

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, JANUARY 20, 2026
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, ILLINOIS

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

CONSENT AGENDA: Items listed under the Consent Agenda are considered to be routine in nature and will be acted upon by one motion and one vote. If separate action on any particular item is desired, the item will be removed from the Consent Agenda and will be considered separately.

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF DECEMBER 16, 2025
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF DECEMBER 31, 2025

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

ADMINISTRATION REPORTS

1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS

NEW BUSINESS

1. ORDINANCE NUMBER 2026-1 AN ORDINANCE APPROVING VARIANCES OF DEVELOPMENT ORDINANCE SECTION 4.6.C RELATING TO SETBACK AND LIGHTING AT THE PROPERTY LOCATED AT 1275 N. ROUTE 51 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
2. ORDINANCE NUMBER 2026-2 AN ORDINANCE APPROVING VARIANCES OF DEVELOPMENT ORDINANCE SECTION 7.4.C RELATING TO SIGNAGE FOR THE PROPERTY LOCATED AT 1275 N. ROUTE 51 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
3. ORDINANCE NUMBER 2026-3 AN ORDINANCE APPROVING MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT AT A PORTION OF THE PROPERTY DESCRIBED AS HICKORY POINT MALL TAX LOT 13-2 APPLEBEE'S (PIN: 07-07-22-227-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
4. ORDINANCE NUMBER 2026-4 AN ORDINANCE APPROVING VARIANCE OF SETBACK FOR RESIDENTIAL PROPERTY AT LOT 35 PRAIRIE WINDS SUBDIVISION 3RD ADDN, FORSYTH, ILLINOIS (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
5. DISCUSSION AND POTENTIAL ACTION REGARDING POWER MOWER PURCHASE (PUBLIC WORKS DIRECTOR DARIN FOWLER)
6. DISCUSSION AND POTENTIAL ACTION REGARDING LIBRARY SIDING CHANGE ORDERS (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

ADJOURNMENT

Topic: January 20, 2026

Time: Jan 20, 2026 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88271334485>

Meeting ID: 882 7133 4485

One tap mobile

+13126266799,,88271334485# US (Chicago)

CONSENT AGENDA

ITEM 1

**MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 6:30 P.M. ON TUESDAY, DECEMBER 16, 2025
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Mayor Peck called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon a call of the roll, the following members were physically present: Mayor Jim Peck, Trustee Jim Ashby, Trustee Jeremy Shaw, Trustee Jeff London, Trustee Lauren Young, Trustee Chelsie Kidd, Trustee Dave Wendt

Staff Present: Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Attorney Lisa Petrilli, Planning and Zoning Director Ryan Raleigh, Village Engineer Jeremy Buening, Village Treasurer Rhonda Stewart, Village Library Director Melanie Weigel

Absent: Public Works Director Darin Fowler

Others Present: none.

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF DECEMBER 2, 2025
2. APPROVAL OF WARRANTS
3. TREASURER'S REPORT FOR THE MONTH OF NOVEMBER 30, 2025

MOTION

Trustee London made a Motion to approve the Consent Agenda as presented and Trustee Kidd seconded the Motion.

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

Yeas: 6 – Ashby, Wendt, Shaw, London, Kidd, Young
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

None.

ADMINISTRATION REPORTS

1. Law Enforcement Report

No law enforcement is present.

2. Village Staff Reports

Mayor Peck confirmed the following topics with Village staff: Village Engineer Buening confirmed that the required EPA school environmental process for the right of way has already started. Mayor Peck said the Rudolph Market was an excellent event and congratulated all the Village staff for their efforts. He also complimented the Public Works staff for their excellent efforts with snow plowing and keeping the Village cleared.

OLD BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING CHANGE ORDER FOR 2025 BIKE PATH IMPROVEMENTS (VILLAGE ENGINEER JEREMY BUENING)

Village Engineer Buening explained the details of the change order for the 2025 bike path improvements project. The result of the changes will be a net deduction to the contract in the amount of \$20,000. A brief Board discussion ensued.

MOTION

Trustee Wendt made a Motion to approve the change order as presented and Trustee Ashby seconded the Motion.

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

Yeas: 6 – Ashby, Wendt, Shaw, London, Kidd, Young

Nays: 0 – None

Absent: 0 – None

Motion declared carried.

NEW BUSINESS

1. ORDINANCE NUMBER 2025-28 AN ORDINANCE APPROVING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE VILLAGE AND THE LABORER'S LOCAL 168 (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained that the negotiations were straightforward and the changes aligned their union contract with our Village employee handbook. Mayor Peck was satisfied with it and kudos to staff for completing the process. Trustee Shaw also appreciated the work behind the scenes to make it an amicable agreement.

MOTION

Trustee Kidd made a Motion to approve the Ordinance as presented and Trustee Wendt seconded the Motion.

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

Yeas: 6 – Ashby, Wendt, Shaw, London, Kidd, Young
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

2. ORDINANCE NUMBER 2025-29 AN ORDINANCE APPROVING MINOR SUBDIVISION AND FINAL PLAT FOR PROPERTY DESCRIBED AS OUTLOT A OF PRAIRIE WINDS SUBDIVISION SECOND ADDITION AS PER PLAT RECORDED IN BOOK 5000 ON PAGE 348 OF THE RECORDS IN THE RECORDER'S OFFICE IN MACON COUNTY, ILLINOIS (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Village Attorney Petrilli explained the details of the very recent changes made tonight right before the meeting began. After the Planning and Zoning Committee meeting Chastain and Associates submitted a punch list of eight items that need to be addressed so it complies with our development code. This conditional approval revision states that the developer must complete the entire punch list before he receives the final plat. Planning and Zoning Director Raleigh outlined the details of the eight items on the punch list for the Trustees. A Board discussion ensued.

MOTION

Trustee Wendt made a Motion to approve the Ordinance 2025-29 with conditional approval provided as opposed to as presented in the packet and Trustee Shaw seconded the Motion.

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

Yeas: 6 – Ashby, Wendt, Shaw, London, Kidd, Young

Nays: 0 – None

Absent: 0 – None

Motion declared carried.

3. RESOLUTION NUMBER 11-2025 A RESOLUTION AMENDING THE ANNUAL OPERATING AND CAPITAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained the amendments made to the Water, Sewer, Capital funds for consideration in this Resolution. A brief Board discussion ensued.

MOTION

Trustee Wendt made a Motion to approve the Resolution as presented and Trustee Kidd seconded the Motion.

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

Yeas: 6 – Ashby, Wendt, Shaw, London, Kidd, Young

Nays: 0 – None

Absent: 0 – None

Motion declared carried.

ADJOURNMENT

Trustee Wendt made the Motion to adjourn and Trustee Ashby seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 6:55 p.m.

By: *Cheryl Marty*
Village Clerk

CONSENT AGENDA

ITEM 2

SYS DATE:12/26/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 75

SYS TIME:10:07
[NW1]

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DATE: 12/30/25

Tuesday December 30,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ANNETTE GILSON DEC-25	01-53-913	DEC '25 CHAIR YOGA	140.00	140.00
01 ALTORFER, INC WO000115068	01-41-512	REPAIR BACK HOE	4722.73	3965.73
WO430078692	51-00-512	REPAIR GENERATOR		757.00
01 AMAZON CAPITAL SERVICES			597.93	
123025	01-41-652	OP SUPPLIES		71.94
123025	01-53-929	MISC EXP		32.24
123025	01-53-671	BOOKS		230.08
123025	01-53-921-1	HISTORICAL AREA GRANT EXP		239.94
123025	01-53-913	PROGRAMMING		23.73
01 AMEREN ILLINOIS			15239.14	
123025	01-11-571	OCT/NOV '25 ELECTRIC UTILITIES		621.73
123025	01-41-571	OCT/NOV '25 ELECTRIC UTILITIES		1028.78
123025	01-41-572	OCT/NOV '25 ELECTRIC UTILITIES		521.08
123025	01-41-579	OCT/NOV '25 ELECTRIC UTILITIES		827.17
123025	01-52-571	OCT/NOV '25 ELECTRIC UTILITIES		3801.24
123025	01-53-571	OCT/NOV '25 ELECTRIC UTILITIES		2403.90
123025	51-00-571	OCT/NOV '25 ELECTRIC UTILITIES		4352.62
123025	52-00-571	OCT/NOV '25 ELECTRIC UTILITIES		1682.62
01 BABY TALK, INC. BT 122025 008	01-53-913	DEC '25 TALK TIMES	240.00	240.00
01 BRIAN HICKEY 123025	01-10-917	SECURITY FOR RUDOLPH MARKET	320.00	320.00
01 COLUMN SOFTWARE PBC DEABD574-0041	01-11-553	P&Z AD FOR 1-15-26 MTG	99.38	99.38
01 CONFIDENTIAL ON SITE PAPER SHR 0001706	01-11-549	SHREDDING	65.88	65.88
01 FARNSWORTH GROUP			37543.96	
265893	51-00-549	GENERAL SCADA MAINT		4245.00
265898	51-00-549	STVNS CRK LIFT STATION SCADA UPGRAD		11085.00
265899	51-00-512	WTP LIGHTING STRIKE		22213.96
01 CENGAGE LEARNING INC/GALE			510.01	
999101776005	01-53-671	BOOKS		290.31
999101777481	01-53-671	BOOKS		100.50
999101777483	01-53-671	BOOKS		77.22
999101804352	01-53-671	BOOKS		41.98
01 NEIL PLAZA 122625-R	51-00-929	W/S CREDIT REFUND	19.14	19.14
01 HOBBY LOBBY STORES, INC. 123025	01-53-913	PROGRAMMING	25.34	25.34
01 INGRAM LIBRARY SERVICES			73.78	
92638489	01-53-671	BOOKS		19.95
92937739	01-53-671	BOOKS		53.83
01 MACON COUNTY RECORDER 2025R-015130	01-11-553	LIEN RELEASE 190 HICKORY PT CT	106.00	53.00

SYS DATE:12/26/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 75
Tuesday December 30,2025

SYS TIME:10:07
[NW1]

DATE: 12/30/25

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
2025R-015131	01-11-553	LIEN RELEASE 30 HICKORY PT CT		53.00
01 MENARDS			599.19	
123025	01-41-613	VEHICLE MAINT SUPPLIES		27.96
123025	01-53-913	PROGRAMMING		84.76
123025	01-53-909	PURCHASES FROM DONATIONS		209.99
123025	01-53-929	MISC EXP		276.48
01 MISSISSIPPI LIME COMPANY			10583.89	
CD160169	51-00-656	CHEMICALS-LIME		6494.51
CD161232	51-00-656	CHEMICALS-LIME		4089.38
01 PETALS GIFT SHOP			32.00	
74563	01-10-917	LOGO ON PULLOVERS		32.00
01 AT & T			876.29	
123025	52-00-552	783 STVNS CRK PHONE LINE		218.04
123025	52-00-552	101 HUNDLEY RD PHONE LINE		218.04
123025	52-00-552	440 HUNDLEY RD PHONE LINE		218.04
123025	52-00-552	815 FORSYTH PKWY PHONE LINE		222.17
01 STOLLEY TERMITE & PEST CONTROL			65.00	
123025	01-53-511	LIB MONTHLY BUG SPRAY		65.00
01 TRAFFIC CONTROL CORPORATION			744.00	
162350	01-41-579	STREETS TRAFFIC LIGHTS		744.00
01 US POSTAL SERVICE (CAPS)			795.75	
123025	51-00-549-1	W/S POSTAGE FOR BILLING		397.87
123025	52-00-549-1	W/S POSTAGE FOR BILLING		397.88
01 WATTS COPY SYSTEM			444.77	
40795386	01-11-512	NOV '25 VH & PW COPIER RENTAL		296.49
40795386	01-41-512	NOV '25 VH & PW COPIER RENTAL		148.28
** TOTAL CHECKS TO BE ISSUED			73844.18	

SYS DATE:12/26/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 75
Tuesday December 30,2025

SYS TIME:10:07
[NW1]

DATE: 12/30/25

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			17232.91	
WATER OPERATIONS			53654.48	
SEWER OPERATIONS			2956.79	
*** GRAND TOTAL ***			73844.18	
TOTAL FOR REGULAR CHECKS:			63,260.29	
TOTAL FOR DIRECT PAY VENDORS:			10,583.89	

DATE: 12/31/25

wednesday December 31,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ALTORFER, INC			3575.71	
WO430078782	52-00-512	GENERATOR MAINT		700.00
WO430078783	52-00-512	GENERATOR MAINT		703.00
WO430078784	52-00-512	GENERATOR MAINT		703.00
WO430078889	51-00-512	GENERATOR MAINT		1469.71
01 AMAZON CAPITAL SERVICES			20.91	
123125	01-53-651	OFFICE SUPPLIES		8.49
123125	01-53-913	PROGRAMMING		12.42
01 AMEREN ILLINOIS			1524.27	
123125	01-11-571	NOV '25 GAS UTILITIES		135.66
123125	01-41-571	NOV '25 GAS UTILITIES		242.53
123125	01-53-571	NOV '25 GAS UTILITIES		369.70
123125	51-00-571	NOV '25 GAS UTILITIES		776.38
01 AT&T MOBILITY			118.59	
84574ZX12272025	51-00-552	DEC '25 WELL #7 PHONES		118.59
01 CHARD SNYDER			611.87	
123125	01-11-549	J. DANIELS HRA REIMBURSEMENT		185.07
123125-1	01-11-549	J. DANIELS HRA REIMBURSEMENT		426.80
01 BURDICK PLUMBING & HEATING CO,			4400.00	
14764	51-00-549	GRANT ST WATER MAIN LEAK		4400.00
01 CENTRAL ILLINOIS AG			112.25	
P31476	01-41-612	EQUIP MAINT SPREADER		112.25
01 U.S. POSTAL SERVICE			500.00	
123125	01-11-551	POSTAGE FOR POSTAGE MACHINE		500.00
01 AHW LLC CLINTON			41.88	
12281133	01-52-612	EQUIP MAINT SUPPLIES		41.88
01 DAKTRONICS			35725.00	
7179955	16-00-893-1	FIELDS 1,2,3 UPGRADES		35725.00
01 FOREMOST TRUCK & TRAILER SPECI			197.60	
S 22122	01-41-612	EQUIP MAINT PLOWS		98.80
S 22134	01-41-612	EQUIP MAINT-PLOWS		98.80
01 CENGAGE LEARNING INC/GALE			100.48	
999101808979	01-53-671	BOOKS		49.48
999101814414	01-53-671	BOOKS		51.00
01 HICKORY POINT BANK			61.20	
123125	01-41-929	J. DANIELS STD TAX PAYMENT		61.20
01 INDUSTRIAL RUBBER, INC			158.74	
35584883	01-41-612	EQUIP MAINT SPREADER HOSE		158.74
01 INGRAM LIBRARY SERVICES			128.85	
93016566	01-53-671	BOOKS		128.85
01 LIBRARY IDEAS LLC			1034.04	
SX26697-7861	01-53-681	AUDIO VISUAL		1034.04
01 LOCIS			50.00	
50663	01-11-537	W/S RATE CHANGE		50.00
01 MENARDS			579.46	
123125	51-00-652	OP SUPPLIES		11.71

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wednesday December 31,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
123125	01-52-612	EQUIP MAINT SUPPLIES		57.94
123125	01-52-652	OP SUPPLIES		4.99
123125	01-41-471	UNIFORMS		49.99
123125	01-41-614	STREET MAINT SUPPLIES		121.89
123125	01-41-652	OP SUPPLIES		201.82
123125	01-41-654	JANITORIAL SUPPLIES		82.14
123125	01-10-917	XMAS		48.98
01 MISSISSIPPI LIME COMPANY			5637.04	
CD162822	51-00-656	CHEMICALS SUPPLIES		5637.04
01 MORGAN DISTRIBUTING, INC.			3540.68	
INV-116632	01-41-655	FUEL		882.00
INV-116632	01-52-655	FUEL		754.07
INV-117709	51-00-655	FUEL		1000.00
INV-117709	52-00-655	FUEL		500.00
INV-117709	01-41-655	FUEL		404.61
01 NAPA AUTO PARTS			49.96	
154135	01-41-613	VEHICLE MAINT		49.96
01 OLLIS BOOK CORP			773.13	
1515	01-53-671	BOOKS		708.03
1516	01-53-671	BOOKS		65.10
01 PAMELA SCHMAHL			9.60	
123125	01-53-929	MILEAGE REIMBURSEMENT FOR JURY DUTY		9.60
01 SPEED LUBE			131.90	
00011-8638	01-41-513	VEHICLE SERVICE '15 FORD		65.95
00011-8646	01-41-513	VEHICLE SERVICE '13 FORD		65.95
01 THIRD MILLENNIUM ASSOCIATES, I			447.15	
33754	51-00-549-1	W/S BILLING SERVICES		223.57
33754	52-00-549-1	W/S BILLING SERVICES		223.58
01 UNIFIRST CORPORATION			454.82	
H327615	01-53-512	REFILL FIRST AID KIT		30.81
H327615	01-41-512	REFILL FIRST AID KIT		243.19
H327615	01-11-512	REFILL FIRST AID KIT		180.82
01 VILL OF FORSYTH			150.00	
123125	01-11-571	W/S SERVICES 11/20-12/20/25		150.00
01 WATER SOLUTIONS UNLIMITED, INC			3228.41	
7288783	51-00-656	CHEMICALS		3228.41
** TOTAL CHECKS TO BE ISSUED			63363.54	

SYS DATE:01/02/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 76

SYS TIME:12:07
[NW1]

DATE: 12/31/25

wednesday December 31,2025

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			7943.55	
HOTEL/MOTEL TAX FUND			35725.00	
WATER OPERATIONS			16865.41	
SEWER OPERATIONS			2829.58	
*** GRAND TOTAL ***			63363.54	
TOTAL FOR REGULAR CHECKS:			57,726.50	
TOTAL FOR DIRECT PAY VENDORS:			5,637.04	

DATE: 01/06/26

Tuesday January 06,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 APPTGY INC. INV34704	01-11-537	THRILLSHARE MEDIA SUBSCRIPTION	7738.50	7738.50
01 AMERICAN WATERWORKS ASSC S0272946	51-00-549	D. FOWLER MEMBERSHIP DUES	273.00	273.00
01 HEALTH CARE SERVICE CORPORATIO			35065.21	
010226	01-11-451	JAN '26 HEALTH INSURANCE		1153.18
010226	01-11-451	JAN '26 HEALTH INSURANCE		2018.06
010226	01-11-451	JAN '26 HEALTH INSURANCE		1153.18
010226	01-11-451	JAN '26 HEALTH INSURANCE		1153.18
010226	01-11-451	JAN '26 HEALTH INSURANCE		1153.18
010226	01-52-451	JAN '26 HEALTH INSURANCE		2018.06
010226	01-52-451	JAN '26 HEALTH INSURANCE		1153.18
010226	01-52-451	JAN '26 HEALTH INSURANCE		1888.32
010226	01-52-451	JAN '26 HEALTH INSURANCE		1888.32
010226	01-52-451	JAN '26 HEALTH INSURANCE		2753.22
010226	01-53-451	JAN '26 HEALTH INSURANCE		2753.22
010226	01-53-451	JAN '26 HEALTH INSURANCE		1153.18
010226	01-53-451	JAN '26 HEALTH INSURANCE		2753.22
010226	01-41-451	JAN '26 HEALTH INSURANCE		1593.59
010226	01-41-451	JAN '26 HEALTH INSURANCE		3286.56
010226	01-41-451	JAN '26 HEALTH INSURANCE		1153.18
010226	51-00-451	JAN '26 HEALTH INSURANCE		2753.22
010226	52-00-451	JAN '26 HEALTH INSURANCE		3287.16
01 CONXXUS INV-398655	01-52-552	JAN '26 ANNOUNCERS BOOTH INTERNET	514.00	153.00
INV-399625	01-53-552	JAN '26 LIB INTERNET		104.00
INV-399962	01-52-552	JAN '26 CONCESSION STAND INTERNET		153.00
INV-409000	01-11-552	JAN '26 VH INTERNET		104.00
01 DELTA DENTAL OF ILLINOIS-RISK			623.77	
010226	01-11-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-11-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-11-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-11-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-52-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-52-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-52-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-52-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-52-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-53-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-53-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-53-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-53-451	JAN '26 DENTAL INSURANCE		26.75
010226	01-41-451	JAN '26 DENTAL INSURANCE		55.35
010226	01-41-451	JAN '26 DENTAL INSURANCE		96.96
010226	01-41-451	JAN '26 DENTAL INSURANCE		26.75
010226	51-00-451	JAN '26 DENTAL INSURANCE		26.75
010226	52-00-451	JAN '26 DENTAL INSURANCE		96.96

DATE: 01/06/26

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 LINCOLN FINANCIAL GROUP			310.35	
010226	01-11-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-11-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-11-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-11-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-52-451	JAN '26 LIFE/ADD/STD INSURANCE		12.81
010226	01-52-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-52-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-52-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-52-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-53-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-53-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-53-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-53-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-41-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-41-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-41-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	01-41-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	51-00-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
010226	52-00-451	JAN '26 LIFE/ADD/STD INSURANCE		16.53
01 VISION SERVICE PLAN			191.56	
010226	01-11-451	JAN '26 VISION INSURANCE		9.85
010226	01-11-451	JAN '26 VISION INSURANCE		9.85
010226	01-11-451	JAN '26 VISION INSURANCE		9.85
010226	01-11-451	JAN '26 VISION INSURANCE		9.85
010226	01-52-451	JAN '26 VISION INSURANCE		9.85
010226	01-52-451	JAN '26 VISION INSURANCE		9.85
010226	01-52-451	JAN '26 VISION INSURANCE		9.85
010226	01-52-451	JAN '26 VISION INSURANCE		9.85
010226	01-53-451	JAN '26 VISION INSURANCE		9.85
010226	01-53-451	JAN '26 VISION INSURANCE		9.85
010226	01-53-451	JAN '26 VISION INSURANCE		9.85
010226	01-41-451	JAN '26 VISION INSURANCE		21.17
010226	01-41-451	JAN '26 VISION INSURANCE		21.17
010226	01-41-451	JAN '26 VISION INSURANCE		9.85
010226	51-00-451	JAN '26 VISION INSURANCE		9.85
010226	52-00-451	JAN '26 VISION INSURANCE		21.17

** TOTAL CHECKS TO BE ISSUED 44716.39

SYS DATE:01/02/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 77

SYS TIME:13:49
[NW1]

DATE: 01/06/26

Tuesday January 06,2026

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			38215.22	
WATER OPERATIONS			3079.35	
SEWER OPERATIONS			3421.82	
*** GRAND TOTAL ***			44716.39	
TOTAL FOR REGULAR CHECKS:			44,716.39	

DATE: 12/31/25

wednesday December 31,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AARON BLEAVINS 123125	01-41-515-1	STORM SERVICE REPAIR	485.00	485.00
01 AIR KING HEATING & AIR 129408	01-53-511	CHECK FURNACES AT LIBRARY	517.00	384.00
129438	01-53-511	REPAIR FURNACES		133.00
01 ALTORFER, INC WO430078910	01-11-512	GENERATOR MAINT	3811.54	594.00
WO430078924	01-41-512	GENERATOR MAINT		539.00
WO430078990	51-00-512	GENERATOR MAINT		968.00
WO430078991	52-00-512	GENERATOR MAINT		1029.54
WO430078992	01-41-512	GENERATOR MAINT		681.00
01 AMAZON CAPITAL SERVICES 123125-1	01-53-671	BOOKS	1506.44	1506.44
01 AMEREN ILLINOIS 123125-1	01-11-571	DEC '25 GAS UTILITIES	1611.12	155.86
123125-1	01-41-571	DEC '25 GAS UTILITIES		406.26
123125-1	01-53-571	DEC '25 GAS UTILITIES		430.70
123125-1	51-00-571	DEC '25 GAS UTILITIES		618.30
01 ARCHITECTURAL EXPRESSIONS, LLP 6643-00002	30-00-851	LIBRARY SIDING REPLACEMENT	4750.00	4750.00
01 CARDMEMBER SERVICE 123125	01-53-552	TELEPHONES	807.53	29.97
123125	01-53-913	PROGRAMMING		132.76
123125	01-53-551	POSTAGE		78.00
123125	01-11-537	GOOGLE SUBSCRIPTION		134.40
123125	01-53-681	AUDIO VISUAL		37.98
123125	01-11-537	GOOGLE & CHAT GPT SUBSCRIPTION		169.90
123125	01-11-929	MISC EXP		19.96
123125	01-10-917	RUDOLPH MARKET		104.56
123125	01-10-929	GC FOR T. HAMEL RETIREMENT		100.00
01 CHARD SNYDER 123125-2	01-11-549	J. DANIELS HRA DEDUCTIBLE	1159.38	1159.38
01 BUILDING SYSTEMS OF ILLINOIS I 123125-3	30-00-851	LIBRARY SIDING REPLACEMENT	110344.50	110344.50
01 BURDICK PLUMBING & HEATING CO, 14824	01-41-515-1	STORM REPAIR 504 PHILLIP CIR	2862.00	2862.00
01 CORN BELT ENERGY CORPORATION 123125	51-00-571	DEC '25 WELL #6 UTILITIES	2954.04	896.43
123125-1	51-00-571	DEC '25 WELL #7 UTILITIES		2057.61
01 CHASTAIN & ASSOCIATES, LLC 123125	01-11-532	'25 ADMIN ADVISORY	24382.11	3345.45
123125	01-52-532	'25 PARK ADVISORY		723.00
123125	01-41-532	'25 STORM WATER ADVISORY		964.48
123125	30-00-835	M/F GRADE SCHOOL BIKE PATH		6071.41
123125	30-00-898	PRAIRIE WINDS N/S RD OF CH 20		4523.20
123125	30-00-882	'25 ROAD MAINT		1623.22

DATE: 12/31/25

wednesday December 31,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
123125	30-00-810-8	WTR TOWER/GRD STORAGE/AERATOR	189.00	
123125	38-00-863-1	SPORTS/NATURE PARK	799.10	
123125	15-00-864-2	MOON STREET SIDEWALK	1860.05	
123125	15-00-874-2	BARNET AVE IMPROVEMENTS	4283.20	
01 CENTRAL ILLINOIS AG W29920	01-41-512	IH CASE TRACTOR EQUIP REPAIR	3720.17 3720.17	
01 DEMCO, INC 7745490	01-53-651	OFFICE SUPPLIES	62.78 62.78	
01 DIRECT ENERGY BUSINESS 253630058454762	01-41-572	DEC '25 ENTRANCE SIGNS & STR LIGHTS	6520.57 6520.57	
01 ELITE PAVING 25-0112-1	01-41-515-1	STORM DRAIN GUTTER REPAIR NAVAJO DR	14900.00 14900.00	
01 HOBBY LOBBY STORES, INC. 123125	01-10-917	RUDOLPH MARKET	211.62 211.62	
01 INGRAM LIBRARY SERVICES 93561073	01-53-671	BOOKS	175.37 175.37	
01 MAROA-FORSYTH SCHOOL DISTRICT 123125	01-11-999-7	OCT '25 NON HOME RULE TAX	96077.44 96077.44	
01 MANSFIELD POWER & GAS LLC MNS360057	01-11-571	DEC '25 GAS UTILITIES	1894.36 142.14	
MNS360057	01-41-571	DEC '25 GAS UTILITIES	447.94	
MNS360057	01-53-571	DEC '25 GAS UTILITIES	618.11	
MNS360057	51-00-571	DEC '25 GAS UTILITIES	686.17	
01 MACON COUNTY TREASURER 12-MAINT-116	01-11-535	SPARK PLUGS, AIR FILTER '18 EXPLORE	1161.60 249.62	
12-MAINT-116	01-11-535	TIRES FOR '17 EXPLORER	911.98	
01 MENARDS 123125-1	01-41-654	JANITORIAL SUPPLIES	162.40 29.43	
123125-1	01-52-652	OP SUPPLIES	44.99	
123125-1	51-00-652	OP SUPPLIES	87.98	
01 VERIZON WIRELESS 123125	01-41-552	DEC '25 CELL PHONES	225.78 36.01	
123125	01-52-552	DEC '25 CELL PHONES	39.25	
123125	51-00-552	DEC '25 CELL PHONES	111.27	
123125	52-00-552	DEC '25 CELL PHONES	39.25	
01 PAYMENT SERVICE NETWORK, INC 320817	51-00-549-2	DEC '25 W/S ONLINE SERVICES	807.44 403.72	
320817	52-00-549-2	DEC '25 W/S ONLINE SERVICES	403.72	
01 SAM'S CLUB/GECF 123125	01-41-652	OP SUPPLIES	1275.93 73.86	
123125	01-53-913	PROGRAMMING	14.78	
123125	01-11-651	OFFICE SUPPLIES	253.28	
123125	01-10-929	HAMS FOR EMPLOYEES XMAS	934.01	
01 SANITARY DISTRICT 26-0004020	52-00-578	DEC '25 SEWER DISCHARGE FEE	24705.41 24705.41	
01 SHERWIN INDUSTRIES INC. SS109540	01-41-612	EQUIP MAINT SUPPLIES	2499.00 2499.00	

DATE: 12/31/25

wednesday December 31,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 MACON COUNTY SHERIFF/ 123125	01-11-535	4TH QTR DEPUTY CONTRACT	157410.68	157410.68
01 SLOAN IMPLEMENT COMPANY 4160075	01-41-512	EQUIP SERVICE-LEAF VAC	1422.27	1422.27
01 WATTS COPY SYSTEM 40953883	01-53-512	DEC '25 LIB COPIER RENTAL	607.51	217.00
41013162	01-41-512	DEC '25 PW COPIER RENTAL		136.47
41013162	01-11-512	DEC '25 VH COPIER RENTAL		254.04
01 THORNTON WELDING SERVICE 6241	01-41-513	VEHICLE SERV-WELD MUD FLAP BRACKET	57.50	57.50
01 WEX HEALTH INC. 0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE	87.97	4.88
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.88
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.88
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.88
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.88
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
0002285388-IN	01-11-549	DEC '25 HRA/COBRA INSURANCE		4.89
01 WILLIAM RUSSELL STUART 123125	01-11-547	391 W WEAVER ELECTRIC INSPECT	60.00	60.00
** TOTAL CHECKS TO BE ISSUED			469236.46	

SYS DATE:01/16/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 78

SYS TIME:09:58
[NW1]

DATE: 12/31/25

wednesday December 31,2025

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			302785.38	
MOTOR FUEL TAX FUND			6143.25	
CAPITAL PROJECT FUND			127501.33	
FORSYTH FAMILY SPORTS/NATURE PAR			799.10	
WATER OPERATIONS			5829.48	
SEWER OPERATIONS			26177.92	
*** GRAND TOTAL ***			469236.46	
TOTAL FOR REGULAR CHECKS:			469,236.46	

DATE: 01/20/26

Tuesday January 20,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
01 AMAZON CAPITAL SERVICES			279.55	
011626	01-53-913	PROGRAMMING		104.57
011626	01-41-652	OP SUPPLIES		139.99
011626	01-53-651	OFFICE SUPPLIES		19.99
011626	01-53-671	BOOKS		15.00
01 AMERICAN PUBLIC WORKS			421.00	
000916105	01-41-560	D. FOWLER MEMBERSHIP		421.00
01 BADGER METER INC			20.00	
011626	51-00-549	METERS		20.00
01 BARCLAY PUBLIC LIBRARY			8.00	
011626	01-53-910	REIMBURSE FOR LOST BOOK		8.00
01 HEALTH CARE SERVICE CORPORATIO			31092.58	
011626	01-11-451	FEB '26 HEALTH INSURANCE		1153.18
011626	01-11-451	FEB '26 HEALTH INSURANCE		2018.06
011626	01-11-451	FEB '26 HEALTH INSURANCE		1153.18
011626	01-11-451	FEB '26 HEALTH INSURANCE		1153.18
011626	01-11-451	FEB '26 HEALTH INSURANCE		1153.18
011626	01-52-451	FEB '26 HEALTH INSURANCE		2018.06
011626	01-52-451	FEB '26 HEALTH INSURANCE		1153.18
011626	01-52-451	FEB '26 HEALTH INSURANCE		1888.32
011626	01-52-451	FEB '26 HEALTH INSURANCE		1888.32
011626	01-52-451	FEB '26 HEALTH INSURANCE		2753.22
011626	01-53-451	FEB '26 HEALTH INSURANCE		2753.22
011626	01-53-451	FEB '26 HEALTH INSURANCE		1153.18
011626	01-53-451	FEB '26 HEALTH INSURANCE		2753.22
011626	01-41-451	FEB '26 HEALTH INSURANCE		2306.36
011626	01-41-451	FEB '26 HEALTH INSURANCE		1153.18
011626	51-00-451	FEB '26 HEALTH INSURANCE		2753.22
011626	52-00-451	FEB '26 HEALTH INSURANCE		1888.32
01 BLUEROCK EVENT SOLUTIONS LLC			76620.45	
D12759FC	01-10-917	RUDOLPH MARKET 2026		22809.45
FCA07553	01-10-914	FORSYTH FEST 2026		53811.00
01 BURDICK PLUMBING & HEATING CO,			4281.00	
14882	51-00-549	REPAIR WATERMAIN LEAK 156 S GRANT		2340.00
14959	01-41-515-1	SUMP PUMP LINE REPAIR 504 PHILLIP		1941.00
01 COMCAST CABLE			1038.07	
011626	01-11-552	VH JAN '26 PHONE & INTERNET SERVICE		408.03
011626	01-41-552	PW JAN '26 PHONE & INTERNET SERVICE		308.32
011626	51-00-552	WTR JAN '26 PHONE & INTERNET SERVICE		321.72
01 AHW LLC CLINTON			176.10	
12285841	01-52-612	EQUIP MAINT SUPPLIES		176.10
01 DELTA DENTAL OF ILLINOIS-RISK			428.00	
011626	01-11-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-11-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-11-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-11-451	FEB '26 DENTAL INSURANCE		26.75

