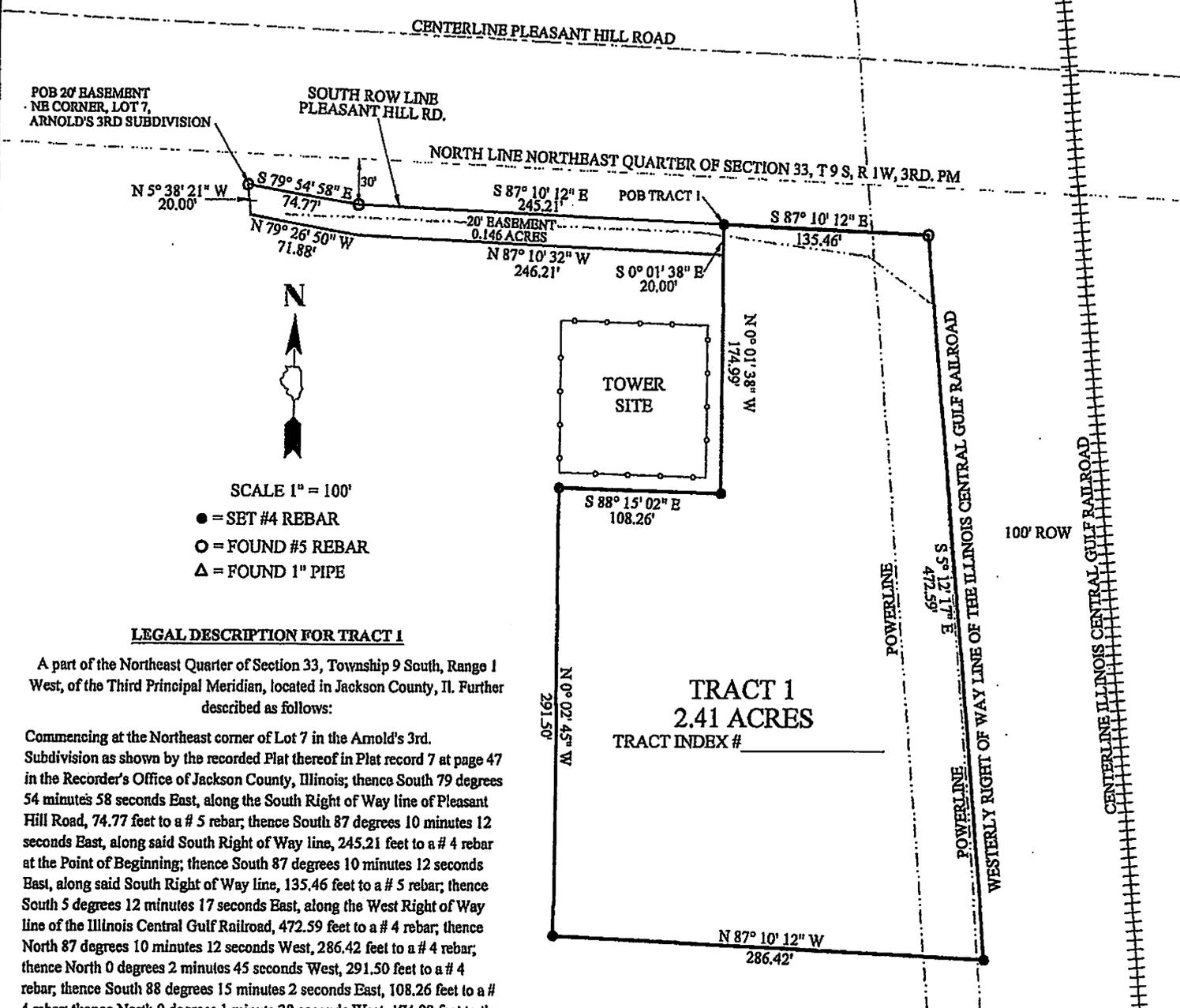
8. Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the General Not for Profit Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

By JAMES B RIDDLE
 Authorized Officer
EVP/GM Jul 24, 2015
 Title & Date

Fee Summary	
Filing Fee:	\$ 10.00
Penalty:	\$ 0.00

Total Fee:	\$ 10.00
Approved by: JMY	

PLAT OF SURVEY



LEGAL DESCRIPTION FOR TRACT 1

A part of the Northeast Quarter of Section 33, Township 9 South, Range 1 West, of the Third Principal Meridian, located in Jackson County, IL. Further described as follows:

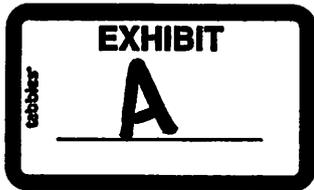
Commencing at the Northeast corner of Lot 7 in the Arnold's 3rd. Subdivision as shown by the recorded Plat thereof in Plat record 7 at page 47 in the Recorder's Office of Jackson County, Illinois; thence South 79 degrees 54 minutes 58 seconds East, along the South Right of Way line of Pleasant Hill Road, 74.77 feet to a # 5 rebar; thence South 87 degrees 10 minutes 12 seconds East, along said South Right of Way line, 245.21 feet to a # 4 rebar at the Point of Beginning; thence South 87 degrees 10 minutes 12 seconds East, along said South Right of Way line, 135.46 feet to a # 5 rebar; thence South 5 degrees 12 minutes 17 seconds East, along the West Right of Way line of the Illinois Central Gulf Railroad, 472.59 feet to a # 4 rebar; thence North 87 degrees 10 minutes 12 seconds West, 286.42 feet to a # 4 rebar; thence North 0 degrees 2 minutes 45 seconds West, 291.50 feet to a # 4 rebar; thence South 88 degrees 15 minutes 2 seconds East, 108.26 feet to a # 4 rebar; thence North 0 degrees 1 minute 38 seconds West, 174.99 feet to the said Point of Beginning. Tract 1 contains 2.41 acres more or less.

TRACT 1
2.41 ACRES
TRACT INDEX # _____

LEGAL DESCRIPTION FOR 20' EASEMENT

A part of the Northeast Quarter of Section 33, Township 9 South, Range 1 West, of the Third Principal Meridian, located in Jackson County, IL. Further described as follows:

Beginning at the Northeast corner of Lot 7 in the Arnold's 3rd. Subdivision as shown by the recorded Plat thereof in Plat record 7 at page 47 in the Recorder's Office of Jackson County, Illinois; thence South 79 degrees 54 minutes 58 seconds East, along the South Right of Way line of Pleasant Hill Road, 74.77 feet to a # 5 rebar; thence South 87 degrees 10 minutes 12 seconds East, along said South Right of Way line, 245.21 feet to a # 4 rebar; thence South 0 degrees 1 minute 38 seconds East, 20.00 feet; thence North 87 degrees 10 minutes 32 seconds West, 246.21 feet; thence North 79 degrees 26 minutes 50 seconds West, 71.88 feet; thence North 5 degrees 38 minutes 21 seconds West, along the East line of said Lot 7, a distance of 20.00 feet to the said Point of Beginning. 20 foot Easement contains 0.146 acres more or less.



SURVEYORS STATEMENT:

No search was made for easements or utilities.
This Plat of Survey is not for scaling purposes.
Basis of Bearings are State Plane Coordinates NAD 1983, IL. East Zone
This Plat of Survey meets the minimum standards of practice for Boundary Surveys in the State of Illinois.

I, Donald L. Bullard, Illinois Professional Land Surveyor number 2574, Surveyed the above Legal Description at the request of Egyptian Electric Cooperative, on July 30, 2015.

Donald L. Bullard
Donald L. Bullard, Illinois Professional Land Surveyor Number 2574.

Donald L. Bullard Land Surveyor	21214 Corinth Rd. Thompsonville IL. 62890 (618) 982-2002	Design By
		DB
Egyptian Electric Cooperative		Drawn By:
		PB
		Check By:
		DB
Date: July 30, 2015		

