AGENDA

SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF FORSYTH, ILLINOIS

5:30 P.M.

WEDNESDAY, June 24, 2026

VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request by ISP Enterprises for a map amendment to change the zoning on the real property commonly known as 361 Hickory Point Road, Forsyth, Illinois and legally described as a part of W436 N500 E1/2 ~ SE1/4 ~ 03BK3313/373 ~ 94BK2551/247 (PIN: 07-07-22-426-001). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R-1 and the request is made to change the zoning to R-2 to allow the property to be used as multi-family residential.

- Request submitted by Pace Hospitality LLC / Holiday Inn, Decatur, IL / Dhaval Patel to vary the requirements of the Village of Forsyth Development Ordinance Section 4.9 to allow a four story building with a maximum height of 60' on a portion of the real property located north of the property currently occupied by Staples and legally described as HICKORY POINT PLAZA ADD LT 1 BK5000/270 (PIN: 07-07-14-351-013). The property is currently zoned C-1 and there is no request to change zoning. The request would vary the 35' foot building height limit and three story limit specified in Development Ordinance Section 4.9 to allow a four story building with a maximum height of up to 60'.

- Request submitted by Parks Properties LLC (The Pizza Place on Main) to vary the requirements of the Village of Forsyth Development Ordinance on the property commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006). The property is currently zoned C-1 and there is no request to change zoning. The following requests are made:

    - To vary Development Ordinance Section 4.6.C.(4)(c), Section 4.9, and Section 3.16 to allow a drive aisle to be located on the property line and without a 25' west side setback and without buffering or screen planting on the west side of the property;

- To vary Development Ordinance Section 4.9 requiring a 30’ front yard setback and 25’ side setback if abutting residential property to allow a 21.5’ front yard setback and 21’ east side setback;
- To vary Development Ordinance Section 3.10 requiring trash dumpsters to be located not less than 10’ from the property line to allow a trash dumpster within 2’ of the property line;
- To vary Development Ordinance Section 7.4.C.(2)(b)(i) to allow for a 30’ pole sign; and
- To vary Development Ordinance Section 7.4.C.(2)(b)(iii) requiring a sign to be located at least 10’ from the property line to allow for a sign that is 3’ from the property line.

OLD BUSINESS

- Review and discussion of Forsyth Development Ordinances-This will be an ongoing discussion

ADJOURNMENT

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION FOR THE VILLAGE OF FORSYTH, ILLINOIS, HELD AT 5:30 P.M. ON THURSDAY, May 28, 2026 AT FORSYTH VILLAGE HALL

CALL TO ORDER

Chairman Cantwell called the meeting to order at 5:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon call of the roll, the following Commissioners were physically present:

Regular Commissioners: Chairman Tom Cantwell, Vice Chair Steve Ragan, Cathy Mitteer, Colleen Brinkoetter, Matt May

Alternate Commissioners: Larry Perkins

Absent: R. C. Campbell, Dennis Downer, Dan Doerfler

Staff Present: Planning and Zoning Director Ryan Raleigh, Village Administrator Jill Applebee**,** Village Attorney Andrew Jarmer, Village Engineer Stephanie Brown

Attendees: Mr. Tom Pistorious, Mr. Andrew Hendriian

MOTION

Commissioner Ragan made a Motion to approve March 26, 2026, minutes, and Commissioner Brinkoetter seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 6 – Cantwell, Ragan, Mitteer, Brinkoetter, May, Perkins
Abstain: 0 –
Absent: 2 – Downey, Doerfler, Campbell

Motion declared carried.

PUBLIC HEARING #1

- Request by Andrew Hendrian for map amendment to change the zoning on the real property commonly known as 130 E. Cox, Forsyth, Illinois and legally described as a part of Out Lot Four (4) of E.O. Smith's Addition to the Village of Forsyth, as per Plat recorded in Book 70, Page 364 of the Records in the Recorder's Office of Macon County, Illinois (PIN: 07-07-14-151-026). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned C-1, and the request is made to change the zoning to R-3 to allow the continued use of the property as a multi-family residence/apartment building.

  Mr. Hendrian explained that this was a nonconforming parcel that had been brought to our attention. There would be concern if a tornado or another event damaged the building. He was simply being proactive.
  Planning and Zoning Director Raleigh explained that Mr. Hendrian purchased property with apartments on it and that a special permit would have been required when the apartments were constructed.

  MOTION

  Commissioner Ragan made a motion to approve the request as presented, and Commissioner Brinkoetter seconded the motion.

  Yeas: 6 – Cantwell, Ragan, Mitteer, Brinkoetter, May, Perkins
  Nays: 0 –
  Absent: 2 – Downey, Doerfler, Campbell

  Motion declared Carried.

PUBLIC HEARING #2

- Request submitted by Bujar Limani to vary the requirements of the Development Ordinance on the real property commonly referred to as 927 S. Route 51, Forsyth, Illinois, and legally described as HICKORY POINT MALL PLAZA LOT 3 00BK2979/357 IRREG (PIN: 07-07-15-476-024). The property is currently zoned B and there is no request to change zoning. The variances requested are:
  -Development Ordinance 7.4.C(2)(ii) to allow for a sign to be 48 sq ft per side
  -Development Ordinance 7.4.C.(2)(vii) to allow for a freestanding electronic message sign
  -Development Ordinance 7.4.C.(13)(1) to allow for an electronic message that is 100% of the sign area.

  The Planning and Zoning Commission took this in three sections.

2a: Development Ordinance 7.4.C(2)(ii) to allow for a sign to be 48 sq ft per side
Mr. Pistorius, representing Diamonds & Yolk and Bujar Limani, stated they are requesting that the sign be 48 square feet instead of 45 square feet. He stated this is due to the size of the signs that come in without a custom order. Commissioner Cantwell asked if this would be two-sided, and Mr. Pistorius confirmed. Currently, the building only has wall signs.

MOTION
Commissioner Brinkoetter made a motion to approve the request as presented and Commissioner Ragan seconded the motion.

Yeas: 5 – Cantwell, Ragan, Mitteer, May, Perkins
Nays: 1 – Brinkoetter
Absent: 2 – Downey, Doerfler, Campbell

Motion declared carried.

2b. Development Ordinance 7.4.C.(2)(vii) to allow for a freestanding electronic message sign. The Planning and Zoning Director explained that this allows for a message board rather than a changeable letter board. Commissioner Cantwell stated he felt a message board always looks better and more up-to-date than the slide letter boards. Commissioner Brinkoetter stated that in the past, we have always tried to keep them small/unique, and to ensure they all stay within the brightness and size limits of our ordinance. Commissioner May stated that this building is far off the highway and would benefit from signage. Commissioner Cantwell said all businesses should have some sort of signage.

MOTION
Commissioner Brinkoetter made a motion to approve the request as presented and Commissioner Ragan seconded the motion.

Yeas: 5 – Cantwell, Ragan, Mitteer, May, Perkins
Nays: 1 – Brinkoetter
Absent: 2 – Downey, Doerfler, Campbell

Motion declared carried.

2c. Development Ordinance 7.4.C.(13)(1) to allow for an electronic message that is 100% of the sign area. Planning and Zoning Director Raleigh stated that, currently, the ordinance requires 50% to be electronic, and they are requesting 100%. Commissioner Ragan stated he would like to know how often it can switch and to have some say over the brightness. Commissioner Brinkoetter was concerned about how close it is to Weaver Road and the bike path, and it could be dangerous. Commissioner Cantwell asked if we know other communities. Mr. Pistorius stated Decatur and Mt Zion both have 100%, due to the quality of the signs now compared to the past. Commissioner Cantwell would like to see 50% electronic and 50% with their name on it.
MOTION

Commissioner Ragan made a motion to approve the request as presented and Commissioner Mitteer seconded the motion.

Yeas: 0 –
Nays: 6– Brinkoetter, Cantwell, Ragan, Mitteer, May, Perkins
Absent: 2 – Downey, Doerfler, Campbell
Motion declared denied.

OLD BUSINESS

NEW BUSINESS
None.

ADJOURNMENT

Commissioner Brinkoetter made a Motion to adjourn, Commissioner Perkins seconded the Motion, and Village Clerk Marty asked for a voice vote which was then unanimously approved. The meeting was adjourned at 6:45 P.M.

By: *Cheryl Marty*
Village Clerk

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: Chairman Cantwell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 26, 2026
Subject: Map Amendment for 361 Hickory Point Road

Reed Sullivan respectfully submits a request for a Map Amendment to rezone the property located at 361 Hickory Point Road, Forsyth, IL 62535, from R-1 Single Family Residential District to R-2 Multi-Family Residential District. The applicant intends to build new townhomes on the vacant lot.

Property Description

The subject property is currently an empty lot and is legally described as W436 N500 E1/2 ~ SE1/4 ~ 03BK3313/373 ~ 94BK2551/247. The surrounding properties within the neighborhood are zoned R-1 - Residential (to the north and west), B – Business (to the northwest), and B-2 Commercial (to the East and South). The B-2 located to the east is a multi-family residential complex that is in the City of Decatur. The lot is approximately 5 acres. This lot complies with the Village Development Ordinance requirements for properties zoned R-2 Multi-Family Residential.

The property is identified with a star on the accompanying map.



VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

MAP AMENDMENT APPLICATION

OWNER: ☐ APPLICANT: ☐

Name: ISC Enterprises

Address: 880 East Pershing Rd.

Phone Number: 217-413-0907 E-mail: reed@sullivancontractors.net

Property Address: 361 Hickory Point Rd PIN #: _____

Legal Description of the Property:

W436 W500 E½ ~ SE¼ ~ 03BK 3313/373 ~ 94BK 2551/247

Current Zoning District: R1

Proposed Zoning District: _____

Existing use of the property:

Vacant

Proposed use of the property:

Townhome

*Attach a location map showing the property lines, streets, and such items as the Zoning Official may require.

Address the following items:

1. How does the amendment relate to the Comprehensive Plan?:

It allows for the Development to happen. Without the Re-zoning the ability to Build New Townhomes will Not Be feasible.

2. How does the amendment promote the public health, safety, and general welfare?:

It brings a high Quality of Living to Forsyth. It will Create a community feel for the townhomes.

3. How does the amendment fulfill the standards set form in Section 9.11 F Standards (attached checklist):

The Development will stay Residential in which all adjacent Properties are R1- R3 (municipal). The New Townhomes would bring Value to the Surrounding Neighbood.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: _____ Date: 4-8-2026

For office use only

Date Received: _____ PZC Meeting Date: _____

Application Fee Paid: _____ Board Meeting Date: _____

Approved (Y/N): _____ Ordinance # _____

Question 3:

Section 9.11 F – Standards:

The Planning and Zoning Commission shall not recommend, nor the Village Board grant, an amendment to alter the zoning district boundary lines, unless it shall determine, based upon the evidence presented to the Planning and Zoning Commission, that:

(1) The amendment promotes the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth.

(2) The trend of development in the area of the subject property is consistent with the requested amendment.

(3) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

(4) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.

(5) The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.








The Townhomes at
WHISTLING PINES

GENERAL NOTES

Buttonwood

This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

- If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform AHP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

- Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify this plan. No permission is given to any party to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without the express written consent of Advanced House Plans. Infringing upon Advanced House Plans' copyright through reproduction, distribution, construction or redrawing & design is punishable by law with fine up to $150,000 as defined by architectural copyright laws.

DESIGN LOADS:

- Ultimate design wind speed: 115 mph, Exposure Category: B
- Seismic Design Category A
- Floor: 40 psf. live, 15 psf. dead Roof: 30 psf. live, 10 psf. dead Ceiling: 10 psf. live, 5 psf. dead
- Soil bearing Capacity - 1500 psf.
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:
- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.
- For window openings in conc. wall, provide #5 bars @4" o.c. (two total) w/2" clearance from top & sides of opg. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2' past opening edges.

STEEL:
- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:
- Unless noted otherwise, all framing lumber shall have the following characteristics:
  Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Wall bracing method assumed as CS-WSP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- Hole sizes and locations in Glulam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more than 3 ft. .....use (2) 2x12 with 1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place: (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6's, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified Windows are called out by glass size only.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade, fall protection must comply with R312.2.1
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2090.
- Windows, if not noted, are assumed to be casements.
- Window header heights are 6'-8" unless noted otherwise.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

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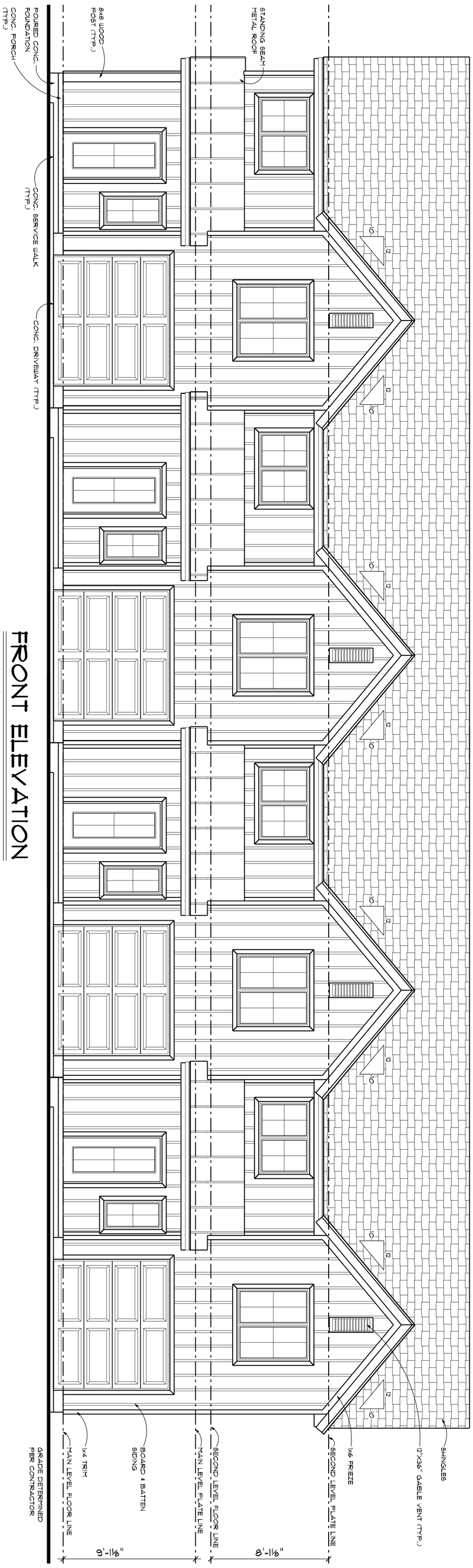
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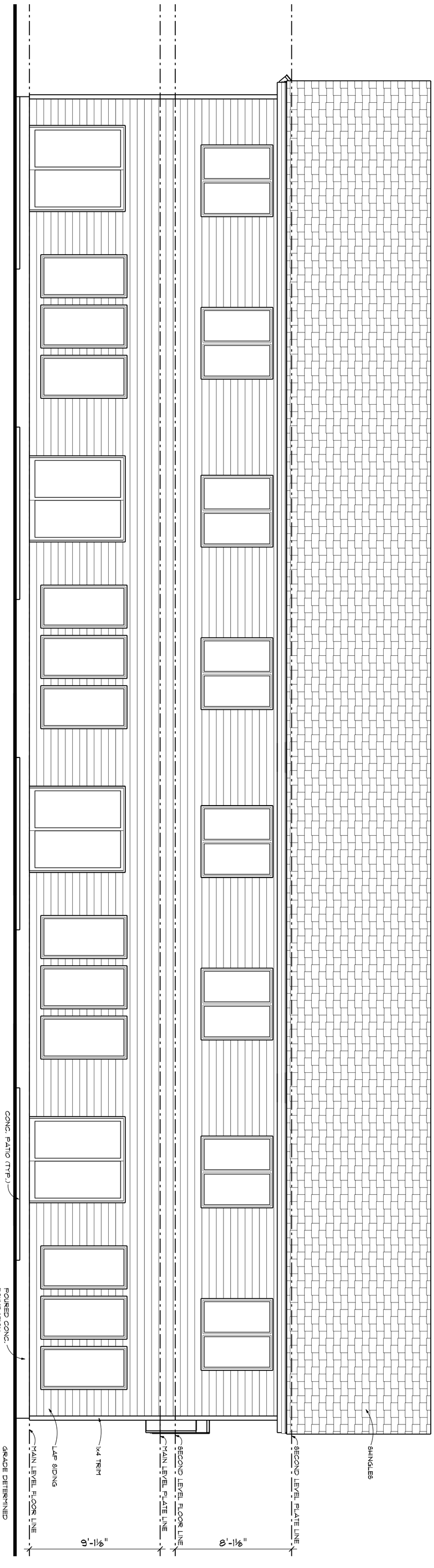
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100% SCALE @ 24"x36"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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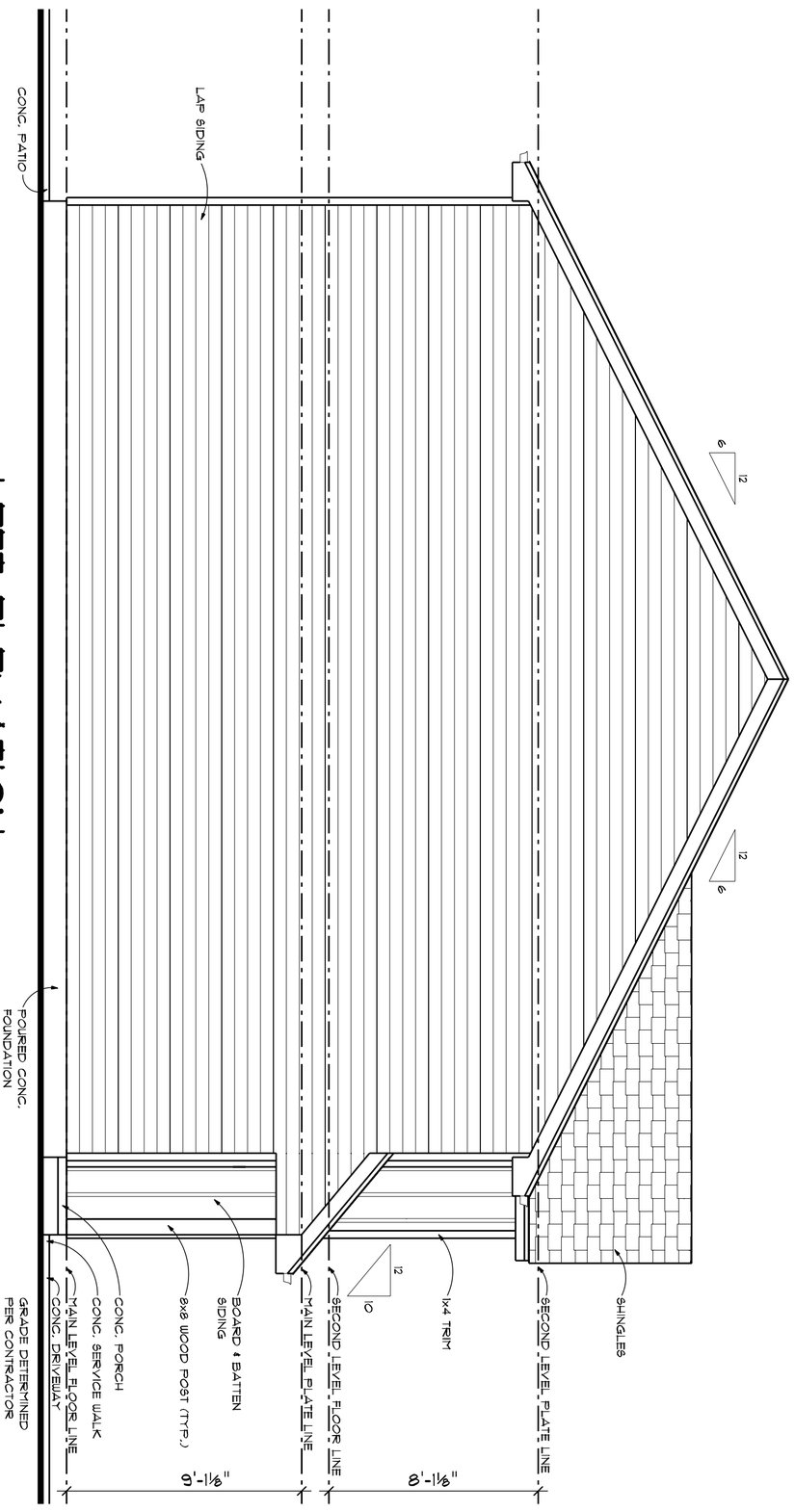
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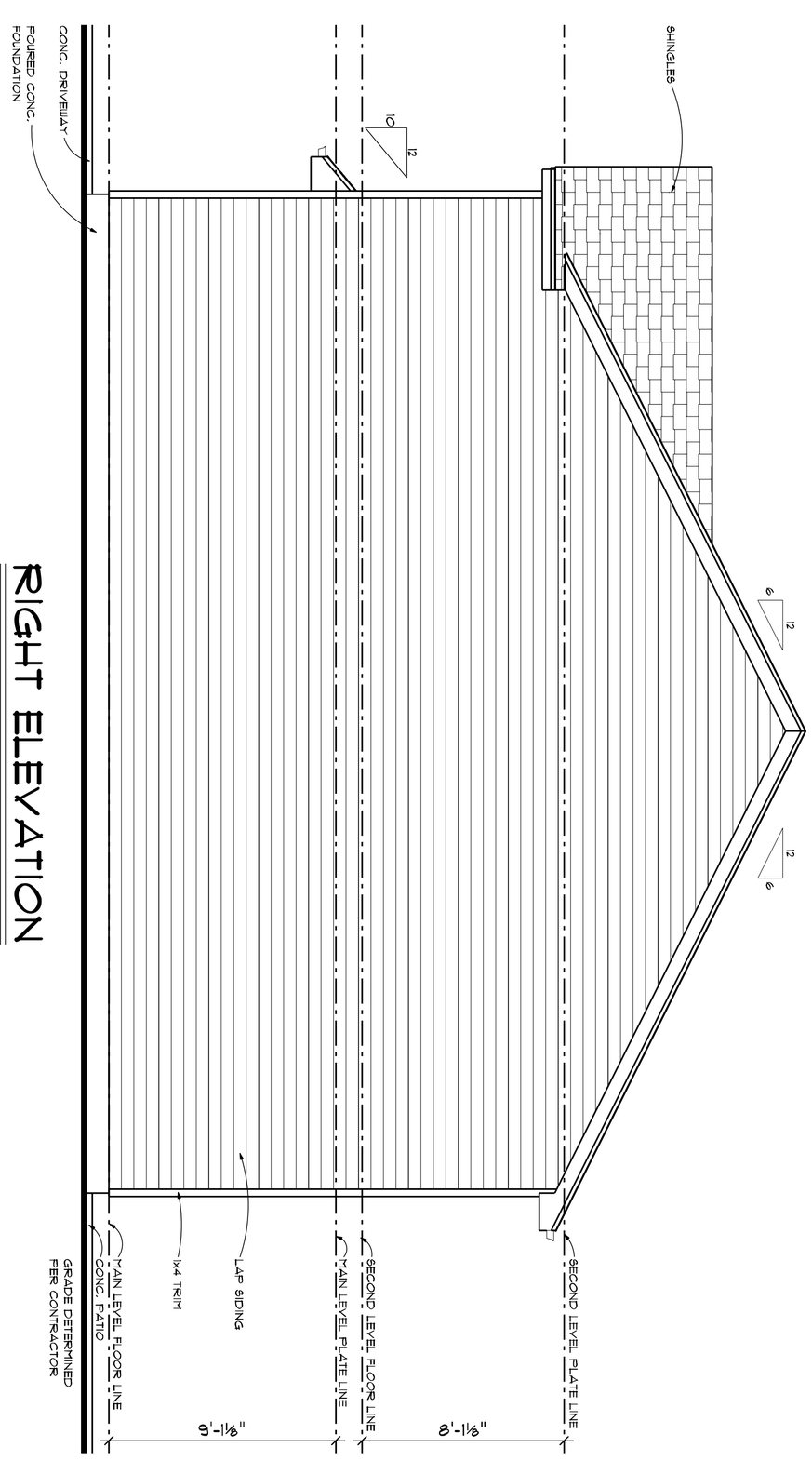
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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