DATE: 01/20/26

Tuesday January 20,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
011626	01-52-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-52-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-52-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-52-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-52-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-53-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-53-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-53-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-41-451	FEB '26 DENTAL INSURANCE		26.75
011626	01-41-451	FEB '26 DENTAL INSURANCE		26.75
011626	51-00-451	FEB '26 DENTAL INSURANCE		26.75
011626	52-00-451	FEB '26 DENTAL INSURANCE		26.75
01 ESTECH SYSTEMS INC. 255769	01-11-552	JAN '26 VH PHONES	271.28	271.28
01 CENGAGE LEARNING INC/GALE 999101889079	01-53-671	BOOKS	163.95	163.95
01 HOBBY LOBBY STORES, INC. 011626	01-53-913	PROGRAMMING	24.94	24.94
01 JULIE, INC. 2026-0618	51-00-549	2026 ANNUAL ASSESSMENT	3794.75	3794.75
01 LINCOLN FINANCIAL GROUP			277.29	
011626	01-11-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-11-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-11-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-11-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-52-451	FEB '26 LIFE/ADD/STD INSURANCE		12.81
011626	01-52-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-52-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-52-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-52-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-53-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-53-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-53-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-53-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-41-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	01-41-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	51-00-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
011626	52-00-451	FEB '26 LIFE/ADD/STD INSURANCE		16.53
01 MAGELLAN HEALTHCARE 0031276312	01-11-549	ANNUAL EAP SERVICES	6000.24	6000.24
01 MENARDS			280.13	
011626	01-41-652	OP SUPPLIES		9.49-
011626	01-52-652	OP SUPPLIES		35.42
011626	01-53-611	BLDG MAINT SUPPLIES		175.83
011626	51-00-652	OP SUPPLIES		8.22
011626	01-11-611	BLDG MAINT SUPPLIES		2.32
011626	01-53-912	LIBRARY ACCESSORIES		67.83

DATE: 01/20/26

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 MISSISSIPPI LIME COMPANY			11869.42	
CD164802	51-00-656	CHEMICALS-LIME		5952.33
CD167168	51-00-656	CHEMICALS-LIME		5917.09
01 PAX8			409.20	
2026-1-1323337	01-11-537	OFFICE 365 SUBSCRIPTIONS		409.20
01 STOLLEY TERMITE & PEST CONTROL			110.00	
011626	01-11-511	VH MONTHLY BUG SPRAY		45.00
011626-1	01-53-511	LIB MONTHLY BUG SPRAY		65.00
01 USA TODAY			398.78	
011626	01-53-671	SUBSCRIPTION		398.78
01 UTILITY SUPPLY OF AMERICA, INC			325.11	
INV0929499	51-00-656	LAB CHEMICALS		325.11
01 VISION SERVICE PLAN			147.75	
011626	01-11-451	FEB '26 VISION INSURANCE		9.85
011626	01-11-451	FEB '26 VISION INSURANCE		9.85
011626	01-11-451	FEB '26 VISION INSURANCE		9.85
011626	01-11-451	FEB '26 VISION INSURANCE		9.85
011626	01-52-451	FEB '26 VISION INSURANCE		9.85
011626	01-52-451	FEB '26 VISION INSURANCE		9.85
011626	01-52-451	FEB '26 VISION INSURANCE		9.85
011626	01-52-451	FEB '26 VISION INSURANCE		9.85
011626	01-52-451	FEB '26 VISION INSURANCE		9.85
011626	01-53-451	FEB '26 VISION INSURANCE		9.85
011626	01-53-451	FEB '26 VISION INSURANCE		9.85
011626	01-53-451	FEB '26 VISION INSURANCE		9.85
011626	01-53-451	FEB '26 VISION INSURANCE		9.85
011626	01-41-451	FEB '26 VISION INSURANCE		9.85
011626	01-41-451	FEB '26 VISION INSURANCE		9.85
011626	51-00-451	FEB '26 VISION INSURANCE		9.85
011626	52-00-451	FEB '26 VISION INSURANCE		9.85
01 WASTE MANAGEMENT SERVICES INC			1074.33	
0213308-2754-0	01-41-578	JAN '26 PARK TRASH SERVICE		354.05
0711075-2477-0	01-53-578	JAN '26 LIB TRASH SERVICE		178.54
0711075-2477-0	01-52-578	JAN '26 LIB TRASH SERVICE		267.80
1823996-2477-0	01-41-578	JAN '26 PW TRASH SERVICE		273.94
** TOTAL CHECKS TO BE ISSUED			139511.92	

SYS DATE:01/16/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 79

SYS TIME:10:23
[NW1]

DATE: 01/20/26

Tuesday January 20,2026

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			116084.90	
WATER OPERATIONS			21485.57	
SEWER OPERATIONS			1941.45	
*** GRAND TOTAL ***			139511.92	
TOTAL FOR REGULAR CHECKS:			127,642.50	
TOTAL FOR DIRECT PAY VENDORS:			11,869.42	

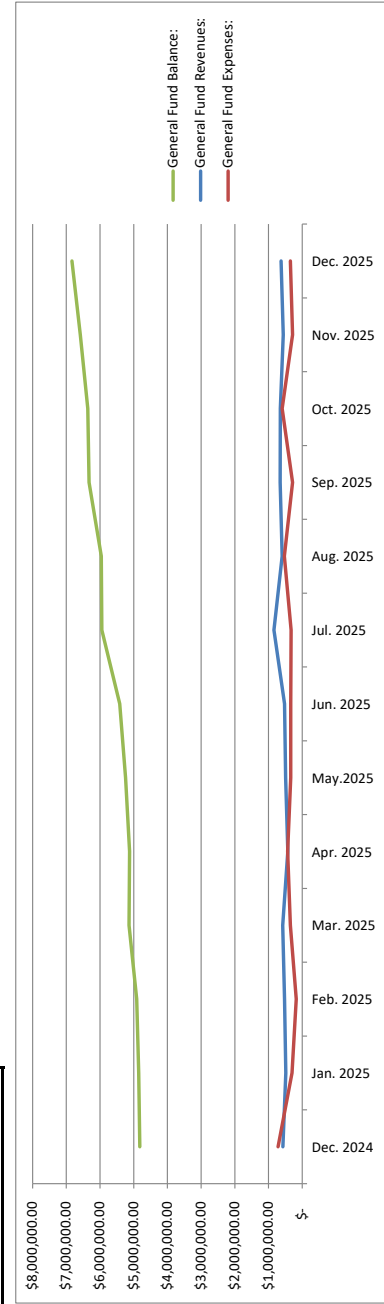
CONSENT AGENDA

ITEM 3

VILLAGE OF FORSYTH
MONTHLY TREASURER'S REPORT
for December 31, 2025 which is 100% into the budget year

GENERAL FUND:

Month:	General Fund Revenues:	General Fund Expenses:	General Fund Balance:
Dec. 2024	\$ 571,878.42	\$ 717,209.95	\$ 4,819,800.58
Jan. 2025	\$ 488,166.79	\$ 301,170.55	\$ 4,853,035.23
Feb. 2025	\$ 525,203.37	\$ 177,467.07	\$ 4,909,590.78
Mar. 2025	\$ 578,231.58	\$ 349,619.26	\$ 5,139,203.10
Apr. 2025	\$ 427,696.23	\$ 434,550.57	\$ 5,122,348.76
May 2025	\$ 492,482.17	\$ 343,229.97	\$ 5,240,600.96
Jun. 2025	\$ 524,041.42	\$ 338,394.24	\$ 5,417,660.52
Jul. 2025	\$ 839,453.29	\$ 328,317.32	\$ 5,944,682.66
Aug. 2025	\$ 596,457.96	\$ 527,867.14	\$ 5,963,961.76
Sep. 2025	\$ 656,544.73	\$ 287,301.21	\$ 6,324,205.28
Oct. 2025	\$ 648,468.82	\$ 594,629.53	\$ 6,362,044.57
Nov. 2025	\$ 563,085.02	\$ 289,469.39	\$ 6,587,660.20
Dec. 2025	\$ 627,951.72	\$ 349,776.27	\$ 6,833,779.20

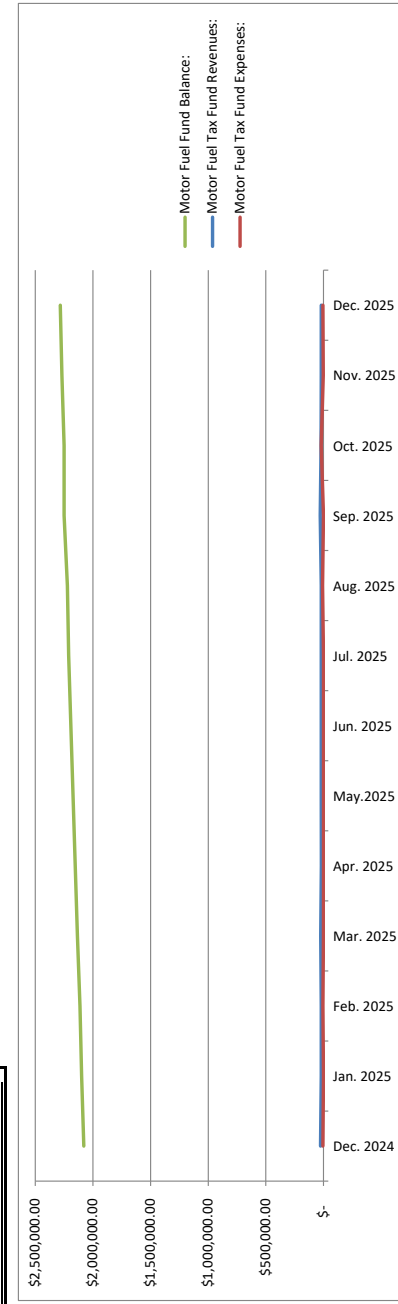


Revenues: Increased when comparing December 2025 with December 2024; Sales tax and liquor license were higher compared to this time last year. This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of December 2025, the village has a total of \$400,000.00 invested in two different cd's (2- \$200,000.00 for 5 months at 4.01% rate). The two cd's are part of the fund balance outlined above.

Expenses: Decreased when comparing December 2025 with December 2024; In December 2024 expenses reflects back dating invoice in order to be GAAP compliant, while in December 2025 back dating invoices has only began. This makes up the majority of the decrease. At the end of December 2025 **the water fund owes the general fund a total of \$534,000.00** (\$134,000.00 from August 2025 + \$100,000.00 from September 2025 + \$100,000.00 from October 2025 + \$100,000.00 from November 2025 + \$100,000.00 from December 2025). If the water fund did not owe the general fund balance would have been \$7,367,779.20 at the end of December 2025.

MOTOR FUEL TAX FUND:

Month:	Motor Fuel Tax Fund Revenues:	Motor Fuel Tax Fund Expenses:	Motor Fuel Tax Fund Balance:
Dec. 2024	\$ 24,848.11	\$ 4,774.73	\$ 2,078,928.29
Jan. 2025	\$ 19,404.85	\$ -	\$ 2,098,333.14
Feb. 2025	\$ 18,565.87	\$ 5,466.97	\$ 2,111,432.04
Mar. 2025	\$ 23,441.32	\$ 624.00	\$ 2,134,249.36
Apr. 2025	\$ 18,385.46	\$ -	\$ 2,152,634.82
May 2025	\$ 18,998.42	\$ -	\$ 2,171,633.24
Jun. 2025	\$ 19,047.91	\$ -	\$ 2,190,681.15
Jul. 2025	\$ 19,604.98	\$ -	\$ 2,210,286.13
Aug. 2025	\$ 20,021.08	\$ 8,594.40	\$ 2,221,712.81
Sep. 2025	\$ 28,176.33	\$ -	\$ 2,249,889.14
Oct. 2025	\$ 20,541.35	\$ 19,850.67	\$ 2,250,579.82
Nov. 2025	\$ 19,411.43	\$ 1,466.40	\$ 2,268,524.85
Dec. 2025	\$ 19,910.85	\$ 5,373.61	\$ 2,283,062.09



Revenues: Decreased when comparing December 2025 with December 2024; The Motor Fuel Tax and the Transportation Renewal Fund revenues are received from the state based upon the amount they collect and the Village's population 3,734. In 2020, 2021, 2022 the Village received a total of \$230,004.72 for "The REBUILD Illinois Bond Funds" and must be tracked separate from the other MFT funds our current balance is \$26,178.61 (\$230,004.72 REBUILD Illinois Bond Funds + \$14,901.46 bank interest - \$51,841.63 us route 51 expenses - Moon/Elwood sidewalks \$66,433.06 - Barnett Ave reconstruction \$100,452.88- \$26,178.61). The expenses were approved with resolution 1-2024, and the fund balance will need to be expensed by 7/1/2025. IDOT recommended the Village send in invoices from Moon/Elwood sidewalks and Barnett Ave reconstruction to go towards the REBUILD Illinois Bond Funds (the invoices were sent to IDOT as recommended). IDOT does not believe the Village will receive any invoices from the us route 51 project until 2026 and the REBUILD Illinois Bond Funds were to be expensed by 07/01/2025. The bank/CD interest and motor fuel tax is lower compared to this time last year. This makes up the majority of the decrease. Additional notes regarding the fund balance; At the end of December 2025 the village has a total of \$400,000.00 invested in two different cd's (2- \$200,000.00 for 5 months at 4.01% rate). The two cd's are part of the fund balance outlined above.

Expenses: Increased when comparing December 2025 with December 2024; In December 2025 the Moon/Elwood Sidewalk Engineering services occurred. This makes up the majority of the increase.

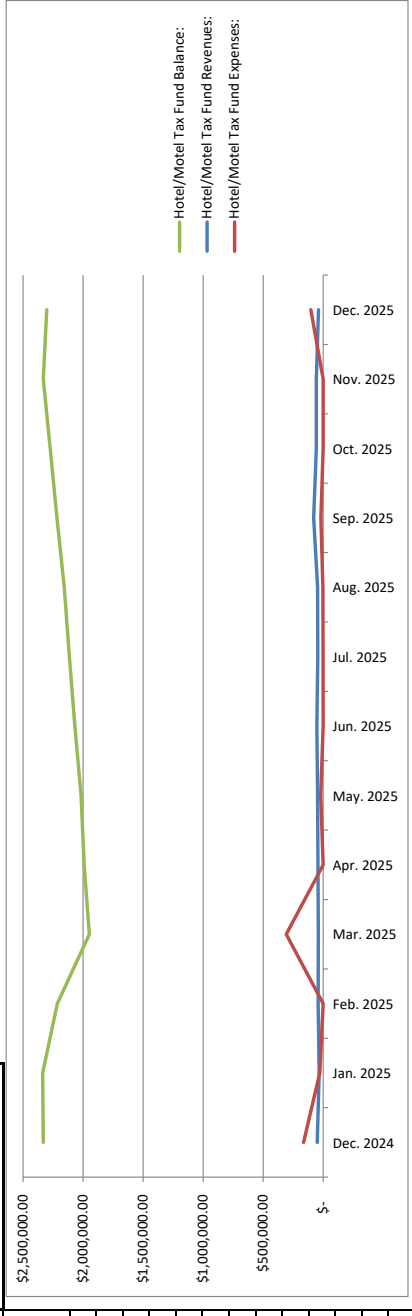
VILLAGE OF FORSYTH
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HOTEL/MOTEL FUND:

Month:	Hotel/Motel Tax Fund Revenues:	Hotel/Motel Tax Fund Expenses:	Hotel/Motel Tax Fund Balance:
Dec. 2024	\$ 48,873.55	\$ 163,989.76	\$ 2,331,474.26
Jan. 2025	\$ 33,163.49	\$ 28,000.00	\$ 2,336,637.75
Feb. 2025	\$ 42,401.34	\$ -	\$ 2,215,049.33
Mar. 2025	\$ 40,056.57	\$ 307,357.74	\$ 1,947,748.16
Apr. 2025	\$ 42,823.71	\$ -	\$ 1,990,571.87
May. 2025	\$ 46,042.44	\$ 20,097.50	\$ 2,016,516.81
Jun. 2025	\$ 52,322.89	\$ -	\$ 2,068,839.70
Jul. 2025	\$ 45,217.06	\$ 307.71	\$ 2,113,749.05
Aug. 2025	\$ 46,211.80	\$ 2,500.00	\$ 2,157,460.85
Sep. 2025	\$ 79,053.73	\$ 18,918.50	\$ 2,217,596.08
Oct. 2025	\$ 56,929.11	\$ -	\$ 2,274,525.19
Nov. 2025	\$ 56,719.98	\$ -	\$ 2,331,245.17
Dec. 2025	\$ 38,046.12	\$ 102,342.00	\$ 2,302,674.29

Revenues: Decreased when comparing December 2025 with December 2024. At the end of December 2025 all of the hotel/motel are current. The hotel/motel tax revenues were for the month of November '25 (paid to the village in December 2025). The hotel revenues were lower compared to this time last year. This makes up the majority of the decrease. Additional notes regarding the fund balance: At the end of December 2025 the village has a total of \$1,400,000.00 invested in seven different cd's (2-\$200,000.00 for 13 months at 3.33%, 3-\$200,000.00 for 5-months at 3.60% and 2-\$200,000.00 for 5 months at 4.01% rate). The seven cd's are part of the fund balance outlined above.

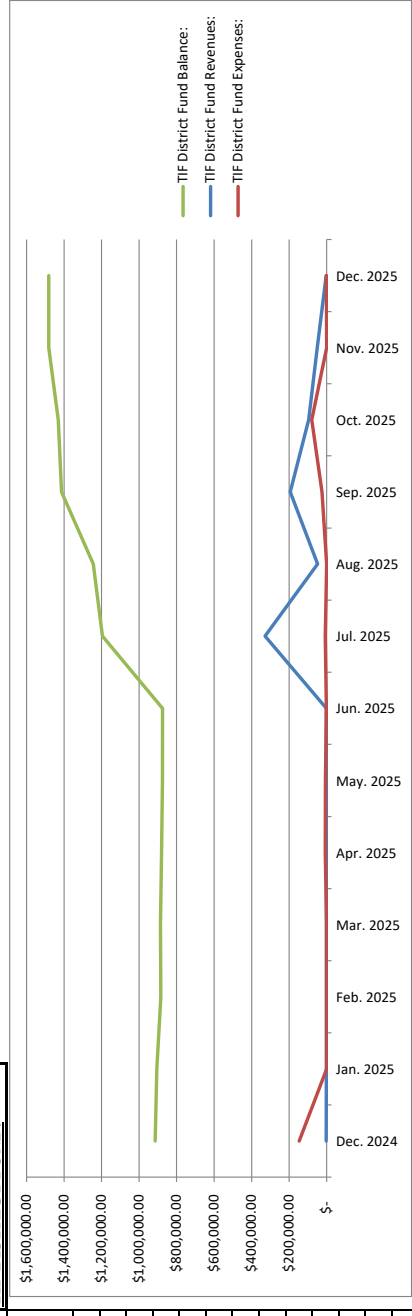
Expenses: Decreased when comparing December 2025 with December 2024; In December 2024 expenses reflects back dating invoice in order to be GAAP compliant, while in December 2025 back dating invoices has only began. This makes up the majority of the decrease.



TIF DISTRICT FUND:

Month:	TIF District Fund Revenues:	TIF District Fund Expenses:	TIF District Fund Balance:
Dec. 2024	\$ 2,060.39	\$ 146,455.84	\$ 913,965.90
Jan. 2025	\$ 1,659.25	\$ -	\$ 905,361.09
Feb. 2025	\$ 1,480.10	\$ -	\$ 884,565.29
Mar. 2025	\$ 1,615.24	\$ -	\$ 886,180.53
Apr. 2025	\$ 1,557.15	\$ 7,505.50	\$ 880,232.18
May. 2025	\$ 1,545.90	\$ 6,508.00	\$ 875,270.08
Jun. 2025	\$ 1,595.19	\$ 1,800.00	\$ 875,065.27
Jul. 2025	\$ 328,458.40	\$ 7,505.50	\$ 1,196,018.17
Aug. 2025	\$ 48,651.01	\$ -	\$ 1,244,669.18
Sep. 2025	\$ 194,053.94	\$ 25,000.00	\$ 1,413,723.12
Oct. 2025	\$ 95,897.55	\$ 78,975.66	\$ 1,430,645.01
Nov. 2025	\$ 50,616.97	\$ -	\$ 1,481,261.98
Dec. 2025	\$ 2,348.28	\$ 1,939.44	\$ 1,481,670.82

Revenues: Increased when comparing December 2025 with December 2024; In December 2025 the bank interest was higher compared to December 2024. This makes up the majority of the increase.
Expenses: Decreased when comparing December 2025 with December 2024; In December 2024 expenses reflects back dating invoice in order to be GAAP compliant, while in December 2025 back dating invoices has only began. This makes up the majority of the decrease.



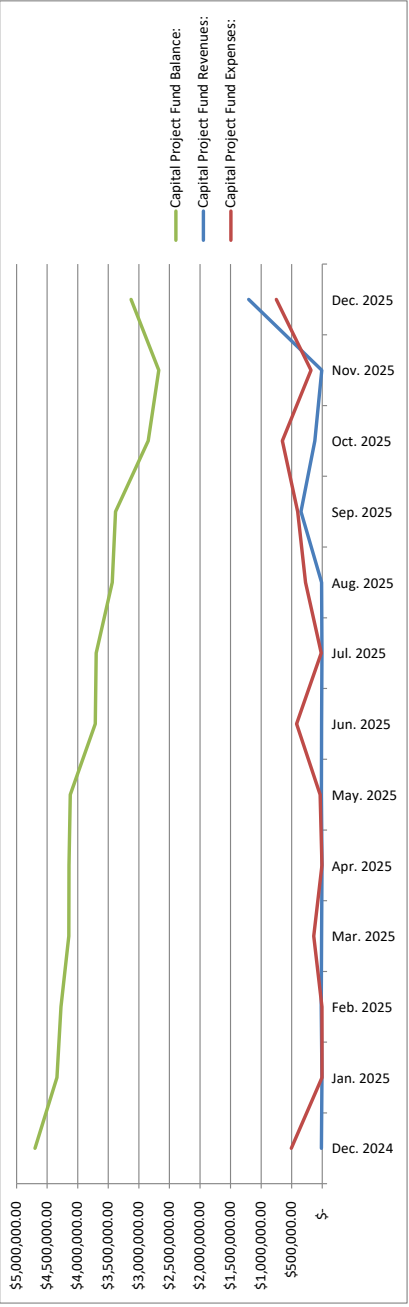
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CAPITAL PROJECT FUND:

Month:	Capital Project Fund Revenues:	Capital Project Fund Expenses:	Capital Project Fund Balance:
Dec. 2024	\$ 13,716.53	\$ 507,334.60	\$ 4,699,286.14
Jan. 2025	\$ 4,577.52	\$ 3,750.00	\$ 4,341,226.91
Feb. 2025	\$ 17,489.76	\$ 4,368.75	\$ 4,274,232.92
Mar. 2025	\$ 11,093.13	\$ 138,807.54	\$ 4,146,518.51
Apr. 2025	\$ 3,953.55	\$ 6,150.00	\$ 4,144,322.06
May. 2025	\$ 13,842.46	\$ 34,831.46	\$ 4,123,333.06
Jun. 2025	\$ 9,437.47	\$ 420,964.41	\$ 3,711,806.12
Jul. 2025	\$ 4,037.57	\$ 16,783.30	\$ 3,699,060.39
Aug. 2025	\$ 9,358.90	\$ 274,451.59	\$ 3,433,967.70
Sep. 2025	\$ 347,102.70	\$ 400,490.60	\$ 3,380,579.80
Oct. 2025	\$ 120,139.01	\$ 652,764.62	\$ 2,847,954.19
Nov. 2025	\$ 8,863.20	\$ 182,573.52	\$ 2,674,243.87
Dec. 2025	\$ 1,203,588.73	\$ 751,439.00	\$ 3,126,393.60

Revenues: Increased when comparing December 2025 with December 2024; In December 2025, a inter-fund transfer was completed (\$1,194,518.62 from economic development fund to capital fund") as budgeted in 2025. This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of December 2025 the village has a total of \$700,000.00 invested in three different cd's (1- \$300,000.00 for 91 days at 2.75% rate, and 2-\$200,000.00 at 2.75% rate). The three cd's are part of the fund balance outlined above.

Expenses: Increased when comparing December 2025 with December 2024; In December 2025, grade school walking trail, annual pavement, veterans pond repair and prairie winds development projects occurred. This makes up the majority of the increase.

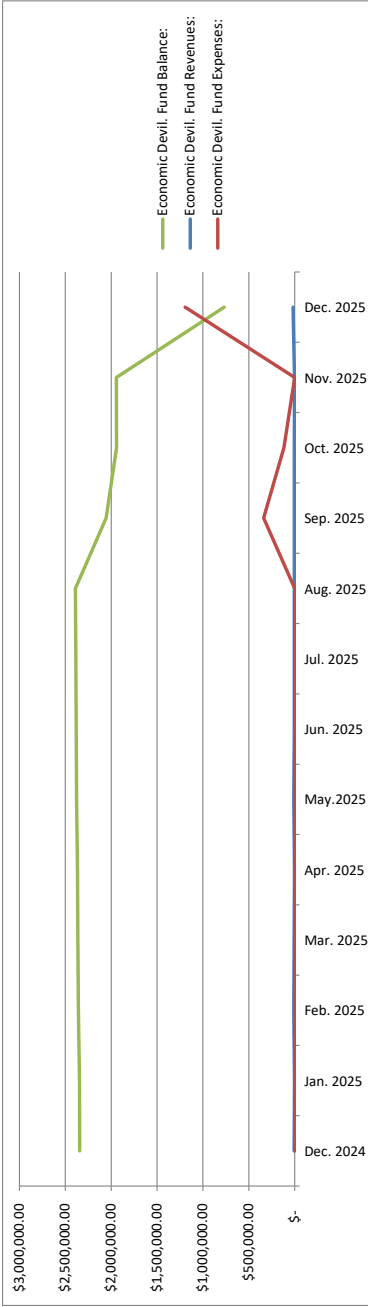


ECONOMIC DEVELOPMENT FUND:

Month:	Economic Devl. Fund Revenues:	Economic Devl. Fund Expenses:	Economic Devl. Fund Balance:
Dec. 2024	\$ 6,945.16	\$ -	\$ 2,343,705.39
Jan. 2025	\$ 2,174.33	\$ -	\$ 2,345,879.72
Feb. 2025	\$ 10,895.73	\$ -	\$ 2,356,775.45
Mar. 2025	\$ 7,046.47	\$ -	\$ 2,363,821.92
Apr. 2025	\$ 2,745.52	\$ -	\$ 2,366,567.44
May. 2025	\$ 10,584.94	\$ -	\$ 2,377,152.38
Jun. 2025	\$ 4,510.23	\$ -	\$ 2,381,662.61
Jul. 2025	\$ 4,348.15	\$ -	\$ 2,386,010.76
Aug. 2025	\$ 4,190.38	\$ -	\$ 2,390,201.14
Sep. 2025	\$ 3,872.20	\$ 338,260.76	\$ 2,055,812.58
Oct. 2025	\$ 3,586.80	\$ 117,620.62	\$ 1,941,778.76
Nov. 2025	\$ 2,723.82	\$ -	\$ 1,944,502.58
Dec. 2025	\$ 17,998.01	\$ 1,194,518.62	\$ 767,981.97

Revenues: Increased when comparing December 2025 with December 2024; In December 2025 the village received the annual loan incentive repayment, which was the 3rd year for the repayment (2023-2027). This makes up the majority of the increase. Additional notes regarding the fund balance; At the end of December 2025 there were no CD investments. This was done in preparation of funds needed for the Prairie Winds north/South road, storm sewer, water/sewer utilities projects.

Expense: Increased when comparing December 2025 with December 2024; In December 2025, a inter-fund transfer was completed (\$1,194,518.62 from economic development fund to capital fund") as budgeted in 2025. This makes up the majority of the increase.

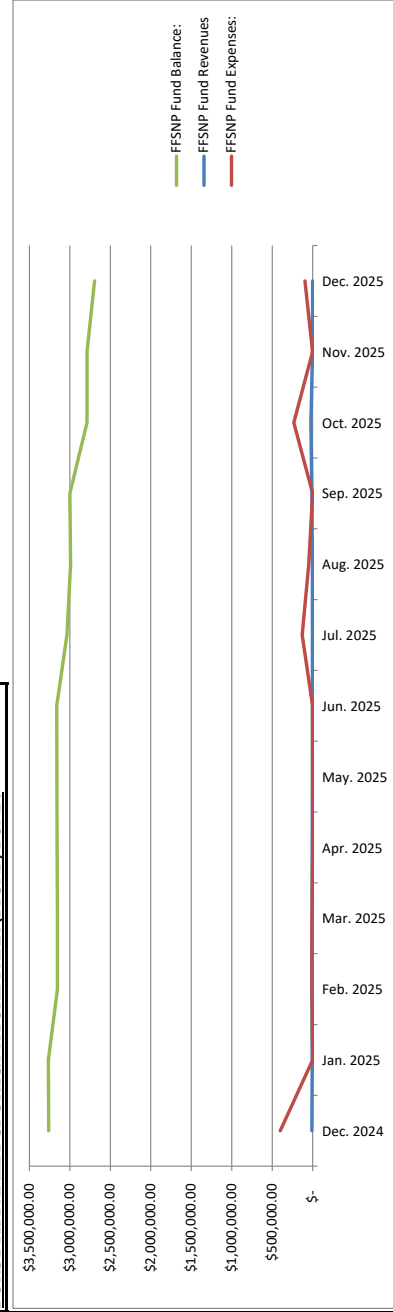


FORSYTH FAMILY SPORTS/NATURE PARK (FFSNP) FUND:

Month:	FFSNP Fund Revenues	FFSNP Fund Expenses:	FFSNP Fund Balance:
Dec. 2024	\$ 9,662.56	\$ 400,073.82	\$ 3,262,198.14
Jan. 2025	\$ 4,577.52	\$ -	\$ 3,265,864.86
Feb. 2025	\$ 8,492.62	\$ 8,252.77	\$ 3,153,020.96
Mar. 2025	\$ 8,205.30	\$ 6,745.79	\$ 3,154,480.47
Apr. 2025	\$ 4,173.19	\$ -	\$ 3,158,653.66
May 2025	\$ 2,083.00	\$ -	\$ 3,160,736.66
Jun. 2025	\$ 2,200.11	\$ 905.00	\$ 3,162,031.77
Jul. 2025	\$ 1,863.49	\$ 128,122.51	\$ 3,035,772.75
Aug. 2025	\$ 1,676.15	\$ 47,123.47	\$ 2,990,325.43
Sep. 2025	\$ 8,746.66	\$ -	\$ 2,999,072.09
Oct. 2025	\$ 21,797.98	\$ 233,190.94	\$ 2,787,679.13
Nov. 2025	\$ 1,129.39	\$ 627.00	\$ 2,788,181.52
Dec. 2025	\$ 1,239.91	\$ 94,773.15	\$ 2,694,648.28

Revenues: Decreased when comparing December 2025 with December 2024; In December 2025 bank/cd interest were lower compared to this time last year. This makes up the majority of the decrease. Additional notes regarding the fund balance; At the end of December 2025 the village has a total of \$2,000,000.00 invested in eight different cd's (2-\$200,000.00 for 13 months at 3.33% rate, 2-\$200,000.00 for 5 months at 4.01% and 4-\$300,000.00 for 5 months at 3.75% rate). The eight cd's are part of the fund balance outlined above.

Expenses: Decreased when comparing December 2025 with December 2024; In December 2024 expenses reflects back dating invoice in order to be GAAP compliant, while in December 2025 back dating invoices has only began. This makes up the majority of the decrease.