Exhibit B: Photographs of Subject Property



View of site facing southeast from the end of Minnesota Road



View from site to neighboring property to the southwest

Exhibit B: Photographs of Subject Property



View of neighboring property facing north from E. Pleasant Hill Rd. Overpass



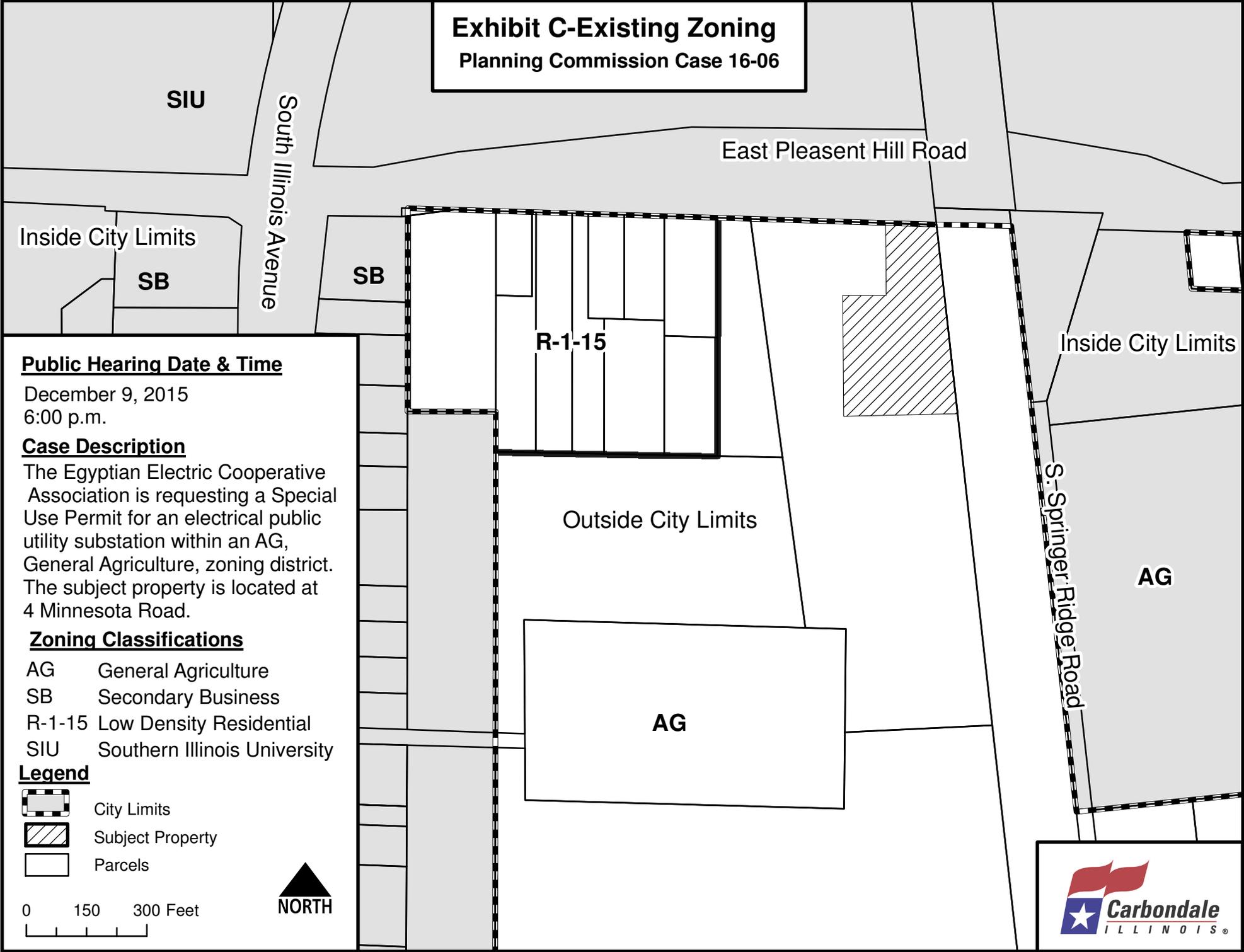
View of Subject Property facing southeast from E. Pleasant Hill Rd. Overpass

Exhibit B: Photographs of Subject Property



View of site and Wireless Communication Tower facing south from Pleasant Hill Overpass

Exhibit C-Existing Zoning
Planning Commission Case 16-06



Public Hearing Date & Time

December 9, 2015
 6:00 p.m.

Case Description

The Egyptian Electric Cooperative Association is requesting a Special Use Permit for an electrical public utility substation within an AG, General Agriculture, zoning district. The subject property is located at 4 Minnesota Road.