100% SCALE @ 24"x36"

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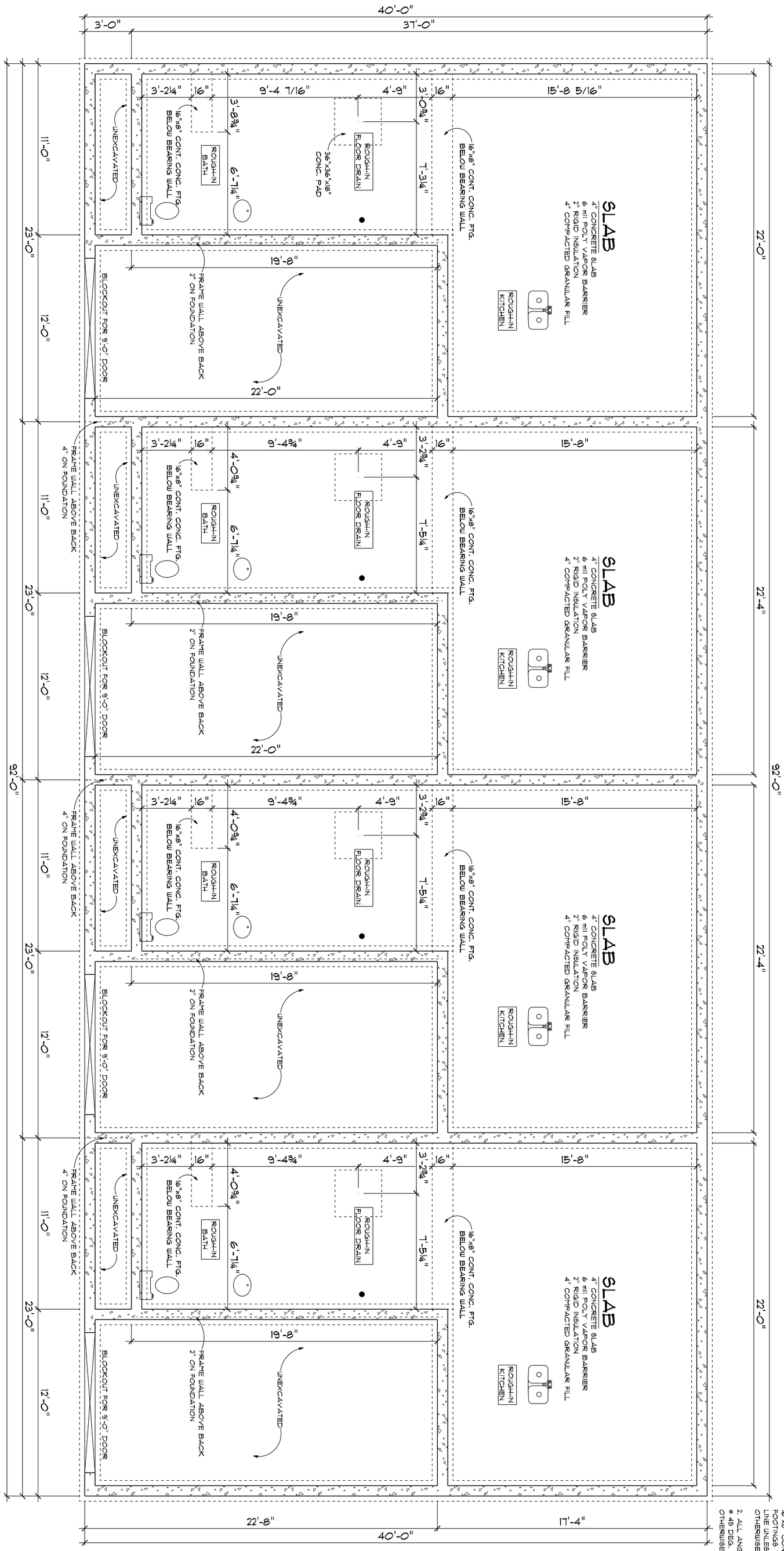
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL FOUNDATION WALLS ARE 8" POURED CONC. W/ 16"x8" CONT. CONC. FOOTINGS TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE.

SHEET 4 OF 9

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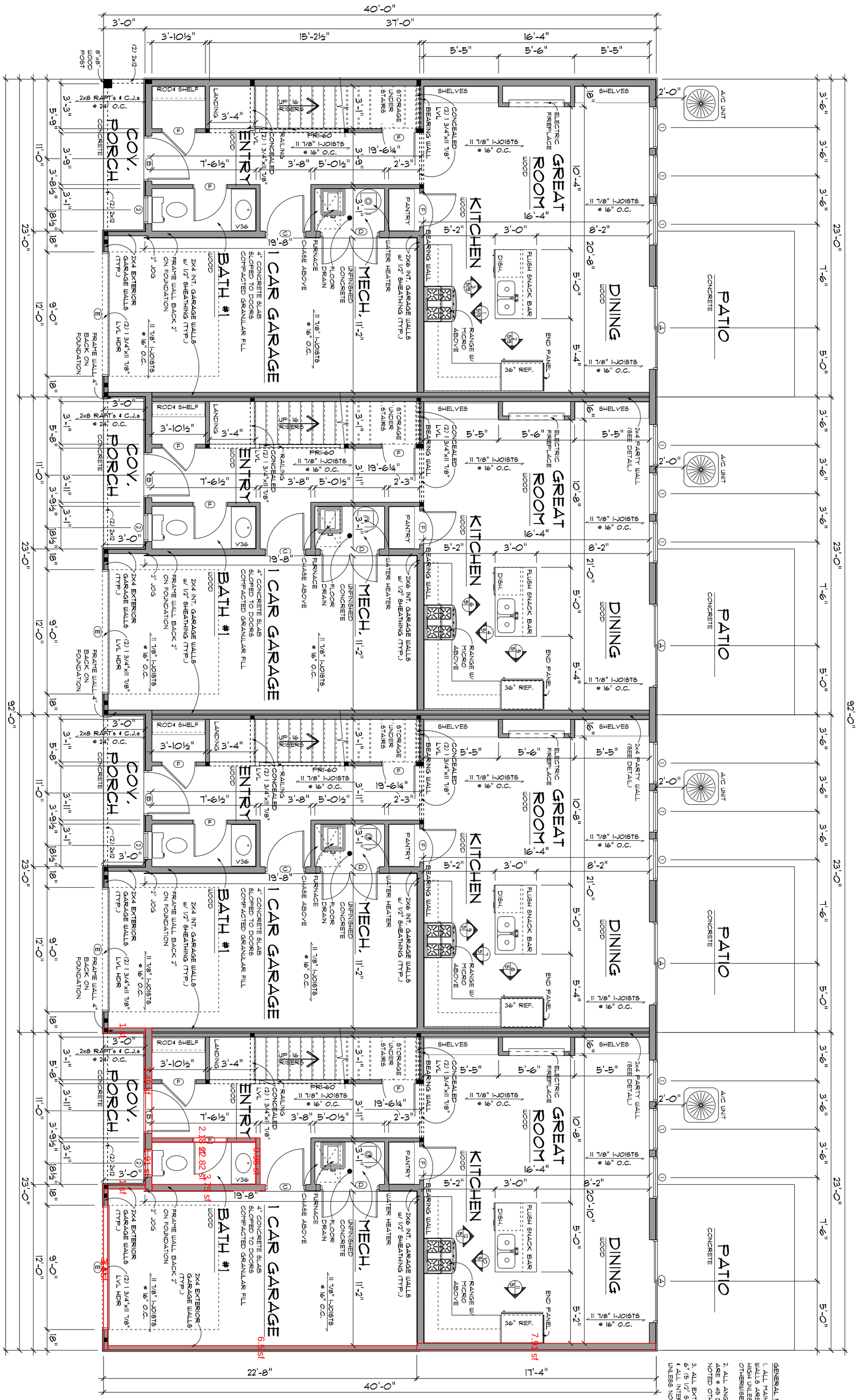
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MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



OPENING SCHEDULE - UNIT A			
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X96 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

UNIT A	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED FORCH	33 sq ft.

OPENING SCHEDULE - UNIT B			
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X96 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

UNIT B	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED FORCH	33 sq ft.

OPENING SCHEDULE - UNIT C			
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X96 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

UNIT C	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED FORCH	33 sq ft.

OPENING SCHEDULE - UNIT D			
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X72 CASEMENT 1	3'-0" x 6'-0"	3
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	1
A	DOOR	72X80 SLIDING GLASS 2	6'-0" x 6'-8"	1
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	1
C	DOOR	32X80 EXTERIOR 1	2'-8" x 6'-8"	1
D	DOOR	48X80 EXTERIOR 2	4'-0" x 6'-8"	1
E	GARAGE	108X96 - 2 PANEL	9'-0" x 8'-0"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	4

UNIT D	
MAIN LEVEL	622 sq ft.
SECOND LEVEL	842 sq ft.
TOTAL FINISHED	1464 sq ft.
GARAGE	253 sq ft.
COVERED FORCH	33 sq ft.

GENERAL NOTES:

1. ALL MAIN LEVEL WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD+1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

SHEET 5 OF 9

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ORIGINAL DRAFT

Buttonwood
2x6 Slab

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ESTABLISHED 2005 ADVANCED HOUSE PLANS

100% SCALE @ 24"x36"

GENERATED 2/12/2025

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OPENING SCHEDULE - UNIT A				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

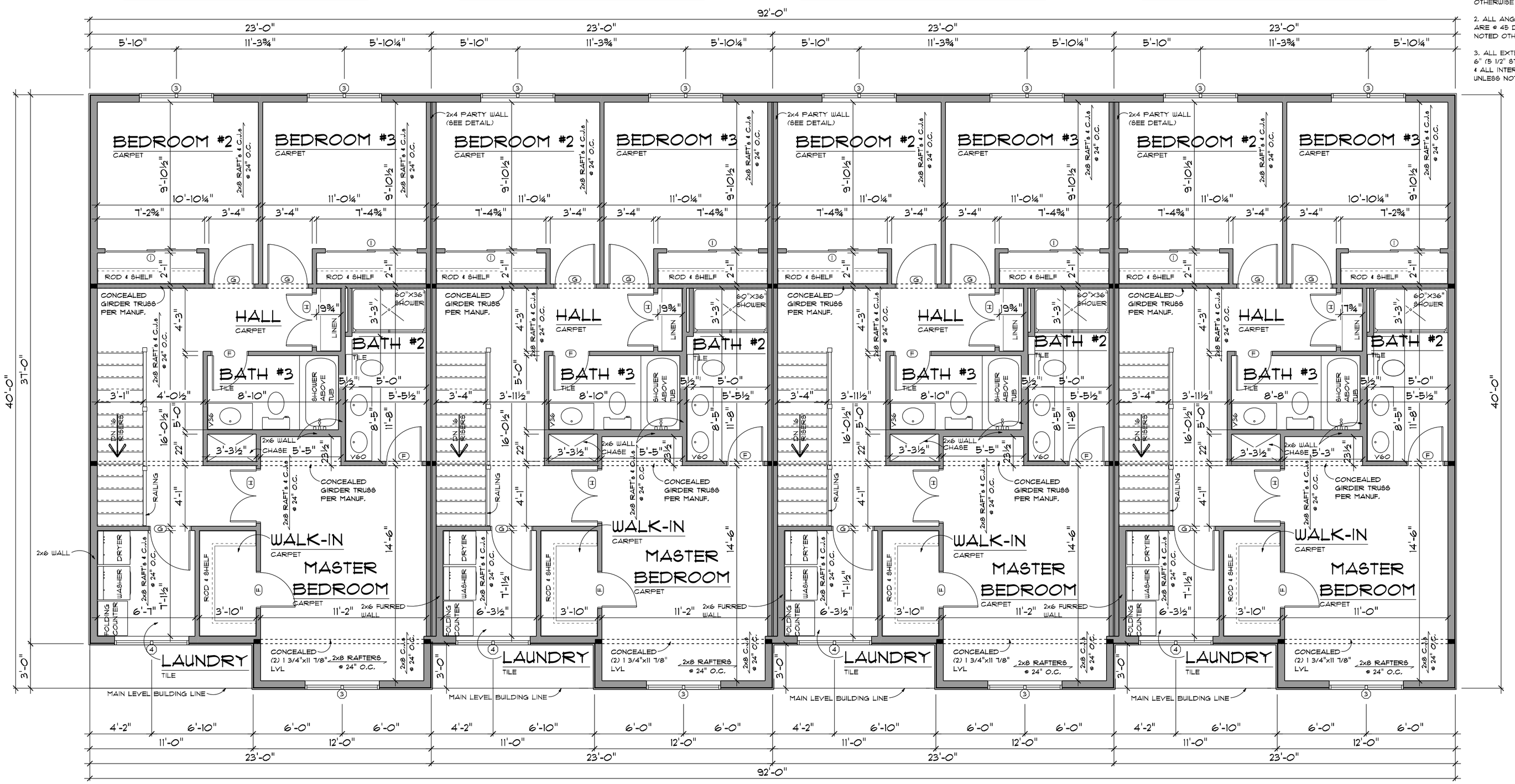
OPENING SCHEDULE - UNIT B				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT C				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

OPENING SCHEDULE - UNIT D				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	60X60 CASEMENT 2	5'-0" x 5'-0"	3
4	WINDOW	60X42 CASEMENT 2	5'-0" x 3'-6"	1
F	DOOR	28X80 1	2'-4" x 6'-8"	3
G	DOOR	32X80 1	2'-8" x 6'-8"	3
H	DOOR	42X80 2	3'-6" x 6'-8"	2
I	DOOR	72X80 SLIDING 2	6'-0" x 6'-8"	2

GENERAL NOTES:

1. ALL SECOND LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 6" (5 1/2" STUD+1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



UNIT A	
SECOND LEVEL	842 sq ft.

UNIT B	
SECOND LEVEL	842 sq ft.

UNIT C	
SECOND LEVEL	842 sq ft.

UNIT C	
SECOND LEVEL	842 sq ft.

SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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02/12/2025
REVISION

Buttonwood
2x6 Slab

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THAT HAS OBTAINED LICENSES AND PERMITS ANY MODIFICATIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY A LOCAL BUILDING PROFESSIONAL

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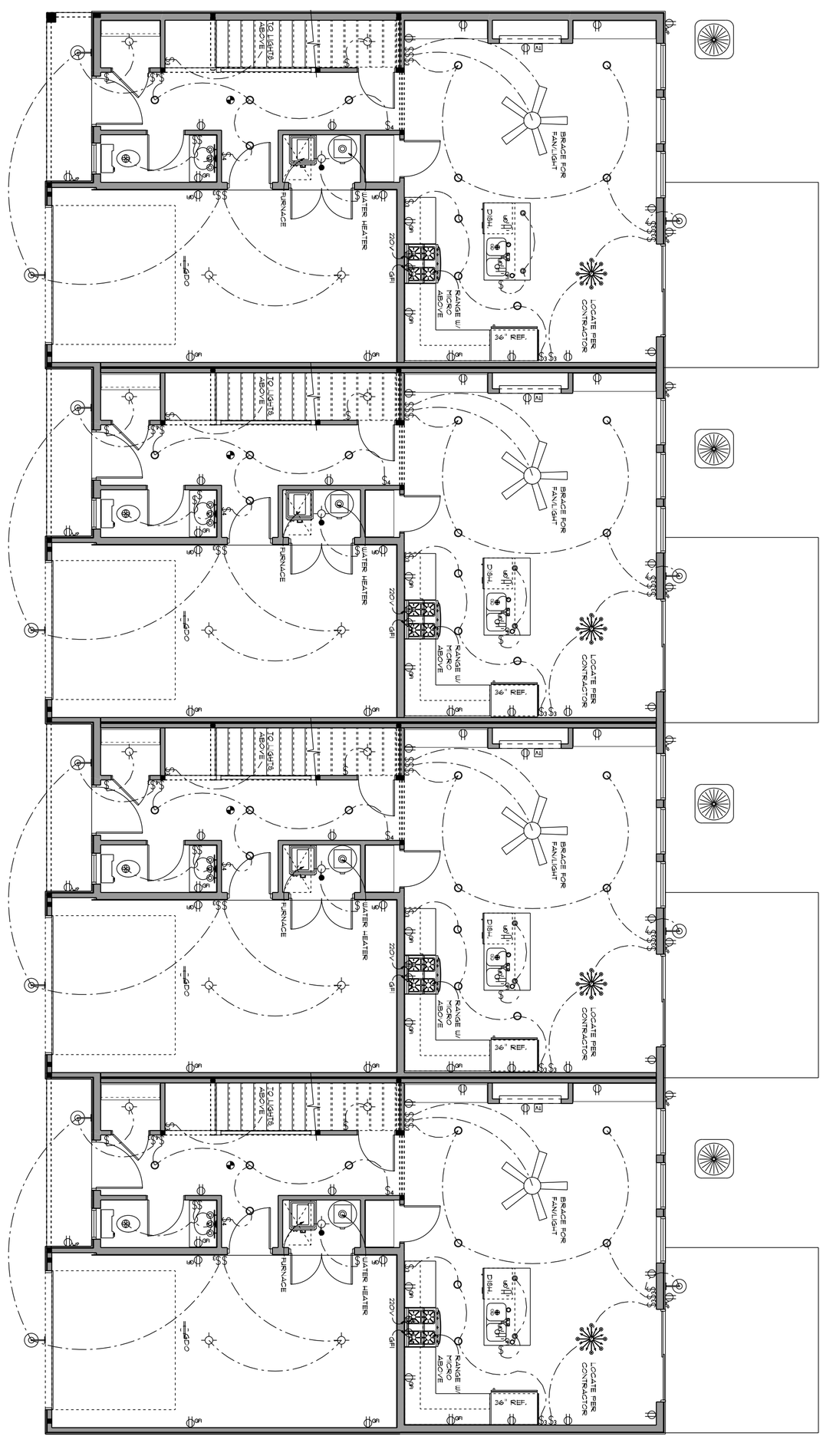
SHEET
6
OF
9

GENERATED: 2/12/2025

100% SCALE @ 24"x36"

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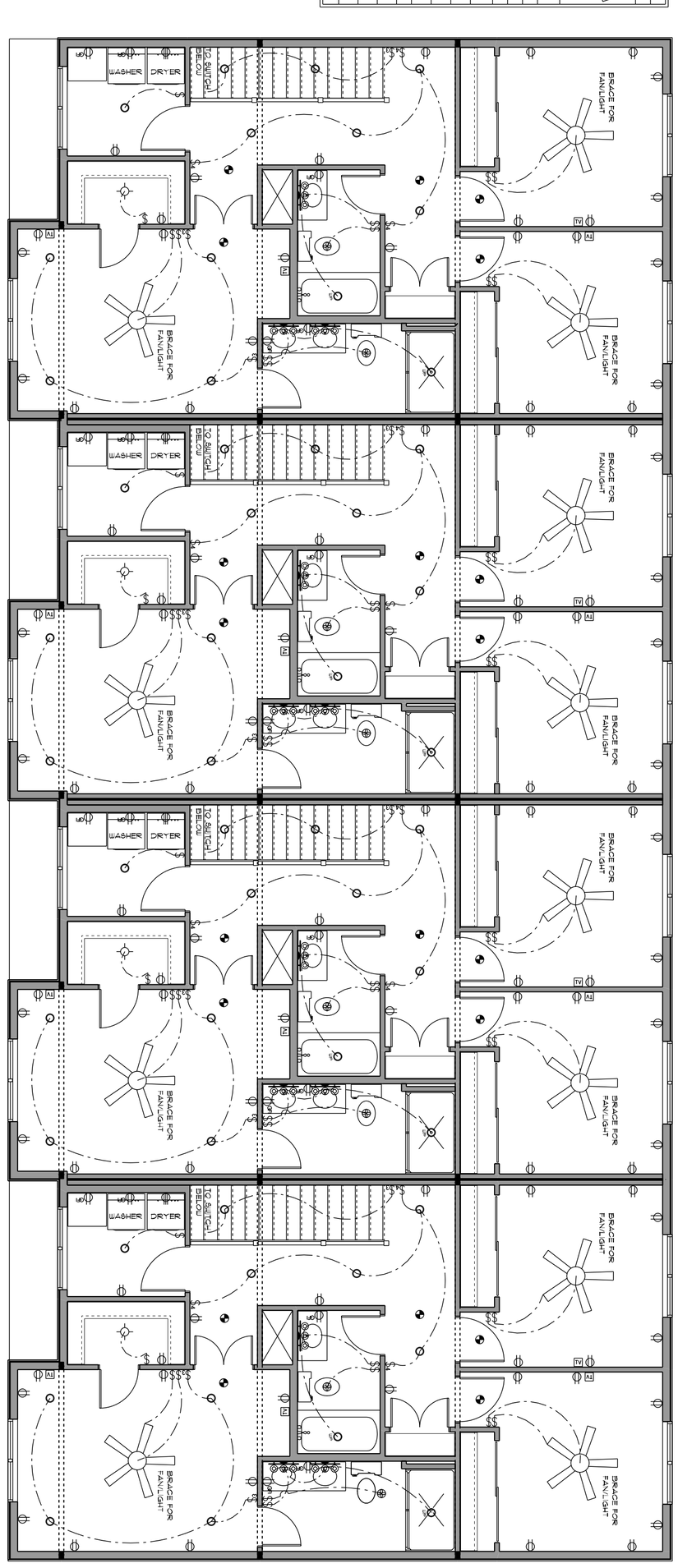
ELECTRICAL LEGEND - UNITS A, B, C, D		
ELECTRICAL	COUNT	SYMBOL
ceiling fan & blocked CH	4	
can light 6inch	43	
ceiling classic	4	
pendant globe	8	
wall mount sconce	12	
GARAGE DOOR OUTLET	4	GDO
GARBAGE DISPOSAL	4	
PLUNGER SWITCH	4	
cable tv outlet	4	TV
fan	4	
light	20	
outlet	40	
outlet 220V	4	220V
outlet gfi	44	GFI
outlet wp	12	WP
smoke detector	4	SD
switch	40	$
switch 3 way	36	$3
switch 4 way	12	$4
wall mounted CO & lights	4	CO
countertop receptacle GFI	4	GFI



MAIN LEVEL ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND - UNITS A, B, C, D		
ELECTRICAL	COUNT	SYMBOL
ceiling fan & blocked CH	4	
can light 6inch	43	
can light WATERPROOF 6INCH	8	
cable tv outlet	16	TV
fan	8	
light	4	
outlet	104	
outlet 220V	4	220V
outlet gfi	20	GFI
smoke detector	20	SD
switch	48	$
switch 3 way	12	$3
switch 4 way	12	$4
wall mounted CO & lights	12	CO



SECOND LEVEL ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

100% SCALE @ 24"x36"

SHEET 1 OF 3

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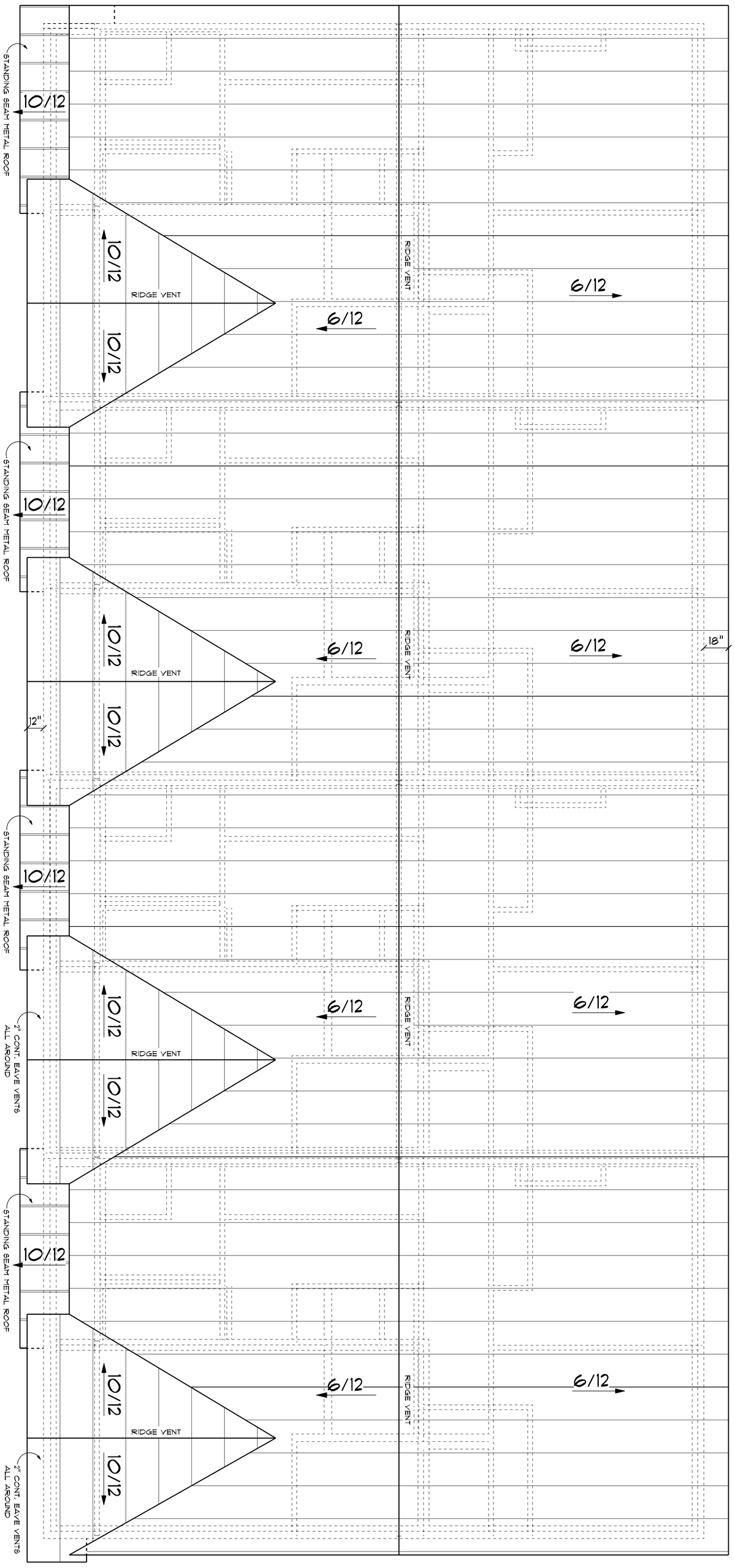
ORIGINAL DRAFT

Buttonwood
2x6 Slab

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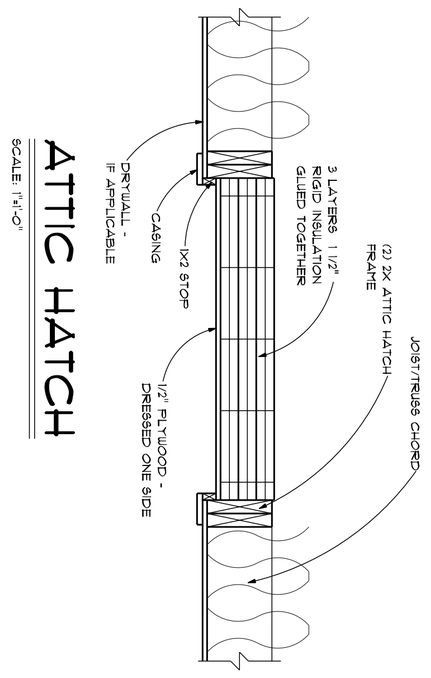
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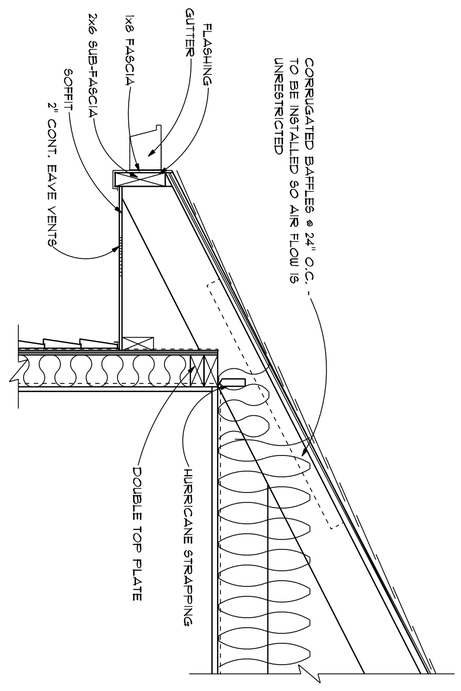
ROOF PLAN

SCALE: 1/4" = 1'-0"



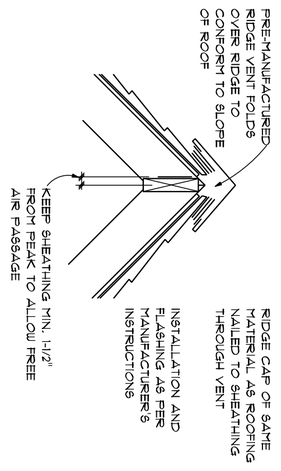
ATTIC HATCH

SCALE: 1"=1'-0"



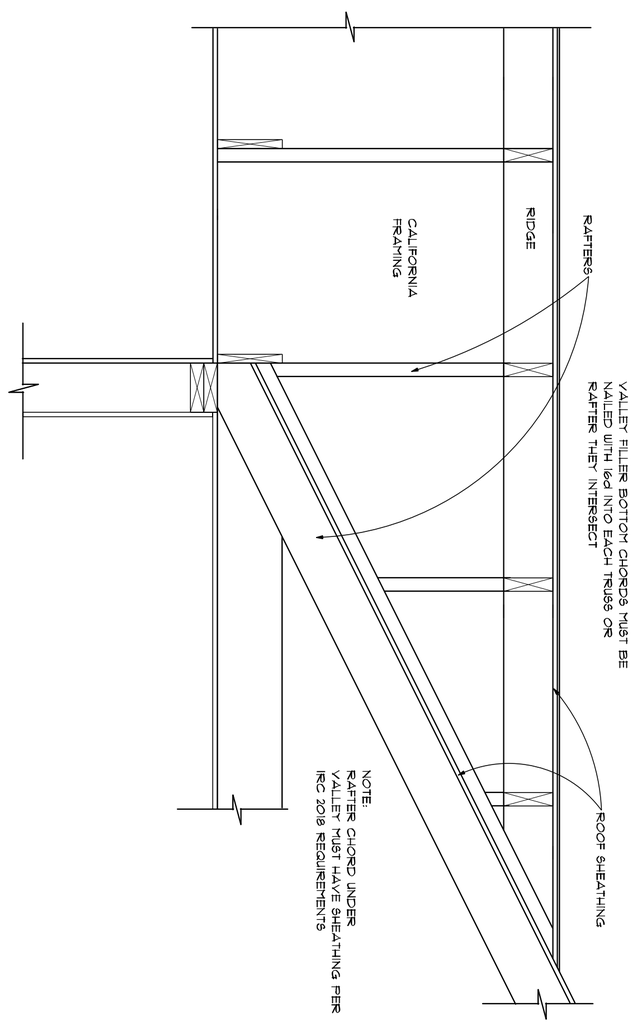
EAVE VENT

SCALE: 1"=1'-0"



RIDGE VENT

SCALE: 1"=1'-0"



ROOF OVERFRAMING

SCALE: 1"=1'-0"

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Buttonwood
2x6 Slab

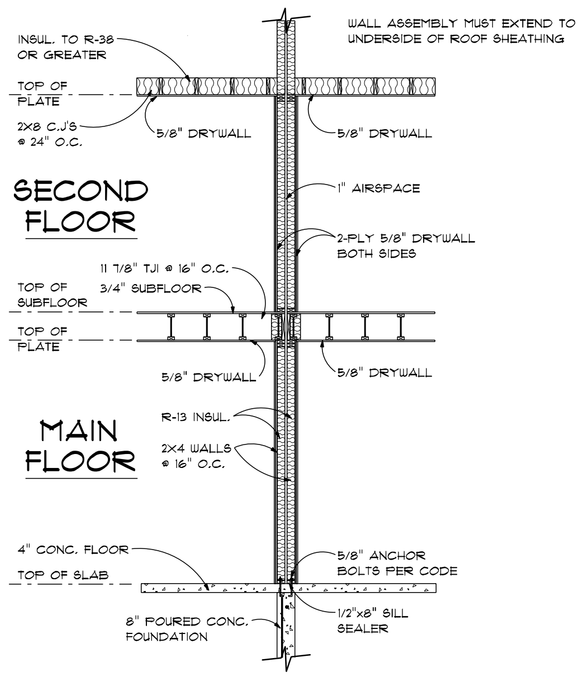
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ADVANCED HOUSE PLANS ESTABLISHED 2012

100% SCALE @ 24"x36"