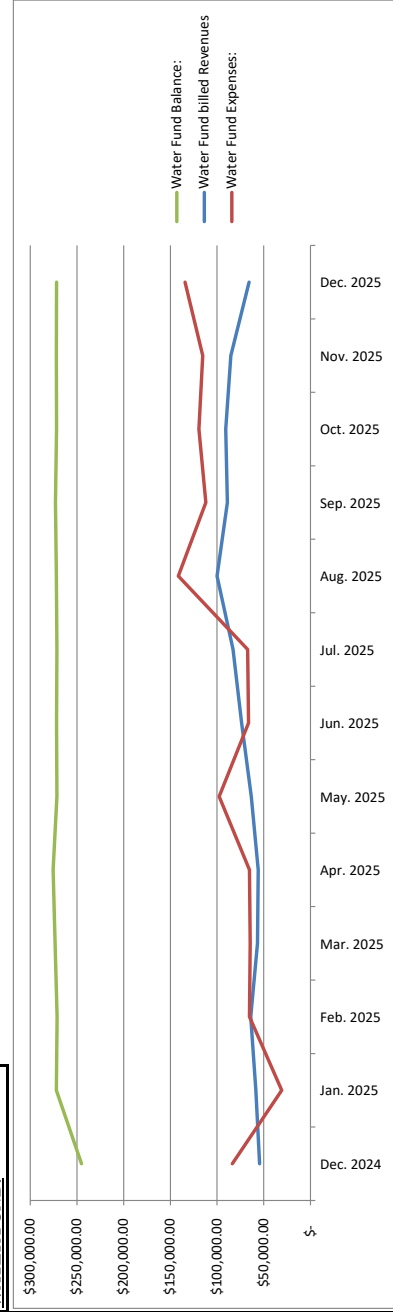


WATER FUND:

Month:	Water Fund billed Revenues	Water Fund Expenses:	Water Fund Balance:
Dec. 2024	\$ 54,473.50	\$ 83,618.52	\$ 245,101.27
Jan. 2025	\$ 58,418.71	\$ 30,766.98	\$ 272,050.23
Feb. 2025	\$ 63,905.25	\$ 65,388.17	\$ 271,207.05
Mar. 2025	\$ 56,677.10	\$ 64,598.66	\$ 273,346.91
Apr. 2025	\$ 55,860.35	\$ 65,225.71	\$ 275,498.85
May. 2025	\$ 63,390.91	\$ 97,649.24	\$ 271,473.22
Jun. 2025	\$ 73,703.66	\$ 66,374.43	\$ 271,799.82
Jul. 2025	\$ 82,960.72	\$ 67,319.63	\$ 271,516.45
Aug. 2025	\$ 100,009.84	\$ 141,475.52	\$ 271,962.52
Sep. 2025	\$ 88,885.57	\$ 111,993.32	\$ 273,087.81
Oct. 2025	\$ 90,623.28	\$ 119,338.04	\$ 271,921.48
Nov. 2025	\$ 85,315.59	\$ 115,360.43	\$ 271,973.79
Dec. 2025	\$ 65,754.53	\$ 134,211.00	\$ 271,836.83

Revenues: Increased when comparing December 2025 with December 2024; The water revenues billed were higher compared to this time last year. This makes up the majority of the increase. On 09/03/2024 the board approved ordinance 2024-30 to increase the water rates based upon the (inter-office) water rate study. The increase went into effect 01/01/2025 billing (usage 11/20/2024 to 12/20/2024).

Expenses: Increased when comparing December 2025 with December 2024; In August 2025 a lightning strike hit the water plant and was turning into the Village's insurance (IMLRMA). Various repairs were needed to the water plant from the lightning strike. Building and professional services were higher compared to this time last year. This makes up the majority of the increase. The Village's water fund reserve policy is to keep three months of expenses in reserve. In 2025 our water fund reserve is not to go below \$270,475. At the end of December 2025 the water fund owes the general fund a total of \$534,000.00 (\$100,000.00 from August 2025 + \$134,000.00 from September 2025 + \$100,000.00 from October 2025 + \$100,000.00 from November 2025 + \$100,000.00 from December 2025). If the water fund did not owe the general fund balance the water fund bank balance would be negative (\$262,163.17).



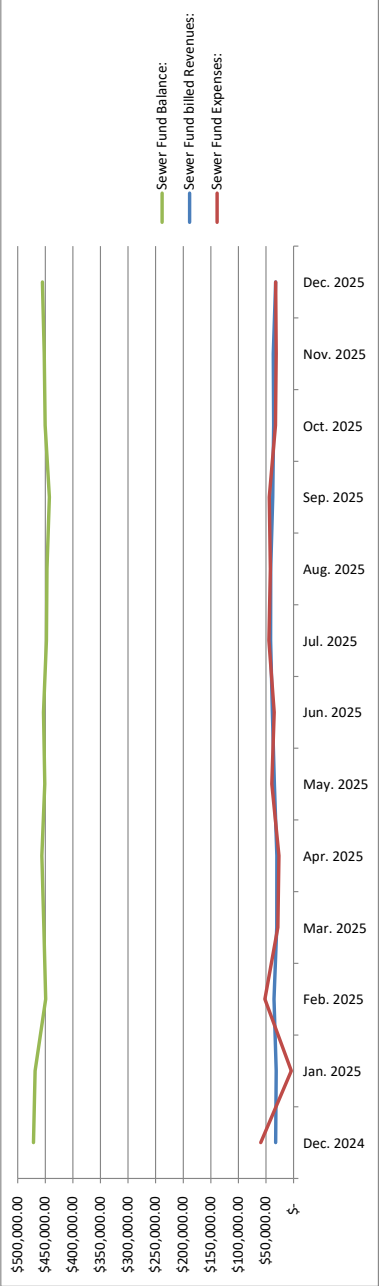
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SEWER FUND:

Month:	Sewer Fund billed Revenues:	Sewer Fund Expenses:	Sewer Fund Balance:
Dec. 2024	\$ 32,414.50	\$ 59,482.58	\$ 471,405.15
Jan. 2025	\$ 31,430.14	\$ 4,088.30	\$ 468,561.82
Feb. 2025	\$ 35,488.42	\$ 52,124.42	\$ 449,304.66
Mar. 2025	\$ 30,486.12	\$ 28,565.10	\$ 452,453.18
Apr. 2025	\$ 30,268.04	\$ 26,533.30	\$ 456,130.95
May. 2025	\$ 34,866.56	\$ 39,450.09	\$ 450,841.75
Jun. 2025	\$ 38,310.40	\$ 34,990.25	\$ 453,325.56
Jul. 2025	\$ 41,607.15	\$ 44,756.25	\$ 447,811.34
Aug. 2025	\$ 41,238.02	\$ 42,050.03	\$ 446,837.82
Sep. 2025	\$ 37,707.47	\$ 43,930.68	\$ 442,612.84
Oct. 2025	\$ 36,203.63	\$ 32,665.90	\$ 450,231.70
Nov. 2025	\$ 36,811.28	\$ 31,497.91	\$ 451,851.93
Dec. 2025	\$ 32,434.66	\$ 32,563.84	\$ 455,346.23

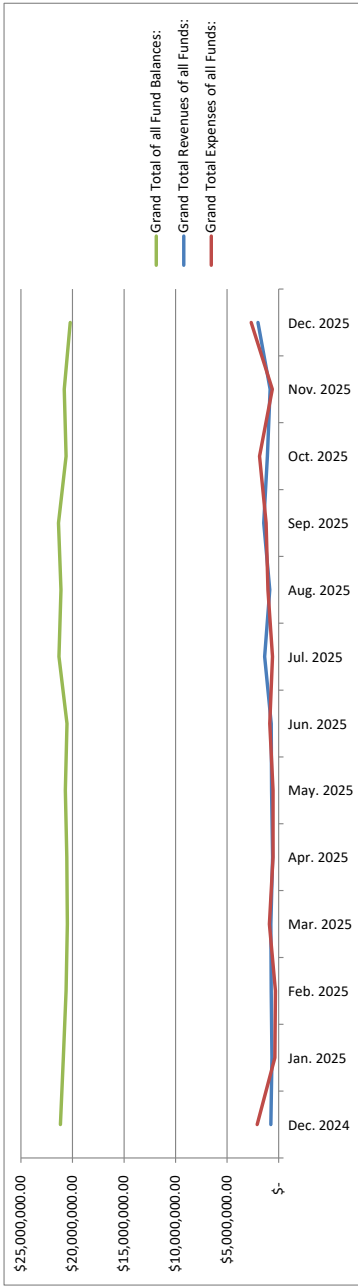
Revenues: Increased when comparing December 2025 with December 2024; The sewer revenues billed were higher compared to this time last year. This makes up the majority of the increase. On 09/03/2024 the board approved ordinance 2024-30 to increase the sewer rates based upon the (inter-office) sewer rate study. The increase went into effect 01/01/2025 billing (usage 11/20/2024 to 12/20/2024).

Expenses: Decreased when comparing December 2025 with December 2024; Sewer Discharge fees were lower compared to this time last year. In December 2024 expenses reflects back dating invoice in order to be GAAP compliant, while in December 2025 back dating invoices has only began. This makes up the majority of the decrease.



GRAND TOTAL OF ALL FUNDS:

Month:	Grand Total Revenues of all Funds:	Grand Total Expenses of all Funds:	Grand Total of all Fund Balances:
Dec. 2024	\$ 764,872.72	\$ 2,082,939.80	\$ 21,165,865.12
Jan. 2025	\$ 643,572.60	\$ 367,775.83	\$ 20,886,950.75
Feb. 2025	\$ 723,922.46	\$ 313,068.15	\$ 20,625,178.48
Mar. 2025	\$ 756,852.83	\$ 896,318.09	\$ 20,498,002.14
Apr. 2025	\$ 587,463.20	\$ 539,965.08	\$ 20,546,960.59
May. 2025	\$ 683,836.80	\$ 541,766.26	\$ 20,687,558.16
Jun. 2025	\$ 725,169.28	\$ 863,428.33	\$ 20,532,872.52
Jul. 2025	\$ 1,367,550.81	\$ 593,112.22	\$ 21,304,907.70
Aug. 2025	\$ 867,815.14	\$ 1,044,062.15	\$ 21,121,099.21
Sep. 2025	\$ 1,444,143.33	\$ 1,225,895.07	\$ 21,356,578.74
Oct. 2025	\$ 1,094,187.53	\$ 1,849,035.98	\$ 20,617,359.85
Nov. 2025	\$ 824,676.68	\$ 620,994.65	\$ 20,799,445.89
Dec. 2025	\$ 2,009,272.81	\$ 2,666,936.93	\$ 20,217,393.31

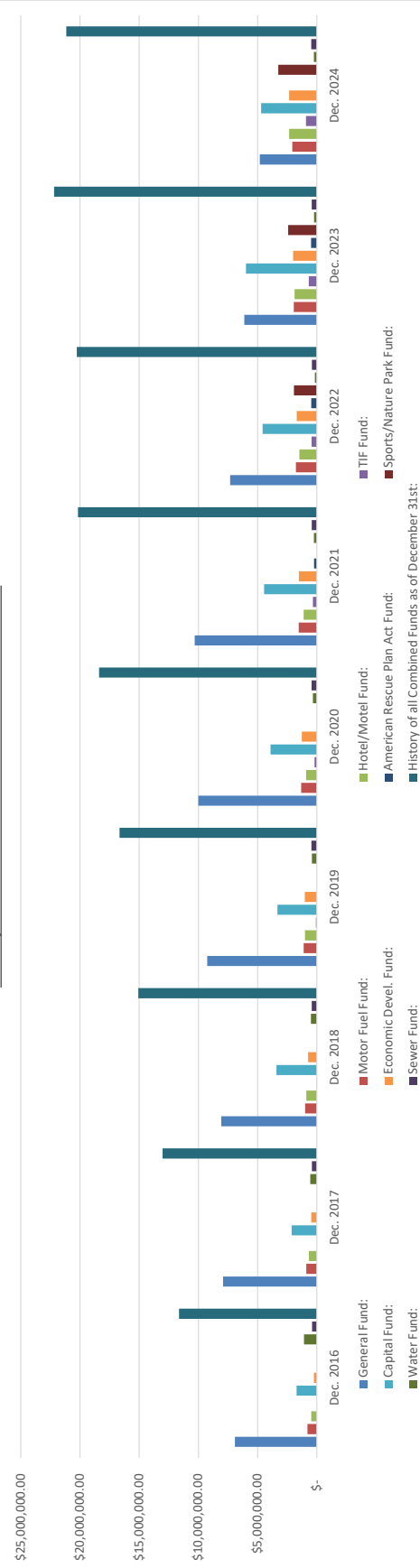


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HISTORY BY EACH FUND BALANCE AS OF DECEMBER 31ST:

Year:	General Fund:	Motor Fuel Fund:	Hotel/Motel Fund:	TIF Fund:	Capital Fund:	Economic Devel. Fund:	American Rescue Plan Act Fund:	Sports/Nature Park Fund:	Water Fund:	Sewer Fund:	History of all Combined Funds as of December 31st:
Dec. 2016	\$ 6,918,159.00	\$ 795,519.02	\$ 474,324.15	\$ -	\$ 1,715,296.77	\$ 250,340.69	\$ -	\$ -	\$ 1,081,497.54	\$ 408,554.01	\$ 11,643,691.18
Dec. 2017	\$ 7,925,637.18	\$ 888,138.44	\$ 663,377.30	\$ -	\$ 2,122,010.94	\$ 467,708.49	\$ -	\$ -	\$ 553,200.55	\$ 412,232.92	\$ 13,032,305.82
Dec. 2018	\$ 8,077,934.55	\$ 985,561.28	\$ 892,626.15	\$ 26,373.08	\$ 3,414,476.02	\$ 738,217.51	\$ -	\$ -	\$ 499,170.71	\$ 435,093.34	\$ 15,069,452.64
Dec. 2019	\$ 9,259,033.03	\$ 1,105,691.64	\$ 1,004,014.33	\$ 82,273.30	\$ 3,331,238.31	\$ 1,009,718.40	\$ -	\$ -	\$ 409,811.64	\$ 461,719.07	\$ 16,663,499.72
Dec. 2020	\$ 10,013,214.78	\$ 1,318,680.34	\$ 907,563.83	\$ 198,300.31	\$ 3,916,906.23	\$ 1,264,078.79	\$ -	\$ -	\$ 331,136.75	\$ 441,548.83	\$ 18,391,429.86
Dec. 2021	\$ 10,315,617.49	\$ 1,532,874.34	\$ 1,107,073.04	\$ 327,338.12	\$ 4,458,805.49	\$ 1,517,885.48	\$ 236,802.55	\$ -	\$ 248,209.41	\$ 431,302.59	\$ 20,175,908.51
Dec. 2022	\$ 7,314,525.66	\$ 1,769,770.75	\$ 1,477,411.17	\$ 448,371.25	\$ 4,581,810.79	\$ 1,694,249.49	\$ 475,198.51	\$ 1,937,152.91	\$ 160,036.17	\$ 413,331.51	\$ 20,271,858.21
Dec. 2023	\$ 6,129,776.80	\$ 1,940,662.23	\$ 1,877,081.89	\$ 676,075.24	\$ 5,987,593.45	\$ 2,005,789.16	\$ 485,945.82	\$ 2,423,650.26	\$ 240,751.57	\$ 426,698.67	\$ 22,194,025.09
Dec. 2024	\$ 4,819,800.58	\$ 2,078,928.29	\$ 2,331,474.26	\$ 913,965.90	\$ 4,699,286.14	\$ 2,343,705.39	\$ -	\$ 3,262,198.14	\$ 245,101.27	\$ 471,405.15	\$ 21,165,865.12

History of each Fund Balance as of December 31st:



History of all Combined Funds as of December 31st:

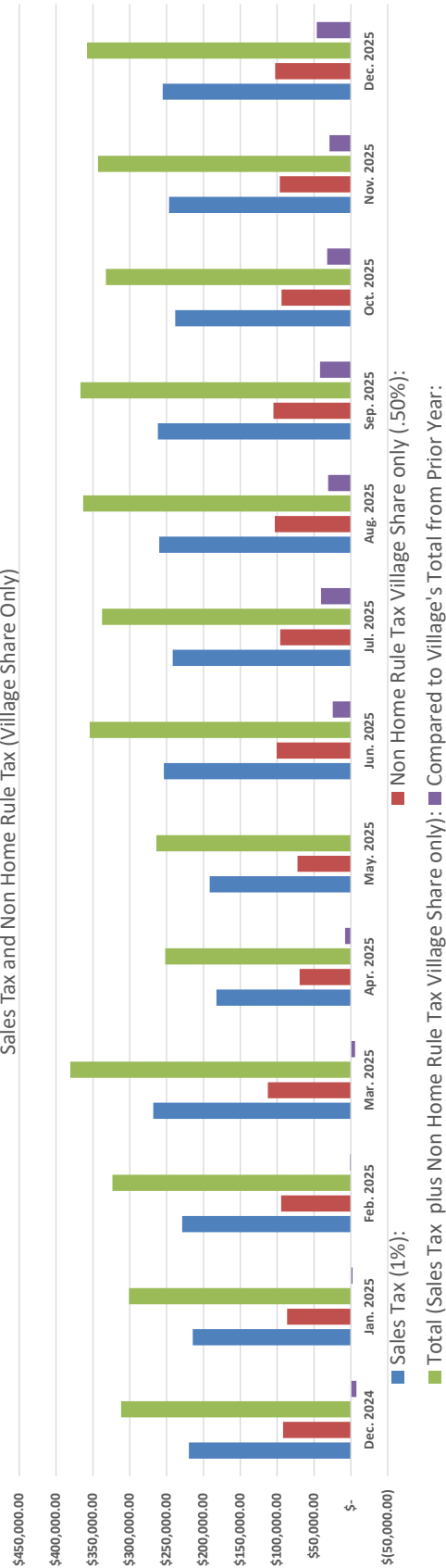


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Calendar Year:	Sales Tax (1%):	Non Home Rule Tax Village Share only (.50%):	Total (Sales Tax plus Non Home Rule Tax Village Share only):	Compared to Village's Total from Prior Year:	M/F School Payment for Non Home Rule Tax (.50%):
2016	\$ 2,287,729.65	\$ 1,015,990.69	\$ 3,303,720.34	\$ 26,339.86	\$ 1,015,990.69
2017	\$ 2,230,356.34	\$ 983,934.13	\$ 3,214,290.47	\$ (89,429.87)	\$ 990,805.91
2018	\$ 2,328,327.99	\$ 1,017,135.44	\$ 3,345,463.43	\$ 131,172.96	\$ 1,017,135.44
2019	\$ 2,387,019.43	\$ 994,551.54	\$ 3,381,570.97	\$ 36,107.54	\$ 994,551.55
2020	\$ 2,322,563.19	\$ 934,929.16	\$ 3,257,492.35	\$ (124,078.72)	\$ 934,929.15
2021	\$ 2,561,883.94	\$ 1,037,308.07	\$ 3,599,192.01	\$ 341,699.66	\$ 1,037,309.06
2022	\$ 2,552,463.82	\$ 1,044,853.08	\$ 3,597,316.90	\$ (1,875.11)	\$ 1,044,853.09
2023	\$ 2,626,527.04	\$ 1,100,590.74	\$ 3,727,117.78	\$ 129,800.88	\$ 1,100,590.74
2024	\$ 2,642,592.12	\$ 1,088,728.07	\$ 3,731,320.19	\$ 4,202.41	\$ 1,088,728.07

Month of Sales:	Month Collected:	Sales Tax (1%):	Non Home Rule Tax Village Share only (.50%):	Total (Sales Tax plus Non Home Rule Tax Village Share only):	Compared to Village's Total from Prior Year:	M/F School Payment for Non Home Rule Tax (.50%):
Sep. 2024	Dec. 2024	\$ 219,764.07	\$ 92,018.46	\$ 311,782.53	\$ (7,644.24)	\$ 92,018.46
Oct. 2024	Jan. 2025	\$ 214,639.78	\$ 86,491.50	\$ 301,131.28	\$ (2,332.81)	\$ 86,491.50
Nov. 2024	Feb. 2025	\$ 228,994.11	\$ 94,651.50	\$ 323,645.61	\$ 1,272.49	\$ 94,651.49
Dec. 2024	Mar. 2025	\$ 268,102.53	\$ 112,673.95	\$ 380,776.48	\$ (5,782.12)	\$ 112,673.96
Jan. 2025	Apr. 2025	\$ 182,371.99	\$ 69,551.42	\$ 251,923.41	\$ 7,752.58	\$ 69,551.41
Feb. 2025	May. 2025	\$ 191,507.37	\$ 72,474.08	\$ 263,981.45	\$ (218.60)	\$ 72,474.09
Mar. 2025	Jun. 2025	\$ 253,856.30	\$ 100,601.82	\$ 354,458.12	\$ 24,630.71	\$ 100,601.83
Apr. 2025	Jul. 2025	\$ 241,850.82	\$ 95,756.18	\$ 337,607.00	\$ 40,518.94	\$ 95,756.18
May. 2025	Aug. 2025	\$ 260,044.75	\$ 103,098.84	\$ 363,143.59	\$ 30,847.17	\$ 103,098.84
Jun. 2025	Sep. 2025	\$ 261,906.40	\$ 104,912.69	\$ 366,819.09	\$ 41,697.47	\$ 104,912.69
Jul. 2025	Oct. 2025	\$ 238,237.99	\$ 94,091.34	\$ 332,329.33	\$ 32,092.26	\$ 94,091.33
Aug. 2025	Nov. 2025	\$ 246,763.17	\$ 96,467.45	\$ 343,230.62	\$ 29,030.23	\$ 96,467.46
Sep. 2025	Dec. 2025	\$ 255,259.39	\$ 102,695.43	\$ 357,954.82	\$ 46,172.29	\$ 102,695.43
2025 Total:		\$ 2,843,534.60	\$ 1,133,466.20	\$ 3,977,000.80	\$ 245,680.61	\$ 1,133,466.21

Sales Tax and Non Home Rule Tax (Village Share Only)



G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
01-00-311-1	PROP TAX-CORPORATE	\$217,300.00	\$0.00	\$223,846.20	\$6,546.20-	103.01
01-00-311-2	PROP TAX-POLICE	\$93,100.00	\$0.00	\$95,929.44	\$2,829.44-	103.04
01-00-311-3	PROP TAX-FICA	\$10,600.00	\$0.00	\$10,932.25	\$332.25-	103.13
01-00-311-4	PROP TAX AUDIT	\$15,000.00	\$0.00	\$15,461.54	\$461.54-	103.08
01-00-311-5	PROP TAX-INSURANCE	\$34,000.00	\$0.00	\$35,038.28	\$1,038.28-	103.05
01-00-311-6	PROP TAX-IMRF	\$15,400.00	\$0.00	\$15,890.41	\$490.41-	103.18
01-00-311-7	PROP TAX-ST LIGHTING	\$50,000.00	\$0.00	\$51,532.41	\$1,532.41-	103.06
01-00-311-8	PROP TAX-UNEMP INS	\$2,000.00	\$0.00	\$2,113.63	\$113.63-	105.68
01-00-321	LIQUOR LICENSE	\$30,500.00	\$9,500.00	\$24,500.00	\$6,000.00	80.33
01-00-322	CANNABIS LICENSE	\$3,500.00	\$0.00	\$3,500.00	\$0.00	100.00
01-00-325	FRANCHISE FEES	\$103,500.00	\$781.13	\$91,177.81	\$12,322.19	88.09
01-00-331	BUILDING PERMITS FEES	\$7,000.00	\$10.00	\$7,177.24	\$177.24-	102.53
01-00-334	HVAC/MECHANICAL PERMIT FEES	\$1,200.00	\$0.00	\$720.00	\$480.00	60.00
01-00-336	LAND DISTURBANCE PERMIT FEES	\$200.00	\$0.00	\$150.00	\$50.00	75.00
01-00-337	GOLF CART PERMIT FEES	\$3,000.00	\$0.00	\$2,400.00	\$600.00	80.00
01-00-339	OTHER PERMITS/ADMINISTRATIVE FEE	\$7,000.00	\$90.00	\$3,005.00	\$3,995.00	42.93
01-00-341	STATE INCOME TAX	\$600,000.00	\$37,714.12	\$673,406.49	\$73,406.49-	112.23
01-00-342	REPLACEMENT TAX	\$6,800.00	\$430.63	\$3,832.05	\$2,967.95	56.35
01-00-344	GRANTS	\$7,000.00	\$0.00	\$7,307.65	\$307.65-	104.40
01-00-345	SALES TAX	\$2,700,000.00	\$255,259.39	\$2,843,534.60	\$143,534.60-	105.32
01-00-345-1	SALES TAX INFRASTRUCTURE	\$1,125,000.00	\$102,695.43	\$1,133,466.20	\$8,466.20-	100.75
01-00-345-2	SALES TAX INFRASTR SCHOOL	\$1,125,000.00	\$102,695.43	\$1,133,466.21	\$8,466.21-	100.75
01-00-345-3	SALES TAX LOCAL USE	\$150,000.00	\$2,729.25	\$58,931.94	\$91,068.06	39.29
01-00-345-4	CANNABIS SALES TAX	\$10,000.00	\$0.00	\$0.00	\$10,000.00	.00
01-00-346	ROAD & BRIDGE TAX	\$107,000.00	\$0.00	\$131,350.41	\$24,350.41-	122.76
01-00-359	OTHER FINES	\$500.00	\$0.00	\$0.00	\$500.00	.00
01-00-360	ELECTRICAL INSPECTION FEES	\$5,000.00	\$0.00	\$3,720.00	\$1,280.00	74.40
01-00-374	PLAN REVIEW FEES	\$5,000.00	\$0.00	\$11,423.60	\$6,423.60-	228.47
01-00-375	LIBRARY FINES/FEES	\$3,000.00	\$262.95	\$2,563.94	\$436.06	85.46
01-00-381	INTEREST INCOME	\$240,000.00	\$19,999.02	\$224,049.88	\$15,950.12	93.35
01-00-382-2	DIAMOND RENTAL FEES	\$11,500.00	\$0.00	\$19,965.00	\$8,465.00-	173.61
01-00-382-3	COMM. CNTR RENTAL FEES	\$6,000.00	\$400.00	\$7,875.00	\$1,875.00-	131.25
01-00-383	DONATIONS	\$0.00	\$650.00	\$3,336.41	\$3,336.41-	.00
01-00-385	FORSYTH FEST	\$4,000.00	\$0.00	\$2,640.00	\$1,360.00	66.00
01-00-385-1	FARMERS/RUDOLPH MARKET	\$2,700.00	\$285.00	\$2,082.42	\$617.58	77.13
01-00-387	FARM INCOME	\$15,000.00	\$90,000.00	\$90,000.00	\$75,000.00-	600.00
01-00-388	LAND LEASE RISE BROADBAND	\$4,800.00	\$400.00	\$4,800.00	\$0.00	100.00
01-00-389	MISCELLANEOUS INCOME	\$19,000.00	\$4,049.37	\$20,657.09	\$1,657.09-	108.72
01-00-390	EVENT SPONSORS	\$13,250.00	\$0.00	\$6,000.00	\$7,250.00	45.28
** TOTAL REVENUE		\$6,753,850.00	\$627,951.72	\$6,967,783.10	\$213,933.10-	103.17
DEPARTMENT 00 TOTALS		\$6,753,850.00	\$627,951.72	\$6,967,783.10	\$213,933.10-	103.17

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
01-10-430	SALARIES-ELECTED	\$19,500.00	\$12,999.84	\$19,500.00	\$0.00	100.00
01-10-549	OTHER PROFESSIONAL SERVICES	\$1,000.00	\$0.00	\$148.50	\$851.50	14.85
01-10-554	PRINTING SERVICES	\$400.00	\$0.00	\$120.00	\$280.00	30.00
01-10-560	PROFESSIONAL DEVELOPMENT	\$275.00	\$0.00	\$275.00	\$0.00	100.00
01-10-913	PROMOTIONAL	\$44,000.00	\$850.00	\$18,722.20	\$25,277.80	42.55
01-10-914	FAMILY FEST	\$76,000.00	\$448.00	\$78,383.79	\$2,383.79-	103.14
01-10-917	ACTIVITIES & EVENTS	\$35,200.00	\$3,949.04	\$29,687.85	\$5,512.15	84.34
01-10-917-1	FARMERS MARKET EVENT	\$15,000.00	\$0.00	\$7,942.60	\$7,057.40	52.95
01-10-918-1	ECONOMIC DEVELOPMENT CORP. (EDC)	\$10,000.00	\$0.00	\$10,000.00	\$0.00	100.00
01-10-929	MISCELLANEOUS EXPENSES	\$1,600.00	\$0.00	\$1,587.91	\$12.09	99.24
** TOTAL EXPENSE		\$202,975.00	\$18,246.88	\$166,367.85	\$36,607.15	81.96
DEPARTMENT 10 TOTALS		\$202,975.00C	\$18,246.88CR	\$166,367.85C	\$36,607.15-	81.96

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
01-11-421	SALARIES-REGULAR	\$320,050.00	\$24,593.80	\$321,670.86	\$1,620.86-	100.51
01-11-423	SALARIES-OVERTIME	\$1,600.00	\$0.00	\$0.00	\$1,600.00	.00
01-11-451	HEALTH/DENTAL/VISION INSURANCE	\$56,600.00	\$1,153.18CR	\$54,615.79	\$1,984.21	96.49
01-11-453	IL UNEMPLOYMENT COMPENSATION	\$12,000.00	\$0.00	\$0.00	\$12,000.00	.00
01-11-461	FICA (CONTRIBUTION)	\$25,000.00	\$2,837.27	\$25,624.68	\$624.68-	102.50
01-11-462	I M R F CONTRIBUTION	\$34,200.00	\$2,569.96	\$33,773.12	\$426.88	98.75
01-11-471	UNIFORM ALLOWANCE	\$2,000.00	\$199.96	\$1,380.22	\$619.78	69.01
01-11-511	BUILDING MAINTENANCE SERVICE	\$5,000.00	\$45.00	\$540.00	\$4,460.00	10.80
01-11-512	EQUIPMENT MAINTENANCE SERVICE	\$6,000.00	\$926.08	\$5,205.77	\$794.23	86.76
01-11-531	ACCOUNTING SERVICE	\$29,800.00	\$0.00	\$28,000.00	\$1,800.00	93.96
01-11-532	ENGINEERING SERVICE	\$85,000.00	\$3,524.11	\$48,290.13	\$36,709.87	56.81
01-11-533	LEGAL SERVICE	\$70,000.00	\$14,500.00	\$76,812.50	\$6,812.50-	109.73
01-11-535	DEPUTY CONTRACT SERVICES	\$692,600.00	\$0.00	\$475,626.74	\$216,973.26	68.67
01-11-537	IT SERVICE	\$39,800.00	\$511.81	\$39,838.26	\$38.26-	100.10
01-11-547	ELECTRICAL/MECHANICAL INSPECTION	\$3,500.00	\$300.00	\$2,400.00	\$1,100.00	68.57
01-11-549	OTHER PROFESSIONAL SERVICES	\$38,300.00	\$805.72	\$41,226.84	\$2,926.84-	107.64
01-11-549-1	VILLAGE HALL NEWSLETTER SERVICES	\$2,000.00	\$0.00	\$575.40	\$1,424.60	28.77
01-11-551	POSTAGE SERVICES	\$6,000.00	\$1,050.00	\$3,050.00	\$2,950.00	50.83
01-11-552	TELEPHONE/ INTERNET SERVICES	\$7,300.00	\$783.72	\$8,232.04	\$932.04-	112.77
01-11-553	PUBLISHING SERVICES	\$3,000.00	\$575.75	\$2,233.87	\$766.13	74.46
01-11-554	PRINTING SERVICES	\$2,500.00	\$0.00	\$1,457.45	\$1,042.55	58.30
01-11-556	CODIFICATION SERVICES	\$5,000.00	\$0.00	\$2,292.15	\$2,707.85	45.84
01-11-560	PROFESSIONAL DEVELOPMENT	\$18,600.00	\$600.00	\$4,345.80	\$14,254.20	23.36
01-11-571	UTILITIES SERVICES	\$13,200.00	\$1,217.01	\$8,055.72	\$5,144.28	61.03
01-11-594	RISK MANAGEMENT CONTRIBUTION	\$87,000.00	\$0.00	\$88,105.59	\$1,105.59-	101.27
01-11-611	BUILDING MAINTENANCE SUPPLIES	\$700.00	\$0.00	\$331.05	\$368.95	47.29
01-11-612	EQUIPMENT MAINTENANCE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
01-11-617	GROUND MAINTENANCE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
01-11-651	OFFICE/FURNITURE SUPPLIES	\$3,000.00	\$54.35	\$2,254.08	\$745.92	75.14
01-11-651-1	COMPUTER/EQUIPMENT SUPPLIES	\$4,000.00	\$0.00	\$3,682.04	\$317.96	92.05
01-11-654	JANITORIAL SUPPLIES	\$700.00	\$0.00	\$66.70	\$633.30	9.53
01-11-929	MISCELLANEOUS EXPENSE	\$3,000.00	\$165.71	\$1,877.33	\$1,122.67	62.58
01-11-929-1	COMMUNITY ROOM REFUNDS	\$500.00	\$0.00	\$600.00	\$100.00-	120.00
01-11-929-2	GOLF CART PERMIT EXPENSES	\$300.00	\$0.00	\$343.62	\$43.62-	114.54
01-11-999-7	SCHOOL AGREEMENT	\$1,125,000.00	\$102,695.43	\$952,323.22	\$172,676.78	84.65
** TOTAL EXPENSE		\$2,703,450.00	\$156,802.50	\$2,234,830.97	\$468,619.03	82.67
DEPARTMENT 11 TOTALS		\$2,703,450.00C	\$156,802.50CR	\$2,234,830.97C	\$468,619.03-	82.67