Zoning Classifications

- AG General Agriculture
- SB Secondary Business
- R-1-15 Low Density Residential
- SIU Southern Illinois University

Legend

-  City Limits
-  Subject Property
-  Parcels

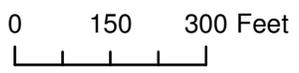
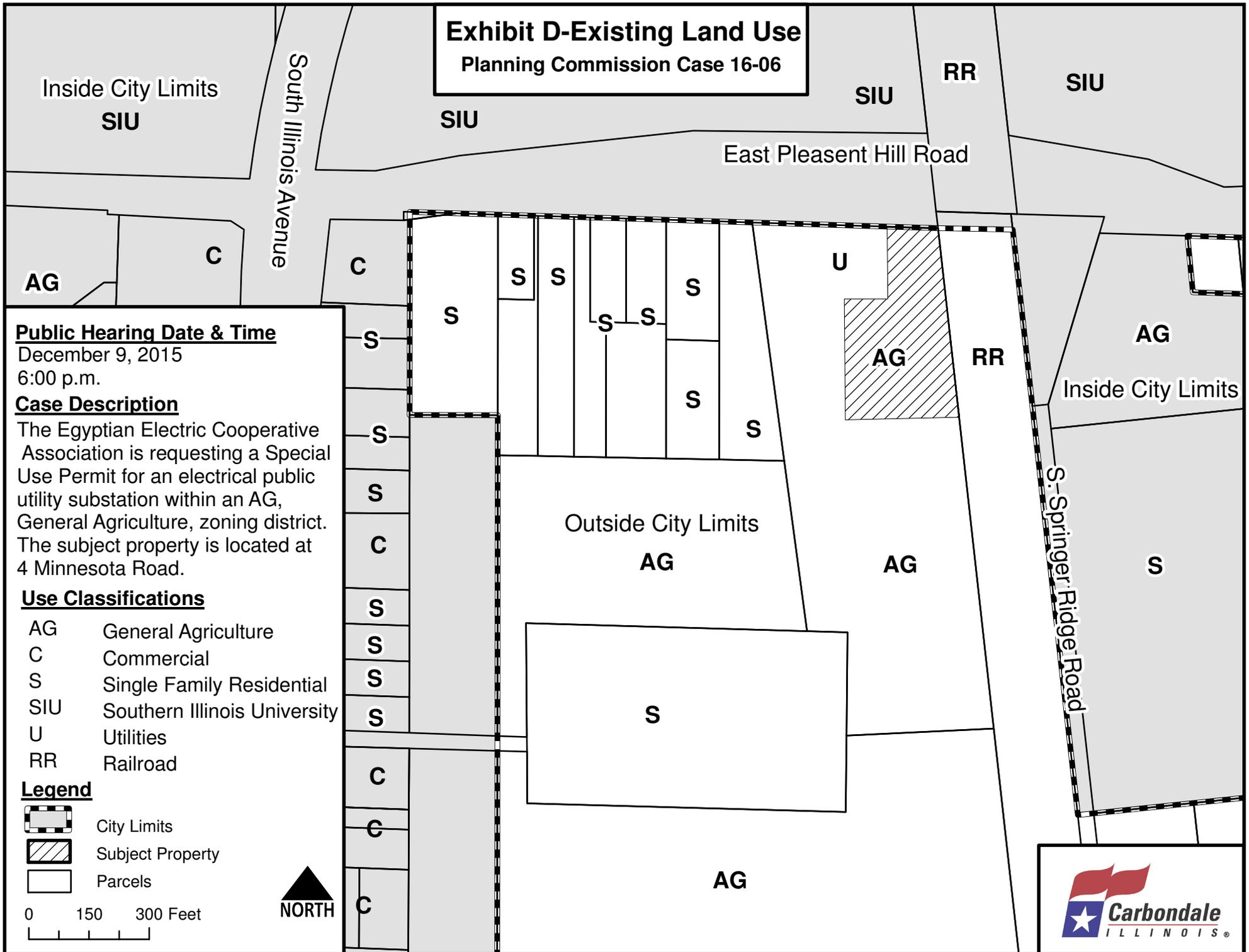


Exhibit D-Existing Land Use

Planning Commission Case 16-06



Public Hearing Date & Time

December 9, 2015
6:00 p.m.

Case Description

The Egyptian Electric Cooperative Association is requesting a Special Use Permit for an electrical public utility substation within an AG, General Agriculture, zoning district. The subject property is located at 4 Minnesota Road.