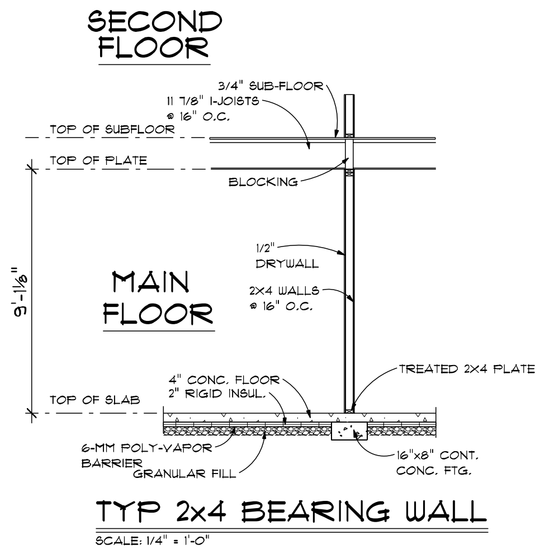
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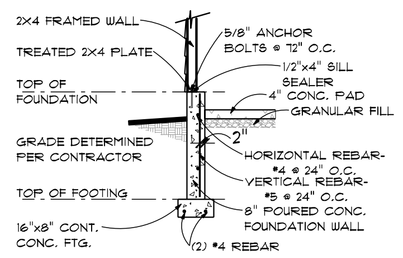
PARTY WALL

SCALE: 1/4" = 1'-0"



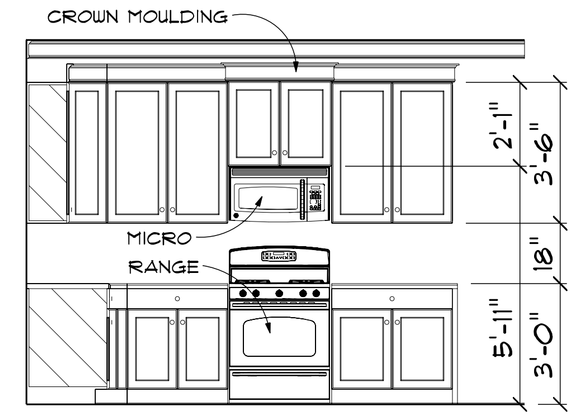
TYP 2x4 BEARING WALL

SCALE: 1/4" = 1'-0"

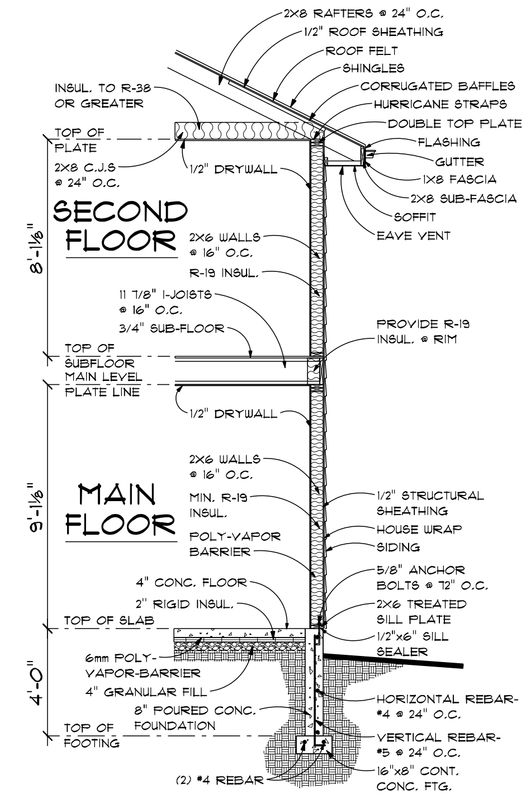


TYP. GARAGE WALL

SCALE: 1/4" = 1'-0"

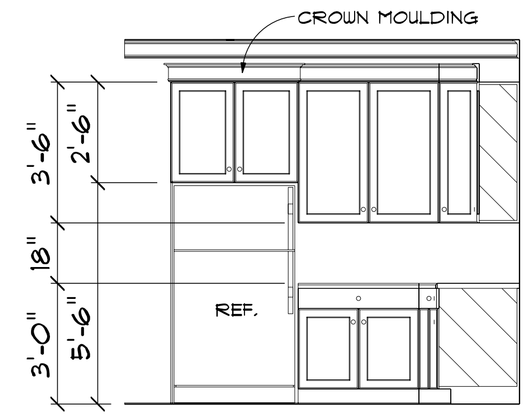


DETAIL 1, 4, 7, 10

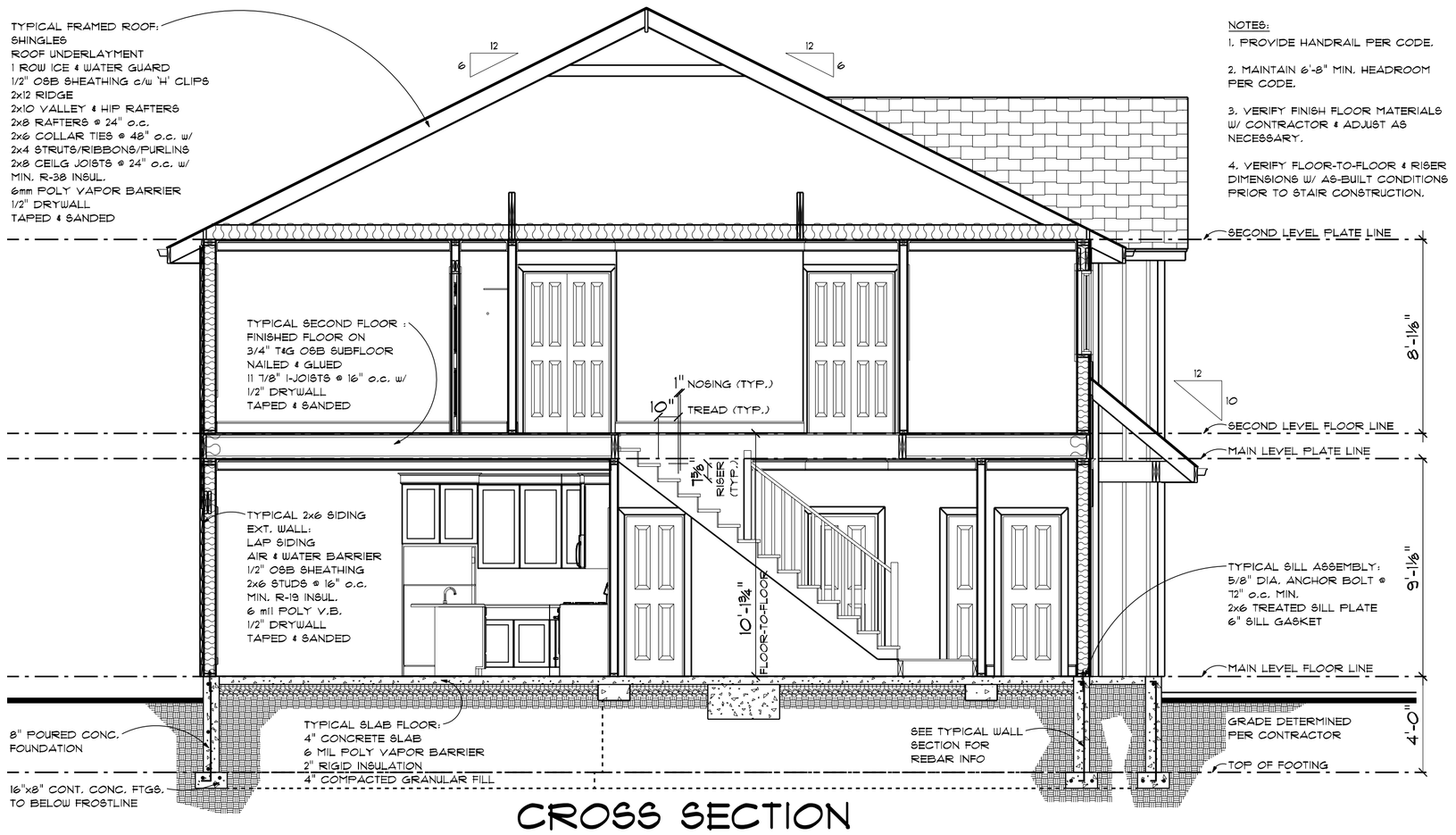


TYP. WALL SECTION

SCALE: 1/4" = 1'-0"

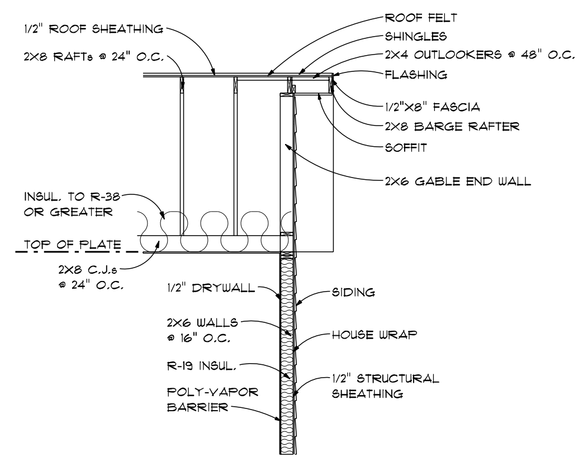


DETAIL 2, 5, 8, 11



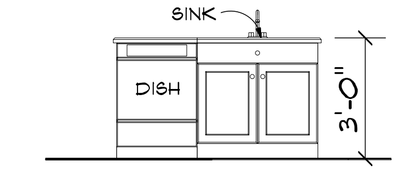
CROSS SECTION

SCALE: 1/4" = 1'-0"



TYP. GABLE END SECTION

SCALE: 1/4" = 1'-0"



DETAIL 3, 6, 9, 12

CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"

ADVANCED HOUSE PLANS

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2x6 Slab

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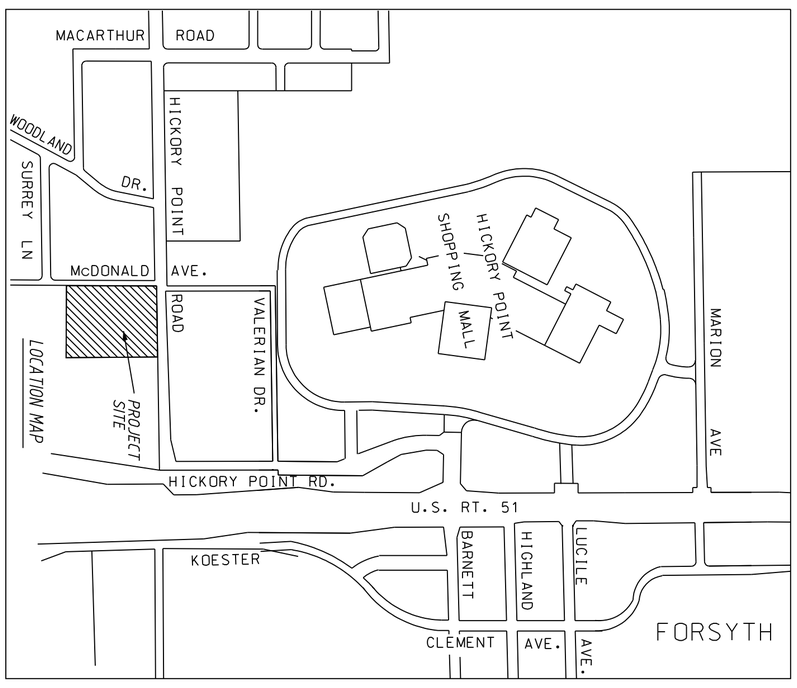
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GENERATED 2/12/2025

100% SCALE @ 24"x36"





OWNER INFORMATION

ROY MOSSER & ASSOCIATES
241 W. WEAVER RD. SUITE 265
FORSYTH, IL 62535
PH. (217) 877-5607

SITE INFORMATION

ADDRESS: 361 HICKORY POINT RD, FORSYTH, IL 62535
ZONING: R-1: SINGLE-FAMILY RESIDENTIAL (REZONING REQUIRED)
FRONT YARD SETBACK = 30 FT, CORNER SIDE YARD = 25 FT

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE 3RD P.M., THENCE SOUTH 500 FEET; THENCE EAST 436 FEET ON A LINE PARALLEL WITH THE NORTH BOUNDARY OF SAID EAST 1/2 SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH 500 FEET TO SAID NORTH LINE OF SAID EAST 1/2 SOUTHEAST 1/4 OF SECTION 22; THENCE WEST 436 FEET TO THE POINT OF BEGINNING, EXCEPT THOSE PORTIONS PREVIOUSLY CONVEYED OR DEDICATED FOR RIGHT OF WAY PURPOSES TO THE VILLAGE OF FORSYTH. SITUATED IN MACON COUNTY, ILLINOIS.

Survey Solutions, LLC
111 ASHLAND AVE
MT. ZION, IL 62549 217.521.0612
ALTA Surveys Boundary Surveys
Construction Staking Subdivisions
Illinois Professional Design Firm # 184005964

OnSite Engineering, LLC
111 Ashland Ave., Mt. Zion, IL 62549
Phone 217-972-4498
Design Firm Registration No. 184-004257
Steven M. Baumann, P.E.

TOPOGRAPHIC SURVEY

SCALE: AS NOTED	361 HICKORY POINT RD., FORSYTH, IL	DRAWN BY: SMB
DATE: 05/05/22		REVISED BY:

CLIENT: ROY MOSSER & ASSOCIATES
241 W. WEAVER RD. SUITE 265
FORSYTH, IL 62535: ROY MOSSER 217.877.5607

DRAWING NO.: C100_TopoSurvey_050522.dgn | SHEET NO.: C100

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: Chairman Cantwell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 28, 2026
Subject: Hampton Inn Building Height and Number of Stories Variance

Mr. Dhaval Patel from Pace Hospitality LLC is purchasing land just north of Staples to build a new Hampton Inn in Forsyth. He has made a request to vary the building height and number of stories requirements of the Development Ordinance Section 4.9 Setback and Bulk Chart. for the real property located at HICKORY POINT PLAZA ADD~LT 1 BK5000/270.

Development Ordinance 4.9 Setback and Bulk Chart states that a building in a Commercial (C-1) Zone cannot exceed 45 ft in height. In the notes of this section is also states "Maximum building height in the C-1 and C-2 district is 45' for a maximum of 3 stories except within 200' of a property zoned R-1 or R-2, in which case the maximum building height shall be 35'." This property is located within 200 ft of properties zone R-1. (Zoning Map Attached)

Mr. Dhaval is proposing to build a 4-story tall hotel. Most of the building will have a parapet wall that will be 50' tall. The center section is 55 ft tall and there is one 3' section that can reach up to 60'. Attached is an elevation plan for the proposed building.

The Variance is requesting permission to build a 4-story building with a maximum height of 60 ft.



VILLAGE OF FORSYTH
301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☒ APPLICANT: ☐

Name: Pace Hospitality LLC / Holiday Inn, Decatur, IL - Dhaval Patel

Address: 5150 N Wingate Dr, Decatur, IL 62526

Phone Number: (419) 346-5883 E-mail: d.patel@pacehospitalityllc.com

Property Address: Right to the North of Staples in Forsyth. PIN #: 07-07-14-351-013

Legal Description of the Property:

We are buying 2.5 Acres from this 7.7 Acre plot.
HICKORY POINT PLAZA ADD
LT 1 BK5000/270

Zoning District: C-1: Commercial Service District

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

We are requesting variance for building height 60' and # of stories 4.

Proposed hotel building will mostly be 50', some parts will be 55'. There is a 3' wide vertical section which can be at 60'.
Hotel building will be 4 story.

Development Ordinance - Article 4 - 4.9 Building Height
[5] Maximum height limitations shall be specified with the granting of a special use permit, and may exceed the maximum height for a permitted use with Village approval. Maximum building height in the C-1 and C-2 district is 45' for a maximum of 3 stories except within 200' of a property zoned R-1 or R-2, in which case the maximum building height shall be 35'

Brief description of what the proposed plan is for the property:

New construction limited service hotel. Hampton Inn by Hilton. About 100 rooms.
I am attaching a preliminarily layout of the proposed Forsyth Hampton & Elevations for our sister Hampton being constructed in Ohio for visulisation. The Forsyth Hampton will be almost the same height and look very similar.

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

The hotel needs to be about 100 rooms in the 2.5 acres of land we are building for the project to be financially viable. We will be building a prototypical Hampton by Hilton building. We will be required by the franchise to have the lobby and guest rooms at certain height.

The hotel is estimated to generate about $400,000 per year in occupancy and property tax. 40 to 50 Jobs created from hotel construction and 25 to 30 from the hotel operations.
We estimate that the hotel guests alone will spend about $70,000 per month in nearby restaurants, grocery/other retailers

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

This hotel project has to be 100 rooms in the 2.5 acre lot to be viable. To achieve this the prototypical Hampton By Hilton has to be 4 story and tops out at 60'

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

Variance was given for, The Residence Inn - Forsyth on the other side of Lowes, It is a 4 story building and the height is about 60'

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

No. The property will be almost all the way to the back. There is access road in the back, a walking trail and then farm lands.