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
STREETS						
01-41-421	SALARIES-REGULAR	\$283,000.00	\$25,293.07	\$314,632.79	\$31,632.79-	111.18
01-41-423	SALARIES-OVERTIME	\$12,000.00	\$4,147.92	\$12,060.91	\$60.91-	100.51
01-41-451	HEALTH/DENTAL/VISION INSURANCE	\$71,500.00	\$503.36CR	\$60,714.93	\$10,785.07	84.92
01-41-461	FICA (CONTRIBUTION)	\$23,000.00	\$2,167.07	\$24,060.27	\$1,060.27-	104.61
01-41-462	I M R F (CONTRIBUTION)	\$31,500.00	\$3,138.37	\$34,266.45	\$2,766.45-	108.78
01-41-471	UNIFORM ALLOWANCE	\$4,000.00	\$49.99	\$1,930.56	\$2,069.44	48.26
01-41-511	BUILDING MAINTENANCE SERVICE	\$60,000.00	\$0.00	\$15,272.00	\$44,728.00	25.45
01-41-512	EQUIPMENT MAINTENANCE SERVICE	\$35,000.00	\$5,447.15	\$26,214.81	\$8,785.19	74.90
01-41-513	VEHICLE MAINTENANCE SERVICE	\$10,000.00	\$199.90	\$8,833.05	\$1,166.95	88.33
01-41-514	STREET MAINTENANCE SERVICE	\$20,000.00	\$10,000.00	\$25,750.00	\$5,750.00-	128.75
01-41-515	NOI STORMWATER MAINTENANCE SERVICE	\$5,000.00	\$0.00	\$1,053.85	\$3,946.15	21.08
01-41-515-1	STREET STORM SEWER MAINTENANCE	\$50,000.00	\$0.00	\$1,544.00	\$48,456.00	3.09
01-41-517	GROUND MAINTENANCE SERVICE	\$25,000.00	\$0.00	\$1,943.00	\$23,057.00	7.77
01-41-517-1	LANDSCAPING TREE SERVICES	\$5,000.00	\$0.00	\$1,800.00	\$3,200.00	36.00
01-41-518	SIDEWALK MAINTENANCE SERVICES	\$25,000.00	\$0.00	\$100.00	\$24,900.00	.40
01-41-532	ENGINEERING SERVICE	\$10,000.00	\$4,206.84	\$9,010.20	\$989.80	90.10
01-41-534	MEDICAL SERVICE	\$200.00	\$0.00	\$0.00	\$200.00	.00
01-41-549	OTHER PROFESSIONAL SERVICES	\$10,000.00	\$0.00	\$3,532.00	\$6,468.00	35.32
01-41-552	TELEPHONE/INTERNET SERVICES	\$1,500.00	\$344.41	\$3,922.17	\$2,422.17-	261.48
01-41-560	PROFESSIONAL DEVELOPMENT SERVICE	\$15,000.00	\$0.00	\$2,279.45	\$12,720.55	15.20
01-41-571	UTILITIES SERVICES	\$12,000.00	\$1,878.37	\$12,260.06	\$260.06-	102.17
01-41-572	STREET LIGHTING & REPAIRS SERVICE	\$65,000.00	\$6,887.00	\$74,174.95	\$9,174.95-	114.12
01-41-578	DUMPSTER ROLL OFF/TRASH SERVICES	\$12,000.00	\$992.20	\$12,931.83	\$931.83-	107.77
01-41-579	TRAFFIC LIGHTS & REPAIRS SERVICE	\$15,000.00	\$1,571.17	\$10,283.72	\$4,716.28	68.56
01-41-611	BUILDING MAINTENANCE SUPPLIES	\$1,500.00	\$0.00	\$2,126.90	\$626.90-	141.79
01-41-612	EQUIPMENT MAINTENANCE SUPPLIES	\$6,000.00	\$681.50	\$4,217.81	\$1,782.19	70.30
01-41-613	VEHICLE MAINTENANCE SUPPLIES	\$5,000.00	\$164.13	\$1,764.83	\$3,235.17	35.30
01-41-614	STREET MAINTENANCE SUPPLIES	\$7,000.00	\$8,372.90	\$17,102.52	\$10,102.52-	244.32
01-41-615-1	STORM SEWER MAINTENANCE SUPPLIES	\$4,000.00	\$1,105.23	\$1,156.31	\$2,843.69	28.91
01-41-616	SNOW REMOVAL SUPPLIES	\$20,000.00	\$0.00	\$14,695.02	\$5,304.98	73.48
01-41-617	GROUND MAINTENANCE SUPPLIES	\$1,000.00	\$0.00	\$114.73	\$885.27	11.47
01-41-651	OFFICE SUPPLIES	\$3,000.00	\$0.00	\$41.62	\$2,958.38	1.39
01-41-652	OPERATING SUPPLIES	\$20,000.00	\$1,046.60	\$12,617.00	\$7,383.00	63.09
01-41-653	SMALL TOOLS SUPPLIES	\$3,000.00	\$158.85	\$1,479.27	\$1,520.73	49.31
01-41-654	JANITORIAL SUPPLIES	\$5,000.00	\$574.86	\$6,037.47	\$1,037.47-	120.75
01-41-655	FUEL SUPPLIES	\$30,000.00	\$2,336.59	\$19,453.62	\$10,546.38	64.85
01-41-929	MISCELLANEOUS EXPENSE	\$2,000.00	\$170.18	\$1,231.11	\$768.89	61.56
** TOTAL EXPENSE		\$908,200.00	\$80,430.94	\$740,609.21	\$167,590.79	81.55
DEPARTMENT 41 TOTALS		\$908,200.00C	\$80,430.94CR	\$740,609.21C	\$167,590.79-	81.55

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
PARK						
01-52-421	SALARIES-REGULAR	\$290,000.00	\$8,785.07	\$207,691.43	\$82,308.57	71.62
01-52-423	SALARIES-OVERTIME	\$22,000.00	\$1,944.35	\$21,595.31	\$404.69	98.16
01-52-451	HEALTH/DENTAL/VISION INSURANCE	\$85,120.00	\$0.00	\$99,238.84	\$14,118.84-	116.59
01-52-461	FICA (CONTRIBUTION)	\$23,900.00	\$788.03	\$16,749.46	\$7,150.54	70.08
01-52-462	IMRF CONTRIBUTION	\$33,300.00	\$1,143.78	\$23,412.54	\$9,887.46	70.31
01-52-471	UNIFORM ALLOWANCE	\$3,000.00	\$0.00	\$1,098.96	\$1,901.04	36.63
01-52-511	BUILDING MAINTENANCE SERVICE	\$45,000.00	\$0.00	\$0.00	\$45,000.00	.00
01-52-512	EQUIPMENT MAINTENANCE SERVICE	\$20,000.00	\$116.21	\$19,838.41	\$161.59	99.19
01-52-513	VEHICLE MAINTENANCE SERVICE	\$2,000.00	\$0.00	\$285.70	\$1,714.30	14.29
01-52-517	GROUND MAINTENANCE SERVICES	\$30,000.00	\$0.00	\$2,254.50	\$27,745.50	7.52
01-52-517-1	PARK LANDSCAPING SERVICE	\$15,000.00	\$5,000.00	\$6,100.00	\$8,900.00	40.67
01-52-520	BIKE TRAIL MAINT. SERVICE	\$20,000.00	\$0.00	\$564.58	\$19,435.42	2.82
01-52-532	ENGINEERING SERVICE	\$4,000.00	\$3,701.85	\$17,898.49	\$13,898.49-	447.46
01-52-549	OTHER PROFESSIONAL SERVICE	\$3,000.00	\$631.00	\$5,016.00	\$2,016.00-	167.20
01-52-552	TELEPHONE/INTERNET SERVICES	\$2,000.00	\$39.25	\$455.47	\$1,544.53	22.77
01-52-560	PROFESSIONAL DEVELOPMENT	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
01-52-571	UTILITIES SERVICES	\$20,000.00	\$3,801.24	\$26,422.81	\$6,422.81-	132.11
01-52-578	TRASH SERVICE (DUMPSTER)	\$4,000.00	\$0.00	\$3,046.52	\$953.48	76.16
01-52-611	BUILDING MAINTENANCE SUPPLIES	\$6,000.00	\$0.00	\$2,416.48	\$3,583.52	40.27
01-52-612	EQUIPMENT MAINTENANCE SUPPLIES	\$10,000.00	\$255.17	\$14,095.23	\$4,095.23-	140.95
01-52-613	VEHICLE MAINTENANCE SUPPLIES	\$400.00	\$0.00	\$149.99	\$250.01	37.50
01-52-617	GROUND MAINTENANCE SUPPLIES	\$40,000.00	\$9,807.80	\$51,427.84	\$11,427.84-	128.57
01-52-617-1	PARK LANDSCAPING SUPPLIES	\$4,000.00	\$4,700.00	\$18,304.38	\$14,304.38-	457.61
01-52-620	BIKE PATH MAINTENANCE SUPPLIS	\$2,000.00	\$1,548.66	\$5,265.57	\$3,265.57-	263.28
01-52-652	OPERATING SUPPLIES	\$30,000.00	\$2,565.04	\$21,164.43	\$8,835.57	70.55
01-52-653	SMALL TOOLS SUPPLIES	\$1,000.00	\$0.00	\$236.02	\$763.98	23.60
01-52-654	JANITORIAL SUPPLIES	\$6,000.00	\$0.00	\$4,630.06	\$1,369.94	77.17
01-52-655	FUEL SUPPLIES	\$17,500.00	\$2,972.50	\$15,896.44	\$1,603.56	90.84
01-52-913	SUMMER PARK PROGRAM	\$5,000.00	\$0.00	\$5,000.00	\$0.00	100.00
01-52-929	MISCELLANEOUS EXPENSE	\$2,000.00	\$0.00	\$1,403.84	\$596.16	70.19
** TOTAL EXPENSE		\$748,220.00	\$47,799.95	\$591,659.30	\$156,560.70	79.08
DEPARTMENT 52 TOTALS		\$748,220.00C	\$47,799.95CR	\$591,659.30C	\$156,560.70-	79.08

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
LIBRARY						
01-53-421	SALARIES-REGULAR	\$290,000.00	\$22,065.98	\$287,029.77	\$2,970.23	98.98
01-53-423	SALARIES-OVERTIME	\$2,000.00	\$0.00	\$1,494.74	\$505.26	74.74
01-53-451	HEALTH/DENTAL/VISION INSURANCE	\$87,000.00	\$0.00	\$70,198.13	\$16,801.87	80.69
01-53-461	FICA (CONTRIBUTION)	\$22,500.00	\$1,609.04	\$21,096.51	\$1,403.49	93.76
01-53-462	I M R F (CONTRIBUTION)	\$31,000.00	\$2,215.94	\$28,628.77	\$2,371.23	92.35
01-53-471	UNIFORM ALLOWANCE	\$500.00	\$0.00	\$540.07	\$40.07-	108.01
01-53-511	BUILDING MAINTENANCE SERVICE	\$2,500.00	\$130.00	\$3,041.60	\$541.60-	121.66
01-53-512	EQUIPMENT/LEASE MAINTENANCE SERV	\$2,500.00	\$395.32	\$2,994.03	\$494.03-	119.76
01-53-537	DATA PROCESSING SERVICE	\$16,000.00	\$2,279.00	\$12,350.30	\$3,649.70	77.19
01-53-540	ONLINE AND DIGITAL SERVICES	\$7,500.00	\$3,500.00	\$7,160.00	\$340.00	95.47
01-53-540-1	DIGITAL LIBRARY SERVICE	\$1,500.00	\$0.00	\$800.00	\$700.00	53.33
01-53-549	OTHER PROFESSIONAL SERVICES	\$4,000.00	\$0.00	\$990.85	\$3,009.15	24.77
01-53-551	POSTAGE SERVICES	\$700.00	\$0.00	\$560.07	\$139.93	80.01
01-53-552	TELEPHONE/INTERNET SERVICES	\$1,000.00	\$133.97	\$3,605.09	\$2,605.09-	360.51
01-53-560	PROFESSIONAL DEVELOPMENT	\$4,000.00	\$127.05	\$3,974.04	\$25.96	99.35
01-53-571	UTILITIES SERVICES	\$18,000.00	\$3,230.73	\$25,627.54	\$7,627.54-	142.38
01-53-578	TRASH SERVICE (DUMPSTER)	\$2,200.00	\$180.66	\$2,211.68	\$11.68-	100.53
01-53-611	BUILDING MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$555.13	\$55.13-	111.03
01-53-612	EQUIPMENT MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
01-53-617	GROUND MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
01-53-651	OFFICE SUPPLIES	\$4,000.00	\$320.09	\$3,082.60	\$917.40	77.07
01-53-651-1	COMPUTER/EQUIPMENT SUPPLIES	\$5,500.00	\$0.00	\$5,068.87	\$431.13	92.16
01-53-651-3	FURNITURE SUPPLIES	\$38,500.00	\$500.00	\$30,591.20	\$7,908.80	79.46
01-53-654	JANITORIAL SUPPLIES	\$1,500.00	\$56.82	\$495.62	\$1,004.38	33.04
01-53-659	LIBRARY SUPPLIES	\$1,000.00	\$199.02	\$1,019.73	\$19.73-	101.97
01-53-671	BOOKS/PEIODICALS/AUDIO VISUAL SU	\$32,000.00	\$4,334.01	\$29,271.89	\$2,728.11	91.47
01-53-672	PERIODICALS	\$6,000.00	\$0.00	\$5,119.24	\$880.76	85.32
01-53-681	AUDIO VISUAL	\$8,650.00	\$1,305.27	\$8,869.67	\$219.67-	102.54
01-53-909	PURCHASES FROM DONATIONS	\$2,000.00	\$331.50	\$1,733.89	\$266.11	86.69
01-53-910	REIMBURSEMENT TO OTHER LIBRARIES	\$200.00	\$0.00	\$91.95	\$108.05	45.98
01-53-912	LIBRARY ACCESSORIES	\$750.00	\$440.99	\$686.06	\$63.94	91.47
01-53-913	PROMOTIONAL AND PROGRAMMING	\$25,000.00	\$1,389.23	\$25,288.07	\$288.07-	101.15
01-53-921	HISTORICAL PURCHASES	\$2,500.00	\$0.00	\$2,375.10	\$124.90	95.00
01-53-921-1	HISTORICAL AREA GRANT EXPENSES	\$1,640.00	\$1,333.08	\$1,333.08	\$306.92	81.29
01-53-929	MISCELLANEOUS EXPENSE	\$500.00	\$418.30	\$439.90	\$60.10	87.98
** TOTAL EXPENSE		\$624,140.00	\$46,496.00	\$588,325.19	\$35,814.81	94.26
DEPARTMENT 53 TOTALS		\$624,140.00C	\$46,496.00CR	\$588,325.19C	\$35,814.81-	94.26
** FUND	01	TOTAL	\$278,175.45	\$2,645,990.58		
EXPENSE TOTAL		\$5,186,985.00	\$349,776.27	\$4,321,792.52	\$865,192.48	
REVENUE TOTAL		\$6,753,850.00	\$627,951.72	\$6,967,783.10	\$213,933.10-	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
15-00-343	MOTOR FUEL TAX - ST OF IL	\$200,000.00	\$14,572.54	\$169,373.51	\$30,626.49	84.69
15-00-381	INTEREST INCOME	\$74,000.00	\$5,338.31	\$76,136.34	\$2,136.34-	102.89
** TOTAL REVENUE		\$274,000.00	\$19,910.85	\$245,509.85	\$28,490.15	89.60
15-00-864-2	MOON & ELWOOD STREET SIDEWALK IM	\$430,000.00	\$1,892.01	\$16,510.93	\$413,489.07	3.84
15-00-874-2	BARNETT AVE RECONSTRUCTION	\$125,000.00	\$3,481.60	\$24,865.12	\$100,134.88	19.89
15-00-874-3	US RT 51 MEDIAN/INTERSECTIONS IM	\$548,200.00	\$0.00	\$0.00	\$548,200.00	.00
** TOTAL EXPENSE		\$1,103,200.00	\$5,373.61	\$41,376.05	\$1,061,823.95	3.75
DEPARTMENT 00 TOTALS		\$829,200.00C	\$14,537.24	\$204,133.80	\$1,033,333.80-	24.62-
** FUND	15	TOTAL				
EXPENSE TOTAL		\$1,103,200.00	\$5,373.61	\$41,376.05	\$1,061,823.95	
REVENUE TOTAL		\$274,000.00	\$19,910.85	\$245,509.85	\$28,490.15	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
16-00-314	HOTEL/MOTEL 5%TAX	\$540,000.00	\$36,603.18	\$532,192.73	\$7,807.27	98.55
16-00-381	INTEREST INCOME	\$50,000.00	\$1,442.94	\$46,795.51	\$3,204.49	93.59
** TOTAL REVENUE		\$590,000.00	\$38,046.12	\$578,988.24	\$11,011.76	98.13
16-00-890	DISC GOLF COURSE UPDATES	\$5,000.00	\$0.00	\$0.00	\$5,000.00	.00
16-00-893-1	BBF DIAMOND MISC. UPDATES/CHANGE	\$500,000.00	\$102,342.00	\$347,725.74	\$152,274.26	69.55
16-00-911	OTHER EVENTS	\$20,000.00	\$0.00	\$18,490.00	\$1,510.00	92.45
16-00-911-1	FARM PROGRESS	\$10,000.00	\$0.00	\$10,000.00	\$0.00	100.00
16-00-911-3	DACVB	\$75,000.00	\$0.00	\$75,000.00	\$0.00	100.00
16-00-911-5	DISC GOLF TOURNAMENT	\$28,000.00	\$0.00	\$28,307.71	\$307.71-	101.10
16-00-929	MISCELLANEOUS EXPENSE	\$1,450.00	\$0.00	\$0.00	\$1,450.00	.00
** TOTAL EXPENSE		\$639,450.00	\$102,342.00	\$479,523.45	\$159,926.55	74.99
DEPARTMENT 00 TOTALS		\$49,450.00C	\$64,295.88CR	\$99,464.79	\$148,914.79-	201.14-
** FUND	16	TOTAL		\$64,295.88CR	\$99,464.79	
EXPENSE TOTAL		\$639,450.00	\$102,342.00	\$479,523.45	\$159,926.55	
REVENUE TOTAL		\$590,000.00	\$38,046.12	\$578,988.24	\$11,011.76	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
18-00-311-9	PROPERTY TAX TIF	\$625,100.00	\$0.00	\$706,741.54	\$81,641.54-	113.06
18-00-381	INTEREST INCOME	\$15,000.00	\$2,348.28	\$22,737.44	\$7,737.44-	151.58
** TOTAL REVENUE		\$640,100.00	\$2,348.28	\$729,478.98	\$89,378.98-	113.96
18-00-531	ACCOUNTING SERVICES	\$2,000.00	\$0.00	\$1,800.00	\$200.00	90.00
18-00-549	OTHER PROFESSIONAL SERVICES	\$32,000.00	\$0.00	\$29,024.50	\$2,975.50	90.70
18-00-928	REDEVELOPMENT AGREEMENT PAYMENTS	\$115,000.00	\$0.00	\$71,470.16	\$43,529.84	62.15
18-00-928-1	REVITALIZATION TIF GRANT PROGRAM	\$50,000.00	\$1,939.44	\$26,939.44	\$23,060.56	53.88
18-00-999-7	SCHOOL AGREEMENT	\$125,100.00	\$0.00	\$0.00	\$125,100.00	.00
** TOTAL EXPENSE		\$324,100.00	\$1,939.44	\$129,234.10	\$194,865.90	39.87
DEPARTMENT 00 TOTALS		\$316,000.00	\$408.84	\$600,244.88	\$284,244.88-	189.95
** FUND	18	TOTAL	\$408.84	\$600,244.88		
EXPENSE TOTAL		\$324,100.00	\$1,939.44	\$129,234.10	\$194,865.90	
REVENUE TOTAL		\$640,100.00	\$2,348.28	\$729,478.98	\$89,378.98-	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
30-00-344	GRANTS	\$363,920.00	\$0.00	\$0.00	\$363,920.00	.00
30-00-375	IEPA LOAN FOR WELL 7	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00	.00
30-00-381	INTEREST INCOME	\$155,400.00	\$9,070.11	\$103,084.00	\$52,316.00	66.33
30-00-399	INTER FUND TRANSFERS IN	\$1,830,000.00	\$1,194,518.62	\$1,650,400.00	\$179,600.00	90.19
** TOTAL REVENUE		\$3,349,320.00	\$1,203,588.73	\$1,753,484.00	\$1,595,836.00	52.35
30-00-810-4	AUTO TRANSFER SWITCH GEN (WATER	\$45,000.00	\$0.00	\$0.00	\$45,000.00	.00
30-00-810-6	WELL 7 & RAW WATER MAIN EXTENSIO	\$404,000.00	\$0.00	\$266,963.26	\$137,036.74	66.08
30-00-810-8	WATER TOWER,GROUND STORAGE TANK,	\$1,230,000.00	\$2,364.36	\$44,574.62	\$1,185,425.38	3.62
30-00-812-1	INSERT HYDRANT VALVES	\$45,000.00	\$0.00	\$0.00	\$45,000.00	.00
30-00-831	MOWER REPLACEMENT	\$45,879.00	\$0.00	\$45,878.40	\$0.60	100.00
30-00-835	GRADE SCHOOL WALKING TRAIL	\$580,000.00	\$9,005.06	\$59,309.30	\$520,690.70	10.23
30-00-851	LIBRARY REPAIRS & ADA EXTERIOR D	\$314,700.00	\$0.00	\$165,541.90	\$149,158.10	52.60
30-00-860	RESURFACE PARKING LOTS A,B,C&D	\$780,260.00	\$0.00	\$477,322.88	\$302,937.12	61.17
30-00-862-5	DUMP TRUCK	\$110,000.00	\$0.00	\$61,992.00	\$48,008.00	56.36
30-00-862-7	TRAILER	\$12,000.00	\$0.00	\$3,750.00	\$8,250.00	31.25
30-00-864	STREET STRIPING PAVEMENT PROGRAM	\$82,500.00	\$0.00	\$75,876.51	\$6,623.49	91.97
30-00-864-11	ST. MAINT. TOTAL PATCHER	\$79,121.00	\$0.00	\$0.00	\$79,121.00	.00
30-00-864-4	WOODLAND HILLS REHABILITATION	\$0.00	\$0.00	\$4,644.81	\$4,644.81-	.00
30-00-882	ANNUAL PAVEMENT DESIGN	\$500,000.00	\$350,474.33	\$393,064.35	\$106,935.65	78.61
30-00-885-2	VILLAGE HALL METAL ROOF	\$66,000.00	\$0.00	\$32,140.00	\$33,860.00	48.70
30-00-885-3	D#4 PRESS BOX ROOFS	\$5,400.00	\$0.00	\$4,640.00	\$760.00	85.93
30-00-885-4	VETERAN'S PAVILION METAL ROOF	\$14,560.00	\$0.00	\$9,800.00	\$4,760.00	67.31
30-00-892	PARK TRAIL RESTORATION, SEALCOAT	\$393,340.00	\$12,820.78CR	\$378,149.60	\$15,190.40	96.14
30-00-895-7	VETERAN'S POND REPAIR	\$68,300.00	\$68,300.00	\$68,300.00	\$0.00	100.00
30-00-898	PRAIRIE WINDS DEVELOPMENT	\$1,830,000.00	\$334,116.03	\$795,427.16	\$1,034,572.84	43.47
** TOTAL EXPENSE		\$6,606,060.00	\$751,439.00	\$2,887,374.79	\$3,718,685.21	43.71
DEPARTMENT 00 TOTALS		\$3,256,740.00C	\$452,149.73	\$1,133,890.79C	\$2,122,849.21-	34.82
** FUND	30	TOTAL	\$452,149.73	\$1,133,890.79CR		
EXPENSE TOTAL		\$6,606,060.00	\$751,439.00	\$2,887,374.79	\$3,718,685.21	
REVENUE TOTAL		\$3,349,320.00	\$1,203,588.73	\$1,753,484.00	\$1,595,836.00	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
31-00-366	LOAN INCENTIVE REPAYMENTS	\$16,690.00	\$16,689.22	\$16,689.22	\$0.78	100.00
31-00-381	INTEREST REVENUE	\$45,000.00	\$1,308.79	\$57,987.36	\$12,987.36-	128.86
31-00-392	PROCEEDS-SALE OF PROPERTY	\$400,000.00	\$0.00	\$0.00	\$400,000.00	.00
** TOTAL REVENUE		\$461,690.00	\$17,998.01	\$74,676.58	\$387,013.42	16.17
31-00-898-1	CRAWFORD'S GYM INFRANSTRUCTURE	\$400,000.00	\$0.00	\$0.00	\$400,000.00	.00
31-00-999-4	ECON. DEVEL. TRANSFER (OUT) TO C	\$1,830,000.00	\$1,194,518.62	\$1,650,400.00	\$179,600.00	90.19
** TOTAL EXPENSE		\$2,230,000.00	\$1,194,518.62	\$1,650,400.00	\$579,600.00	74.01
DEPARTMENT 00 TOTALS		\$1,768,310.00C	\$1,176,520.61CR	\$1,575,723.42C	\$192,586.58-	89.11
** FUND	31	TOTAL				
EXPENSE TOTAL		\$2,230,000.00	\$1,194,518.62	\$1,650,400.00	\$579,600.00	
REVENUE TOTAL		\$461,690.00	\$17,998.01	\$74,676.58	\$387,013.42	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
38-00-381	INTEREST INCOME	\$60,000.00	\$1,239.91	\$66,185.32	\$6,185.32-	110.31
	** TOTAL REVENUE	\$60,000.00	\$1,239.91	\$66,185.32	\$6,185.32-	110.31
38-00-863-1	OSLAD DESIGN CONSTRUCTION OBSERV	\$960,000.00	\$94,773.15	\$519,740.63	\$440,259.37	54.14
38-00-863-2	SNP TRAIL/PARKING LOT	\$100,000.00	\$0.00	\$0.00	\$100,000.00	.00
	** TOTAL EXPENSE	\$1,060,000.00	\$94,773.15	\$519,740.63	\$540,259.37	49.03
	DEPARTMENT 00 TOTALS	\$1,000,000.00C	\$93,533.24CR	\$453,555.31C	\$546,444.69-	45.36
** FUND	38	TOTAL				
EXPENSE TOTAL		\$1,060,000.00	\$94,773.15	\$519,740.63	\$540,259.37	
REVENUE TOTAL		\$60,000.00	\$1,239.91	\$66,185.32	\$6,185.32-	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	M-T-D	ACTUAL Y-T-D	UNEXPENDED BUDGET	% USED
51-00-361	WATER REVENUE	\$750,000.00	\$54,350.83	\$773,318.58	\$23,318.58-	103.11
51-00-365	TAP ON FEES	\$6,000.00	\$180.00	\$2,130.00	\$3,870.00	35.50
51-00-367	METERS/INSPECTIONS	\$4,000.00	\$1,292.00	\$4,420.00	\$420.00-	110.50
51-00-372	OREANA WATER REVENUE	\$76,000.00	\$9,388.21	\$98,701.05	\$22,701.05-	129.87
51-00-381	INTEREST INCOME	\$9,000.00	\$493.49	\$6,335.88	\$2,664.12	70.40
51-00-389	MISCELLANEOUS	\$1,000.00	\$50.00	\$600.00	\$400.00	60.00
** TOTAL REVENUE		\$846,000.00	\$65,754.53	\$885,505.51	\$39,505.51-	104.67
51-00-421	SALARIES-REGULAR	\$135,000.00	\$8,426.10	\$113,332.02	\$21,667.98	83.95
51-00-423	SALARIES-OVERTIME	\$16,200.00	\$701.51	\$15,640.92	\$559.08	96.55
51-00-451	HEALTH/DENTAL/VISION INSURANCE	\$27,000.00	\$0.00	\$26,807.53	\$192.47	99.29
51-00-461	FICA (CONTRIBUTION)	\$12,000.00	\$676.57	\$9,621.14	\$2,378.86	80.18
51-00-462	I M R F CONTRIBUTION	\$16,000.00	\$973.00	\$13,748.49	\$2,251.51	85.93
51-00-471	UNIFORMS	\$2,500.00	\$0.00	\$904.90	\$1,595.10	36.20
51-00-511	BUILDING MAINTENANCE SERVICE	\$70,000.00	\$0.00	\$42,423.32	\$27,576.68	60.60
51-00-512	EQUIPMENT MAINTENANCE SERVICE	\$131,500.00	\$25,513.83	\$151,536.71	\$20,036.71-	115.24
51-00-513	VEHICLE MAINTENANCE SERVICE	\$200.00	\$0.00	\$133.90	\$66.10	66.95
51-00-532	ENGINEERING SERVICE	\$20,000.00	\$0.00	\$5,353.74	\$14,646.26	26.77
51-00-547	PLUMBING INSPECTION SERVICES	\$1,500.00	\$0.00	\$1,080.00	\$420.00	72.00
51-00-549	OTHER PROFESSIONAL SERVICES	\$80,500.00	\$28,837.54	\$103,359.99	\$22,859.99-	128.40
51-00-549-1	OUT SOURCE UTILITY BILLING SERVI	\$7,000.00	\$1,242.20	\$7,442.88	\$442.88-	106.33
51-00-549-2	ONLINE PAYMENT FEES SERVICES	\$5,000.00	\$428.75	\$4,315.56	\$684.44	86.31
51-00-551	POSTAGE SERVICES	\$100.00	\$0.00	\$0.00	\$100.00	.00
51-00-552	TELEPHONE/INTERNET	\$8,000.00	\$655.13	\$6,311.39	\$1,688.61	78.89
51-00-560	PROFESSIONAL DEVELOPMENT	\$4,000.00	\$0.00	\$2,864.30	\$1,135.70	71.61
51-00-571	UTILITIES SERVICES	\$100,000.00	\$10,733.85	\$82,891.66	\$17,108.34	82.89
51-00-611	BUILDING MAINTANENCE SUPPLIES	\$2,000.00	\$111.38	\$1,412.06	\$587.94	70.60
51-00-612	EQUIPMENT MAINTENANCE SUPPLIES	\$80,000.00	\$224.50	\$24,241.30	\$55,758.70	30.30
51-00-613	VEHICLE MAINTENANCE SUPPLIES	\$400.00	\$0.00	\$369.98	\$30.02	92.50
51-00-617	GROUND MAINTENANCE SUPPLIES	\$1,000.00	\$0.00	\$0.00	\$1,000.00	.00
51-00-651	OFFICE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00	.00
51-00-651-1	COMPUTER/EQUIPMENT SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
51-00-652	OPERATING SUPPLIES (METERS)	\$12,000.00	\$488.63	\$11,799.47	\$200.53	98.33
51-00-653	SMALL TOOLS SUPPLIES	\$100.00	\$0.00	\$87.55	\$12.45	87.55
51-00-654	JANITORIAL SUPPLIES	\$200.00	\$0.00	\$0.00	\$200.00	.00
51-00-655	FUEL SUPPLIES	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	100.00
51-00-656	CHEMICALS SUPPLIES	\$450,000.00	\$54,188.21	\$449,768.15	\$231.85	99.95
51-00-929	MISCELLANEOUS EXPENSE	\$330.00	\$9.80	\$138.92	\$191.08	42.10
** TOTAL EXPENSE		\$1,184,130.00	\$134,211.00	\$1,076,585.88	\$107,544.12	90.92
DEPARTMENT 00 TOTALS		\$338,130.00C	\$68,456.47CR	\$191,080.37C	\$147,049.63-	56.51
** FUND	51	TOTAL				
EXPENSE TOTAL		\$1,184,130.00	\$68,456.47CR	\$191,080.37CR	\$107,544.12	
REVENUE TOTAL		\$846,000.00	\$65,754.53	\$885,505.51	\$39,505.51-	

