Petition to Withdraw Property from an Agricultural Area –

505 ILCS 5/12 Agricultural Areas Conservation and Protection Act

To the county board of Jersey County, Illinois:

The undersigned petitioner respectfully requests that the property described below be withdrawn from the agricultural area designation and that the county records be amended accordingly.

1. Petitioner Information

Name: MJM Electric Cooperative Inc.

Mailing Address: 18300 Shipman Rd, PO Box 80, Carlinville IL 62626

Telephone: 217-707-6156 Email: info@mjmec.coop

2. Property Information

Property address or location: 28860 Van Horne Lane, Jerseyville IL 62052

Parcel Identification Number(s): 05-101-003-00

Current owner(s) of record: MJM Electric Cooperative, Inc.

Approximate acreage to be withdrawn: 15

Legal description:

A complete legal description and a map identifying the affected property are attached to this petition as exhibits.

3. Requested Action

The petitioner respectfully requests that the Jersey County Board, and any other applicable reviewing authority, approve the withdrawal of the property identified above from the agricultural area designation, subject to all applicable statutes, ordinances, regulations, notices, hearings, and approval procedures.

The requested withdrawal is limited to only the 15 acres owned by MJM Electric Cooperative. MJM does not seek any change to the neighboring parcels or to the other agricultural areas approved in Jersey County.

4. Basis for the Request

As the current owner, the petitioner requests withdrawal of the property from the agricultural area designation for the reasons outlined below.

Project Purpose

MJM acquired the property in 2025 to construct a new substation that will improve service reliability for the 4,500 member meters served in Jersey County.

Site Selection and Grid Resiliency

After considering other locations, MJM determined that this site is better suited for the new substation. Its central location, relative to MJM's Jerseyville and Brighton substations, offers the following advantages:

- **Redundant power supply:** The new substation is designed to provide a backup power source during outages in those areas, strengthening local grid resiliency.
- **Lower infrastructure costs:** The central location helps minimize infrastructure construction costs.
- **Access for outage restoration:** The site is readily accessible, supporting outage restoration efforts.

Need for **Withdrawal**

Construction of a substation is inconsistent with agricultural use of the property. MJM therefore requests withdrawal from the agricultural area designation to accommodate the proposed use.

Community and Economic Benefits

The project will strengthen service reliability for existing members while providing capacity to support future commercial growth.

The site is centrally located within the Jerseyville Economic Development Council's (JEDC) area, and the new substation will have surplus capacity to serve future commercial accounts. This capacity will support the JEDC's efforts to attract businesses to Jersey County, create jobs, and strengthen the county's economy.

5. Certification

I certify that, to the best of my knowledge, the information provided in this petition and its attachments is true and complete. I understand that additional information, filing fees, public notice, an inspection, or a hearing may be required before this request can be considered or approved.

Petitioner signature: Joe Heyen Pres/CEO MJM Electric Cooperative

Printed name: Joe Heyen

Date: 11/2/2026

6. Attachments

- Legal description of the property and proof of ownership
- Parcel map or survey showing the property to be withdrawn
- Any required application forms or supporting documents

For filing use:

Date received: 11/2/26

Received by: Mark Wagner

Case or file number: _____

Hearing date, if applicable: _____

Delhi
Land
Purchase

This document was prepared by:

Summers Compton Wells LLC
Nicholas M. Burkemper, Esq.
903 S. Lindbergh Blvd., Suite 200
St. Louis, Missouri 63131

Upon recording this document
should be returned to and
subsequent tax statements to:

MJM Electric Cooperative, Inc
18300 Shipman Road
P.O. Box 80
Carlinville, Illinois 62626

2025R01766

04/10/2025

Space above this line reserved for Recorder of Deeds

TRUSTEE'S SPECIAL WARRANTY DEED
(Under Power in Trust)

THIS TRUSTEE'S SPECIAL WARRANTY DEED is made and entered into this 9th day of April, 2025, by and between H. Dennis Moore, an unmarried person, as Trustee of the H. Dennis Moore Trust No. 2010, established by Declaration of Trust dated the 17th day of December, 2010 ("Grantor"), having a mailing address of 4522 Alton Commerce Parkway, Alton, Illinois 62002 and MJM Electric Cooperative, Inc., an Illinois nonprofit corporation ("Grantee"), having a mailing address of 18300 Shipman Road, P.O. Box 80, Carlinville, Illinois 62626.