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

Yes. This hotel project has to be 100 rooms in the 2.5 acre lot to be viable. To achieve this the prototypical Hampton By Hilton has to be 4 story and tops out at 60'.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: _____ Date: 5/28/2026

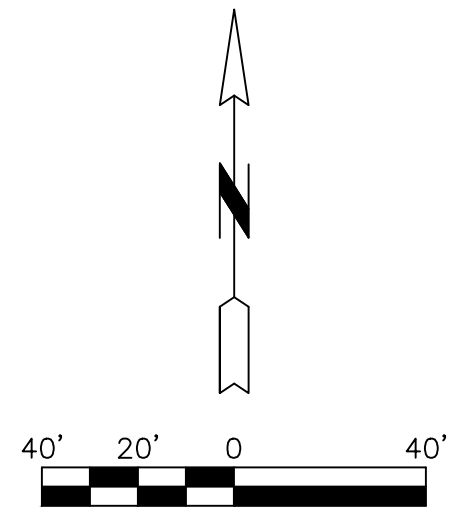
For office use only

Date Received: _____ PZC Meeting Date: _____

Application Fee Paid: _____ Board Meeting Date: _____

Approved (Y/N): _____ Ordinance # _____





PROPOSED 103 ROOM HOTEL
2.5 ACRES

122 PARKING SPACES INCLUDING
5 HANDICAPPED SPACES

NO.	DATE	REVISION	BY

MEC
MARTIN ENGINEERING COMPANY of Illinois
CONSULTING ENGINEERS AND LAND SURVEYORS
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)
3696 S. 6TH ST. FRONTAGE RD., WEST, SPRINGFIELD, ILLINOIS 62703
Phone: (217) 698-8990, E-Mail: mecmail@martinengineeringco.com

CONCEPT PLAN
HAMPTON INN
FORSYTH, IL

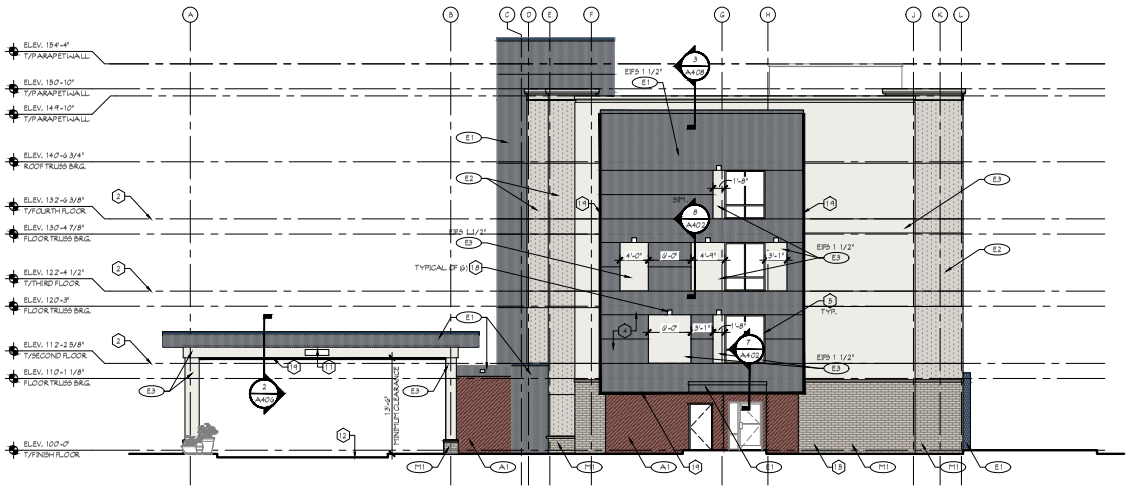
DATE:	05/26/2026
SCALE:	1"=40'
DRAWN BY:	SRW
CHECKED BY:	XXX
DWG:	HOTEL CONCEPT
SHEET NO.	C100
	SHEET X of X
MEC JOB #	25242

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1 FRONT ELEVATION
SCALE: 1/8" = 1'-0" SOUTH



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" EAST

EXTERIOR FINISH LEGEND:

E1	EIFS; COLOR SW 9176 DRESSBLUES	
E2	EIFS; COLOR SW 7647 CRUSHED ICE	
E3	EIFS; COLOR SW 7005 PURE WHITE	
E4	EIFS; COLOR SW 7650 ELLIE GRAY	
E5	EIFS; COLOR SW 7640 FAWN BRINDLE	
A1	ARCHITECTURAL WOOD LOOK PANEL COLOR SW 7593 RUSTICRED	
M1	MASONRY; COLOR SW 7036 ACCESSIBLE BEIGE	
S1	PAINTED HSS STEEL	
S2	EIFS; COLOR SW 9046 GENTLE AQUAMARINE	

NOTE:
ALL EIFS THICKNESS IS 3" UNLESS NOTED OTHERWISE

KEY NOTES: ⬡

1. ROOF SCUPPER SEE DETAIL
2. EXPANSION/CONTROL JOINT
3. SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED- REFER TO BUILDING SIGNAGE BELOW
4. EXTERIOR INSULATION FINISH SYSTEM
5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
6. ALUMINUM STOREFRONT, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
7. PRE-FINISHED METAL LOUVERS AT DRYER VENTS, KYNAR 500 FINISH
8. AUTOMATIC SLIDING DOORS
9. EXTERIOR WALL SCONCE
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. CLEARANCE SIGN
12. SLOPE DRIVE 1:48 MAX (1:64 RECOMMENDED) TO DRAIN OUT FROM UNDER CANOPY.
13. PROVIDE EXTERIOR LOUVERS TO MATCH LOOK OF PTAC-BASED WINDOWS. PROVIDE INSULATED PANEL BEHIND LOUVER AT NON-PTAC LOCATIONS
14. GUEST LAUNDRY THRU-WALL VENT FOR OPTIONAL LAUNDRY IF USED
15. HARD SURFACE BASE MATERIAL (MASONRY/TILE)
16. FLAT ROOF ABOVE SMOKING AREA
17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
18. RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL: ORMAR 55-E40948-W-60-3 WITH EXTENDED STAINLESS STEEL MOUNTING SCREWS.
19. LED STRIP LIGHT EQUIVALENT TO TETRA CONTOUR GEN 2 RATED AT 3,200K AND 1,914 LM/FT.

GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. GUARANTEES NOT TO BE BASED ON DIMENSIONS IN THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK.

ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. ALL EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL.

GENERAL CONTRACTOR, PLANT ARCHITECTURAL, AND ALL SUBCONTRACTORS SHALL REVIEW THE PLANS AND SPECIFICATIONS AND BRING TO THE ATTENTION OF THE ARCHITECT ANY CONFLICTS, DISCREPANCIES, OR OMISSIONS BEFORE PROCEEDING WITH THE AFFECTED WORK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR WORK PERFORMED IN CONFLICT WITH THESE DOCUMENTS UNLESS THE CONTRACTOR HAS BROUGHT THE CONFLICT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST ARCHITECT

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Hampton Inn

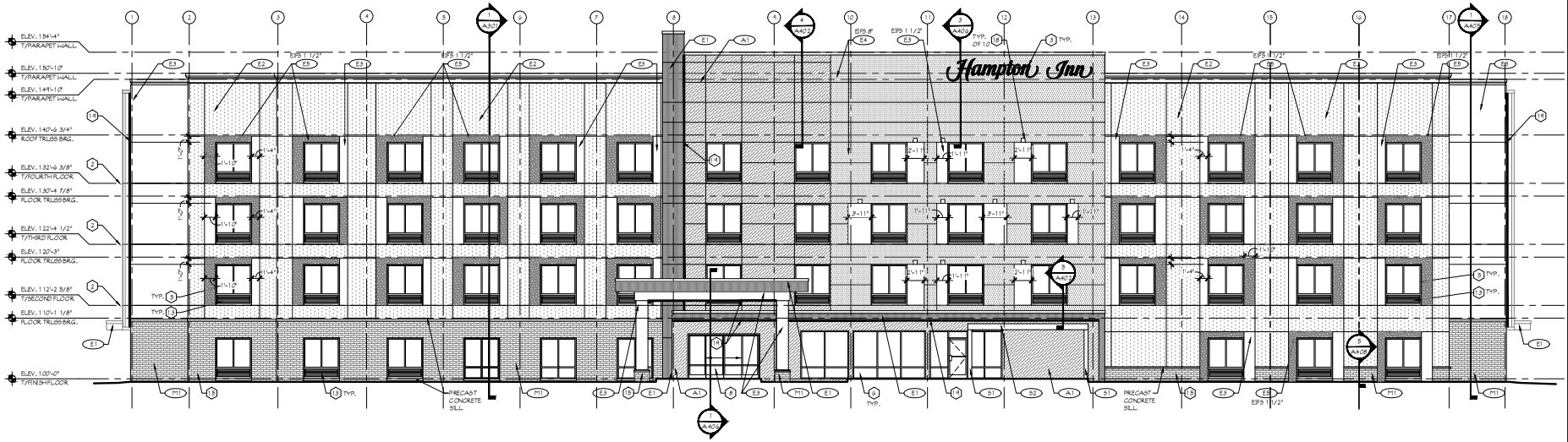
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HAMPTON INN

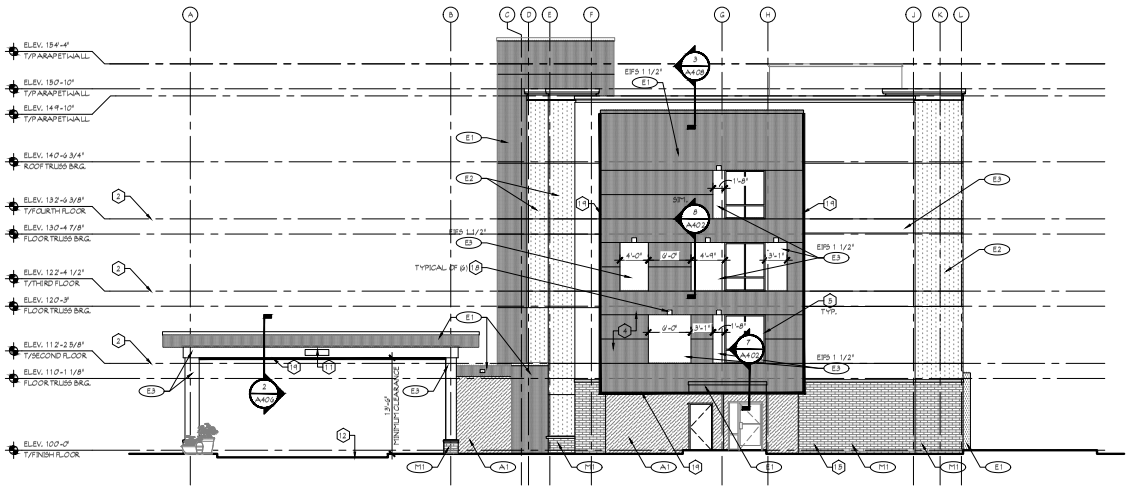
PIQUA, OH

REVISIONS:

DATE: 05/28/25
JOB NO.: MAS-24-112
NAME: EXTERIOR ELEVATIONS
SHEET: A201



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0" SOUTH



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" EAST

EXTERIOR FINISH LEGEND:

E1	EIFS; COLOR SW 9176 DRESSBLUES	
E2	EIFS; COLOR SW 7647 CRUSHED ICE	
E3	EIFS; COLOR SW 7005 PURE WHITE	
E4	EIFS; COLOR SW 7650 ELLIE GRAY	
E5	EIFS; COLOR SW 7640 FAWN BRINDLE	
A1	ARCHITECTURAL WOOD LOOK PANEL COLOR SW 7593 RUSTICRED	
M1	MASONRY; COLOR SW 7036 ACCESSIBLE BEIGE	
S1	PAINTED HSS STEEL	
S2	EIFS; COLOR SW 9046 GENTLE AQUAMARINE	

NOTE:
ALL EIFS THICKNESS IS 3" UNLESS NOTED OTHERWISE

KEY NOTES:

1. ROOF SLOPE PER SEE DETAIL
2. EXPANSION/CONTROL JOINT
3. SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED - REFER TO BUILDING SIGNAGE BELOW
4. EXTERIOR INSULATION FINISH SYSTEM
5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
6. ALUMINUM STOREFRONT, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
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9. EXTERIOR WALL SCONCE
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11. CLEARANCE SIGN
12. SLOPE DRIVE 1:48 MAX (1:64 RECOMMENDED) TO DRAIN OUT FROM UNDER CANOPY.
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15. HARD SURFACE BASE MATERIAL (MASONRY/TILE)
16. FLAT ROOF ABOVE SMOKING AREA
17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
18. RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL: ORMAR 55-E40948-W-60-S WITH EXTENDED STAINLESS STEEL MOUNTING SCREWS.
19. LED STRIP LIGHT EQUIVALENT TO TETRA CONTOUR GEN 2 RATED AT 3,200K AND 1,914 LPT.

GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. NO CLAIM SHALL BE ALLOWED FOR DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE SHOWN ON THE DRAWINGS.

ALL EXTERIOR MATERIALS, FINISHES, COLORS, AND CONSTRUCTION METHODS SHALL BE APPROVED BY THE GENERAL CONTRACTOR, ARCHITECT, AND OWNER PRIOR TO ORDERING OR INSTALLATION. SAMPLES SHALL BE PROVIDED AS REQUESTED. NO SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL.

MICHAEL L. MAUST ARCHITECT

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Hampton Inn

SHEET SIZE 24x36

HAMPTON INN

PIQUA, OH

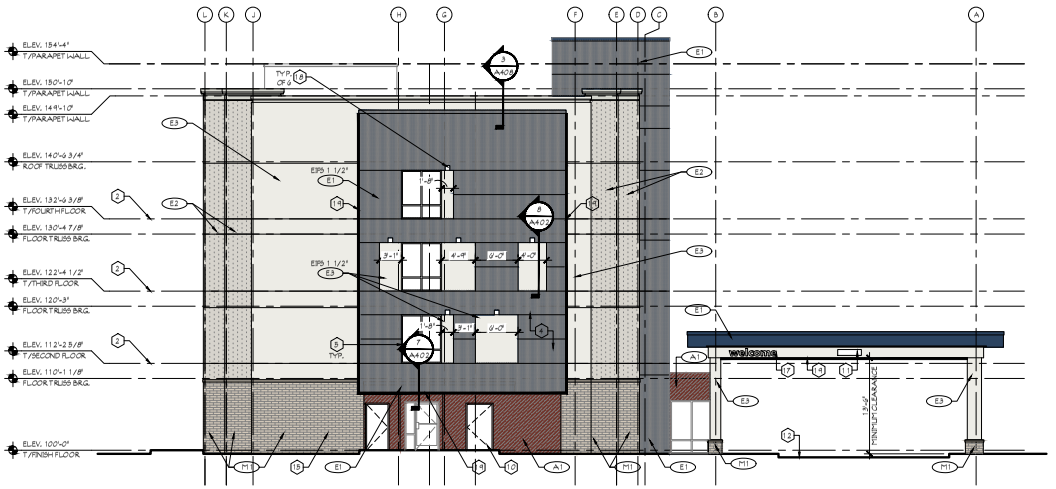
REVISIONS:

DATE: 08/28/25
JOB NO.: MAS-24-112
NAME: EXTERIOR ELEVATIONS
SHEET:

A201



1 BACK ELEVATION
SCALE: 1/8" = 1'-0" SOUTH



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0" WEST

EXTERIOR FINISH LEGEND:

	E1	EIFS: COLOR SW 9176 DRESS BLUES
	E2	EIFS: COLOR SW 7647 CRUSHED ICE
	E3	EIFS: COLOR SW 7005 PURE WHITE
	E4	EIFS: COLOR SW 7650 ELLIE GRAY
	E5	EIFS: COLOR SW 7640 FAWN BRINDLE
	A1	ARCHITECTURAL WOOD LOOK PANEL COLOR SW 7593 RUSTIC RED
	M1	MASONRY: COLOR SW 7036 ACCESSIBLE BEIGE
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17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
18. RECESSED LED CAN LIGHT EQUIVALENT TO INTERLUX MODEL: ORMA R 55-E140/48-44-9-0-S WITH EXTENDED 9T AINLESS STEEL MOUNTING SCREWS.
19. LED STRIP LIGHT EQUIVALENT TO TETRA CONTOUR GEN 2 RATED AT 3200K AND 1.9 LM/FT.

GENERAL NOTES

ALL DIMENSIONS ARE TAKEN TO FACE OF STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE CONSIDERED AS MINIMUM UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS SHALL BE STRICTLY ADHERED TO. NO SCALING OF DRAWINGS SHALL BE PERMITTED. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

MICHAEL L. MAUST ARCHITECT

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Hampton Inn

SHEET SIZE 24x36

HAMPTON INN

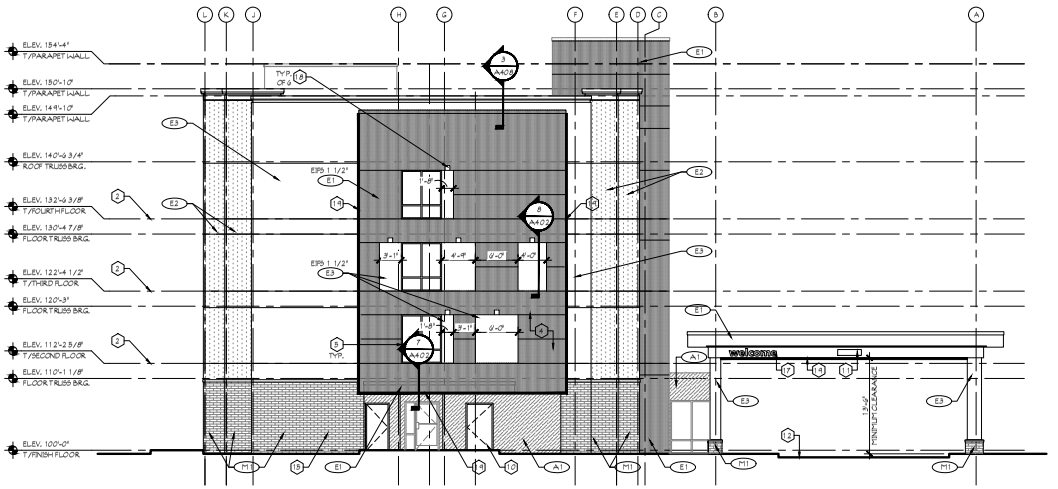
PIQUA, OH

REVISIONS:

DATE: 08/28/25
JOB NO.: MAS-24-112
NAME: EXTERIOR ELEVATIONS
SHEET: A202



1 BACK ELEVATION
SCALE 1/8" = 1'-0" SOUTH



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0" WEST

EXTERIOR FINISH LEGEND:

	E1	EIFS: COLOR SW 9176 DRESS BLUES
	E2	EIFS: COLOR SW 7647 CRUSHED ICE
	E3	EIFS: COLOR SW 7005 PURE WHITE
	E4	EIFS: COLOR SW 7650 ELLIE GRAY
	E5	EIFS: COLOR SW 7640 FAWN BRINDLE
	A1	ARCHITECTURAL WOOD LOOK PANEL COLOR SW 7593 RUSTIC RED
	M1	MASONRY: COLOR SW 7036 ACCESSIBLE BEIGE
	S1	PAINTED HSS STEEL
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NOTE:
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KEY NOTES:

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19. LED STRIP LIGHT EQUIVALENT TO TETRA CONTOUR GEN 2 RATED AT 3200K AND 1.9 LM/FT.

GENERAL NOTES

ALL DIMENSIONS AND DRAWINGS ARE DIAGRAMATIC. ALL THE DIMENSIONS SHALL BE CHECKED AT SITE AND GUARANTEED BY CONTRACTOR. ANY DISCREPANCIES IN THE NOTED DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE ON PLANS.

ALL EXTERIOR AND RIGHT OF WAY DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE ALL NECESSARY INSURANCE AND BONDS REQUIRED BY THE OWNER. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND ENSURE PROPER SEQUENCING OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES, AND LANDSCAPING FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED PROPERTY AT THEIR OWN EXPENSE. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY FACILITIES FOR WORKERS, INCLUDING RESTROOMS AND WATER. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS AND SAFETY REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGES TO THE APPROVED PLANS OR SPECIFICATIONS. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT FOR ANY CHANGES TO THE APPROVED PLANS OR SPECIFICATIONS. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL WARRANT ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS OR DEFICIENCIES IN THE WORK DURING THE WARRANTY PERIOD. CONTRACTOR SHALL PROVIDE A FINAL INSPECTION WITH THE ARCHITECT AND OWNER UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL ENSURE THAT ALL PUNCH LIST ITEMS ARE COMPLETED BEFORE FINAL PAYMENT IS MADE. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF OCCUPANCY BEFORE THE BUILDING IS OCCUPIED. CONTRACTOR SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS AND PERMITS. CONTRACTOR SHALL PROVIDE A WASTE MANAGEMENT PLAN AND RECYCLE CONSTRUCTION WASTE WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS AND STANDARDS. CONTRACTOR SHALL PROVIDE ACCESSIBLE ROUTES AND FACILITIES AS REQUIRED BY LAW. CONTRACTOR SHALL COMPLY WITH ALL FIRE SAFETY REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AND OTHER FIRE SAFETY EQUIPMENT AS REQUIRED BY LAW. CONTRACTOR SHALL COMPLY WITH ALL ENERGY CONSERVATION REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT MATERIALS AND EQUIPMENT WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL NOISE CONTROL REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE NOISE-REDUCING MEASURES WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL LIGHTING REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT LIGHTING WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL PLUMBING REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE WATER-EFFICIENT PLUMBING FIXTURES WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL ELECTRICAL REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT ELECTRICAL EQUIPMENT WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL HVAC REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT HVAC EQUIPMENT WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL ROOFING REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT ROOFING MATERIALS WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL FLOORING REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT FLOORING MATERIALS WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL WALL REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT WALL MATERIALS WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL WINDOW REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT WINDOWS WHERE POSSIBLE. CONTRACTOR SHALL COMPLY WITH ALL DOOR REGULATIONS AND STANDARDS. CONTRACTOR SHALL PROVIDE ENERGY-EFFICIENT DOORS WHERE POSSIBLE.