G/L ACCT NUMBER	TITLE	FISCAL BUDGET	ACTUAL M-T-D	Y-T-D	UNEXPENDED BUDGET	% USED
52-00-362	SEWER REVENUE	\$420,000.00	\$31,594.96	\$413,448.53	\$6,551.47	98.44
52-00-365	FEES & PERMITS	\$1,500.00	\$0.00	\$750.00	\$750.00	50.00
52-00-369	MONTEZUMA SEWERS	\$550.00	\$0.00	\$92.40	\$457.60	16.80
52-00-370	HP ESTATES SEWER	\$3,600.00	\$90.96	\$2,857.68	\$742.32	79.38
52-00-371	HP PARK SUBDIVISION SEWER	\$550.00	\$45.48	\$545.76	\$4.24	99.23
52-00-381	INTEREST INCOME	\$14,000.00	\$703.26	\$9,157.52	\$4,842.48	65.41
** TOTAL REVENUE		\$440,200.00	\$32,434.66	\$426,851.89	\$13,348.11	96.97
52-00-421	SALARIES-REGULAR	\$19,000.00	\$919.81	\$13,884.75	\$5,115.25	73.08
52-00-423	SALARIES-OVERTIME	\$2,600.00	\$202.80	\$2,547.27	\$52.73	97.97
52-00-451	HEALTH/DENTAL/VISION INSURANCE	\$12,600.00	\$0.00	\$11,581.68	\$1,018.32	91.92
52-00-461	FICA (CONTRIBUTION)	\$1,600.00	\$81.98	\$1,207.50	\$392.50	75.47
52-00-462	I M R F CONTRIBUTION	\$2,300.00	\$119.67	\$1,751.72	\$548.28	76.16
52-00-471	UNIFORM ALLOWANCE	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
52-00-512	EQUIPMENT MAINTENANCE SERVICE	\$40,100.00	\$2,106.00	\$42,132.37	\$2,032.37-	105.07
52-00-513	VEHICLE MAINTENANCE SERVICE	\$500.00	\$0.00	\$444.59	\$55.41	88.92
52-00-517	GROUND MAINTENANCE SERVICE	\$25,000.00	\$0.00	\$0.00	\$25,000.00	.00
52-00-517-1	LANDSCAPING TREE SERVICES	\$2,000.00	\$0.00	\$0.00	\$2,000.00	.00
52-00-549	OTHER PROFESSIONAL SERVICES	\$2,500.00	\$0.00	\$2,000.00	\$500.00	80.00
52-00-549-1	OUT SOURCE UTILITY BILLING SERVI	\$7,000.00	\$1,242.23	\$6,849.78	\$150.22	97.85
52-00-549-2	ONLINE PAYMENT FEES SERVICES	\$5,000.00	\$428.76	\$4,908.83	\$91.17	98.18
52-00-552	TELEPHONE/INTERNET SERVICES	\$9,500.00	\$1,791.83	\$10,238.57	\$738.57-	107.77
52-00-560	PROFESSIONAL DEVELOPMENT	\$2,000.00	\$0.00	\$1,548.55	\$451.45	77.43
52-00-571	UTILITIES SERVICES	\$10,000.00	\$1,682.62	\$10,370.38	\$370.38-	103.70
52-00-578	SEWER DISCHARGE FEE SERVICES	\$310,000.00	\$22,963.60	\$286,334.84	\$23,665.16	92.37
52-00-612	EQUIPMENT MAINTENANCE SUPPLIES	\$17,000.00	\$524.54	\$16,905.85	\$94.15	99.45
52-00-613	VEHICLE MAINTENANCE SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
52-00-652	OPERATING SUPPLIES	\$500.00	\$0.00	\$0.00	\$500.00	.00
52-00-653	SMALL TOOLS SUPPLIES	\$150.00	\$0.00	\$9.39	\$140.61	6.26
52-00-655	FUEL SUPPLIES	\$500.00	\$500.00	\$500.00	\$0.00	100.00
52-00-929	MISCELLANEOUS EXPENSE	\$500.00	\$0.00	\$0.00	\$500.00	.00
** TOTAL EXPENSE		\$472,850.00	\$32,563.84	\$413,216.07	\$59,633.93	87.39
** FUND	52	TOTAL		\$129.18CR	\$13,635.82	
EXPENSE TOTAL			\$472,850.00	\$32,563.84	\$413,216.07	\$59,633.93
REVENUE TOTAL			\$440,200.00	\$32,434.66	\$426,851.89	\$13,348.11

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
General Fund Reserve	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
General Fund Reserve	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Total Currently Invested:				\$ 400,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 400,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Motor Fuel Tax Fund	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Motor Fuel Tax Fund	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Total Currently Invested:				\$ 400,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 400,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Hotel/Motel Fund	11/20/2025	5-Month	4/20/2026	\$ 200,000.00	3.60%
Hotel/Motel Fund	11/20/2025	5-Month	4/20/2026	\$ 200,000.00	3.60%
Hotel/Motel Fund	11/20/2025	5-Month	4/20/2026	\$ 200,000.00	3.60%
Hotel/Motel Fund	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Hotel/Motel Fund	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Hotel/Motel Fund	2/5/2025	13- Months	3/5/2026	\$ 200,000.00	3.33%
Hotel/Motel Fund	2/5/2025	13- Months	3/5/2026	\$ 200,000.00	3.33%
Total Currently Invested:				\$ 1,400,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 1,400,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Capital Fund	12/19/2025	91-Days	3/20/2026	\$ 200,000.00	2.75%
Capital Fund	12/19/2025	91-Days	3/20/2026	\$ 300,000.00	2.75%
Capital Fund	12/19/2025	91-Days	3/20/2026	\$ 200,000.00	2.75%
Capital Fund					
Capital Fund					
Capital Fund					
Total Currently Invested:				\$ 700,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 700,000.00	

<u>Fund Name:</u>	<u>Purchase Date:</u>	<u>Investment Period:</u>	<u>Maturity Date:</u>	<u>Investment Amount:</u>	<u>Interest Rate:</u>
Sports/Nature Park Fund	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Sports/Nature Park Fund	9/2/2025	5-Month	2/2/2026	\$ 200,000.00	4.01%
Sports/Nature Park Fund	10/15/2025	5-Month	3/15/2026	\$ 300,000.00	3.75%
Sports/Nature Park Fund	10/15/2025	5-Month	3/15/2026	\$ 300,000.00	3.75%
Sports/Nature Park Fund	10/15/2025	5-Month	3/15/2026	\$ 300,000.00	3.75%
Sports/Nature Park Fund	10/15/2025	5-Month	3/15/2026	\$ 300,000.00	3.75%
Sports/Nature Park Fund	2/4/2025	13- Months	3/4/2026	\$ 200,000.00	3.33%
Sports/Nature Park Fund	2/4/2025	13- Months	3/4/2026	\$ 200,000.00	3.33%
Total Currently Invested:				\$ 2,000,000.00	
Potential Future Investments:				\$ -	
Total Projected Investments by the end of 2025				\$ 2,000,000.00	

Grand Total Currently Invested from above			\$ 4,900,000.00
Grand Total Potential Future Investments:			\$ -
Grand Total Projected Investments by the end of 2025			\$ 4,900,000.00

ADMINISTRATION REPORTS

Public Works Report 1-15-26

Village:

- * We maintained the Village Hall (c/o of failed light switch, daily cleaning service, etc...), the Library (painting cabinets in office area, moved shelving, daily cleaning service, etc...), and other property / easements throughout the Village.
- * We worked on locates, permits, ordinances, inspections, and concerns in relation to residents, existing and possible new businesses.
- * Limb program ended December 2nd. (we have been picking up wind/storm damage, when needed)
- * Leaf program is near completion following snow cover / frozen leaf piles.
- * Still spending resources to pick up trash throughout the Village.

Village to do list:

- * Need to repair storm grates / sink holes throughout the Village. (we have fixed two storm drains on Philip Circle)

Village Priorities for the upcoming months:

Street repairs (crack/pothole repairs), sidewalks, new businesses / sub-d, stump removals.

Parks:

- * Clean up from high winds.

Parks to do list:

- * HS ball season starts in February, with games starting Mid-March.
- * Have punch list to complete on fields before opening day.

Park Priorities for the upcoming months:

Field 3, Fields 1,2 fence slats, Disc Golf, pond aerator / fish habitats, fish stocking, docks, trail lighting.

Water Treatment Plant / Sewer:

- * Continued with meeting monthly / annual Illinois EPA sampling, analysis requirements and reporting.
- * As we have time, we are working on verifying water valve positions and exercising the water valves.
- * Completed required lead and copper sampling/analysis/notifications for the Village, MF Grade School, Decatur Christian School and Kids-N-Fitness (North) daycare.
- * Still working on Water Treatment Plant restoration following August '25 lightning strike (VFD's, North Tower, and Well 3 left to do).
- * Two water main leaks repaired over the Holidays, both on Grant Street.

Water / Sewer priorities and to do list is:

- * Plant Chemical scale replacements, filtered water pump changeout/PM/spare, annual Clari-Cone maintenance, north and south Tower maintenance (contracted out, to begin in March (hopefully).

Thanks, Darin Fowler – Public Works

ENGINEER'S REPORT

Forsyth: January 20, 2026 Board Meeting

Submitted by Jeremy Buening, P.E., S.E.

CHASTAIN
CONSULTING ENGINEERS

Project 6928 – Maroa-Forsyth Grade School Bike Path

This project consists of the construction of a new bike path from the end of the existing bike path at the intersection of Cox St at Smith St to the east entrance to the Maroa-Forsyth Grade School. The construction of this project is funded through IDOT's ITEP program so federal procedures must be followed.

All construction is complete and the final walk-through was completed on October 14th, 2025. The only punch list item identified was for the germination of the grass seed. Once that occurs, the project will officially be closed out.

Project 8595 – Barnett Ave Improvements

This project consists of the rehabilitation and/or reconstructing Barnett Ave from the mall entrance to Koester Drive. The construction of this project is being funded by DUATS federal funds so federal procedures must be followed. Appraisers are finishing up their work so we can complete the design and move into the bidding phase.

Project 8700 – Water Towers, Ground Storage Tank, & Aerator Maintenance

This project consists of painting and general repairs on the two water towers, the ground storage tank at the water treatment plant, and the aerator standpipe at the water treatment plant.

The kickoff meeting was held on Tuesday, December 2, 2025. The contractor, Dynamic Industrial Services Inc. is anticipating the following construction schedule: North Tower in May, South Tower in August, and the Ground Storage Tank and the Aeration Standpipe in November. A contract for engineering construction services will be forthcoming in early spring.

Project 9177.02 – Prairie Winds Access Road and Utility Construction

Signed contracts have been received and the Notice to Proceed has been issued. Roadway curb and gutter and pavement installations are complete. Earthwork is complete. Pavement striping and signage are on hold until the weather hits an appropriate temperature.

Project 9292 – Bike Path Improvements 2025

Project completed.

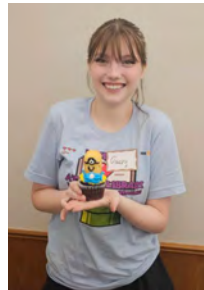
Project 9294 – Moon Street Improvements

This project completes the Phase II design for the Moon Street sidewalk improvements. The proposed improvements include replacing existing sidewalks and install new sidewalks. Sidewalks interconnect with each other as well as neighboring schools and library. Improvements also include driveway replacement, drainage structure adjustment and installation, curb and gutter replacement, grading, storm sewer installation, and parkway restoration.

Chastain has been completing additional design and compiling project plans and is working on the appropriate clearances and requirements as requested by IDOT for the project.

2025 IN REVIEW: *There's Always Something Happening at FPL*

- We continue to focus on providing community members a reason to visit the library every single day. In 2025, we had 41,405 total visitors, an 8% increase over 2024.
- FPL Patrons Saved \$334,576 by using their library cards to borrow materials
- Chair Yoga continues to be our most highly attended program with over 2,117 attendees in 2025
- Over 6,000 cups of coffee were served in 2025 at FPL
- Over 2.5 MILLION ebooks and audiobooks are available to FPL patrons using their library card to access Hoopla, Libby or CloudLibrary
- Come browse everything that's new at FPL. We added over 1900 new physical items to our collection in 2025.
- 90 kids and families have participated in our new Evening Story Time with Miss Vanessa.
- Summer Reading was a hit! Over 550 kids, teens and adults "Leveled Up at the Library" by participating in our Summer Reading Program
- Over 4,400 adults participated in programs or events at FPL this past year including Bingo at the Library, Coffee Talk, Book Clubs, Craft Classes and More!
- Kids loved exploring the library as part of our scavenger hunt fun. 465 scavenger hunts were completed this year.
- Did you know that FPL subscribes to 32 different magazines and 8 different newspapers?
- Put a stamp on it! FPL notary publics notarized hundreds of pages of documents as a free service to our community
- FPL is proud to build a strong partnership with Macon Resources and hosted our friends from MRI for 6 different events in 2025
- We love building connections with our local schools. FPL hosted over 500 community members for the Maroa-Forsyth Grade School's 5th Grade Biography Day in March
- I presented at the Association of Small and Rural Libraries Conference, the Illinois Library Association Conference and a professional development session for the Nebraska State Library's NCompass Live program.
- With the completion of our exterior remodel project, the library has never looked better! The updates included siding and gutters, a new exterior staff entrance with sidewalk and more to help ensure the longevity of the building.
- Library Commission members approved the 2026-2030 Long-Term Strategic Plan in 2025, giving us a clear path for future growth.



Melanie Weigel, Director

NEW BUSINESS

ITEM 1



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: December 22, 2025
Subject: Minor PUD Amendment

HR Green, Inc, the Land Developers, respectfully requests a Minor PUD Amendment for the property located at 1275 N. US Rt. 51, Forsyth, IL 62535, and legally known as HICKORY POINT MALL TAX PLAT LOT 13-2 APPLEBEES. Parcel ID 07-07-22-227-006.

The purpose of this Minor PUD Amendment is to facilitate the development of the 1.77 acres to build a new single story 5218 sq ft free-standing Chick-fil-A (CFA) restaurant with a dual drive-thru facility with freestanding canopies, 81 stall parking lot and associated utilities. The property is currently zoned C-1 and is located within the Hickory Point Mall PUD. The Minor PUD Amendment contains five (5) variances:

1. Variance request to allow for more than 2 wall signs (Article VII – Section 7.4.C(1)(a). CFA is requesting to have a total of 4 wall signs. The building sits on a corner lot and is visible from all 4 sides.
2. Variance request to allow for a pylon sign with a height of 80' when 15' is allowed (Article VII – Section 7.4.C.(2)(b)(i)). The subject property is uniquely impacted by its location with respect to the nearby interstate highway to the south. The requested pylon sign height will assist customers with identifying the location of the restaurant as they exit the interstate highway thus giving them ample time to make safe traffic maneuvers.
3. Variance request to exceed the Code allowable pylon sign area of 45 square feet per side. (Article VII – Section 7.4.C.(2)(b)(ii)). The subject property is uniquely impacted by its location with respect to the nearby interstate highway to the south and significant sight distance requirements. The requested pylon sign size will assist customers with identifying the location of the restaurant as they exit the interstate highway thus giving them ample time to make safe traffic maneuvers. A pylon sign limited to 45 square feet would be insufficient to provide safe and effective identification of the CFA development.
4. Variance request to allow drive-thru lane to encroach into the Code required 30-foot landscape buffer along the US Route 51 frontage. (Article IV – Section 4.6.C.(6)(f)(i)). The subject property is uniquely constrained by its lot configuration, location of an existing shared access drive along the west property line, and the operational requirements of the proposed quick-service restaurant with a drive-thru. The site has been configured to provide a sufficient amount of parking and drive-thru lane length while maintaining the existing shared access drive. Ensuring ample parking and drive-

thru lane length will promote safe vehicular circulation & efficient restaurant operations which will result in minimal impacts to surrounding developments & roadways. These physical and operational constraints create a practical difficulty that is unique to this property's configuration and use.

5. Variance request to allow light levels to exceed 0.5 footcandles along property lines. (Article IV – Section 4.6.C.(7)(b)(ii)). The subject property/development is uniquely constrained by its' irregular shape and the use of canopies over specified locations in the drive-thru lane. The subject property has an irregular shaped boundary at the southern corner of the lot. Due to this property line configuration, light levels will need to be exceeded in order to provide sufficient illumination within the parking lot & drive-thru lane. The CFA use is also unique in that they utilize drive-thru canopies located at the menu board and at the pick-up window area. Team members operate under these canopies to take orders and deliver food to customers. To ensure the safety of the team members and customers in these areas, sufficient illumination must be provided under the canopies which creates the need to exceed light levels at the property line. It should be noted that the CFA property is fully surrounded by other developed commercial uses or roadways with similar lighting levels, thus the increased light levels will not have any negative impact to adjacent properties.

Attached are the legal description, Project Narrative, Minor PUD Amendment Responses, and Variance Justifications.

Thank you for your attention to this matter. I look forward to the Board's thorough evaluation of HR Greens request.

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

Phone: (217) 877-9445 / Fax: (217) 877-9863



MAP AMENDMENT APPLICATION

OWNER: ☐

APPLICANT: ☒

Name: HR Green, Inc. (c/o Joseph Vavrina)

Address: 1391 Corporate Drive, Suite 203, McHenry, IL 60050

Phone Number: (815) 385-1778

E-mail: jvavrina@hrgreen.com

Property Address: 1275 N. US Route 51

PIN #: 07-07-22-227-006

Legal Description of the Property:

*See attached

Current Zoning District: C-1: Commercial Service District

Proposed Zoning District: C-1: Commercial Service District

Existing use of the property:

Commercial - Applebee's Restaurant

Proposed use of the property:

Commercial - Chick-fil-A Restaurant

*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?:

* See attached responses

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

* See attached responses

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

* See attached responses

\$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: 12/12/2025

For office use only	
Date Received: _____	PZC Meeting Date: _____
Application Fee Paid: _____	Board Meeting Date: _____
Approved (Y/N): _____	Ordinance # _____

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

Phone: (217) 877-9445 / Fax: (217) 877-9863



MAP AMENDMENT APPLICATION

OWNER: ☒

APPLICANT: ☐

Name: Hickory Point Realty LLC (c/o Michael Cohen)

Address: 1275 N Route 51, Forsyth, IL 62535

Phone Number: (516) 371-5858

E-mail: michael@masonam.com

Property Address: 1275 N Route 51, Forsyth, IL 62535

PIN #: 07-07-22-227-006

TAX LOT 13-2

PART OF THE NORTHEAST (NE 1/4) OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER SAID SECTION 22, THENCE SOUTH 88 DEGREES 49 MINUTES 04.9 SECONDS WEST, 125.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52; THENCE SOUTH 0 DEGREES 16 MINUTES 29.2 SECONDS EAST, 269.12 FEET ALONG THE WESTERLY RIGHT OF WAY OF F.A. ROUTE NO. 52; THENCE NORTH 89 DEGREES 56 MINUTES 6 SECONDS WEST, 54.72 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52; THENCE SOUTH 0 DEGREES 01 MINUTES 21 SECONDS WEST, 135.81 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52; THENCE NORTH 89 DEGREES 45 MINUTES 52.3 SECONDS EAST, 55.37 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52; THENCE SOUTH 0 DEGREES 10 MINUTES 25.1 SECONDS EAST, 246.72 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52 TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 10 MINUTES 25.1 SECONDS EAST, 74.64 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52; THENCE SOUTH 3 DEGREES 51 MINUTES 52.3 SECONDS WEST, 157.22 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE NO. 52; THENCE NORTH 88 DEGREES 57 MINUTES 27 SECONDS WEST, 50.66 FEET; THENCE SOUTH 59 DEGREES 21 MINUTES 53 SECONDS WEST, 22.50 FEET; THENCE SOUTH 1 DEGREE 02 MINUTES 33 SECONDS WEST, 52.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BARNETT AVENUE WEST; THENCE NORTH 88 DEGREES 57 MINUTES 26.8 SECONDS WEST, 200.81 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF BARNETT AVENUE WEST; THENCE NORTH 1 DEGREE 02 MINUTES 33 SECONDS EAST, 295.66 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 27 SECONDS EAST, 276.77 FEET TO THE POINT OF BEGINNING, BEING TAX LOT 13.2 OF HICKORY POINT MALL AS SHOWN BY THE TAX PLAT RECORDED IN BOOK 2600 PAGE 274 IN THE RECORDS OF THE MACON COUNTY RECORDER AND ALSO BEING PART OF TAX LOT 13 OF HICKORY POINT MALL AS SHOWN BY THE TAX PLAT RECORDED IN BOOK 1944 PAGE 459 IN THE RECORDS OF THE MACON COUNTY RECORDER AND CONTAINING 1.763 ACRES, MORE OR LESS.



Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

Project Narrative

Site Summary

Chick-fil-A (CFA) is proposing to redevelop a 1.77-acre lot located generally at the northwest corner of the Barnett Avenue and US Route 51 intersection in the Village of Forsyth. The project is more specifically located at 1275 US Route 51. The subject property is currently occupied by a vacant Applebee's restaurant that will be demolished as part of this project. CFA is proposing to redevelop the site with a new single story 5,218 square foot free-standing restaurant, dual drive-thru facility with free-standing canopies, 81 stall parking lot, and associated utilities. The property is currently zoned C-1 (Commercial District) and is located within the Hickory Point Mall PUD. Although operating hours have not yet been defined, many CFA restaurants are generally open Monday thru Saturday, between 6:00 AM to 10:30 PM, closed on Sundays. CFA is anticipating that a total of 15-20 employees will be at the restaurant during the largest shift.

Lot Layout/Configuration

The CFA building has been situated along the north property line in order to achieve the following: provide the maximum number of parking stalls; provide a sufficiently long drive-thru facility to promote efficient restaurant operations; and to provide adequate visibility to the new store. Providing ample vision will be key to the success of the CFA restaurant as it will attract potential new customers that are traveling along the adjacent roadways and within the mall subdivision. Positioning the building in this location & orientation allows an outdoor patio to be located near the southeast corner of the building which will feature 4 tables for a total of 16 outdoor seats. An ornamental aluminum fence will be installed around the perimeter to create a barrier between the patio and the adjacent greenspace & drive-thru lane.

Per Village Code, the proposed CFA use will require a total of 43 parking spaces. Parking is proposed to be located south of the CFA building. A total of 81 spaces is currently proposed for the new development. The parking lot has been configured to maximize circulation and minimize backups onto adjacent access drives. Access to the site will be provided via the existing access points at the northwest and southwest corners of the property. These access points tie into a shared access drive along the west property line which ties into Barnett Avenue and the neighboring Texas Roadhouse development.

A sufficiently long CFA dual drive-thru lane is proposed to begin near the southeast corner of the property. The drive-thru lane will then run along the east and north sides of the site and ultimately exit near the northwest corner of the building. It should be noted that the very southern access drive has been designed to accommodate a row of drive-thru lane stack if needed. The row of parking at the very south part of the site will be utilized by restaurant team members which will be low turnover spaces. The drive-thru lane has been positioned in a way to create a separation between dine-in & drive-thru traffic in order to prevent congestion within the parking lot. CFA is proposing to install two free-standing canopies over the drive-thru lane: An order point canopy to be located southeast of the CFA building; and an order meal delivery canopy to be located on the



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north side of the CFA building, over the pick-up window.

CFA's drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a by-pass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of magnetic delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive-thru door. The enhancement constitutes replacing the typical window with a multi-function door, that also can function as a window. The purpose of the drive-thru door is to allow team members to stage more meals and beverages indoors while they are delivering meals outside, directly to vehicle windows. The door allows easier access to the meals without passing them through a small window. This change helps to create an efficient drive-thru operation and improve the overall guest experience. During non-peak times or periods of inclement weather, the door can be closed and will function as a standard pickup window. Innovative features such as these are what have earned Chick-fil-A best drive-thru in America for ten consecutive years as determined by a nationally recognized quick service authority. Out of all the quick service restaurants surveyed, Chick-fil-A scored the highest in order accuracy, friendliness of the order takers, and speed of service.

Deliveries to the site will occur both after operating hours via key drops and during non-peak hours of operating days. The semi-truck deliveries will be made overnight and would occur 1-2 times a week with the smaller box truck type deliveries occur daily.

A dual bin trash enclosure has been situated near the exit of the drive-thru lane, just west of the restaurant building, and will be constructed utilizing materials to compliment the principal building.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the Village Code.

Signage

Signage for the CFA restaurant will be paramount and has been designed to notify potential customers that are approaching the site from multiple directions. In an effort to assist them in locating the restaurant, signage is proposed on all four elevations. A pylon sign is also being proposed at the southeast corner of the site. Appropriate signage will be key to the success of the restaurant.



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Building Elevations

The Chick-fil-A building has been designed with a mixture of brick veneer, prefinished metal, and glass. The mechanical units for heating/cooling will be located on the roof and will be screened via a parapet wall. Accent light via wall sconces are proposed around the building to provide nighttime interest. The trash enclosure will incorporate the same colored brick veneer as the building to maintain consistency. The dumpsters inside of the enclosure will be screened from the front by durable double gates with prefinished plastic lumber (weathered wood).

The Chick-fil-A Story

It's a story that began when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta, where he grew up. Truett's mom ran a boarding house, which meant she had to cook a lot of meals – but Truett helped, and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard and all the while he was learning the importance of good customer service.

After serving his country in World War II, in 1946 Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill (later renamed the Dwarf House). Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with that first venture, but considered Sunday to be a day of rest, for himself and his employees and as you know, that's a practice that Chick-fil-A honors to this day.

The early 60s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings. He breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure and in 1963 unveiled what we now know as the Chick-fil-A Chicken Sandwich. As far as the name, Truett says it just came to him. He had it registered that year in 1963 and created a logo that has been updated but is still very similar to the original designed 50 years ago.

The Chick-fil-A sandwich was a huge hit, and in 1967 Truett opened his first Chick-fil-A restaurant in an enclosed shopping mall where, up to that point, food normally wasn't sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta wasn't too keen on serving food inside his mall, but as we know that turned out to be a very smart decision on his part, and especially Truett's. Today, Truett is recognized as the pioneer in quick-service mall food. It wasn't until 1986 that Chick-fil-A opened its first "freestanding" restaurant on North Druid Hills Road in Atlanta. Today there are over 2,300 restaurants locations in 47 states.

Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest that's privately-held. Three generations of Cathy family members are involved in the business, including Truett's sons Dan (the president and CEO) and Bubba (senior VP) and also, his grandchildren.



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Our Food

There are a lot of things people say they like about Chick-fil-A, but it all begins with the food, and especially the Original Chick-fil-A Chicken Sandwich. It was a significant product innovation, and it remains our best-selling item on the menu. Our innovations didn't stop with the chicken sandwich. In 1982, we were the first restaurant to sell chicken nuggets nationally, and three years later added our trademark Waffle Potato Fries to the menu, and we still use 100% fully refined peanut oil, which is cholesterol and trans fat free. In 2010, we introduced the Chick-fil-A Spicy Chicken Sandwich. With its special blend of peppers and other seasonings, it became such a "hot" selling item that we soon after introduced the Spicy Chicken Biscuit. More recently and within the last couple years we introduced to our menu a new grilled chicken sandwich and grilled chicken nuggets along with the most recent addition of mac & cheese. People also like the fact that we offer a variety of menu options for those wanting foods that are lower in calories, carbs or fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups and by the way, fruit cups are an option with our kid's meals these days. In fact, Men's Health magazine named us "America's Healthiest Chain Restaurant for Kids." The high quality of our food is the number one reason people keep coming back to Chick-fil-A but there are a few more reasons – and one has four legs and is a terrible speller.

Serving our Customers

Whenever you ask people what they like about Chick-fil-A, one of first things they say is "the service" and it's an important part of our story, because it goes back to Truett's experience as a young businessman and to the values he instilled in Chick-fil-A. We call it Second Mile Service, and it's based on the belief that if someone asks you to carry something for them one mile, you do one better and carry it for them two. Its doing those unexpected things that make people feel special. Our drive-thru has been voted "America's #1 drive-thru" for six years in a row. We do our best to ensure a quick and pleasurable experience, and might even have a nugget for the family pet when you arrive at the window. But no matter if you're being served in our restaurants, at our drive-thrus, or with an outside delivery, you can always count on our team members responding to your words of thanks with two special words of their own – "My pleasure."

Chick-fil-A Philosophy & Operator/Employment Model

The Company's philosophy is that their restaurants become integral parts of the communities in which they are located. Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps, homes, and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, supporting educational activities, and leadership initiatives. Finally, and in accordance with company policy, the operators and employees in each Chick fil A Restaurant strive for a level of customer service unequalled in the quick-service food industry. It is quite common to go into a Chick-fil-A and have your tray carried to your table, have people clear your table, and ask if they can come and refresh your beverage.



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Beyond the above, Chick-fil-A's operator's model is very unique in the fast food industry. In their situation, the operator is part owner with Chick-fil-A. It's similar to a franchise except they usually have one location. Sometimes they have two but for the most part they have one location and what that provides is a situation where they have very competent partners with great character in the restaurants who are deeply involved in the community. What Chick-fil-A likes to say is that their operators are in business for themselves, but not by themselves. It is very unusual for an operator to shut down and the retention rate for operators is about 98%. A typical Chick-fil-A store will employ approximately 60 - 80 jobs with approximately 120 jobs created for temporary construction employment. A typical store will operate between the hours of 6:30am to 10:00pm; Monday thru Saturday and are always closed on Sundays.



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Minor PUD Amendment Responses

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

The proposed Minor PUD Amendment, to accommodate the new Chick-fil-A (CFA) development, meets the intent of the Village's Comprehensive Plan. Per the Comprehensive Plan, the subject property is currently zoned commercial and has a commercial future land use. The redevelopment replaces an existing restaurant with a modern, high-quality establishment that enhances the site's functionality & appearance.

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

The proposed Minor PUD Amendment promotes public health, safety, and general welfare by allowing redevelopment of an older commercial site with a modern facility designed to meet current building codes, accessibility standards, and safety requirements. The proposed CFA development will incorporate improved site circulation, updated lighting, enhanced landscaping, and safer pedestrian & vehicular movements compared to the existing development.

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

- a. 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.

The proposed Minor PUD Amendment promotes the public health, safety, and general welfare of the Village of Forsyth by maintaining consistency with the original intent of the approved PUD while allowing minor adjustments that improve site functionality and efficiency. The new development will maintain compliance with applicable building, fire, and life-safety standards. The proposed changes enhance site circulation, safety, and accessibility, and avoid adverse impacts to surrounding properties. Overall the proposed amendment will serve the long-term interests of the Village and its residents.

- b. The trend of development in the area of the subject property is consistent with the requested amendment.

The surrounding area is characterized by established commercial and restaurant uses. Redevelopment of older commercial sites with newer, higher performing uses reflects a trend of commercial reinvestment in the area. The proposed CFA development is consistent with this trend.



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- c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.
The proposed Minor PUD Amendment will not involve any change in zoning classification. The CFA restaurant development will be replacing an existing Applebee's restaurant development.
- d. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.
As noted above, the proposed Minor PUD Amendment will not involve any change in zoning classification. The CFA restaurant development will be replacing an existing Applebee's restaurant development. The CFA redevelopment will accommodate a modern quick-service restaurant with drive-thru operations that reflect current dining patterns.
- e. The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.
The proposed Minor PUD Amendment will not alter the essential character of the neighborhood, which is currently made up by commercial and restaurant uses. The CFA development will operate similarly to the former restaurant use and will be designed to minimize offsite impacts. The proposed redevelopment will improve the overall appearance and functionality of the site which will enhance the surrounding commercial area.



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Requested Variance Justifications

1. Variance request to allow for more than 2 wall signs (Total of 4). {Article VII – Section 7.4.C.(1)(a)}

- a. 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 subject property is unique in that it is a corner lot that is located within the outer ring of a mall subdivision. Given its' location, Chick-fil-A (CFA) believes that a need for additional building wall signage is warranted. The building will have two public-facing facades as well as two facades that face the mall subdivision and other neighboring commercial developments. Since the CFA development can be identified & accessed from multiple directions, CFA believes that requesting four wall signs at this location is justified.

- b. 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?

The circumstances affecting this property are site specific and not generally applicable throughout the Village. Not all properties are configured like CFA's with multiple street frontages and vantage/access points. Typical commercial properties have a single primary frontage and can be adequately identified with fewer wall signs.

- c. 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.

Strict application of the Development Ordinance would deprive CFA of signage visibility commonly enjoyed by other commercial properties in the immediate area, particularly those with signage visible from multiple directions or multiple facades. Nearby commercial and restaurant uses (McDonalds, Starbucks, Panda Express) with similar site configurations have multiple facades with signage that either face public frontages or neighboring developments. Limiting the CFA development to fewer wall signs would place it at a competitive disadvantage and reduce its' ability to properly notify potential customers who are approaching from different directions.



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- d. 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 requested variance will not be detrimental to adjacent properties nor alter the character of the zoning district. The proposed wall signs are architecturally integrated into the building design and are compliant with all other applicable Code requirements related to size & illumination. The surrounding area is comprised of all commercial uses and the additional wall signs will enhance wayfinding without negatively impacting them.

