

AGENDA
REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE
VILLAGE OF FORSYTH, ILLINOIS
5:30 P.M.
THURSDAY, January 15, 2026
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

HR Green, Inc.'s Petition for approval of a minor amendment to a planned unit development at the property located at 1275 N. US Route 51 Forsyth, Illinois and legally described as HICKORY POINT MALL TAX PLAT LOT 13-2 APPLEBEES PIN: 07-07-22-227-006. The purpose of the amendment is to facilitate development of 1.77 acres into a 5218 sq. ft. free standing Chick-Fil-A with dual drive-thru facilities. The minor amendment contains the following variances to the Development Ordinance to be considered at the public hearing:

- Section 7.4.C.(1)(a) to allow for four wall signs;
- Section 7.4.C.(2)(b)(i) to allow for an 80' pylon sign;
- Section 7.4.C.(2)(b)(ii) to allow a pylon sign that is 45 sq. ft. on each side;
- Section 4.6.C.(6)(f)(1) to allow the drive-thru to encroach on the 30 ft. set back and landscape buffer requirement;
- Section 4.6.C.(7)(b)(ii) to allow light levels to exceed 0.5 footcandles.

Request by David Morgan for variance to Development Ordinance Section 4.9 to allow for a 28 ft. setback at the property located at Lot 35 Prairie Winds Subdivision, 3rd Addn. Forsyth, Illinois.

ADJOURNMENT