MICHAEL L. MAUST ARCHITECT

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Hampton Inn

SHEET SIZE 24x36

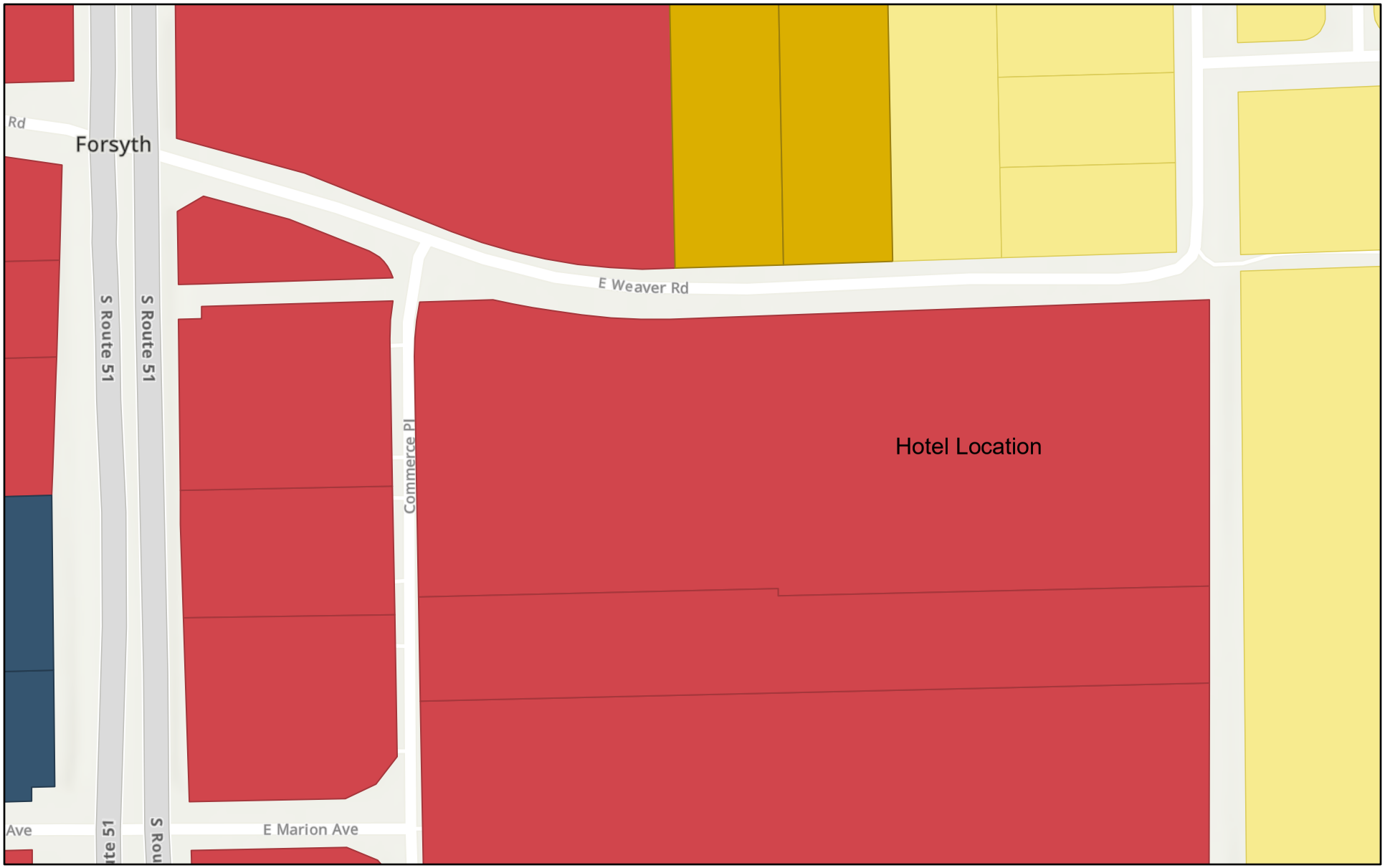
HAMPTON INN

PIQUA, OH

REVISIONS:

DATE: 05/28/25
JOB NO.: MAS-24-112
NAME: EXTERIOR ELEVATIONS
SHEET: A202

Zoning Map



6/1/2026

Zoning

R-1 (Single Family Residential)

R-3 (Multi Family Residential)

B (Business)

C-1 (Commercial)

World_Hillshade

1:2,649

0 95 190 380 ft

0 25 50 100 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,

VILLAGE OF FORSYTH
PRIDE & PROGRESS

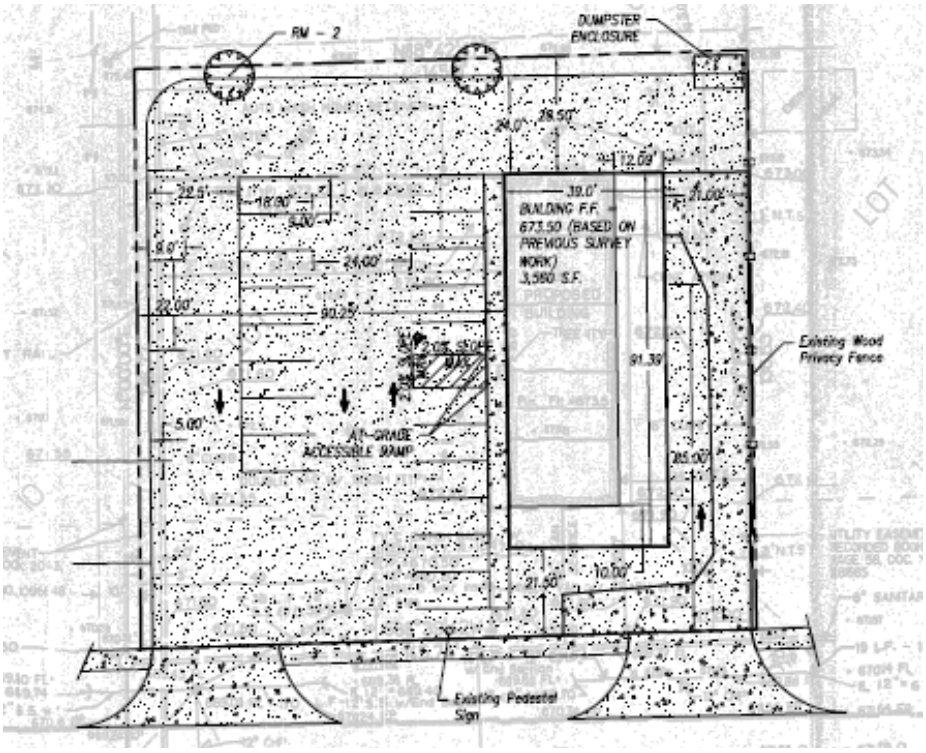
MEMORANDUM

To: Chairman Cantwell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 29, 2026
Subject: The Pizza Place on Main – Drive Aisle in Buffer Yard

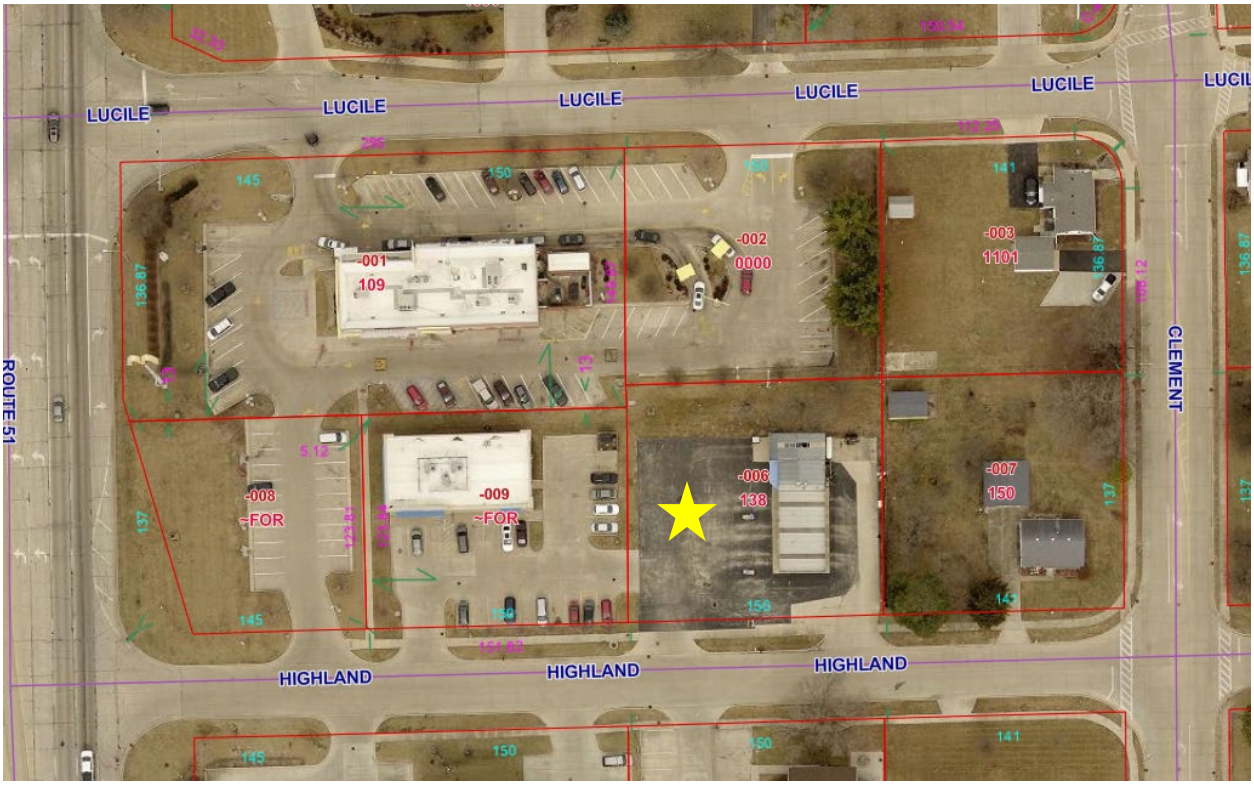
Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant called The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 4.6.C.(4)(c) - General Provisions - Off-Street Parking and Loading for the real property located at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

The property was formerly occupied by the Car Wash. They are demolishing the existing building and building a new restaurant. They would like to keep the drive aisle as it is currently paved on the east side of the building. The property to the east is currently zoned C-1 but is occupied with a single-family home. Therefore, the Development Ordinance requires a 25 ft buffer yard and a privacy fence. It should also be noted that Park Properties is purchasing the lot to the east.

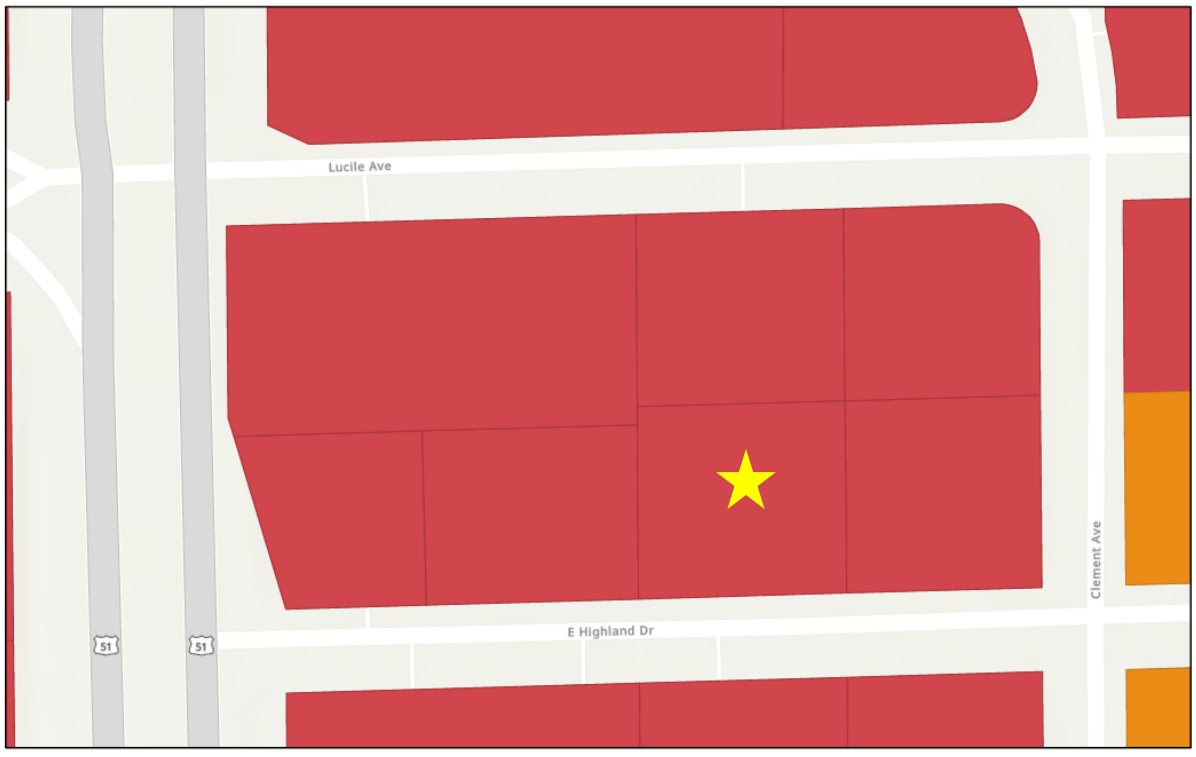
Development Ordinance 4.6.C.(4)(c) - General Provisions - Off-Street Parking and Loading – The ordinance states that parking, loading, and drive isles shall not be in the required buffer yard or landscape yard setback which is 25 ft. They are requesting a variance to allow drive aisle to be located up to the property line on the east side of the property. There will be a privacy fence installed on the property line.



Site Location



Zoning Map



VARIANCE APPLICATION GENERAL INFORMATION:

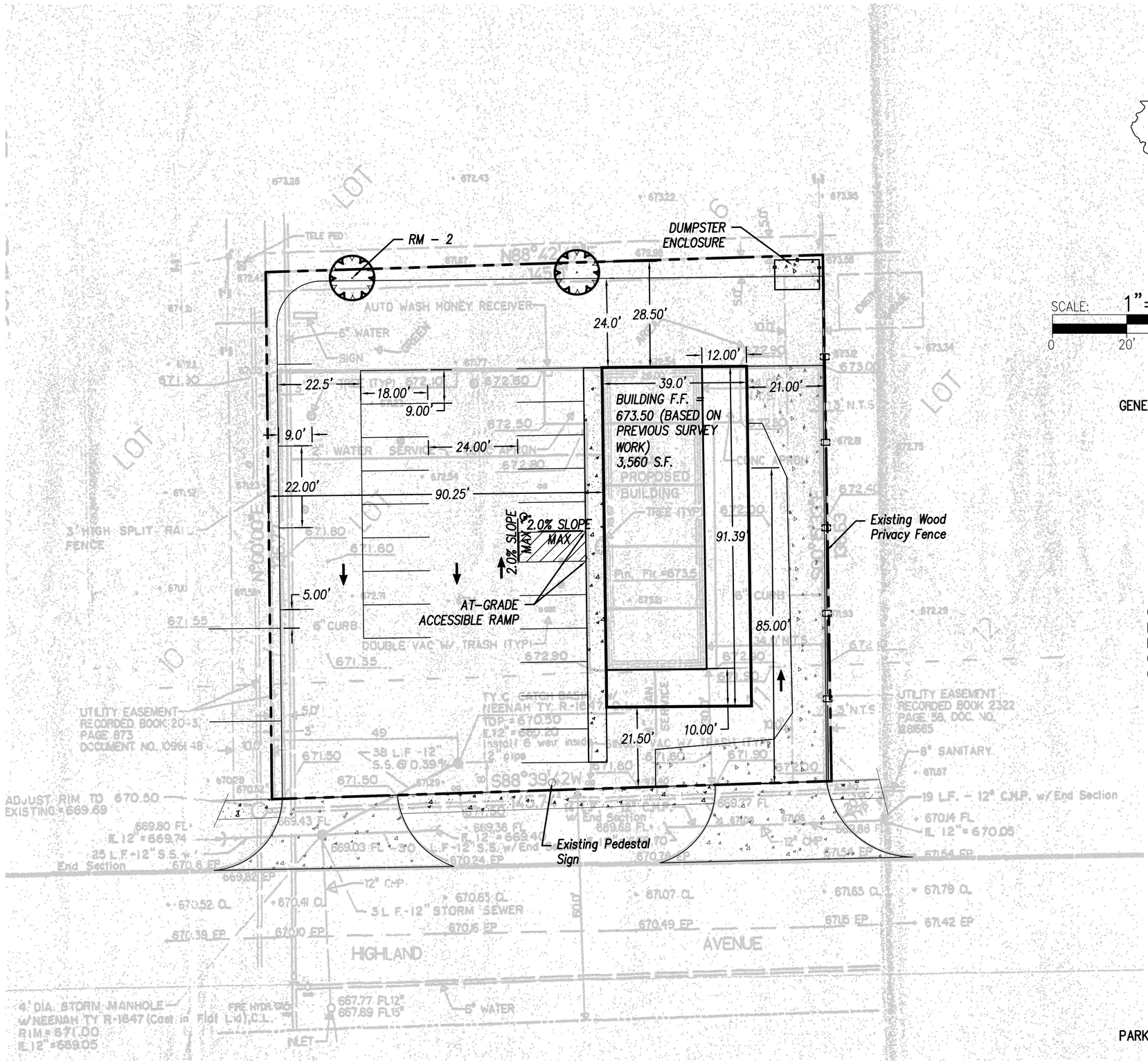
- Complete the entire Variance Request Form including:
  - ☒ Owner or Applicant Information (Please check appropriate box. However, if you are the applicant, contact information is needed for you and the owner.)
  - ☒ Legal Description of the Property (If you do not know the property's legal description contact Macon County or access the information on the Macon County website.)
  - ☒ Existing zoning of the property (if unsure please verify with Village Hall)
  - ☒ List the requested variation(s) to the Development Ordinance (Example – Section 4.9: Front Yard variance of 5 feet to allow a home addition to within 25 feet of the property line in an R-1 zoning district.)
  - ☒ Describe what your plans are for the property.
  - ☒ Provide a dimensioned site plan or plat to depict the proposed variation(s). The site plan or plat should include the location of any current or proposed structures on the property.
  - ☒ Thoroughly answer the five mandatory questions for the Variance Standards that the Planning and Zoning Commission and Village Board will be basing their recommendation and decision on for the variance request.
    1. Special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions); and
    2. The special circumstances are not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation; and
    3. Strict application of the Development Ordinance will deprive the applicant of right and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance; and
    4. The authorization of such variance will not be of substantial detriment to adjacent property and the granting of the variance will not change the character of the district; and
    5. The variance is the minimum variance that will make possible the reasonable use of the property, building, or structure.