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

The requested variance to allow for four building wall signs represents the minimum variance necessary to allow reasonable and effective use of the property. Each proposed wall sign is intended to provide identification to potential customers approaching the site from different directions.



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2. Variance request to allow for a pylon sign with a height of 80' when 15' is allowed per Code. {Article VII – Section 7.4.C.(2)(b)(i)}

- a. 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 subject property is uniquely impacted by its location with respect to the nearby interstate highway to the south. The requested pylon sign height will assist customers with identifying the location of the restaurant as they exit the interstate highway thus giving them ample time to make safe traffic maneuvers.

- b. 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?

The conditions affecting this property are not common throughout the entire Village. CFA is a high turnover use that relies on appropriate signage to notify potential customers of its' location from sometimes greater distances. In this case, CFA will need to provide motorists, that are exiting the nearby interstate, sufficient notice so they can properly & safely navigate to the restaurant location.

- c. 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.

Strict application of the Development Ordinance's 15-foot pylon sign height limitation would deprive CFA of reasonable visibility and identification ability commonly enjoyed by other nearby commercial uses (Starbucks, McDonalds, Circle K). Without the requested height sign, the CFA development may be obscured from motorists until after passing the site, limiting its ability to attract customers and operate comparably to other commercial uses in the area.

- d. 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 requested 80-foot tall pylon sign will not be detrimental to adjacent properties nor alter the established character of the district. The sign will be located along a major roadway corridor occupied by commercial development and some of those commercial developments already have tall pylon signage. The sign will be designed in accordance with applicable standards for structural safety, illumination, and aesthetic quality. The proposed sign's purpose is limited to site identification and wayfinding and is consistent with the commercial nature of the surrounding area.



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

The requested 80-foot tall pylon sign height represents the minimum variance necessary to achieve functional visibility given the site's location with respect to the nearby interstate highway. A sign with a Code specified 15-foot maximum height would remain largely ineffective to motorists exiting the interstate or traveling down US 51. The proposed request would allow the CFA development to operate comparably to other nearby commercial properties with tall pylon signage.



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3. Variance request to exceed the Code allowable pylon sign area of 45 square feet per side. {Article VII – Section 7.4.C.(2)(b)(ii)}

- a. 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 subject property is uniquely impacted by its location with respect to the nearby interstate highway to the south and significant sight distance requirements. The requested pylon sign size will assist customers with identifying the location of the restaurant as they exit the interstate highway thus giving them ample time to make safe traffic maneuvers. A pylon sign limited to 45 square feet would be insufficient to provide safe and effective identification of the CFA development.

- b. 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?

The conditions affecting this property are not common throughout the entire Village. CFA is a high turnover use that relies on appropriate signage to notify potential customers of its' location from sometimes greater distances. In this case, CFA will need to provide motorists, that are exiting the nearby interstate, sufficient notice so they can properly & safely navigate to the restaurant location.

- c. 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.

Strict application of the Development Ordinance's 45 square foot pylon sign size limitation would deprive CFA of reasonable visibility and identification ability commonly enjoyed by other nearby commercial uses (Starbucks, McDonalds, Circle K). Without the requested sign size, the CFA development may be obscured from motorists until after passing the site, limiting its ability to attract customers and operate comparably to other commercial uses in the area.

- d. 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 requested pylon sign size will not be detrimental to adjacent properties nor alter the established character of the district. The sign will be located along a major roadway corridor occupied by commercial development and some of those commercial developments already have sizable pylon signage. The sign will be designed in accordance with applicable standards for structural safety,



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illumination, and aesthetic quality. The proposed sign's purpose is limited to site identification and wayfinding and is consistent with the commercial nature of the surrounding area.

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

The request to exceed the 45 square foot sign area Code requirement represents the minimum variance necessary to achieve legibility and functionality for the requested 80-foot tall pylon sign adjacent to the nearby interstate highway. The proposed sign area is directly related to the viewing/notification distance, traffic speed, and height of the sign structure. Without the requested variance, the sign would be ineffective for its intended purpose.



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4. Variance request to allow drive-thru lane to encroach into the Code required 30-foot landscape buffer along the US Route 51 frontage. {Article IV – Section 4.6.C.(6)(f)(i)}

- a. 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 subject property is uniquely constrained by its lot configuration, location of an existing shared access drive along the west property line, and the operational requirements of the proposed quick-service restaurant with a drive-thru. The site has been configured to provide a sufficient amount of parking and drive-thru lane length while maintaining the existing shared access drive. Ensuring ample parking and drive-thru lane length will promote safe vehicular circulation & efficient restaurant operations which will result in minimal impacts to surrounding developments & roadways. These physical and operational constraints create a practical difficulty that is unique to this property's configuration and use.

- b. 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?

The circumstances affecting this property are site-specific and not generally applicable throughout the Village. Not all properties straddle a shared access drive along one of their property lines nor require the amount of parking or drive-thru lane length to ensure efficient site operations. The need for the requested buffer encroachment arises from the specific site layout & operational needs of the restaurant use and does not represent a recurring condition that would require Code modification.

- c. 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.

Strict application of the 30-foot landscape buffer requirement would deprive the applicant of the ability to provide a sufficiently long drive-thru lane and required parking. It should be noted that the existing Applebee's parking lot and the neighboring Texas Roadhouse parking lot currently encroach into this required landscape buffer along US Route 51. The CFA improvements will actually be bettering the buffer situation since the eastern limit of the new drive-thru lane will be located west of the existing parking lot curb line.



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- d. 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 requested variance will not be detrimental to adjacent properties nor will it alter the character of the district. The CFA improvements will be increasing the landscape buffer along the US Route 51 frontage as compared to the existing condition and will also have a larger buffer than neighboring developments. The proposed landscape buffer area will be sufficiently landscaped to meet the intent of Village Code.

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

The requested encroachment represents the minimum variance necessary to allow the reasonable and functional use of the property. The site plan has been designed to maximize the landscape buffer along US Route 51 while still accommodating the required drive-thru and parking that will be needed to ensure efficient restaurant operations.



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**5. Variance request to allow light levels to exceed 0.5 footcandles along property lines.
{Article IV – Section 4.6.C.(7)(b)(ii)}**

- a. 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 subject property/development is uniquely constrained by its' irregular shape and the use of canopies over specified locations in the drive-thru lane. The subject property has an irregular shaped boundary at the southern corner of the lot. Due to this property line configuration, light levels will need to be exceeded in order to provide sufficient illumination within the parking lot & drive-thru lane. The CFA use is also unique in that they utilize drive-thru canopies located at the menu board and at the pick-up window area. Team members operate under these canopies to take orders and deliver food to customers. To ensure the safety of the team members and customers in these areas, sufficient illumination must be provided under the canopies which creates the need to exceed light levels at the property line. It should be noted that the CFA property is fully surrounded by other developed commercial uses or roadways with similar lighting levels, thus the increased light levels will not have any negative impact to adjacent properties.

- b. 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?

The conditions affecting this property are site specific and not common throughout the Village. Most properties have more regular lot configurations and do not have the unique use of drive-thru canopies. Also other properties in the Village lie adjacent to residential or mixed-use districts where light spill limitations are more critical as compared to the CFA property.

- c. 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.

Strict application of the 0.5 footcandle limitation would deprive the applicant of the ability to provide lighting levels necessary for safe vehicular circulation, drive-thru operations, and team member/pedestrian movement, which are commonly provided by other commercial properties in the immediate area. Adjacent commercial developments operate with comparable illumination levels along shared property lines, and lighting spillover in these areas is typical and expected given the commercial area.



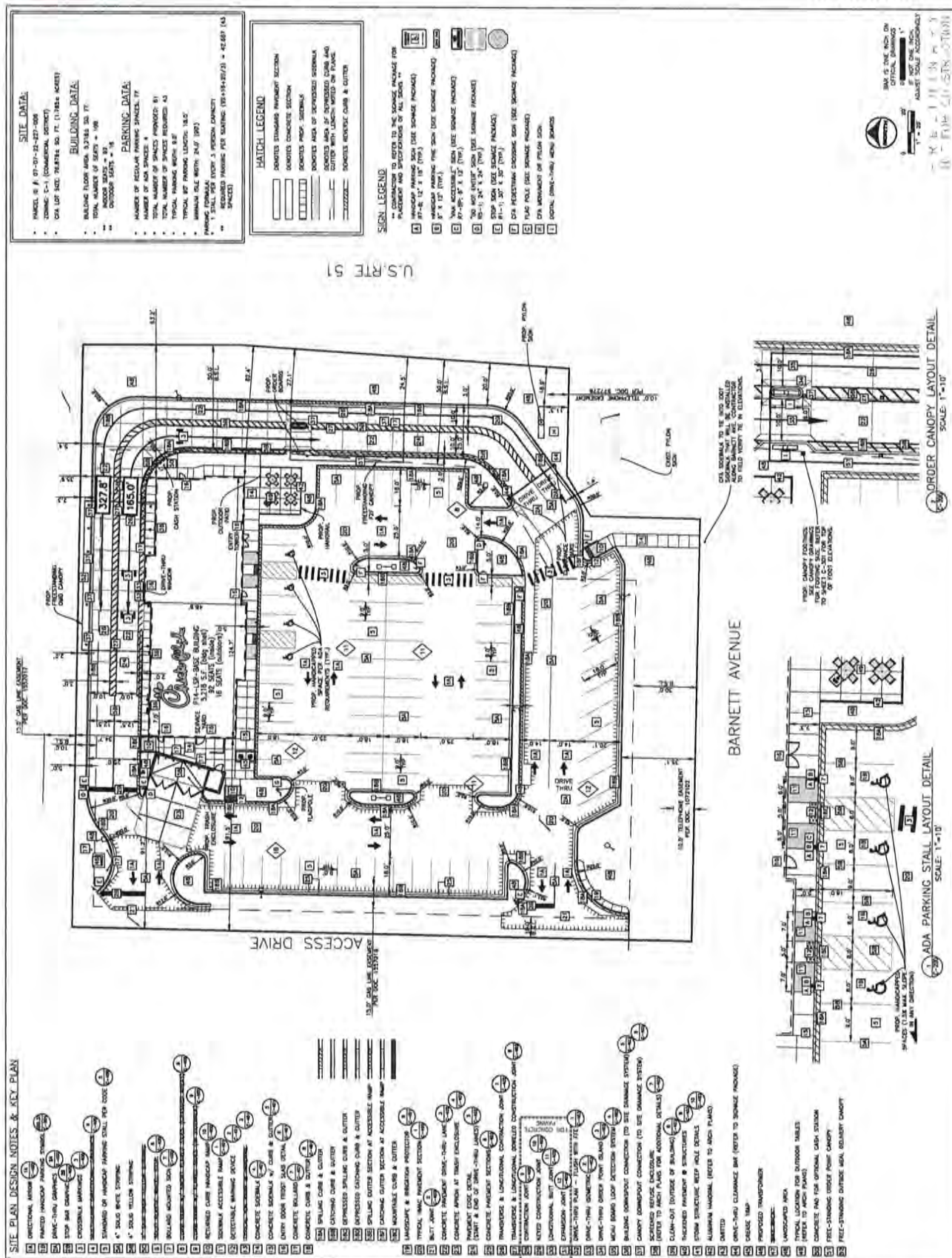
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- d. Will the authorization of such variance not be of substantial detriment to adjacent property and will the granting of the variance not change the character of the district? Please explain.

The requested variance will not be detrimental to adjacent properties nor will it alter the character of the district. All adjacent properties are commercial or are roadway rights-of-way and would not be negatively impacted by the proposed light levels. The lighting plan has been designed to meet Code to the maximum extent practicable while ensuring safe vehicular circulation, drive-thru operations, and team member/pedestrian movement.

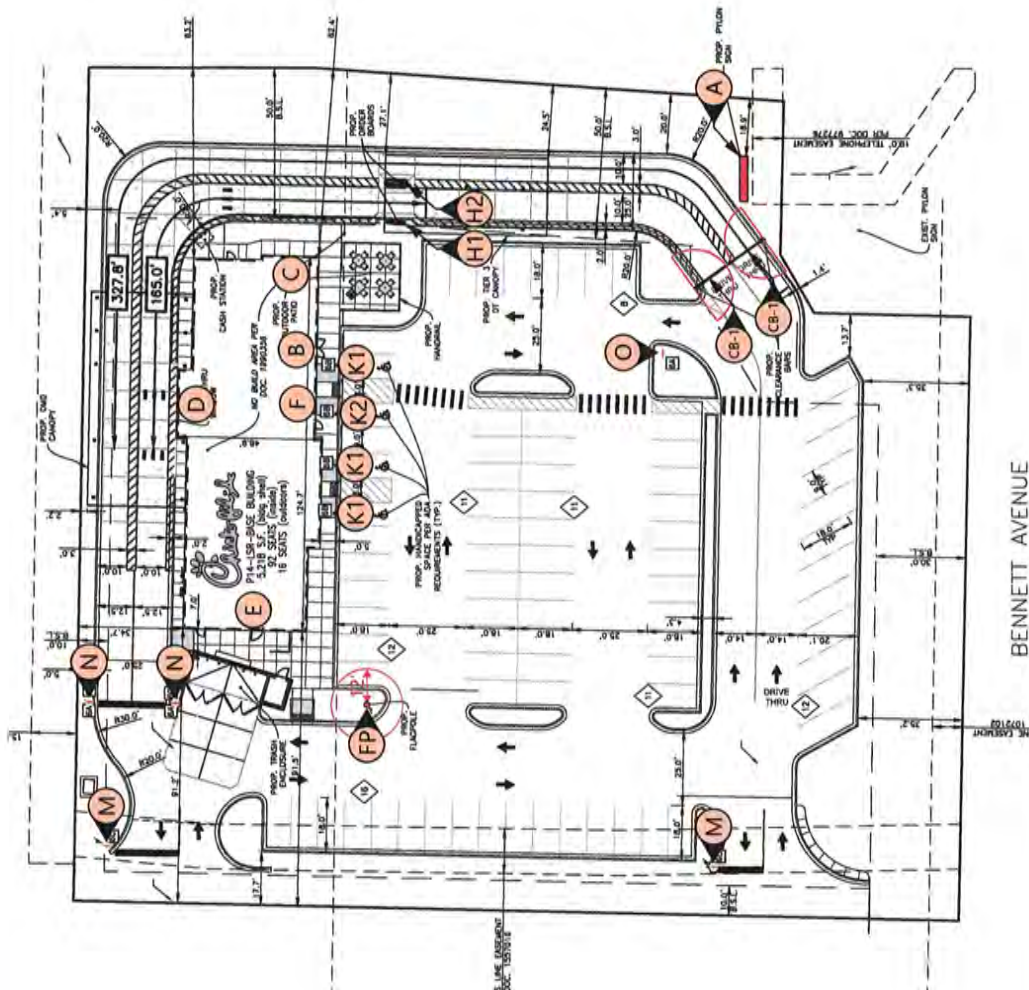
- e. Is the variance the minimum variance that will make possible the reasonable use of the property, building, or structure? Please explain.

The requested relief represents the minimum variance necessary to allow reasonable and safe use of the property/development. The site lighting plan has been designed to minimize light spill while still meeting safety, security, and operational requirements. The majority of the subject property boundary will meet Code requirements but there are a few specific locations where illumination levels will need to be exceeded.



Item	Description	Qty	Sign Area	Allowed
A	Main ID Sign	1	275.00	45.00
B	Wall Sign - Script 5.0' (red)	1	58.75	187.86
C	Wall Sign - Script 5.0' (red)	1	58.75	74.33
D	Wall Sign - Icon 6.0'	1	36.00	187.86
E	Wall Sign - Script 5.0' (red)	1	58.75	74.33
F	Welcome Sign	1	26.01	187.86

Item	Description	Qty
K1	DOT - Handicapped Parking	3
K2	DOT - Handicapped Parking (Van)	1
M	DOT - Stop (30")	2
N	DOT - Stop / Do Not Enter	2
O	DOT - Do Not Enter	1
H1-H2	Menu Board (Lane 1 and 2)	2
CB-1	Clearance Bar (single) 13.00'	2
FP	Flag pole (20')	1
	Playground Graphics	1
	Vestibule Graphics	2
	Vinyl Door Graphics	1



U.S. RTE 51

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.daytonsigns.com

SITE PLAN

ALL ELECTRICAL
120 VOLTS
UNLESS
OTHERWISE INDICATED

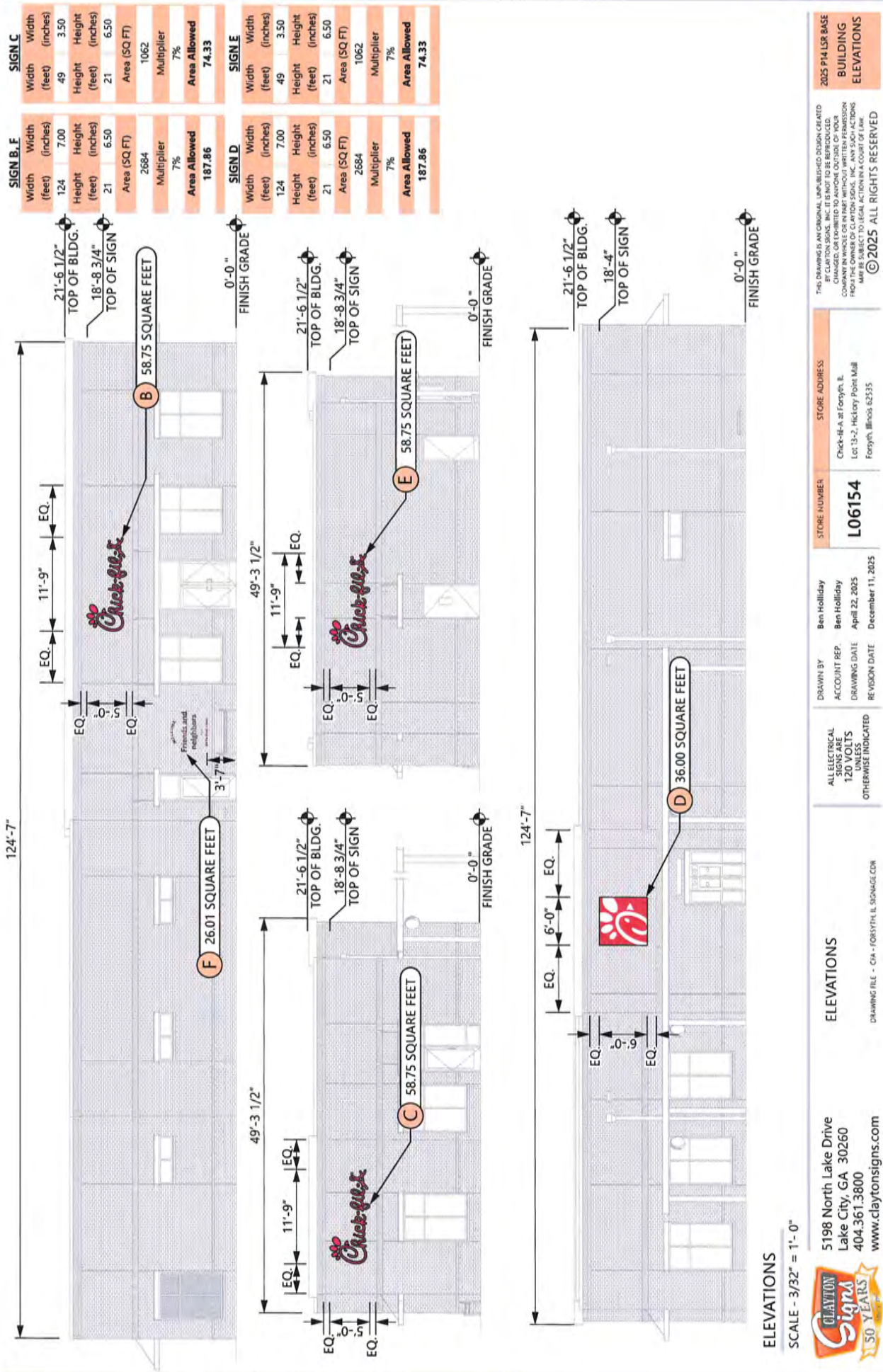
DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE April 22, 2025
REVISION DATE December 11, 2025

STORE NUMBER
L06154

STORE ADDRESS
Chick-fil-A at Forsyth, L.
Lot 13-2, Hickory Point Mall
Forsyth, Illinois 62535

SITE PLAN

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SPECIFICATIONS

CABINET
D/F ALUM. CABINET WITH SIGNCOMP RETRO FLAT BLEED
FRAME AND COVER, WITH .063" ALUM FILLER.
INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS,
SPACED EVENLY. PAINT INTERIOR OF CABINETS MATTE WHITE.
READER BOARD
ALUMINUM CONSTRUCTION CABINET
INTERNALLY ILLUMINATED WHITE LED 6500K LIGHTS,
SPACED EVENLY. READER FACE IS .187" WHITE POLYCARBONATE
FACE WITH TRACK TO ACCOMMODATE READER BOARD
LETTER SET INCLUDES FRANKLIN GOTHIC EXTRA CONDENSED
UPPERCASE LETTER SET OF 334 CHARACTERS WITH
PUNCTUATION MARKS & CHANGER ARM.

3M #3630-53 TRANSLUCENT CARDINAL RED

7328 WHITE POLYCARBONATE

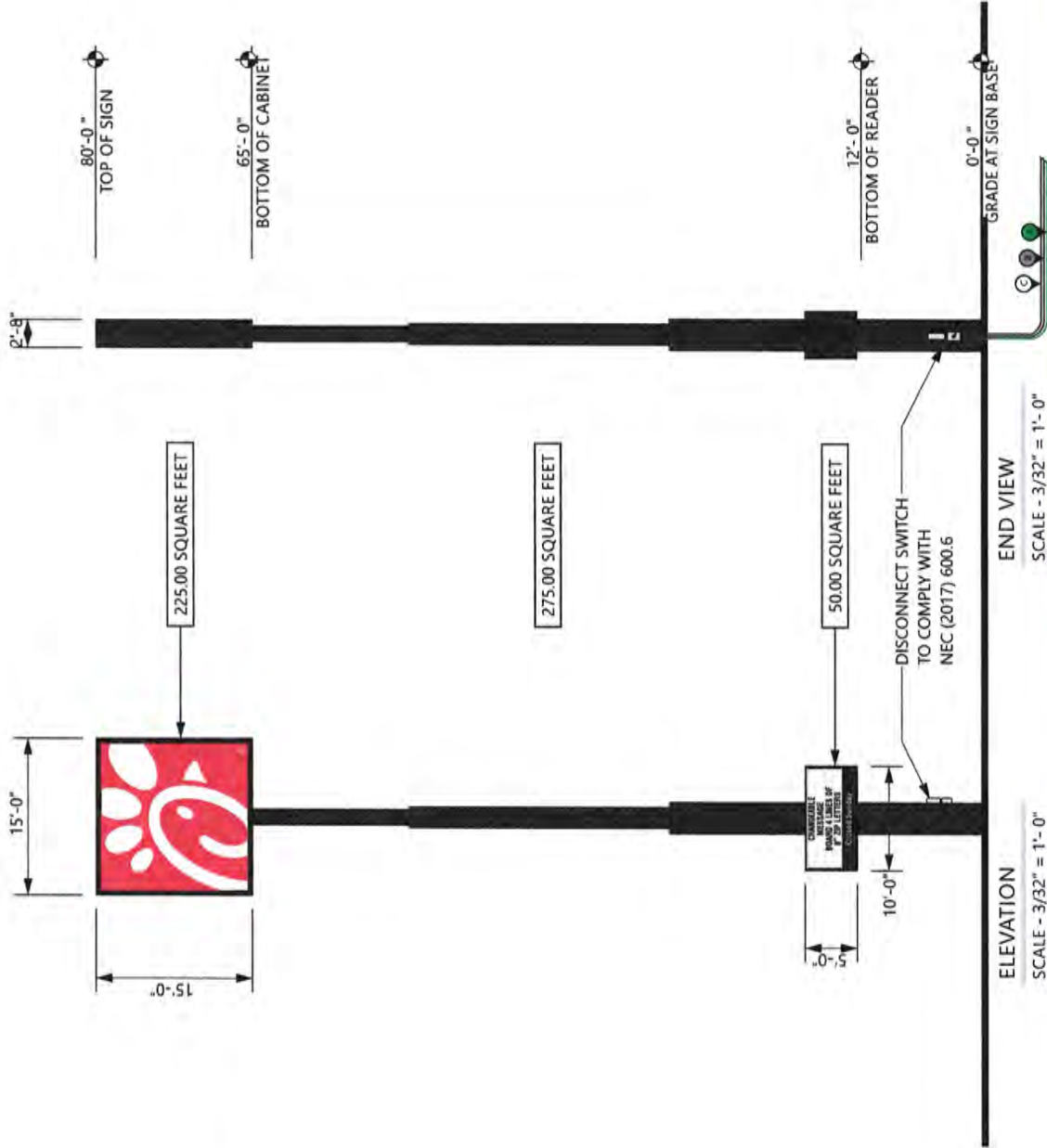
PAINTED MATTHEWS
#74155 DARK BRONZE, SEMI-GLOSS

SEE ENGINEER STAMPED DRAWING
FOR FOUNDATION DETAILS

Electrical specifications:			
Volts:	120	Amps:	20
#	120	Circ:	4
A	GREEN ELECTRICAL WIRE		
B	BLACK ELECTRICAL WIRE		
C	WHITE ELECTRICAL WIRE		



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.daytonsigns.com



DOUBLE-FACED PYLON SIGN
DRAWING FILE - CFA - FORSYTH & SIGNAGE.COM

ALL ELECTRICAL
120 VOLTS
UNLESS
OTHERWISE INDICATED

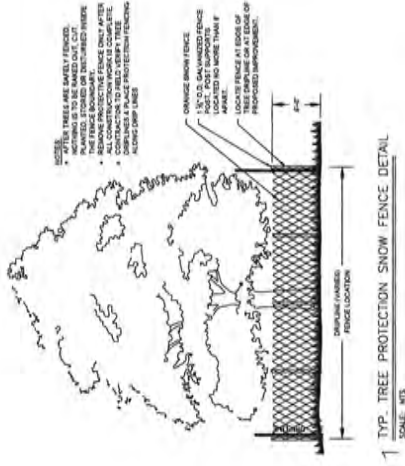
DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE April 22, 2025
REVISION DATE December 11, 2025

STONE NUMBER
L06154

STORE ADDRESS
Check-It-At Forsyth, IL
Lot 13-2, Hickory Point Mall
Forsyth, Illinois 62535

LOCATION
A

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN. IT IS THE PROPERTY OF CLAYDON SIGNS, INC. IT IS NOT TO BE REPRODUCED, COPIED, CHANGED, OR EMITTED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. © 2025 ALL RIGHTS RESERVED



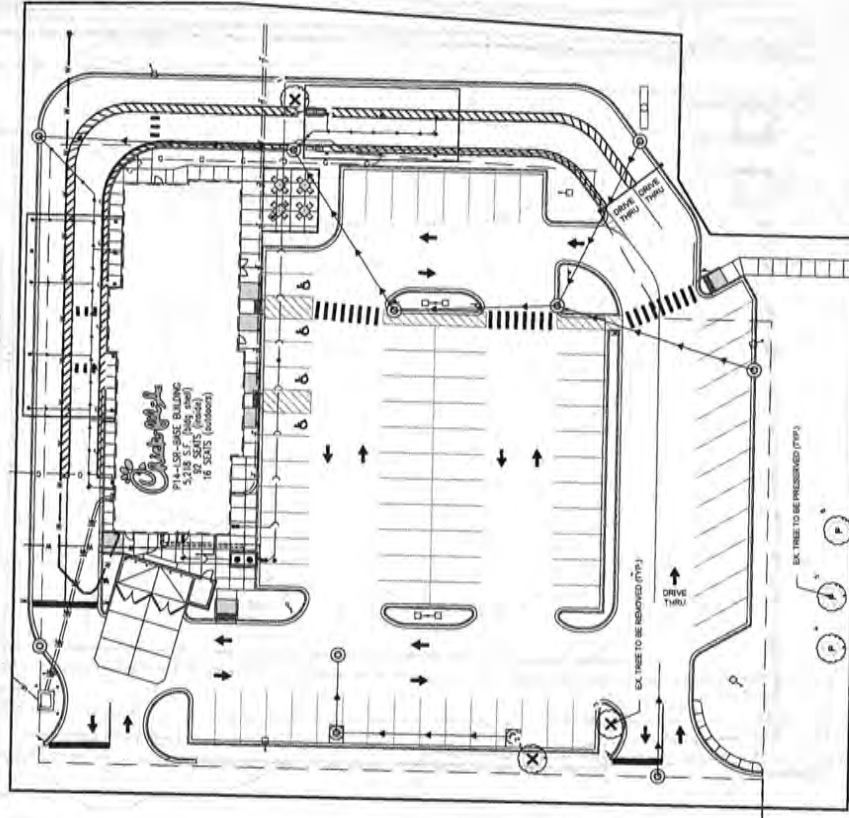
DASH-2-75 Form							
10-1000							
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95	10.95	Orange	Orange	1	1	1	1
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97	10.97	Orange	Orange	1	1	1	1
98	10.98	Orange	Orange	1	1	1	1
99	10.99	Orange	Orange	1	1	1	1
100	10.100	Orange	Orange	1	1	1	1

* AGE: 1 = 10 years or less; 2 = 11-20 years; 3 = 21-30 years; 4 = 31-40 years; 5 = 41-50 years; 6 = 51-60 years; 7 = 61-70 years; 8 = 71-80 years; 9 = 81-90 years; 10 = 91-100 years

REASON: 1 = No reason; 2 = Reason; 3 = Reason; 4 = Reason; 5 = Reason; 6 = Reason; 7 = Reason; 8 = Reason; 9 = Reason; 10 = Reason; 11 = Reason; 12 = Reason; 13 = Reason; 14 = Reason; 15 = Reason; 16 = Reason; 17 = Reason; 18 = Reason; 19 = Reason; 20 = Reason; 21 = Reason; 22 = Reason; 23 = Reason; 24 = Reason; 25 = Reason; 26 = Reason; 27 = Reason; 28 = Reason; 29 = Reason; 30 = Reason; 31 = Reason; 32 = Reason; 33 = Reason; 34 = Reason; 35 = Reason; 36 = Reason; 37 = Reason; 38 = Reason; 39 = Reason; 40 = Reason; 41 = Reason; 42 = Reason; 43 = Reason; 44 = Reason; 45 = Reason; 46 = Reason; 47 = Reason; 48 = Reason; 49 = Reason; 50 = Reason; 51 = Reason; 52 = Reason; 53 = Reason; 54 = Reason; 55 = Reason; 56 = Reason; 57 = Reason; 58 = Reason; 59 = Reason; 60 = Reason; 61 = Reason; 62 = Reason; 63 = Reason; 64 = Reason; 65 = Reason; 66 = Reason; 67 = Reason; 68 = Reason; 69 = Reason; 70 = Reason; 71 = Reason; 72 = Reason; 73 = Reason; 74 = Reason; 75 = Reason; 76 = Reason; 77 = Reason; 78 = Reason; 79 = Reason; 80 = Reason; 81 = Reason; 82 = Reason; 83 = Reason; 84 = Reason; 85 = Reason; 86 = Reason; 87 = Reason; 88 = Reason; 89 = Reason; 90 = Reason; 91 = Reason; 92 = Reason; 93 = Reason; 94 = Reason; 95 = Reason; 96 = Reason; 97 = Reason; 98 = Reason; 99 = Reason; 100 = Reason

TREE PROTECTION KEY

- DROTTERING TREES TO BE PRESERVED
 DROTTERING TREES TO BE REMOVED
 TOTAL QUANTITIES IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS
 DROTTERING TREES TO BE PRESERVED
 DROTTERING TREES TO BE REMOVED
 TOTAL DROTTERING TREES TAGGED



BENNETT AVENUE

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
C 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
FORSYTH-DECATUR (IL) FSU
1275 N. ROUTE 51
FORSYTH, IL 62535