Use Classifications

- AG General Agriculture
- C Commercial
- S Single Family Residential
- SIU Southern Illinois University
- U Utilities
- RR Railroad

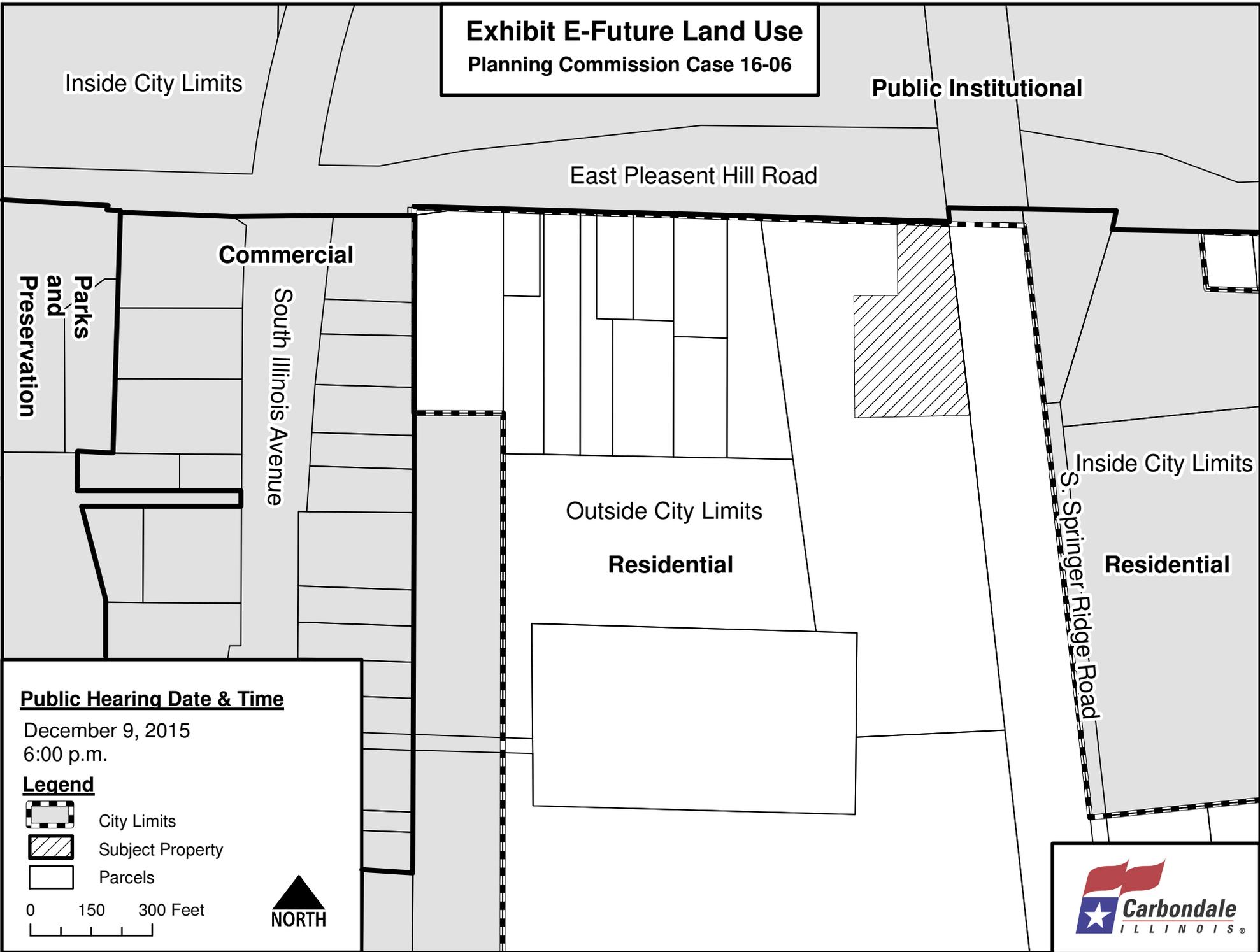
Legend

- City Limits
- Subject Property
- Parcels

0 150 300 Feet



Exhibit E-Future Land Use
Planning Commission Case 16-06



Public Hearing Date & Time

December 9, 2015
6:00 p.m.

Legend

- City Limits
- Subject Property
- Parcels

0 150 300 Feet