    Note: The Commission or Board may also recommend denial or deny an application for a variance if evidence is submitted and substantiated demonstrating any of the following:
    - The need for the variance was created by the applicant or another party with an interest in the property;
    - The granting of the variance will impair neighboring property values; and/or
    - The granting of the variance will cause substantial detriment to the public good.
  - ☒ Pay the required $90 application fee; make check out to Village of Forsyth
  - ☒ Sign and date the form and return to Village Hall

Village Staff will then review the application to ensure completeness. Once the application is deemed complete, Village Staff will notify the applicant of the meeting dates for the Planning and Zoning Commission meeting/Public Hearing and the Board of Trustees meeting.

* Planning and Zoning Commission meetings are held every 4th Thursday of the month and Board of Trustee meetings are held every 1st and 3rd Monday of the month. Village Staff will inform you of the date your application will go before the Commission and Board.

** If a Variance Request gets approved, an applicant has **18 months** from the date the ordinance is approved to apply for a building permit. An extension may be granted by the Village Board of Trustees to the 18 month timeframe if an applicant requests an extension prior to the 18 month time limitation. Should a building permit not be issued or an extension not be granted prior to the 18 month time limitation, the variance shall be considered null and void.



LINE TYPES

FENCE LINE

PROPERTY LINE

SURFACE TYPES

CONCRETE SURFACE

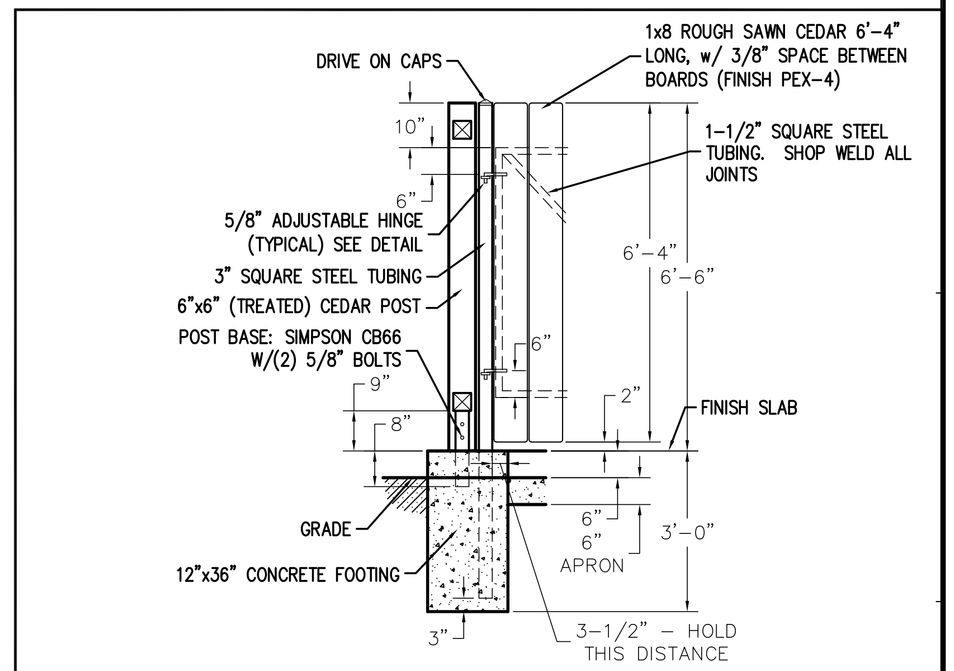
ASPHALT SURFACE

GENERAL CONSTRUCTION NOTES

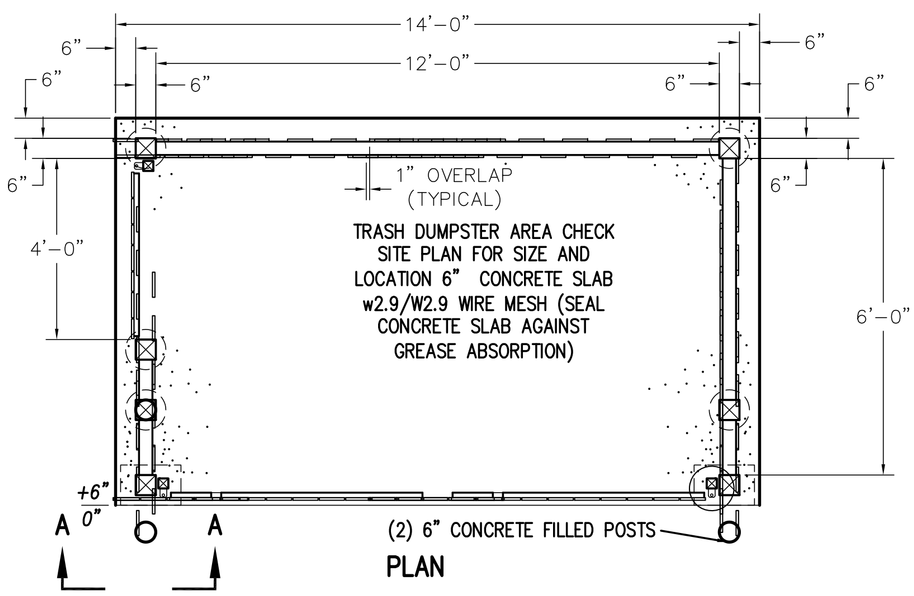
1. ALL MATERIAL AND METHODS FOR PAVING AND EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE OF FORSYTH CONSTRUCTION STANDARDS AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION) EXCEPT AS NOTED DIFFERENTLY ON THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE THE BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND SILTATION AS REQUIRED BY IEPA PERMITS. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND THE VILLAGE OF FORSYTH. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITION OF SILT THE OWNERS MAY, AT THEIR OWN OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF MUD SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, PROJECT ENGINEER OR VILLAGE OF FORSYTH, ALL AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF ALL UTILITIES ABOVE AND BELOW GROUND IN THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING J.U.L.I.E. (1-800-892-0123), A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE LOCATIONS OF THE EXISTING UTILITIES IN THE CONSTRUCTION AREA.
4. THE CONTRACTOR SHALL REMOVE WASTE AND UNSUITABLE MATERIAL FROM THE OWNER'S PROPERTY AND DISPOSE OF THE SAME, OFF-SITE IN A LEGAL MANNER.
5. THE CONTRACTOR SHALL REMOVE 6" OF TOPSOIL AND STOCKPILE AT A LOCATION DETERMINED BY THE OWNER. ANY UNUSED MATERIAL AT THE COMPLETION OF THE PROJECT SHALL BE REMOVED AND DISPOSED OF AS DESCRIBED ABOVE.
6. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED WITH SEEDING - CLASS Ib - LAWN MIXTURE.
7. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR ALL DAMAGE CAUSED AS A RESULT OF THE CONSTRUCTION ACTIVITIES. THE DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. SIGNAGE SHALL MEET REQUIREMENTS OF THE VILLAGE OF FORSYTH ZONING ORDINANCE. SIGN PERMITS SHALL BE APPLIED FOR IN ACCORDANCE WITH THE VILLAGE OF FORSYTH ZONING ORDINANCE.. ALL SIGN DETAILS SHALL BE SUBMITTED WITH A SIGN PERMIT.
9. ONLY LICENSED AND BONDED CONTRACTORS SHALL WORK IN THE R.O.W.

PARKING NOTES:

TOTAL PARKING STALLS:	22 SPACES
STANDARD STALLS:	21 SPACES
HANDICAP STALLS:	1 SPACE



SECTION "A"



PLAN

DUMPSTER ENCLOSURE

SCALE: NO SCALE

L6

C200

CALL JULIE TOLL FREE 1-800-892-0123

Abbr	Common Name	Botanical Name	Container Size	Plant Size	Mature Height/Width	Qty.
RM	RED MAPLE	Acer Rubrum	B&B	2" caliper (min.)	60' H/30' W	2
TOTAL POINTS						

STAMP

STEPHEN K. JACOBS 66062 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

LICENSE EXPIRES: 11/30/2027

REVISIONS

NO.	DATE	APPR.	DESCRIPTION
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SCALE: AS SHOWN

DRAWN BY: SKJ

DATE:

CHECKED BY: SKJ

DATE:

SITE DEVELOPMENT PLAN

PROJECT

PIZZA PLACE
198 HIGHLAND DRIVE
FORSYTH, IL
MACON COUNTY

SKS ENGINEERS, LLC
CONSULTING ENGINEERS
2900 N. MARTIN LUTHER KING, JR. DRIVE
DECATUR, ILLINOIS 62526
(217) 872-7110 - FAX: (217) 877-4516
CERTIFICATE OF ENGINEERING AUTHORIZATION 184.005813

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PROJECT NO.

619538

DATE STAMP

SHEET NUMBER

C201

Mon, 04 May 2026 - 1:34pm Last Edited By: Stephen Jacobs Drawing Name: P:\2026\619538 Parks Forsyth\Dwg\619538-C2x.dwg

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☒ APPLICANT: ☐

Name: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958 E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535 PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

Development Ordinance 4.6.C.(4)(c) - General Provisions - Off-Street Parking and Loading – The ordinance states that parking, loading, and drive isles shall not be located in the required buffer yard or landscape yard setback which is 25 ft. We are requesting a variance to allow drive aisle to be located up to the property line. There will be a privacy fence installed to on he property line.

Brief description of what the proposed plan is for the property:

The property was formerly occupied as a car wash. The current building will be demolished and a new pizza restaurant will be built mostly on its current footprint. The property currently has a privacy fence on the east side of the lot to provide a buffer from the home to the east.

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

With this already being a smaller lot and rebuilding in the current footprint of the carwash it leaves little to no room for minimum setbacks and the drive isle is already up to the property line now.

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

With the minimum setbacks it leaves little room to utilize the lot. We are asking for a vaarience to be able to use the space to the fullest extent possible.

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

Yes, due to the limited size of the lot and exisiting site layout strict application of the ordinance would restrict the reasonable use and redevelopment of the property.

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

The varience will not be of substantial detriment to the adjacent property as the drive isle is already at the property line and there will be a buffer fence installed on the property line.

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

Yes, we are asking for the minimum varience needed to accommodate site improvements.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: _____ Date: _____

For office use only

Date Received: _____ PZC Meeting Date: _____

Application Fee Paid: _____ Board Meeting Date: _____

Approved (Y/N): _____ Ordinance # _____

VILLAGE OF FORSYTH
PRIDE & PROGRESS

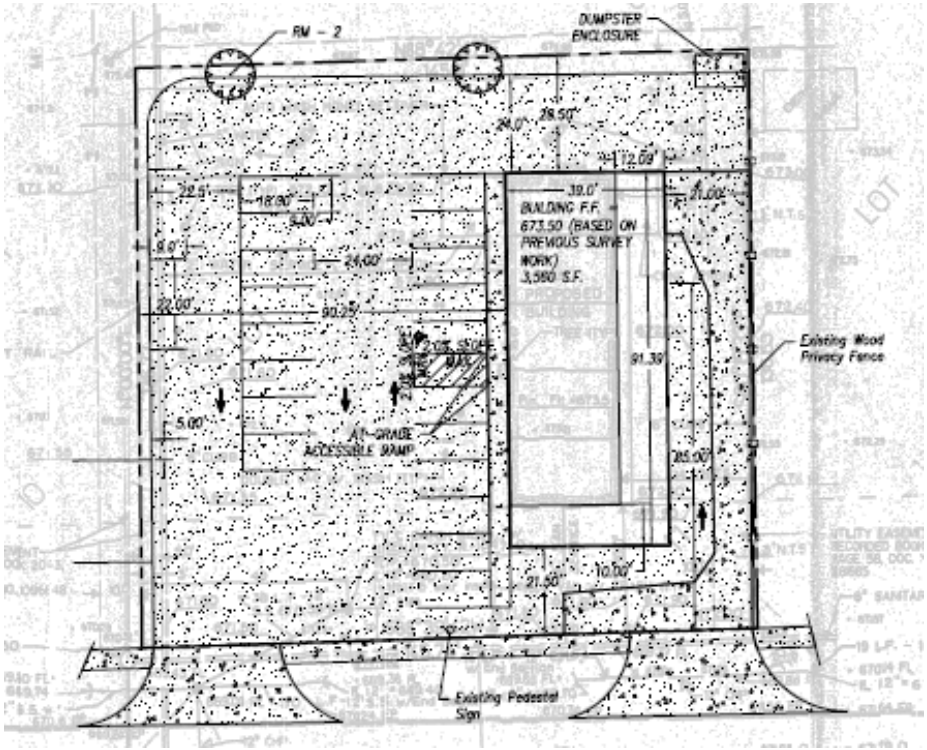
MEMORANDUM

To: Chairman Cantwell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 29, 2026
Subject: The Pizza Place on Main – Setback Variance

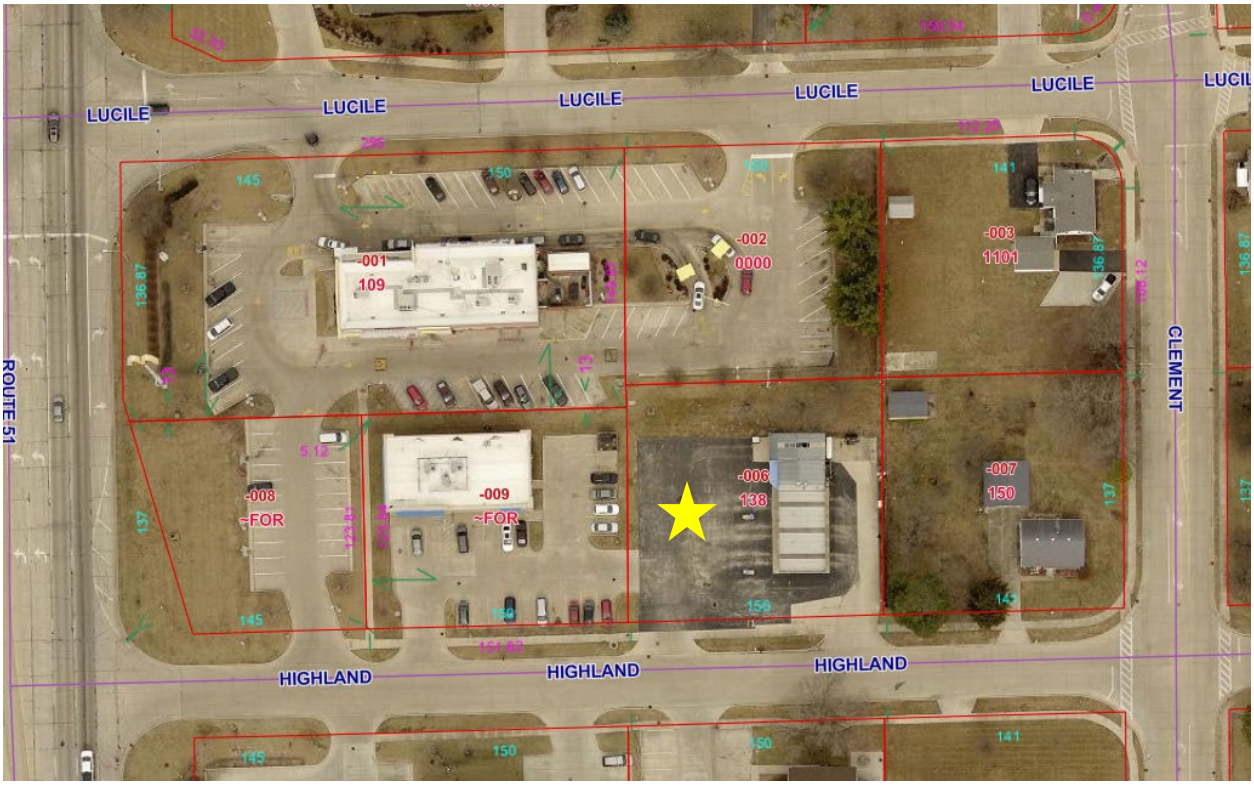
Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant called The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 4.9 - Setback and Bulk Chart for the real property located at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

The property was formerly occupied as a car wash. The current building will be demolished, and a new pizza restaurant will be built on mostly its current footprint. However, the new building footprint will be extended 12 ft to the east and 10 ft to the south.

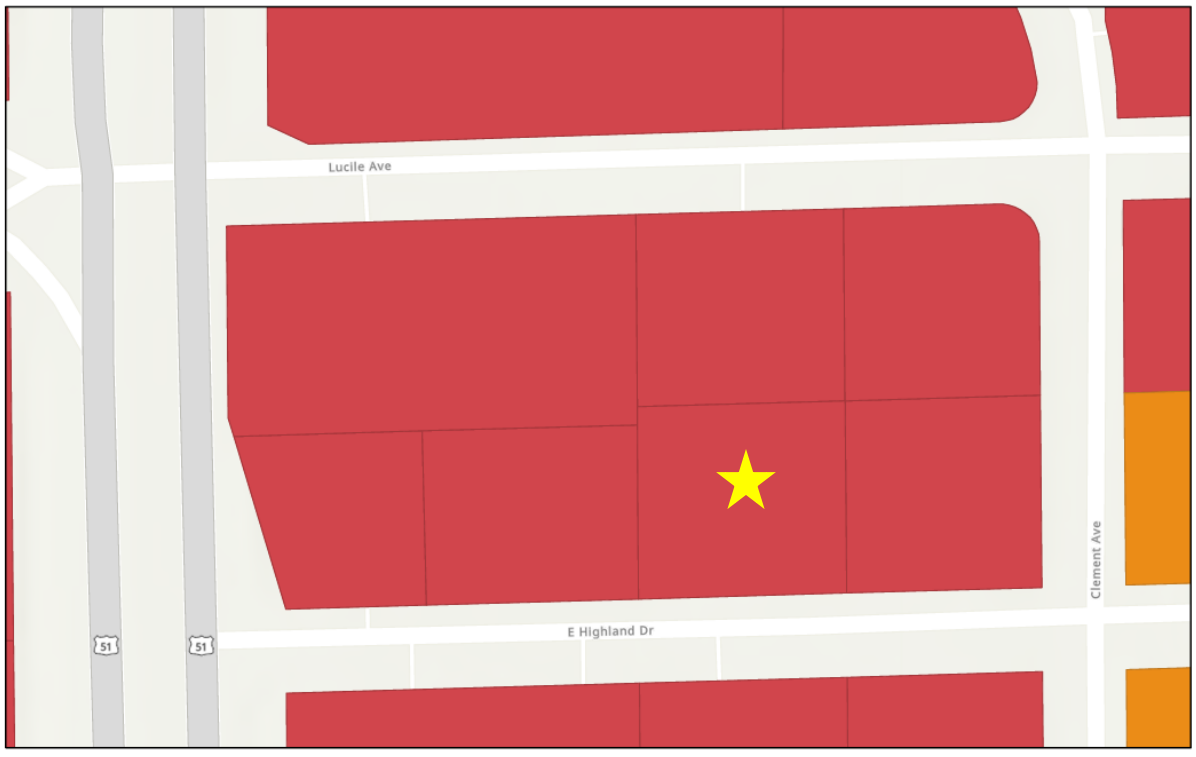
Development Ordinance 4.9 - Setback and Bulk Chart – The ordinance requires a 30 ft setback for the front yard and a 25 ft setback if abutting a residential zone. They are requesting a variance to allow for the building to be located within 21.5 ft from the front property line and 21 ft from the side (east) property line. There will be a privacy fence installed on the property line to provide a buffer.