FSU# 06154

REVISIONS
NO. DATE DESCRIPTION

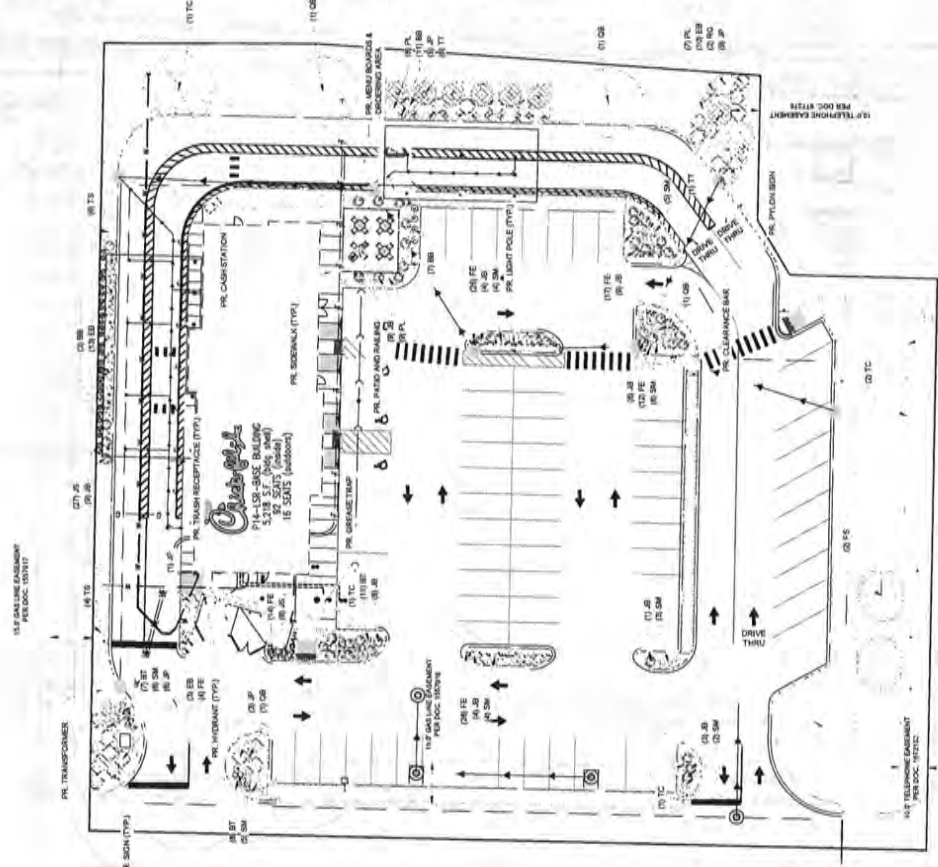
PRELIMINARY
LANDSCAPE PLAN
L-101
Page 82 of 181

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
(1) OB	5	QUERCUS BICOLORE	2 CAL	
(2) TC	5	TRIAL CORYMPA	2 CAL	
EVERGREEN TREES				
(3) JS	25	JANPERUS SCOPULORUM BLUE ARROW	8 HT.	
(4) PS	2	PAULUS STROBUS	8 FT.	
(5) TS	15	TRIAL CORYMPA	8 HT.	
(6) TT	7	TECHNY ARBORVITAE	8 HT.	
SHRUBS				
(7) BT	25	BUTTERFLY BUSH	2 GAL	
(8) PL	22	PRINCE OF PEACE	2 GAL	
(9) RG	2	RED GUM	2 GAL	
(10) SM	37	SMALL CAMEL	2 GAL	
GROUND COVERS				
(11) BB	71	BLEEDING HEART	1 GAL	
(12) FE	88	FERTILE	1 GAL	
(13) PL	88	PRINCE OF PEACE	1 GAL	

GROUND COVERS	2.411 SF	1.411 DECORATIVE ROCK
	3.943 SF	SHRUBBED MULCH
	12.477 SF	TURF 500

LANDSCAPE CALCULATIONS

PARKING LANDSCAPING		REQUIRED	PROVIDED
1. SHADE TREE POT 21 PARKING SPOTS		4	4
SIGNAGE LANDSCAPING		REQUIRED	PROVIDED
1. SIGNAGE		4	4
BENNETT AVE LANDSCAPING		REQUIRED	PROVIDED
1. SHADE OR EVERGREEN TREE PER 100 LF		4	4
US RTE 51 LANDSCAPING		REQUIRED	PROVIDED
1. SHADE OR EVERGREEN TREE PER 100 LF		3	3



BENNETT AVENUE

NOT TO SCALE
1" = 10' - 0"

GENERAL NOTES

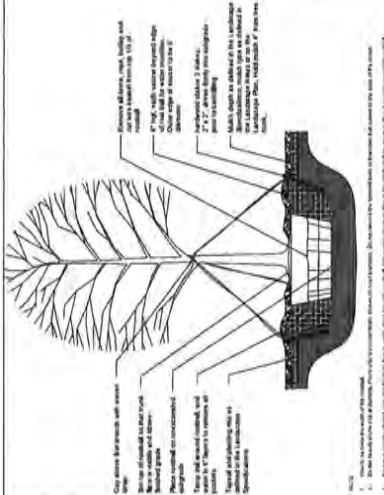
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THE UNIVERSITY OF CHICAGO

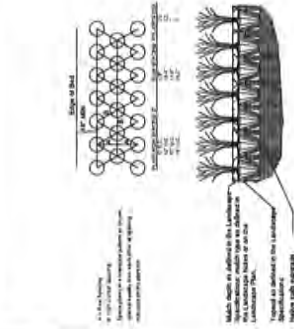
1. LANDSCAPE CONTRACTOR TO BE INFORMED AND ADVISED THE LANDSCAPE CONTRACTING SHEET MUST PRIOR TO FINISHING BIDS. THE LANDSCAPE CONTRACTING BIDS TO BE SUBMITTED TO THE CONSTRUCTION PROCESS.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DESIGN.
3. CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES HIGH DURING CONSTRUCTION.
4. EROSION SHALL BE PLACED BEFORE ALL CHANGES IN GRADE/UNDERMINALS.
5. ALL PLANTING AREAS SHALL BE CLEARED OF CONSTRUCTION DEBRIS (E.G. CONCRETE, ROCK, RUBBLE, BULKING MATERIALS, ETC.) PRIOR TO PLANTING AND SPREADING OF THE TOPSOIL.
6. ALL SHRUBS, BUSHES AND TREES TO BE MAINTAINED WITH A 3" MINIMUM LAYER OF DOUBLE-SPECIFIED HARDWOOD MULCH.
7. ALL ANNUAL, PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12 INCHES AND MIXED WITH 1 INCHES OF ORGANIC MATERIAL, MULCH, PLANTED ANNUAL, AND PERENNIAL BEDS WITH 2 INCH OF TOP SOIL AND BEDDINGS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, BUSHES, AND SHRUBS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A BUFFER OF 10' FROM MULCH, ROCKS, AND HARD BOTTOM OF ROAD PRIOR TO A MINIMUM 50' TOP OF ROOT RAIL. DOES NOT SETTLE BELOW SURROUNDING GROUND.
9. EXISTING GRASSLAND DESIGNED TO REMAIN SHALL BE MAINTAINED AND PROTECTED AND AREA TO BE MAINTAINED TO REMOVE ALL DEBRIS AND DEBRIS-LANDER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, BUSHES, AND SHRUBS PRIOR TO THE START OF CONSTRUCTION.
11. ALL EXISTING TREES TO BE REMOVED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRASSED AND REFINISHED. ALL TREE MARKS AND INDENTATIONS TO BE REMOVED.
12. ALL SOIL TO BE DESIGNED TO DETERMINE FERTILIZER AND LIMES REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOIL.
13. SOIL TO BE OBTAINED FROM CUTS LESS THAN 24 HOURS PRIOR TO FINISHING ON SITE. LAND UNEXPECTEDLY, ROLLED, AND MIXED THOROUGHLY IMMEDIATELY AFTER PLANTING. DRAIN OF 500 IS TO BE 7" DEEPENED.
14. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
15. ALL PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH AMERICAN STANDARD FOR NURSERY STOCK AND THE AMERICAN STANDARD FOR PLANT MATERIALS.

1 PARKING ISLAND BERMING DETAIL.

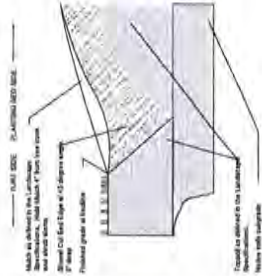
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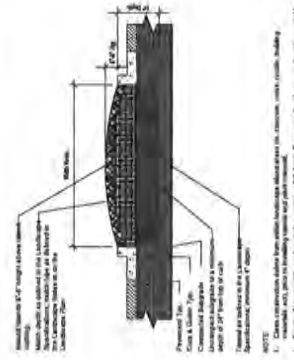
4 TREE PLANTING AND STAKING DETAIL



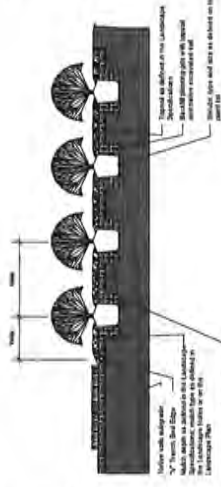
3. GROUND COVER PLANTING DETAIL



5 "V" TRENCH BED EDGING
SCALE: NTS



PARKING



2 SHRUB BED PLANTING- DETAIL

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property located at 1275 N. US Rt. 51, Forsyth, IL 62535, and legally known as HICKORY POINT MALL TAX PLAT LOT 13-2 APPLEBEES. Parcel ID 07-07-22-227-006.

Date: January 16, 2026

On January 15, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for 2 variances at 1275 N. US Rt. 51., Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on December 30, 2025. A copy of the certificate of publication is attached.

An application was filed by HR Green, Inc., to vary two separate parts of the Village Development Ordinance Section 4.6.C. relating to non-residential landscaping and lighting at the property located at 1275 N. Route 51 and described as HICKORY POINT MALL TAX LOT 13-2 APPLEBEE'S Forsyth, Illinois.

The two variances include:

1. Applicant seeks to vary Section 4.6.C.(6)(f)(i) to allow a drive-thru to encroach on the 30-foot buffer and landscape setback requirements at the Property
2. Applicant seeks to vary Section 4.6.C.(7)(b)(ii) to allow lighting levels to exceed 0.5 footcandles.

This property is legally described as HICKORY POINT MALL TAX PLAT LOT 13-2 APPLEBEES. Parcel ID 07-07-22-227-006.

Based on the public hearing, the Commission voted 6 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;

5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2026 - 1

**AN ORDINANCE APPROVING VARIANCES OF DEVELOPMENT ORDINANCE
SECTION 4.6.C. RELATING TO SETBACKS AND LIGHTING AT
THE PROPERTY LOCATED AT 1275 N. ROUTE 51**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
JEFF LONDON
CHELSIE KIDD
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on _____, 2026

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2026 - 1

**AN ORDINANCE APPROVING VARIANCES OF DEVELOPMENT ORDINANCE
SECTION 4.6.C. RELATING TO SETBACKS AND LIGHTING AT
THE PROPERTY LOCATED AT 1275 N. ROUTE 51**

WHEREAS, the Village of Forsyth, Macon County, State of Illinois (“Village”), is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and,

WHEREAS, an application was filed by HR Green, Inc., to vary three separate parts of the Village Development Ordinance Section 4.6.C. relating to non-residential setback and lighting requirements at 1275 N. Route 51 and described as HICKORY POINT MALL TAX LOT 13-2 APPLEBEE’S Forsyth, Illinois (PIN: 07-07-22-227-006) (“Property”);

WHEREAS, applicant seeks to vary Section 4.6.C.(6)(f)(1) to allow a drive-thru to encroach on the 30-foot buffer and landscape setback requirements at the Property; and,

WHEREAS, applicant seeks to vary Section 4.6.C.(7)(b)(ii) to allow lighting levels to exceed 0.5 footcandles;

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on January 15, 2026, and recommended by a 6-0 vote of the Commission that the Village Board approve the variances to Development Ordinance Section 4.6.C. allowing to additional wall signs, allowing variance of the setback and landscape requirements and variance of the lighting requirements at the Property as requested in the application; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Zoning Code upon establishment of a practical difficulty

and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property is commonly known as 1275 N. Route 51 and is legally described as: HICKORY POINT TAX LOT 13-2 APPLEBEE'S (PIN No. 07-07-22-227-006).

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on December 30, 2025, and held by the Planning and Zoning Commission on January 15, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance.

Section 5. Variance. The variations requested to Village Development Ordinance Section 4.6.C. as requested in the Variance Request Application, outlined herein and recommended at the January 15, 2026, Planning and Zoning Commission meeting is hereby granted to allow variance of the setback and landscape requirements and to allow variance of the lighting requirements on the real property located at 1275 U.S. Route 51, as requested.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _____ day of January, 2026, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A –FINDINGS OF FACT & RECOMMENDATION

NEW BUSINESS

ITEM 2

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property located at 1275 N. US Rt. 51, Forsyth, IL 62535, and legally known as HICKORY POINT MALL TAX PLAT LOT 13-2 APPLEBEES. Parcel ID 07-07-22-227-006.

Date: January 16, 2026

On January 15, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for 3 variances at 1275 N. US Rt. 51., Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on December 30, 2025. A copy of the certificate of publication is attached.

An application was filed by HR Green, Inc., to vary three separate parts of the Village Development Ordinance Section 7.4..C. relating to non-residential signage at the property located at 1275 N. Route 51 and described as HICKORY POINT MALL TAX LOT 13-2 APPLEBEE'S Forsyth, Illinois.

The three variances include:

1. To vary Section 7.4.C.(1)(a) to allow for four wall signs on the building
2. To vary Section 7.4.C.(2)(b)(i) to allow for a poly sign that is 80 ft high.
3. To vary Section 7.4.C.(2)(b)(ii) to allow a sign to be 225 total sq ft per side.

This property is legally described as HICKORY POINT MALL TAX PLAT LOT 13-2 APPLEBEES. Parcel ID 07-07-22-227-006.

Based on the public hearing, the Commission voted 5 to 1 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. There are a number of commercial properties in the area with signs on all 4 sides of the building and a few with signs greater than the 15 ft minimum.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;

5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2026 - 2

**AN ORDINANCE APPROVING VARIANCES OF DEVELOPMENT ORDINANCE
SECTION 7.4.C. RELATING TO SIGNAGE FOR
THE PROPERTY LOCATED AT 1275 N. ROUTE 51**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
JEFF LONDON
CHELSIE KIDD
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on _____, 2026

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2026 - 2

**AN ORDINANCE APPROVING VARIANCES OF DEVELOPMENT ORDINANCE
SECTION 7.4.C. RELATING TO SIGNAGE FOR
THE PROPERTY LOCATED AT 1275 N. ROUTE 51**

WHEREAS, the Village of Forsyth, Macon County, State of Illinois (“Village”), is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and,

WHEREAS, an application was filed by HR Green, Inc., to vary three separate parts of the Village Development Ordinance Section 7.4..C. relating to non-residential signage at the property located at 1275 N. Route 51 and described as HICKORY POINT MALL TAX LOT 13-2 APPLEBEE’S Forsyth, Illinois (PIN: 07-07-22-227-006) (“Property”);

WHEREAS, applicant seeks to vary Section 7.4.C.(1)(a) to allow four wall signs at the Property; and,

WHEREAS, applicant seeks to vary Section 7.4.C.(2)(b)(i) to allow a pylon sign that is 80-feet high;

WHEREAS, applicant seeks to vary Section 7.4.C.(2)(b)(ii) to allow a sign to be 225 total square feet;

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on January 15, 2026, and recommended by a 5-1 vote of the Commission that the Village Board approve the variances to Development Ordinance Section 7.4.C. allowing to additional wall signs, allowing an 80-foot pylon sign, and allowing the pylon sign to be 225 total square feet at the Property as requested in the application; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board

to approve variations from the Zoning Code upon establishment of a practical difficulty and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property is commonly known as 1275 N. Route 51 and is legally described as: HICKORY POINT TAX LOT 13-2 APPLEBEE'S (PIN No. 07-07-22-227-006).

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on December 30, 2025, and held by the Planning and Zoning Commission on January 15, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance.

Section 5. Variance. The variations requested to Village Development Ordinance Section 7.4.C. as requested in the Variance Request Application, outlined herein and recommended at the January 15, 2026, Planning and Zoning Commission meeting is hereby granted to allow four wall signs and an 80-foot pylon sign that is no greater than 225 total square feet on the real property located at 1275 U.S. Route 51, as

requested.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _____ day of January, 2026, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A –FINDINGS OF FACT & RECOMMENDATION

NEW BUSINESS

ITEM 3

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2026 - 3

**AN ORDINANCE APPROVING MINOR AMENDMENT TO PLANNED UNIT
DEVELOPMENT AT A PORTION OF THE PROPERTY DESCRIBED AS HICKORY
POINT MALL TAX LOT 13-2 APPLEBEE'S (PIN: 07-07-22-227-006)**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
JEFF LONDON
CHELSIE KIDD
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on _____, 2025

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2026 - 3

AN ORDINANCE APPROVING MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT AT A PORTION OF THE PROPERTY DESCRIBED AS HICKORY POINT MALL TAX LOT 13-2 APPLEBEE'S (PIN: 07-07-22-227-006)

WHEREAS, the Village of Forsyth ("Village"), Macon County, State of Illinois, is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and

WHEREAS, the Village's Development Ordinance Code, Section 11.7 provides that preliminary and final plats for planned unit developments shall be prepared in accordance with the provisions for major subdivisions set forth in Section 5; and

WHEREAS, the Village's Development Ordinance Code, Section 5.6, sets forth the process for approving the preliminary plan for a planned unit development and provides that preliminary plats of subdivisions may be processed together with the preliminary plan; and

WHEREAS, HR Green, Inc. petitioned for approval of to amend the planned unit development of the property referred to as HICKORY POINT MALL TAX LOT 13-2 APPLEBEE'S (PIN: 07-07-22-227-006) ("Property"), with said amended plan attached as **EXHIBIT A**;

WHEREAS, notice of the public hearing on applicant's petition was published on December 30, 2025;

WHEREAS, the Planning and Zoning Commission held a meeting on the amendment to the planned unit development at a meeting on January 15, 2026, and at said meeting voted to recommend approval of same by a vote of 6-0 as shown in the Report and Recommendation attached as **Exhibit B**; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Forsyth, Illinois, desire to approve applicant's amendment to the planned unit development at the Property as set forth herein.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings. The Village Board finds that all of the requirements of Section 5 of the Village's Development Ordinance have been complied with and the application for approval of HR Green Inc.'s amendment to the planned unit development at the Property shall be granted.

Section 3. Approval of HR Green Inc.'s Amendment to the Planned Unit Development. The Village Board hereby approves HR Green Inc.'s amendment to the planned unit development attached as **EXHIBIT A** having considered the information in both **EXHIBIT A** and **EXHIBIT B**.

Section 4. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this ordinance.

Section 6. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this ____ day of January, 2026, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
PRELIMINARY PLAN

EXHIBIT B
REPORT AND RECOMMENDATION

NEW BUSINESS

ITEM 4

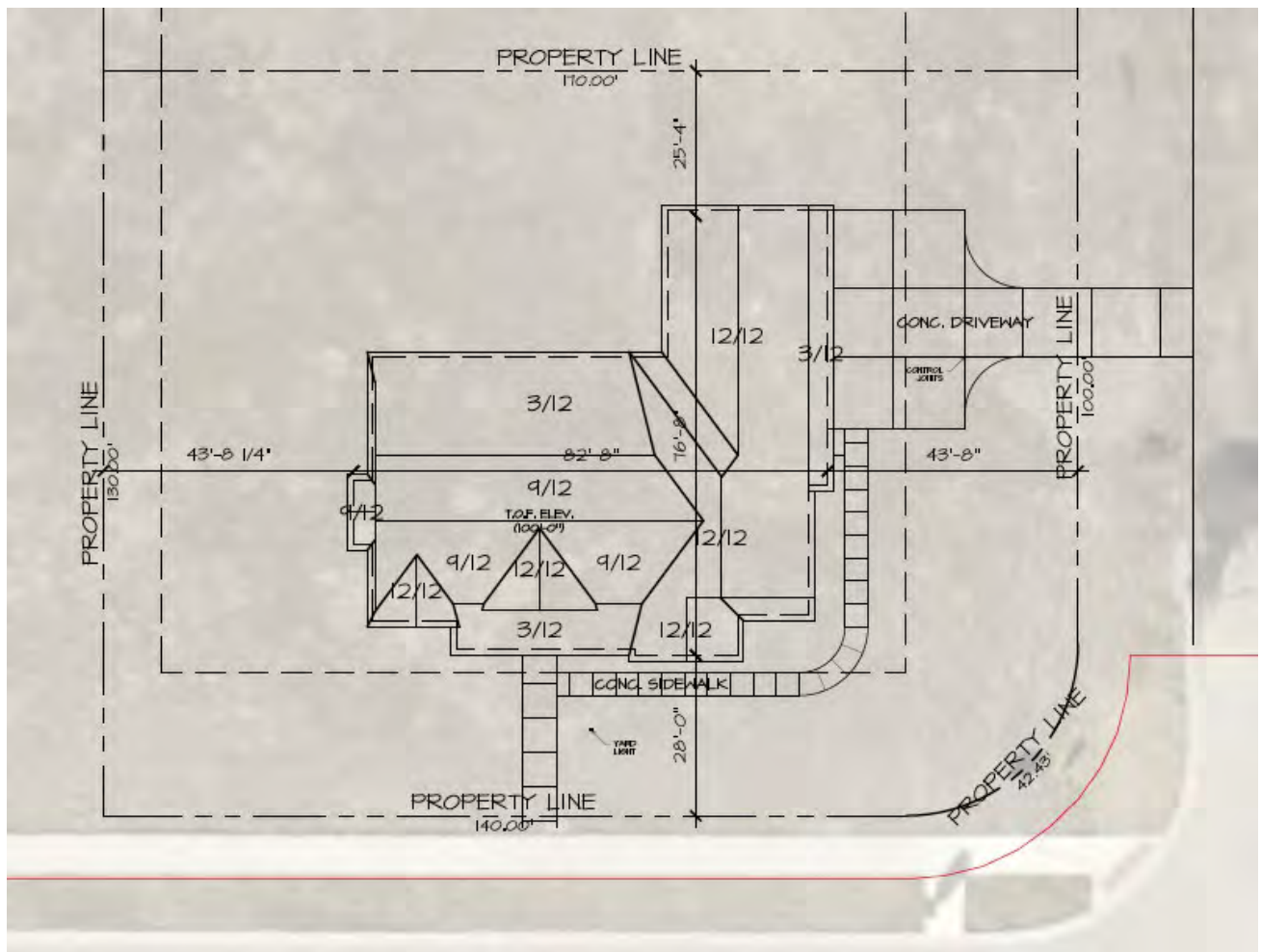
MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: January 16, 2026
Subject: Front Yard Setback Variance

Mark Morgan has made a request to vary a setback requirement of the Development Ordinance Article 4.9 Setback and Bulk Chart for Lot 35 of the new Prairie Winds Subdivision Third Addition.

Mr. Morgan's home will be on a corner lot. The front of the home will face south, and the driveway will be on the east side. The setback minimum for a front yard is 30 ft. His variance is asking to vary the front yard to 28 ft.

Thank you for your attention to this matter. I look forward to the Commission's thorough evaluation of Mr. Morgan's request.



VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property legally described as Lot 35, Prairie Winds Subdivision, 3rd Addition

Date: January 16, 2026

On January 15, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance for Lot 35 of the new Prairie Winds Subdivision Third Addition. The notice of the public hearing was published in the Herald & Review on December 30, 2025. A copy of the certificate of publication is attached.

Pursuant to Article 4.9 of the Village of Forsyth Development Ordinance (Setback and Bulk Chart Requirements), the applicant, Mark Morgan, respectfully submits a variance request to modify the R-1 (Residential) front yard setback minimum from 30 ft to 28 ft.

Mr. Morgan intends to construct new home on the property. The property is a corner lot and Mr. Morgan's home will face south. To fit the home on the lot and to maintain the 25 ft rear yard setback, the home would need be located closer to the street by approximately 20 inches.

This property is legally described as LOT 35 OF THE NEW PRAIRIE WINDS SUBDIVISION THIRD ADDITION.

Based on the public hearing, the Commission voted 6 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:

- (i) Impair an adequate supply of light and air to adjacent properties.
- (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
- (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
- (iv) Diminish or impair property values within the neighborhood.
- (v) Unduly increase traffic congestion in the public streets and highways.
- (vi) Create a nuisance.
- (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

Phone: (217) 877-9445 / Fax: (217) 877-9863



VARIANCE REQUEST APPLICATION

OWNER: ☐

APPLICANT: ☒

Name: DAVID WATERS OWNER IS MARK MORGAN

Address: P.O. Box 178 Clinton IL 61727

Phone Number: 217-202-3459 E-mail: DAVE@WATERSCONSTRUCTION.BIZ

Property Address: Lot 35 LEA LANE PIN #: _____

Legal Description of the Property:

R-1 Lot #35 PRAIRIE WINDS SUBDIVISION, 3RD ADDITION

Zoning District: R-1

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

Asking For Front Set Back Reduced to 28' vs 30'
VARIANCE to the DEVELOPMENT ORDINANCE, ARTICLE IV.
DISTRICT REGULATIONS, SECTION 4.9 SET BACK & BULK Chart.

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

NEW home on the lot

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

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.

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)?

ITS A CORNER LOT
AND RESTRICTS THE FRONT OF HOUSE TO 20' NARROW BECAUSE OF A 30'
SET BACK ON SOUTH SIDE, THE EAST HAS A 25' SET BACK
STILL RD FRONTAGE

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?

THE FINISHED HOUSE WOULD FIT IN WITH THE
SURROUNDING HOMES

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.

NO I DON'T BELIEVE THE 20' WILL DEPRIVE ANY
HOMEOWNERS OF USES OR RIGHTS

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 OTHER CORNER LOTS ARE SET IN THE
CENTER OF LOT AS WELL SO FITS IN PERFECT

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

THE USAGE IS FOR A NEW HOME, AND YES 20' IS
MINIMUM VARIANCE TO HAVE THIS HOME IN PLACED AREA.

\$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: David Waters Date: 12/5/25

For office use only

Date Received: _____

PZC Meeting Date: _____

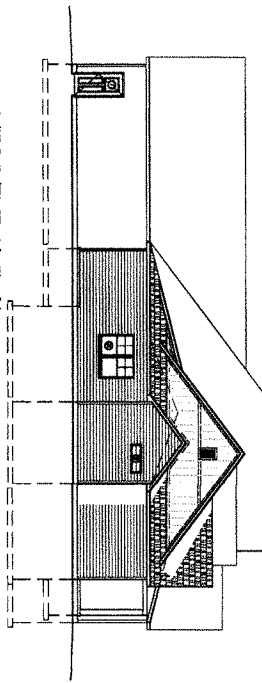
Application Fee Paid: _____

Board Meeting Date: _____

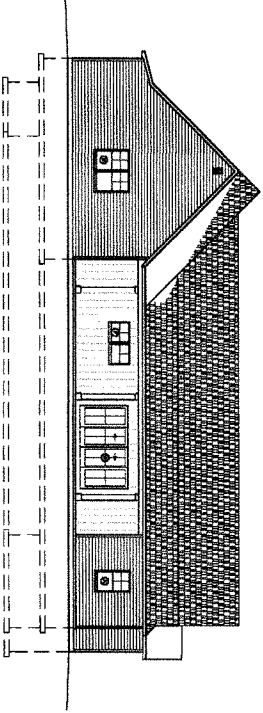
Approved (Y/N): _____

Ordinance # _____

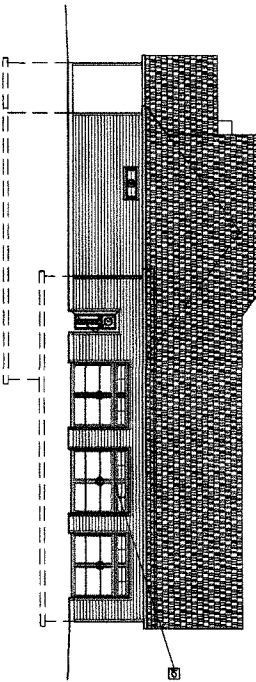
2 WEST ELEVATION
SCALE: 1/8"=1'-0"



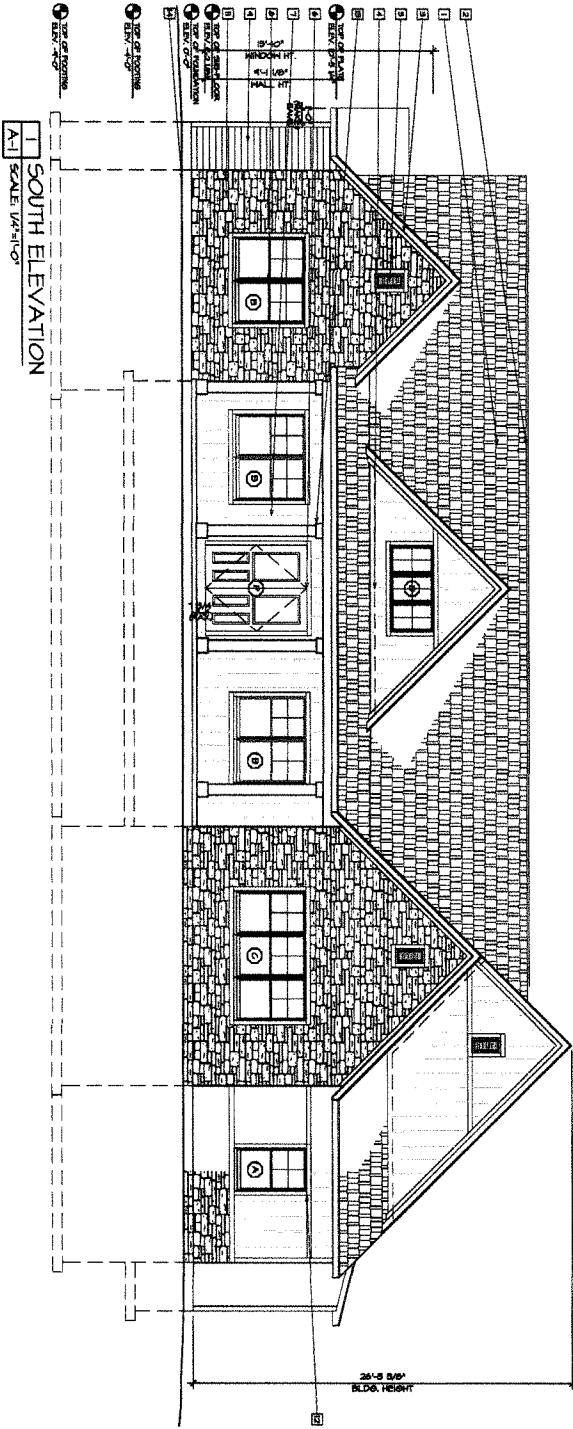
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



- KEY NOTES**
- 1 ARCHITECTURAL, SERVICE SHEDS, SHEDS
 - 2 ARCHITECTURAL, SERVICE SHEDS, SHEDS
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 - 99 ARCHITECTURAL, SERVICE SHEDS, SHEDS
 - 100 ARCHITECTURAL, SERVICE SHEDS, SHEDS



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

A-1 OF 5	SCALE: 1/8"=1'-0" DATE: 08/05/22 DRAWN BY: R.S.B. APPROVED BY: N/A SHEET TITLE: ELEVATIONS	NOTED: N/A REVISION: N/A DATE: N/A	FUTURE RESIDENCE FOR: MARK & PAM MORGAN ADDRESS: LEA LANE FORSYTH, IL 61873	STATISTICS: <table border="1"> <tr> <th>AREA:</th> <th>EXISTING:</th> <th>PROPOSED:</th> </tr> <tr> <td>FIRST FLOOR AREA:</td> <td>N/A</td> <td>2,241 S.F.</td> </tr> <tr> <td>SECOND FLOOR AREA:</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>PORCH AREA:</td> <td>N/A</td> <td>810 S.F.</td> </tr> <tr> <td>BASEMENT AREA:</td> <td>N/A</td> <td>2,241 S.F.</td> </tr> <tr> <td>GARAGE AREA:</td> <td>N/A</td> <td>1,778 S.F.</td> </tr> <tr> <td>TOTAL AREA:</td> <td>N/A</td> <td>7,069 S.F.</td> </tr> </table>	AREA:	EXISTING:	PROPOSED:	FIRST FLOOR AREA:	N/A	2,241 S.F.	SECOND FLOOR AREA:	N/A	N/A	PORCH AREA:	N/A	810 S.F.	BASEMENT AREA:	N/A	2,241 S.F.	GARAGE AREA:	N/A	1,778 S.F.	TOTAL AREA:	N/A	7,069 S.F.	GALLIVAN'S DRAFTING & DESIGN 42 COUNTY ROAD 300 NORTH IVESDALE, IL 61851 (217) 202-5998	NOTE: THESE DRAWINGS REPRESENT ONLY GUIDELINES, SUGGESTIONS AND REFERENCE FOR THE PROJECT. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID ERROR. HOWEVER, BECAUSE OF THE GREAT VARIANCE IN BUILDING CODE REQUIREMENTS, CONSTRUCTION PRACTICES AND ENVIRONMENTAL CONDITIONS NO RESPONSIBILITY IS ASSIGNED OR IMPLIED FOR ANY OWNERS, INCLUDING STRUCTURAL FAILURE DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS.
	AREA:	EXISTING:	PROPOSED:																								
	FIRST FLOOR AREA:	N/A	2,241 S.F.																								
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TOTAL AREA:	N/A	7,069 S.F.																									