WHEREAS, H. Dennis Moore warrants that he is the appointed, qualified and currently acting Trustee under the H. Dennis Moore Trust No. 2010, established by Declaration of Trust dated the 17th day of December, 2010, with full power to sell, lease, transfer, exchange or otherwise dispose of interests in real estate owned by the Trust, and that the Trust and all powers contained in the Trust Agreement remain in full force and effect.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described real estate, situated in the County of Jersey and State of Illinois, more particularly described as follows (the "Property"):

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 7 NORTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN, JERSEY COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1329.45 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 945.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS EAST, 610.25 FEET; THENCE SOUTH 89

DEGREES 49 MINUTES 00 SECONDS EAST, 580.02 FEET; THENCE NORTH 41 DEGREES 06 MINUTES 58 SECONDS EAST, 555.61 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS WEST, ON SAID WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 1030.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15.00 ACRES, MORE OR LESS.

Subject to the rights of the public to that portion of the above-described tract which lies within the right of way of a public road known as Van Horne Lane.

Further subject to any easements, conditions, or restrictions of record.

Address: Van Horne Lane, Jerseyville, Illinois 62052
Locator No.: 05-001-005-00 partial

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the same with all rights, immunities, privileges, and appurtenances thereto belonging unto Grantee and to its successors and assigns forever. H. Dennis Moore, as Trustee, hereby covenants that he will warrant and defend the title to the premises hereby conveyed unto Grantee and to its successors and assigns against the lawful claims and demands of all persons whomsoever claiming or to claim the same or any part thereof by, through or under them as such Trustee, but not otherwise, except for taxes for the year 2025 and thereafter and any restrictions, easements, reservations, zoning laws or ordinances of record, and any facts which an accurate survey may show, it being understood that the duty to warrant and defend attaches only during the continuance of said Trust, during the time H. Dennis Moore is serving as Trustee, and only to the extent of the assets in said Trust from time to time.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

GRANTOR:

H. Dennis Moore, as Trustee of the H. Dennis Moore Trust No. 2010, established by Declaration of Trust dated the 17th day of December, 2010

STATE OF ILLINOIS)
) ss
COUNTY OF Jersey)

On this 9th day of April, 2025, before me, a notary public in and for said State, personally appeared H. Dennis Moore, as Trustee of the H. Dennis Moore Trust No. 2010, established by Declaration of Trust dated the 17th day of December, 2010, and acknowledged to me that they executed the within Deed for the purposes therein stated.

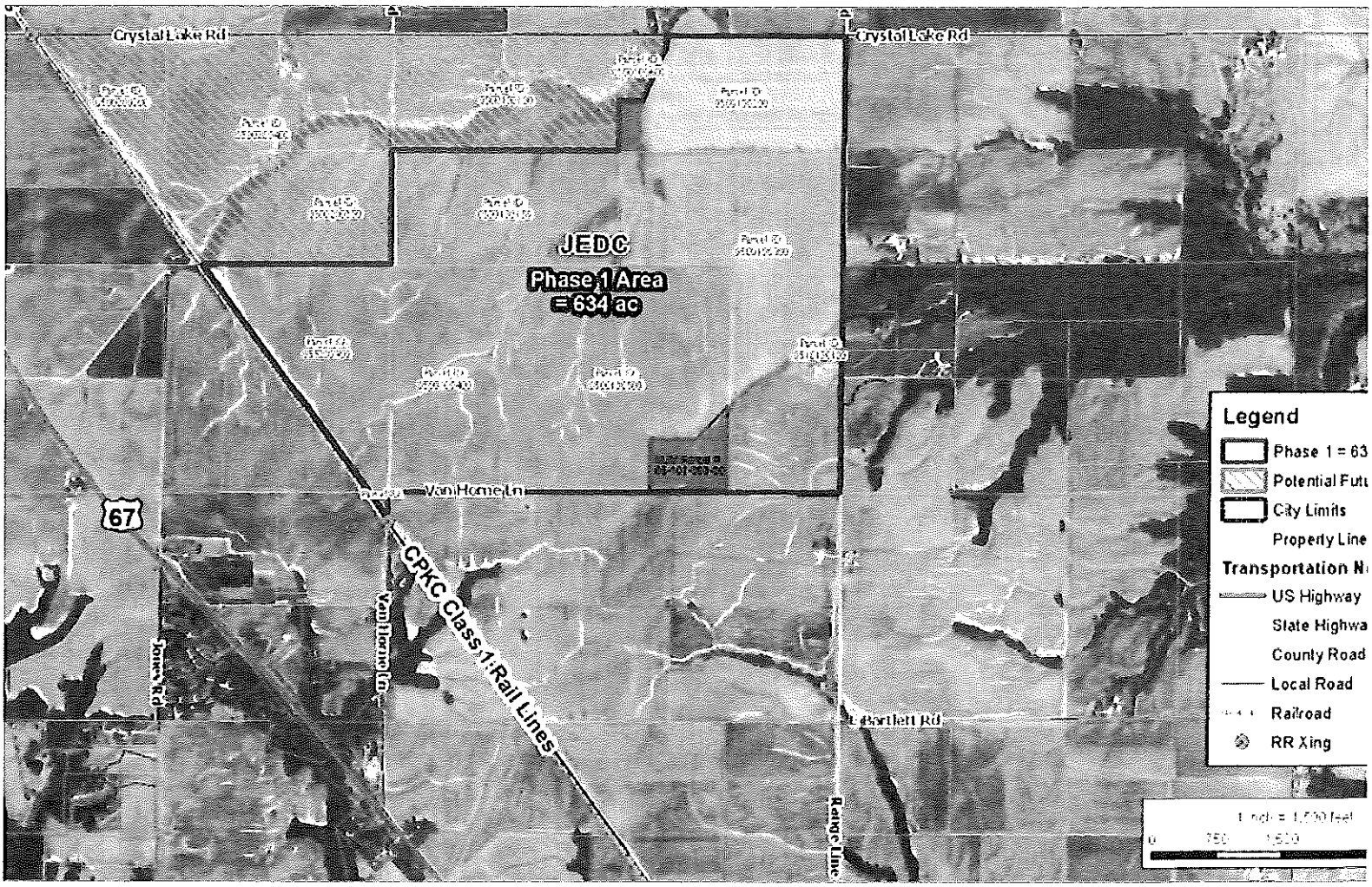
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My commission expires:

"OFFICIAL SEAL"
LEE J. PLUMMER
NOTARY PUBLIC — STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 4, 2025

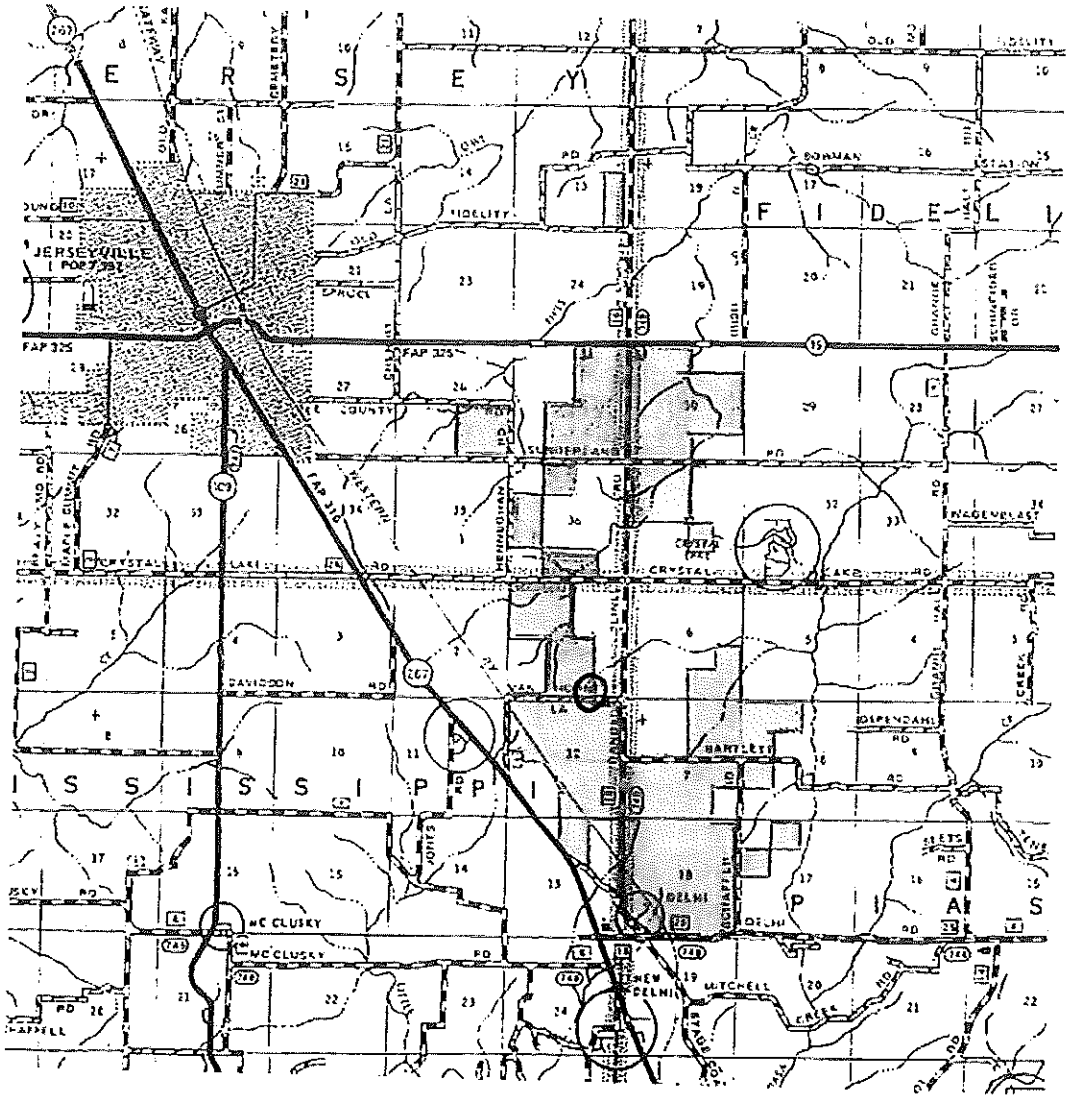
eSign Share Help AI Assistant



JERSEY COUNTY
Illinois

Jersey EAST Agricultural Area
Established July 6, 1981

Jersey EAST Revisions
Effective October 9, 2007



November 2, 2026

Jersey County Board
200 N. Lafayette St., Suite 3
Jerseyville, IL 62052

Re: Petition to Withdraw Property from an Agricultural Area

Dear County Board:

Pursuant to the Agricultural Areas Conservation and Protection Act (Act), 505 ILCS 5, Section 12, I am writing to petition for withdrawal of property from the Jersey County Agricultural Area.

A legal description of the property is attached to this request. The property for which the request is made includes approximately 458.70 acres of land with a common address of Van Horne Lane, Crystal Lake Road, and US Highway 67, Jerseyville, IL 62052. I own all the land for which this request is made, as trustee.

I am requesting this property be withdrawn from the Jersey County designated Agricultural Area for the following reason(s): the property is in and adjacent to the JEDC Phase 1 Area and is under option to the Jerseyville Economic Development Council for industrial development.

Pursuant to Section 12 of the Act, the following information is provided:

1. The proposed alternative use of the land is industrial development.