Site Location



Zoning Map



VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☒ APPLICANT: ☐

Name: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958 E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535 PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

Development Ordinance 4.9 - Setback and Bulk Chart – The ordinance requires a 30 ft setback for the front yard and a 25 ft setback if abutting a residential zone. We are requesting a variance to allow for the building to be located within 21.5 ft from the front property line and 21 ft from the side (east) property line. There will be a privacy fence installed to on he property line to provide a buffer.

Brief description of what the proposed plan is for the property:

The property was formerly occupied as a car wash. The current building will be demolished and a new pizza restaurant will be built on mostly its current footprint. However, the new building footprint will be extended 12 ft to the east and 10 ft to the south. The property currently has a privacy fence on the east side of the lot to provide a buffer from the home to the east.

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

With this already being a smaller lot and rebuilding in the current footprint as well as adding 12' to the east side and 10' to the front which will allow us to maintain the current amount of parking spaces needed for the establishment.

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

Yes, we are asking for the minimum varience needed to accommodate site improvements.

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

Yes, due to the limited size of the lot and exisiting site layout strict application of the ordinance would restrict the reasonable use and redevelopment of the property.

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

The varience will not be of substantial detriment to the adjacent property as it will be a major improvement to the current state of the property.

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

Yes, we are asking for the minimum varience needed to accommodate site improvements.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: _____ Date: _____

For office use only

Date Received: _____ PZC Meeting Date: _____

Application Fee Paid: _____ Board Meeting Date: _____

Approved (Y/N): _____ Ordinance # _____

VILLAGE OF FORSYTH
PRIDE & PROGRESS

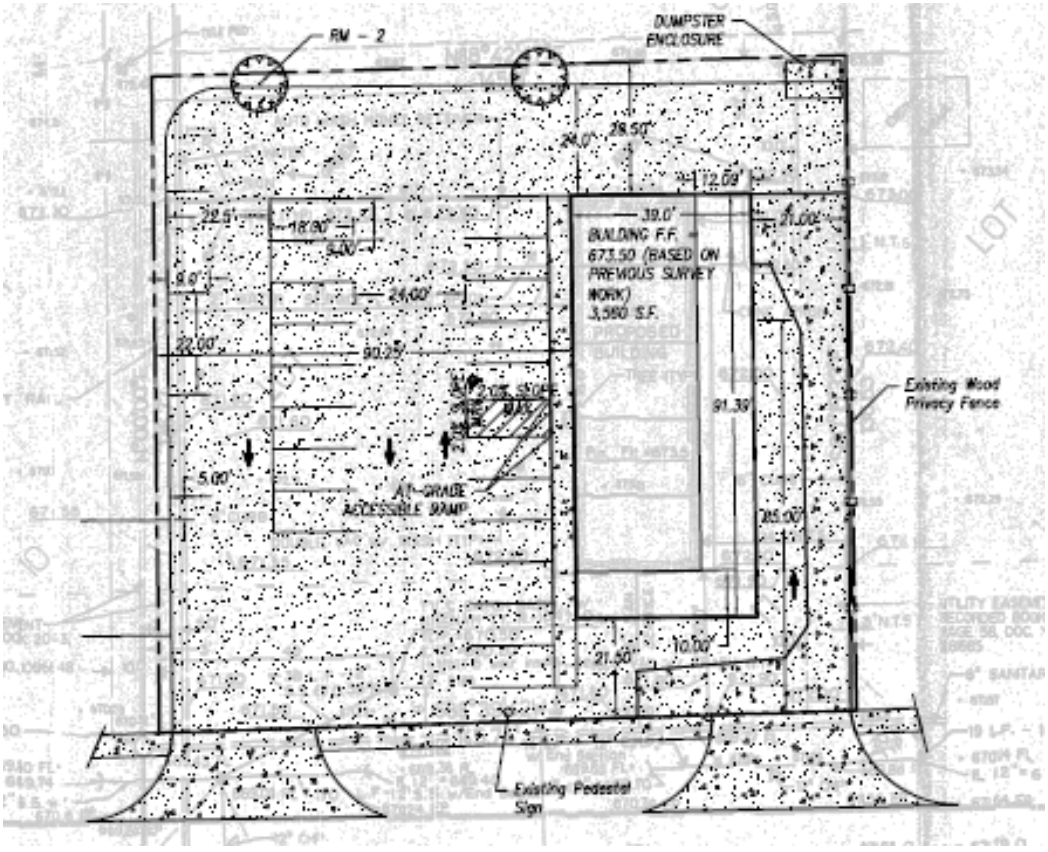
MEMORANDUM

To: Chairman Cantwell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 29, 2026
Subject: The Pizza Place on Main – Permitted Obstruction - Variance

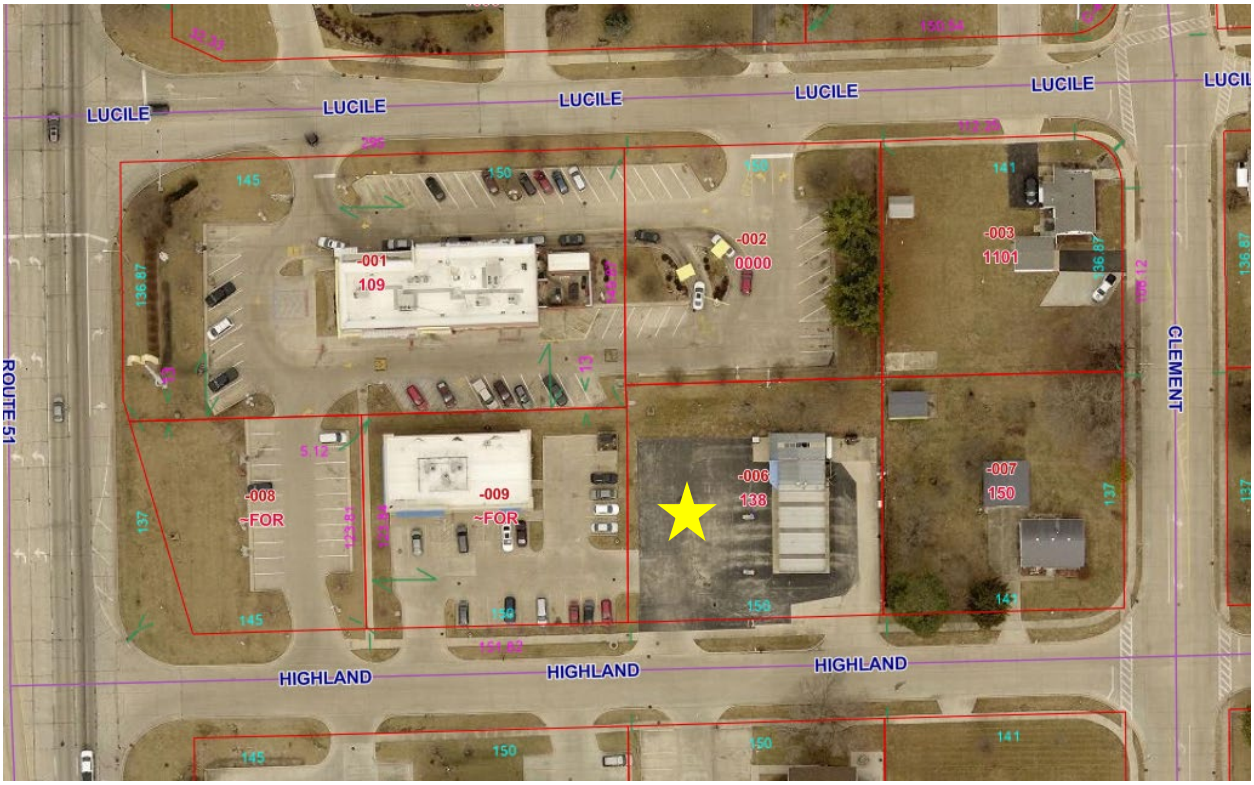
Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant called The Pizza Place on Main. They have made a request to vary the setback requirements of the Development Ordinance Section 3.10 for the real property located at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

The property was formerly occupied by the Car Wash. They are demolishing the existing building and building a new restaurant. They would like to install a trash enclosure in the northeast corner of the property.

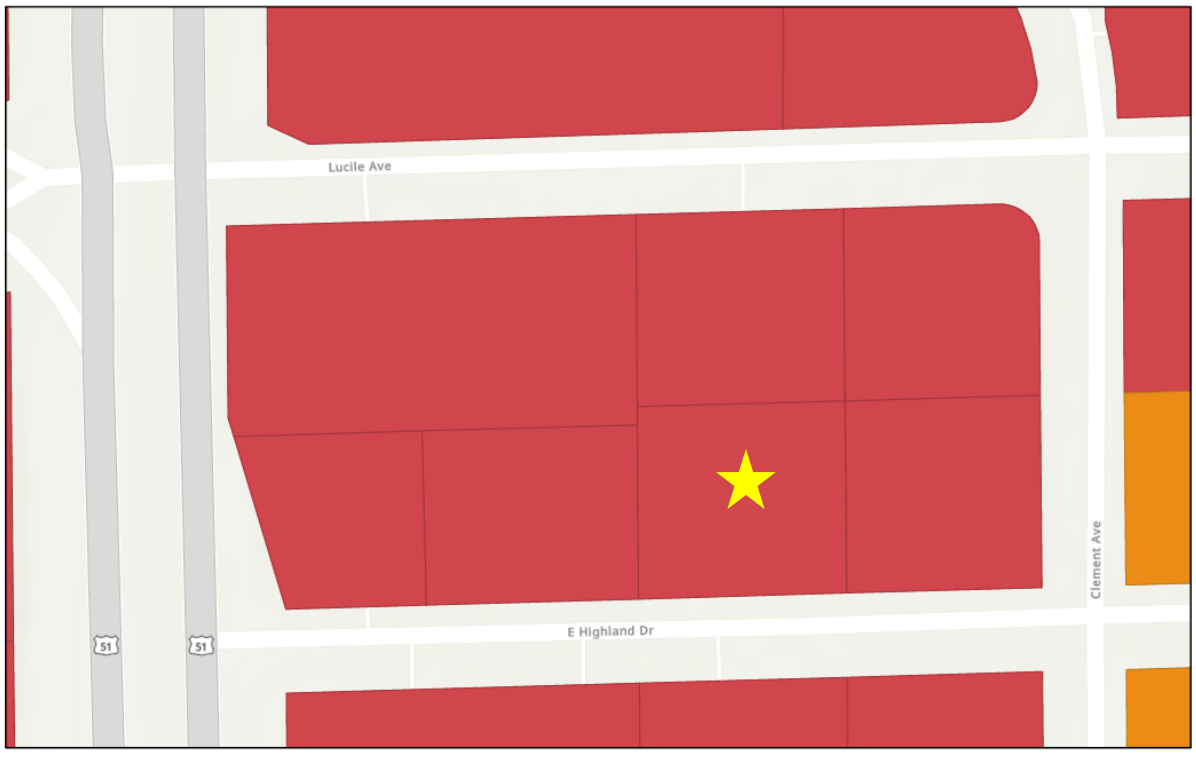
Development Ordinance 3.10 - Permitted Obstructions, Yard – The ordinance states that trash dumpsters and/or garbage receptacles may be places in the rear or side yard of a property, provided not less than ten (10) feet from any property line. They are requesting a variance to allow the trash enclosure to be within 2 ft of the north and east property line.



Site Location



Zoning Map



VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☒ APPLICANT: ☐

Name: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958 E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535 PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

Development Ordinance 3.10 - Permitted Obstructions, Yard - The ordinance states that Trash dumpsters and/or garbage receptacles, provided not less than ten (10) feet from any property line. We are requesting a variance to allow the trash enclosure to be within 2 ft of the property line.

Brief description of what the proposed plan is for the property:

The property was formerly occupied as a car wash. The current building will be demolished and a new pizza restaurant will be built mostly on its current footprint. We are proposing to put a trash dumpster enclosure in the northeast corner of the lot.

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

With the size of the lot and the required parking spaces for the establishment there is no other placement on the property that would not majorly impact parking/ drive through space.

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

Yes, we are asking for the minimum varience needed to accommodate site improvements.

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

Yes, due to the limited size of the lot and exisiting site layout strict application of the ordinance would restrict the reasonable use and redevelopment of the property.

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

The varience will not be of substantial detriment to the adjacent property the placement of the enclosure will minimize visual impacts

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

Yes, we are asking for the minimum varience needed to accommodate site improvements.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: _____ Date: _____

For office use only

Date Received: _____ PZC Meeting Date: _____

Application Fee Paid: _____ Board Meeting Date: _____

Approved (Y/N): _____ Ordinance # _____

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: Chairman Cantwell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: May 29, 2026
Subject: The Pizza Place on Main – Sign Height & Setback Variance

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant called The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 7.4.C.(2)(b) – Signs – Non Residential – Free Standing for the real property located at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

The property was formerly occupied by the Car Wash. They are demolishing the existing building and building a new restaurant. They are proposing to use the same sign that is currently there but put a new face on the front and back.

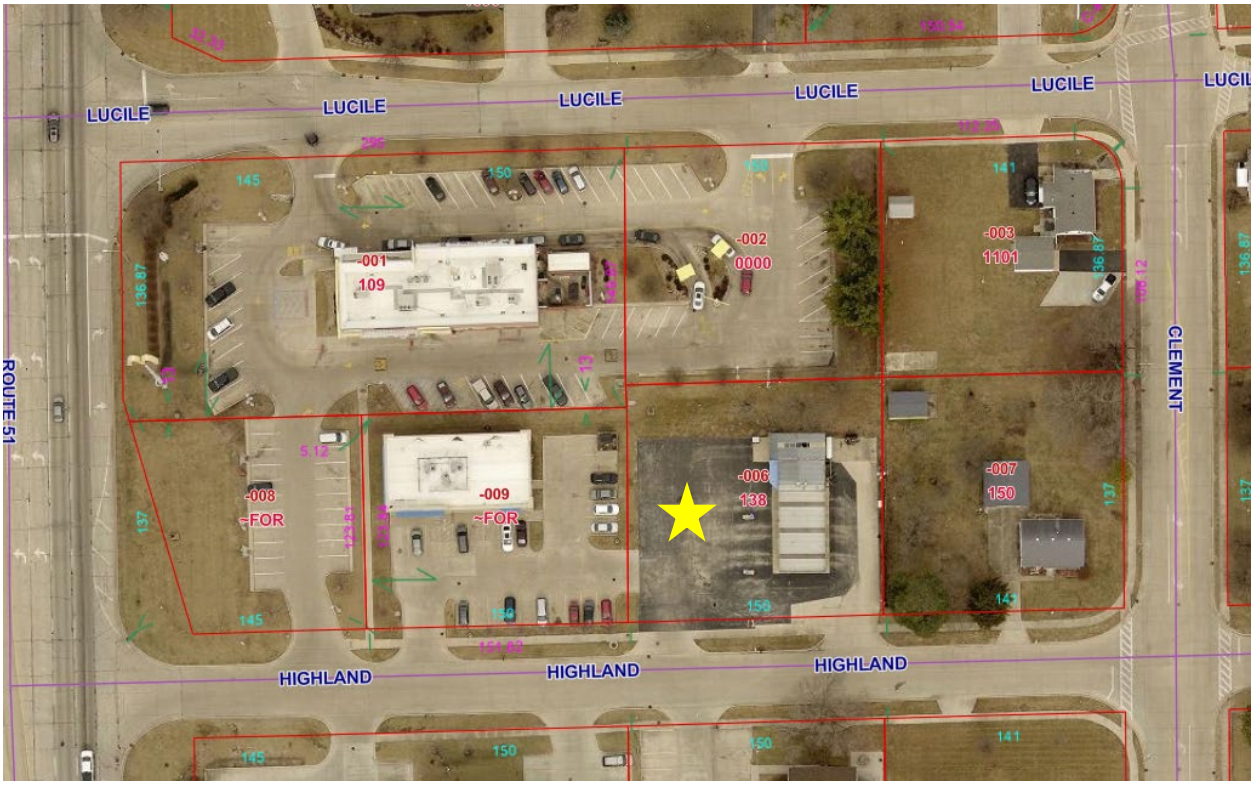
1. Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non-Residential - Free Standing – The ordinance states that pole signs cannot exceed 15 ft. They are requesting a variance to allow for use of the current 30 ft tall sign.
2. Development Ordinance 7.4.C.(2).(b).(iii) - Signs – Non-Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. They are requesting a variance to allow for the sign to be in its current location, which is 3 ft off the property line.



View from US 51



Site Location



VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

VARIANCE REQUEST APPLICATION

OWNER: ☒ APPLICANT: ☐

Name: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958 E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535 PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

Requested variation(s) to the Development Ordinance (include reference to provisions of the Development Ordinance being affected):

1. Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non Residential - Free Standing - The ordinance states that pole signs cannot exceed 15 ft. We are requesting a variance to allow for a _30_ ft tall sign.
2. Development Ordinance 7.4.C.(2).(b).(iii) - Signs - Non Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. We are requesting a variance to allow for the sign to be in its current locations with is3 ft off the property line.

Brief description of what the proposed plan is for the property:

The property was formerly occupied as a car wash. The current building will be demolished and a new pizza restaurant will be built mostly on its current footprint. We are proposing to use the same sign that we currently have but put a new face on the front and back.

*Attach a dimensioned site plan or plat to depict the proposed variation(s) and plan for the property.

The questions below shall be answered completely, otherwise the Planning and Zoning Commission shall not recommend a variation and the Village Board shall not grant a variation to the provisions of this Ordinance (for multiple variance requests provide answers for each request):

1. What special or unique circumstances exist that are unique to the property seeking the variance (examples of special circumstances include, but are not limited to the physical character of the land or buildings, dimensions, topography, and soil conditions)?

With the establishment being farther off of the main road and also behind another business the taller sign which is already there will make the establishment easier to find.

2. Are the special circumstances not of so general or recurring a nature throughout the entire Village as to make it reasonably practical to provide for a general regulation?

Yes, we are asking for the minimum varience needed to accommodate site improvements.

3. Will the strict application of the Development Ordinance deprive the applicant of rights and/or uses commonly enjoyed by other owners of property in the immediate area under the regulations of this Development Ordinance? Please explain and give examples if available.

Yes, due to the limited size of the lot and exisiting site layout strict application of the ordinance would restrict the reasonable use and redevelopment of the property.

4. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

The varience will not be of substantial detriment to the adjacent property since the sign is already there and has been for many years and we will just be replacing the face of the sign.

5. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

Yes, we are asking for the minimum varience needed to accommodate site improvements.

$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: _____ Date: _____

For office use only

Date Received: _____ PZC Meeting Date: _____

Application Fee Paid: _____ Board Meeting Date: _____

Approved (Y/N): _____ Ordinance # _____