2. The necessity for changing the current use is to allow the property to be developed as part of the JEDC industrial site.

3. Other land outside of the Agricultural Area would not be as well-suited because this property is adjacent to the CPKC Class 1 rail line and the other parcels in the JEDC Phase 1 Area.

Thank you for considering my request. Please let me know if you need additional information.

Sincerely,

H. Dennis Moore, Trustee

Exhibit A
Legal Description

Owner: H. Dennis Moore, Trustee. All parcels located in Mississippi Township, Jersey County, Illinois.

PIN	Acres	Legal Description (per Jersey County tax records)
05-001-001-50	80.00	S1/2 NW1/4
05-001-004-00	80.00	W1/2 SW1/4
05-001-005-00	145.00	E1/2 SW1/4 less SE cor & W1/2 SE1/4
05-002-009-00	115.00	PT SE 1/4, E of RR & E PT SE1/4, W of RR
05-002-008-00	38.00	W PT SE1/4, W of RR
05-011-003-00	0.70	NE COR NE1/4 NE1/4 E OF RR.
Total	**458.70**	

Map of the property attached.

11/4/26

Mark Wagner


Crystal Lake Rd
Crystal Lake Rd
JEDC
Phase 1 Area
= 634 ac
MJM Parcel #
05-101-000-00
Van Horne Ln
Van Horne Ln
Davidson Rd
Jones Rd
67
CPKC Class 1 Rail Lines
E Bartlett Rd
Range Line
Legend
Phase 1 = 634 ac
Potential Future Area = 284 ac
City Limits
Property Lines
Transportation Network
US Highway
State Highway
County Road
Local Road
Railroad
RR Xing
1 inch = 1,500 feet
0
750
1,500
3,000
Feet
N