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property legally described as Lot 35, Prairie Winds Subdivision, 3rd Addition

Date: January 16, 2026

On January 15, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance for Lot 35 of the new Prairie Winds Subdivision Third Addition. The notice of the public hearing was published in the Herald & Review on December 30, 2025. A copy of the certificate of publication is attached.

Pursuant to Article 4.9 of the Village of Forsyth Development Ordinance (Setback and Bulk Chart Requirements), the applicant, Mark Morgan, respectfully submits a variance request to modify the R-1 (Residential) front yard setback minimum from 30 ft to 28 ft.

Mr. Morgan intends to construct new home on the property. The property is a corner lot and Mr. Morgan's home will face south. To fit the home on the lot and to maintain the 25 ft rear yard setback, the home would need be located closer to the street by approximately 20 inches.

This property is legally described as LOT 35 OF THE NEW PRAIRIE WINDS SUBDIVISION THIRD ADDITION.

Based on the public hearing, the Commission voted 6 to 0 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality.

The Commission further found as follows:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:

- (i) Impair an adequate supply of light and air to adjacent properties.
- (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
- (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
- (iv) Diminish or impair property values within the neighborhood.
- (v) Unduly increase traffic congestion in the public streets and highways.
- (vi) Create a nuisance.
- (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2026 - 4**

**AN ORDINANCE APPROVING VARIANCE OF SETBACK FOR RESIDENTIAL
PROPERTY AT LOT 35 PRAIRIE WINDS SUBDIVISION 3RD ADDN
FORSYTH, ILLINOIS**

**JIM PECK, Mayor
CHERYL MARTY, Village Clerk**

**JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG**

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on _____, 2026.

Sorling Northrup. – 1 North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 2026 - 4

**AN ORDINANCE APPROVING VARIANCE OF SETBACK FOR RESIDENTIAL
PROPERTY AT LOT 35 PRAIRIE WINDS SUBDIVISION 3RD ADDN
FORSYTH, ILLINOIS**

WHEREAS, the Village of Forsyth, Macon County, State of Illinois (“Village”), is a duly organized and existing municipality operating under and pursuant to the Illinois Municipal Code; and,

WHEREAS, an application was filed by David Morgan for a variance to Village Development Code Section 4.9 to vary the setback requirements for a residential lot at the real property legally described as LOT 35 PRAIRIE WINDS SUBDIVISION 3RD ADDN (“Property”); and

WHEREAS, the Property is zoned R-1 and there is no request to change the zoning of the Property; and,

WHEREAS, the setback requirement of the Village Development Code Section 4.9 requires that a residential lot zoned R-1 have a 30 foot setback; and

WHEREAS, because of the size and shape of the Property and in order to develop the property as intended, applicant requests to vary the setback requirement of Section 4.9 to allow for a 28 foot setback; and

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on January 15, 2026, and voted 6-0 to recommend approval of the variance to Development Code Section 4.9, which would allow the 28 foot setback as requested in the application; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Code of Ordinances upon establishment of a practical

difficulty and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Forsyth, Macon County, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property is legally described as LOT 35 PRAIRIE WINDS SUBDIVISION 3RD ADDN, Forsyth, Illinois.

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on December 30, 2025, and held by the Planning and Zoning Commission on January 15, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance which would allow a 28 foot setback at the Property.

Section 5. Variance. The variation requested in the Variance Request Application to allow the 28 foot setback at the Property is hereby granted.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _____day of January, 2026, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT & RECOMMENDATION

NEW BUSINESS

ITEM 5

Honorable Mayor Peck and the Board of Trustees,

Village of Forsyth Staff budgeted money for the purchase of a new mower with wing mowing decks (Line Item 30-00-831 - \$99,000). This new mower will replace our Jacobsen mower, which needs some repairs and the repair cost would greatly exceed the trade-in value (\$1,000).

Staff have had multiple conversations with John Deere, eXmark, Jacobsen, and Toro dealers regarding safety, cut width / features, and cost.

Safety- Once in a while, to mow around trees or any other objects in the Village, Forsyth public works crew will need to raise a wing mower deck while continuing to mow. The Toro is the only winged deck mower that will allow the operator to shut off a raised side wing (or both side wings) and still have the belly mower in operation to complete the mow. The other mower dealers stated that the mowing blades on their mowers would still be in rotation with a raised mower deck wing, which causes safety concerns to the operator and the public.

Cut width/Features- Most of the mowers that we asked about can match cut width/Features, but only the Toro could offer a 4-wheel drive option at the cut that we need.

Cost- Toro's cost of this mower falls into the State Bid Program (Toro uses Omnia). This is why we did not pursue the three required formal bids.

Forsyth staff recommends accepting the Toro quote to purchase a Toro Groundmaster 4000-D, with blades, for the cost of \$93,778.36, which is under the budgeted amount of \$99,000.

Thanks, Darin Fowler – Forsyth Public Works



MTI Distributing
Equipment Quote
January 8, 2026



John Newell
Forsyth Village

Quote Expiration Date: 2/7/2026

OMNIA PARTNERS CONTRACT PRICING - CONTRACT #2023261

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	30609	Groundsmaster 4000-D (T4)	\$94,553.98	\$94,553.98
1	108-1450	Atomic Blade Service Pack (7 Blades, 21.75 Inch)	\$224.38	\$224.38
TRADE:				
1	XC-UE	Jacobsen R-311T s/n 01691		(\$1,000.00)
Village of Forsyth Omnia Partners Member #5128020				
			Equipment Total	\$94,778.36
			Trade	(\$1,000.00)
			7.25% Sales Tax	Exempt
			Total	\$93,778.36

Net 30 Terms with qualified credit

New Toro commercial equipment comes with a two-year manufacturer warranty

Equipment delivery and set-up at no additional charge

All commercial products purchased by a credit card will be subject to a 2.5% service fee.

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Bill Maynard
Outside Sales Representative
314-313-7886

Karen Wangenstein
Inside Sales Representative
763-592-5643

MTI Distributing, Inc. • 8901 Springdale Avenue • Berkeley, MO 63134

NEW BUSINESS

ITEM 6



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: January 15, 2026
Subject: Library Siding Change Orders

I am writing to request approval for four change orders related to the ongoing library siding project. These changes arose during the construction process and were necessary to ensure the quality, aesthetics, and functionality of the final outcome. Below is a detailed summary of each change order, including the scope, rationale, and associated cost.

- **Change Order 1: Replacement of Drip Edge on 10 Gables (600 Linear Feet) – \$9,932.00** The original construction plans called for retaining the existing drip edge. However, during demolition, it was discovered that portions of the drip edge were fastened directly to the fascia. Removal of the fascia resulted in damage and bending in multiple areas. Additionally, replacing the drip edge with black material significantly enhances the visual appeal, as it now matches the new fascia and gutters.
- **Change Order 2: Replacement of Brake Metal on Top of Brick Areas – \$2,953.00** In several locations where the roof extends over the brick facade, exposed aluminum flashing was present. The existing white aluminum was damaged and bent during the fascia and siding removal. It has been replaced with new black brake metal to maintain consistency and durability.
- **Change Order 3: Replacement of Drip Edge on Eaves (456 Linear Feet) – \$8,106.00** This change is required for the same reasons outlined in Change Order 1, addressing damage incurred during demolition and improving overall aesthetics through color matching.
- **Change Order 4: Installation of New Vinyl Tile Flooring in Kitchen Area – \$1,903.00** The original bid included new vinyl tile installation only in the area adjacent to the new doorway. At the request of library staff, the scope was expanded to cover the entire kitchen, replacing old and stained carpeting with matching vinyl flooring for improved hygiene and appearance.

The total cost for these four change orders is \$22,894.00. We recommend approval, as these modifications addressed unforeseen site conditions and aligned with the project's goals of quality and longevity.

Note on Contingency: The original bid included a \$10,000 contingency allowance. During the removal process, some sheathing replacements were necessary, utilizing a portion of these funds. We anticipate approximately \$9,000 remaining in the contingency at project completion.

Please let me know if you require any additional information or documentation. I am available to discuss this further at your convenience.

Thank you for your consideration.



TRANSMITTAL LETTER

TO: Village of Forsyth
 301 S Route 51
 Forsyth, IL 62535

DATE:	AEX #:
Jan 14, 2026	6643
ATTENTION:	Jill Applebee
PROJECT:	Library Siding Replacement
RE:	Building Systems of Illinois, Inc.
Pay Application #3	

WE TRANSMIT:	☒ Attached	☐ Under separate cover	☐
BY WAY OF:	☐ Mail	☐ Overnight	☒ E-mail
	☐ Courier	☐ Fax	☐
THE FOLLOWING:	☐ Prints	☐ Shop Drawings	☐ Specifications
	☐ Documents	☐ Information	☒ Pay Application

COPIES	DATE	NO	DESCRIPTION
1	Jan 14, 2026	3	Pay application #3 \$110,344.50
1	Jan 14, 2026	3L	Lien Waivers for pay application #3

THESE ARE TRANSMITTED as marked below:

☒ For approval	☐ Approved as submitted	☐ Resubmit _____ copies for approval
☐ For your use	☐ Approved as noted	☐ Submit _____ copies for distribution
☐ As requested	☐ Return for corrections	☐ Return _____ corrected copies
☐ For review and comment	☐ Returning loaned documents	☐

REMARKS

Please cut a check for \$110,344.50 to Building Systems of Illinois, Inc. Please send the check to AEX and we will verify waivers and release to Building Systems.

COPY TO: File

SIGNED

J. Ryan Anderson, AIA, Partner

If enclosures are not as noted, kindly notify us at once.



TRANSMITTAL LETTER

TO: Village of Forsyth

301 S Rt. 51 PO Box 80

Forsyth, IL 62535

DATE:	01/05/26	AEX #:	6643
ATTENTION:	Jill Appleby		
PROJECT:	Library Siding Replacement		
RE:	Building Systems of Illinois, Inc.		
Change Orders			

WE TRANSMIT: ☒ Attached☐ Under separate coverBY WAY OF: ☐ Mail
☒ Courier☐ Overnight
☐ Fax☐ E-mailTHE FOLLOWING: ☐ Prints
☐ Documents☐ Shop Drawings
☐ Information☐ Specifications
☒ Change Orders

COPIES	DATE	NO	DESCRIPTION
3	01/05/26	001	Change Order 001 Roof gable drip edge
3	01/05/26	002	Change Order 002 Brick wall metal coping work
3	01/05/26	003	Change Order 003 Roof eave drip edge

THESE ARE TRANSMITTED as marked below:

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REMARKS

Please note next page attached

COPY TO: File

SIGNED

Marissa Luck, Contract Administrator

If enclosures are not as noted, kindly notify us at once.

113 ILLINI DRIVE, FORSYTH, IL 62535 P.217.877.4620 F.217.877.4625



**ARCHITECTURAL
EXPRESSIONS LLP**
ARCHITECTS • ENGINEERS

TRANSMITTAL LETTER

TO: Village of Forsyth

301 S Rt. 51 PO Box 80

Forsyth, IL 62535

DATE:	01/05/26	AEX #:	6643
ATTENTION:	Jill Appleby		
PROJECT:	Library Siding Replacement		
RE:	Building Systems of Illinois, Inc.		
Change Orders			

WE TRANSMIT: ☒ Attached☐ Under separate coverBY WAY OF: ☐ Mail
☒ Courier☐ Overnight
☐ Fax☐ E-mailTHE FOLLOWING: ☐ Prints
☐ Documents☐ Shop Drawings
☐ Information☐ Specifications
☒ Change Orders

COPIES	DATE	NO	DESCRIPTION
3	01/05/26	004	Change Order 004 Kitchenette flooring work

THESE ARE TRANSMITTED as marked below:

☒ For approval☐ Approved as submitted☐ Resubmit _____ copies for approval☐ For your use☐ Approved as noted☐ Submit _____ copies for distribution☐ As requested☐ Return for corrections☐ Return _____ corrected copies☐ For review and comment☐ Returning loaned documents☐

REMARKS

Please note back-up printed 2-sided.

COPY TO: Fiel

SIGNED

Marissa Luck, Contract Administrator

If enclosures are not as noted, kindly notify us at once.

1

Site Superintendent : BRIAN**PROPOSED CHANGE ORDER**Project Manager: BRIANJob: FORSYTH PUBLIC LIBRARYPCO # 1Date: 9-26-25Who Initiated the Change Order? AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

DURING DEMOLITION OF THE FASCIA, IT WAS DISCOVERED THE DRIP EDGE IS FASTENED TO THE TRIM THAT IS BEING REMOVED. RYAN ANDERSON MET ON SITE WITH KB LOGUE AND BUILDING SYSTEMS OF ILLINOIS, INC. RYAN (AEX) AGREED WITH THE UNFORSEEN CONDITION AND ASKED FOR COST TO REPLACE THE DRIP EDGE ON THE CABLES IN BLACK.

KB LOGUE -	\$ 9,250 ⁰⁰
5% BSI P/O -	\$ 463 ⁰⁰
2 ³⁸ BOND -	\$ 219 ⁰⁰
TOTAL -	\$ 9932 ⁰⁰

Total: 9932⁰⁰*ADD SIX (6) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: 9932⁰⁰Prepared by: JS

BUILDING SYSTEMS
OF ILLINOIS, INC.

DESIGN-BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTORS
BUILDINGSYSTEMSOFILLINOIS.COM | (217) 876-9500



6299 E. ILLINIWICK RD
 OREANA, IL 62554
 Phone 217-519-0720 | Fax 217-468-2800
 Kyle@kbloguecontracting.com

EXTRA

DATE SEPTEMBER 26, 2025

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Amount

Extra drip edge work

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
6643 Library Siding Replacement
268 S Elwood St
Forsyth, IL 62535

CONTRACT INFORMATION:
Contract For: Siding Replacement
Date: 08-11-2025

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 01-05-2026

OWNER: *(Name and address)*
Village of Forsyth
301 S. Rt. 51 PO Box 80
Forsyth, IL 62535

ARCHITECT: *(Name and address)*
Architectural Expressions, LLP
113 Illini Dr.
Forsyth, IL 62535

CONTRACTOR: *(Name and address)*
Building Systems of Illinois, Inc.
1625 Huston Dr.
Decatur, IL 62526

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Roof Gable Drip Edge Work: Demolish the existing roof gables drip edge and replace with new, black drip edge. See attached Building Systems of Illinois proposed change order dated September 26, 2025.

The original Contract Sum was	\$ 298,100.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 298,100.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 9,932.00
The new Contract Sum including this Change Order will be	\$ 308,032.00

The Contract Time will be unchanged by () days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT <i>(Signature)</i> BY: J. Ryan Anderson, AIA Partner <i>(Printed name, title, and license number if required)</i> _____ Date	CONTRACTOR <i>(Signature)</i> BY: Greg Mackling, President <i>(Printed name and title)</i> _____ Date	OWNER <i>(Signature)</i> BY: Jill Appleby, Village Administrator <i>(Printed name and title)</i> _____ Date
---	--	--

Site Superintendent: BRIANProject Manager: BRIANPCO # 1**PROPOSED CHANGE ORDER**Job: FORSYTH PUBLIC LIBRARYDate: 9-26-25Who Initiated the Change Order? AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

DURING DEMOLITION OF THE FASCIA, IT WAS DISCOVERED THE DRIP EDGE IS FASTENED TO THE TRIM THAT IS BEING REMOVED. RYAN ANDERSON MET ON SITE WITH KB LOGUE AND BUILDING SYSTEMS OF ILLINOIS, INC. RYAN (AEX) AGREED WITH THE UNFORSEEN CONDITION AND ASKED FOR COST TO REPLACE THE DRIP EDGE ON THE CABLES IN BLACK.

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5% BSI P/O -	\$ 463 ⁰⁰
2 ²⁸ BOND -	\$ 219 ⁰⁰
TOTAL -	\$ 9932 ⁰⁰

Total: 9932⁰⁰ *ADD SIX (6) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: 9932⁰⁰Prepared by: [Signature]

BUILDING SYSTEMS
OF ILLINOIS, INC.

DESIGN-BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTORS
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6299 E. ILLINIWICK RD
 OREANA, IL 62554
 Phone 217-519-0720 | Fax 217-468-2800
 Kyle@kbloguecontracting.com

EXTRA

DATE SEPTEMBER 26, 2025

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Amount

Extra drip edge work

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
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Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days

PROJECT: <i>(Name and address)</i> 6643 Library Siding Replacement 268 S Elwood St Forsyth, IL 62535	CONTRACT INFORMATION: Contract For: Siding Replacement Date: 08-11-2025	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 01-05-2026
OWNER: <i>(Name and address)</i> Village of Forsyth 301 S. Rt. 51 PO Box 80 Forsyth, IL 62535	ARCHITECT: <i>(Name and address)</i> Architectural Expressions, LLP 113 Illini Dr. Forsyth, IL 62535	CONTRACTOR: <i>(Name and address)</i> Building Systems of Illinois, Inc. 1625 Huston Dr. Decatur, IL 62526

Site Superintendent: BRIANProject Manager: BRIANPCO # 1**PROPOSED CHANGE ORDER**Job: FORSYTH PUBLIC LIBRARYDate: 9-26-25Who Initiated the Change Order? AEX, BSIOwner FORSYTH LIBRARY

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DURING DEMOLITION OF THE FASCIA, IT WAS DISCOVERED THE DRIP EDGE IS FASTENED TO THE TRIM THAT IS BEING REMOVED. RYAN ANDERSON MET ON SITE WITH KB LOGUE AND BUILDING SYSTEMS OF ILLINOIS, INC. RYAN (AEX) AGREED WITH THE UNFORSEEN CONDITION AND ASKED FOR COST TO REPLACE THE DRIP EDGE ON THE GABLES IN BLACK.

KB LOGUE -	\$ 9,250 ⁰⁰
5% BSI P/O -	\$ 463 ⁰⁰
2 ²⁸ BAND -	\$ 219 ⁰⁰
TOTAL -	\$ 9932 ⁰⁰

Total: 9932⁰⁰

*ADD SIX (6) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: 9932⁰⁰Prepared by: SA

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6299 E. ILLINIWICK RD
 OREANA, IL 62554
 Phone 217-519-0720 | Fax 217-468-2800
 Kyle@kbloguecontracting.com

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

EXTRA

DATE SEPTEMBER 26, 2025

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Amount

Extra drip edge work

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days



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Change Order

PROJECT: *(Name and address)*
6643 Library Siding Replacement
268 S Elwood St
Forsyth, IL 62535

CONTRACT INFORMATION:
Contract For: Siding Replacement
Date: 08-11-2025

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 01-05-2026

OWNER: *(Name and address)*
Village of Forsyth
301 S. Rt. 51 PO Box 80
Forsyth, IL 62535

ARCHITECT: *(Name and address)*
Architectural Expressions, LLP
113 Illini Dr.
Forsyth, IL 62535

CONTRACTOR: *(Name and address)*
Building Systems of Illinois, Inc.
1625 Huston Dr.
Decatur, IL 62526

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Brick Wall Metal Coping Work: Demolish the existing brick wall metal coping and replace with new, black metal coping. See attached Building Systems of Illinois proposed change order dated September 26, 2025.

The original Contract Sum was	\$ 298,100.00
The net change by previously authorized Change Orders	\$ 9,932.00
The Contract Sum prior to this Change Order was	\$ 308,032.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,953.00
The new Contract Sum including this Change Order will be	\$ 310,985.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*

BY: J. Ryan Anderson, AIA Partner
(Printed name, title, and license number if required)

Date

CONTRACTOR *(Signature)*

BY: Greg Mackling, President
(Printed name and title)

Date

OWNER *(Signature)*

BY: Jill Appleby, Village Administrator
(Printed name and title)

Date

Site Superintendent : BRIAN

PROPOSED CHANGE ORDER

Project Manager: BRIAN

Job: FORSYTH PUBLIC LIBRARY

PCO # 2

Date: 9-26-25

Who Initiated the Change Order? AEX/BSI

Owner FORSYTH LIBRARY

Description and \$ amount of work involved:

WHEN PCO # 1 WAS BEING DISCUSSED, WHITE METAL COPING IS INSTALLED OUTTOP OF THE EXISTING BRICK WALL. THE FOLLOWING PROPOSAL IS TO REMOVE AND REPLACE THE METAL COPING WITH BLACK METAL COPING SO ALL THE TRIM WILL MATCH.

KB LOGUE	\$2750 ⁰⁰
52 BSI P/O -	\$138 ⁰⁰
2.25% BOND	\$65 ⁰⁰
TOTAL	\$2953 ⁰⁰

Total : \$2953⁰⁰ ADD ZERO (0) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUE

Disposition: \$2953⁰⁰Prepared by: 

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 OREANA, IL 62554
 Phone 217-519-0720 | Fax 217-468-2800
 Kyle@kbloguecontracting.com

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

EXTRA

DATE SEPTEMBER 26, 2025

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Extra drip edge work

Amount

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days

PROJECT: <i>(Name and address)</i> 6643 Library Siding Replacement 268 S Elwood St Forsyth, IL 62535	CONTRACT INFORMATION: Contract For: Siding Replacement Date: 08-11-2025	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: 01-05-2026
OWNER: <i>(Name and address)</i> Village of Forsyth 301 S. Rt. 51 PO Box 80 Forsyth, IL 62535	ARCHITECT: <i>(Name and address)</i> Architectural Expressions, LLP 113 Illini Dr. Forsyth, IL 62535	CONTRACTOR: <i>(Name and address)</i> Building Systems of Illinois, Inc. 1625 Huston Dr. Decatur, IL 62526

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User Notes: (6949b501d00786ef41204ffd)

Site Superintendent : BRAD**PROPOSED CHANGE ORDER**Project Manager: BRADJob: FORSYTH PUBLIC LIBRARYPCO # 2Date: 9-26-25Who Initiated the Change Order? AEX/BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

WHEN PCO # 1 WAS BEING DISCUSSED, WHITE METAL COPING IS INSTALLED ON TOP OF THE EXISTING BRICK WALL. THE FOLLOWING PROPOSAL IS TO REMOVE AND REPLACE THE METAL COPING WITH BLACK METAL COPING SO ALL THE TRIM WILL MATCH.

KB LOGUE -	\$2750 ⁰⁰
5% BSI P/O -	\$138 ⁰⁰
2.5% BOND -	\$65 ⁰⁰
TOTAL -	\$2953 ⁰⁰

Total: \$2953⁰⁰ ADD ZERO (0) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: \$2953⁰⁰Prepared by: SSS

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 OREANA, IL 62554
 Phone 217-519-0720 | Fax 217-468-2800
 Kyle@kbloguecontracting.com

EXTRA

DATE SEPTEMBER 26, 2025

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Amount

Extra drip edge work

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total**
\$2,750.00

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days

PROJECT: <i>(Name and address)</i> 6643 Library Siding Replacement 268 S Elwood St Forsyth, IL 62535	CONTRACT INFORMATION: Contract For: Siding Replacement Date: 08-11-2025	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: 01-05-2026
OWNER: <i>(Name and address)</i> Village of Forsyth 301 S. Rt. 51 PO Box 80 Forsyth, IL 62535	ARCHITECT: <i>(Name and address)</i> Architectural Expressions, LLP 113 Illini Dr. Forsyth, IL 62535	CONTRACTOR: <i>(Name and address)</i> Building Systems of Illinois, Inc. 1625 Huston Dr. Decatur, IL 62526

Site Superintendent: BRAD**PROPOSED CHANGE ORDER**Project Manager: BRADJob: FORSYTH PUBLIC LIBRARYPCO # 2Date: 9-26-25Who Initiated the Change Order? AEX/BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

WHEN PCO # 1 WAS BEING DISCUSSED, WHITE METAL COPING IS INSTALLED ON TOP OF THE EXISTING BRICK WALL. THE FOLLOWING PROPOSAL IS TO REMOVE AND REPLACE THE METAL COPING WITH BLACK METAL COPING SO ALL THE TRIM WILL MATCH.

KB LOGUE	\$2750 ⁰⁰
52 BSI P/O	\$138 ⁰⁰
2.5% BOND	\$65 ⁰⁰
TOTAL	\$2953 ⁰⁰

Total: \$2953⁰⁰ ADD ZERO (0) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: \$2953⁰⁰Prepared by: SSS

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 Phone 217-519-0720 | Fax 217-468-2800
 Kyle@kbloguecontracting.com

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

EXTRA

DATE SEPTEMBER 26, 2025

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Extra drip edge work

Amount

1. Replace all the drip edge to black on 10 gables 600 LF Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days



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Change Order

PROJECT: *(Name and address)*
6643 Library Siding Replacement
268 S Elwood St
Forsyth, IL 62535

CONTRACT INFORMATION:
Contract For: Siding Replacement
Date: 08-11-2025

CHANGE ORDER INFORMATION:
Change Order Number: 003
Date: 01-05-2026

OWNER: *(Name and address)*
Village of Forsyth
301 S. Rt. 51 PO Box 80
Forsyth, IL 62535

ARCHITECT: *(Name and address)*
Architectural Expressions, LLP
113 Illini Dr.
Forsyth, IL 62535

CONTRACTOR: *(Name and address)*
Building Systems of Illinois, Inc.
1625 Huston Dr.
Decatur, IL 62526

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Roof Eave Drip Edge Work: Demolish the existing roof eaves drip edge and replace with new, black drip edge. See attached Building Systems of Illinois proposed change order dated September 26, 2025.

The original Contract Sum was	\$ 298,100.00
The net change by previously authorized Change Orders	\$ 12,885.00
The Contract Sum prior to this Change Order was	\$ 310,985.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,106.00
The new Contract Sum including this Change Order will be	\$ 319,091.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*
BY: J. Ryan Anderson, AIA Partner
(Printed name, title, and license number if required)

CONTRACTOR *(Signature)*
BY: Greg Mackling, President
(Printed name and title)

OWNER *(Signature)*
BY: Jill Appleby, Village Administrator
(Printed name and title)

Date

Date

Date

Site Superintendent: BRM**PROPOSED CHANGE ORDER**Project Manager: BRMJob: FORSYTH PUBLIC LIBRARYPCO # 3Date: 9-24-25Who Initiated the Change Order? AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

PCO # 1 AND PCO # 2 IS TO INSTALL NEW BLACK DRIP
EDGE AND BLACK METAL COPING ON TOP OF THE BRICK WALLS. THE FOLLOWING
IS TO REMOVE AND REPLACE THE REMAINING EXISTING WHITE DRIP
EDGE WITH NEW BLACK DRIP EDGE.

KB LOGUE	\$7,550 ⁰⁰
5% BSI P/O	\$378 ⁰⁰
2.5% BOND	\$178 ⁰⁰
TOTAL	\$8,106 ⁰⁰

Total: \$8,106⁰⁰ * ADD SIX (6) DTS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: \$8,106⁰⁰Prepared by: [Signature]

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 OREANA, IL 62554
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 Kyle@kbloguecontracting.com

TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

EXTRA

DATE SEPTEMBER 26, 2025

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Extra drip edge work

Amount

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days

PROJECT: <i>(Name and address)</i> 6643 Library Siding Replacement 268 S Elwood St Forsyth, IL 62535	CONTRACT INFORMATION: Contract For: Siding Replacement Date: 08-11-2025	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: 01-05-2026
OWNER: <i>(Name and address)</i> Village of Forsyth 301 S. Rt. 51 PO Box 80 Forsyth, IL 62535	ARCHITECT: <i>(Name and address)</i> Architectural Expressions, LLP 113 Illini Dr. Forsyth, IL 62535	CONTRACTOR: <i>(Name and address)</i> Building Systems of Illinois, Inc. 1625 Huston Dr. Decatur, IL 62526

Site Superintendent: BRM**PROPOSED CHANGE ORDER**Project Manager: BRMJob: FORSYTH PUBLIC LIBRARYPCO # 3Date: 9-24-25Who Initiated the Change Order? AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

PCO # 1 AND PCO # 2 IS TO INSTALL NEW BLACK DRIP
EDGE AND BLACK METAL COPING ON TOP OF THE BRICK WALLS. THE FOLLOWING
IS TO REMOVE AND REPLACE THE REMAINING EXISTING WHITE DRIP
EDGE WITH NEW BLACK DRIP EDGE.

KB LOGUE	\$7,550 ⁰⁰
5% BSI P/O	\$378 ⁰⁰
2.5% BOND	\$178 ⁰⁰
TOTAL	\$8,106 ⁰⁰

Total: \$8106⁰⁰ * ADD SIX (6) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: \$8106⁰⁰Prepared by: [Signature]

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 Decatur, IL

EXTRA

DATE SEPTEMBER 26, 2025

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Extra drip edge work

Amount

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days

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 User Notes: (6949b57e4d365f6bda583a37)

Site Superintendent: BRM**PROPOSED CHANGE ORDER**Project Manager: BRMJob: FORSYTH PUBLIC LIBRARYPCO # 3Date: 9-24-25Who Initiated the Change Order? AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

PCO # 1 AND PCO # 2 IS TO INSTALL NEW BLACK DRIP
EDGE AND BLACK METAL COPING ON TOP OF THE BRICK WALLS. THE FOLLOWING
IS TO REMOVE AND REPLACE THE REMAINING EXISTING WHITE DRIP
EDGE WITH NEW BLACK DRIP EDGE.

KB LOGUE	\$7,550 ⁰⁰
5% BSI P/O	\$378 ⁰⁰
2.38% BOND	\$178 ⁰⁰
TOTAL	\$8,106 ⁰⁰

Total: \$8,106⁰⁰ * ADD SIX (6) DAYS TO CONTRACT

Subcontractors or suppliers involved:

KB LOGUEDisposition: \$8,106⁰⁰Prepared by: [Signature]

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TO
 Greg Mackling
 BSI
 Huston dr
 Decatur, IL

EXTRA

DATE SEPTEMBER 26, 2025

FOR FORSYTH LIBRARY
 FORSYTH, IL

Description

Extra drip edge work

Amount

1. Replace all the drip edge to black on 10 gables 600 Lf Material \$750.00/Labor \$8,500.00
Total \$9,250.00 Add 6 days to project
2. Replace all drip edge on the eaves 456 LF Material \$550/ Labor \$7,000.00 **Total \$7,550.00**
Add 6 days to the project
3. Break metal work on top of the brick areas Material \$250.00 / Labor \$2,500.00 **Total \$2,750.00**

Total

\$19,550.00

Respectably submitted by
 Kyle Logue

Proposal is good for 30 days

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Change Order

PROJECT: *(Name and address)*
6643 Library Siding Replacement
268 S Elwood St
Forsyth, IL 62535

CONTRACT INFORMATION:
Contract For: Siding Replacement
Date: 08-11-2025

CHANGE ORDER INFORMATION:
Change Order Number: 004
Date: 01-05-2026

OWNER: *(Name and address)*
Village of Forsyth
301 S. Rt. 51 PO Box 80
Forsyth, IL 62535

ARCHITECT: *(Name and address)*
Architectural Expressions, LLP
113 Illini Dr.
Forsyth, IL 62535

CONTRACTOR: *(Name and address)*
Building Systems of Illinois, Inc.
1625 Huston Dr.
Decatur, IL 62526

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Kitchenette Flooring Work: Demolish additional carpet at the Kitchenette area and install new LVT flooring and base. See attached Building Systems of Illinois proposed change order dated December 12, 2025.

The original Contract Sum was	\$ 298,100.00
The net change by previously authorized Change Orders	\$ 20,991.00
The Contract Sum prior to this Change Order was	\$ 319,091.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,903.00
The new Contract Sum including this Change Order will be	\$ 320,994.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*

BY: J. Ryan Anderson, AIA Partner
(Printed name, title, and license number if required)

Date

CONTRACTOR *(Signature)*

BY: Greg Mackling, President
(Printed name and title)

Date

OWNER *(Signature)*

BY: Jill Appleby, Village Administrator
(Printed name and title)

Date

Site Superintendent: BRIAN**PROPOSED CHANGE ORDER**Project Manager: BRIANJob: FORSYTH PUBLIC LIBRARYPCO # 5Date: 12-12-25Who Initiated the Change Order? LIBRARY, AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

ORIGINAL BID WAS ACTUAL MEASUREMENTS OF 3'-0" X 8'-0" OF
CARPET REMOVAL AND NEW LVT INSTALLED. THE COST TO REMOVE
REMAINDER CARPET AND INSTALL NEW LVT AS PER REVISED PLANS
SHALL BE DONE AT \$24⁰⁰ SQ. FT. THAT WOULD EQUAL \$1492⁰⁰. THE
REMOVAL OF THE EXISTING CARPET SHALL BE DONE AT \$200⁰⁰.

CARPET REMOVAL / LVT INSTALLED -	\$1692 ⁰⁰
BSI 10% P/O	\$169 ⁰⁰
BOND 2.25%	\$42 ⁰⁰
TOTAL	\$1903 ⁰⁰

Total: \$1903⁰⁰

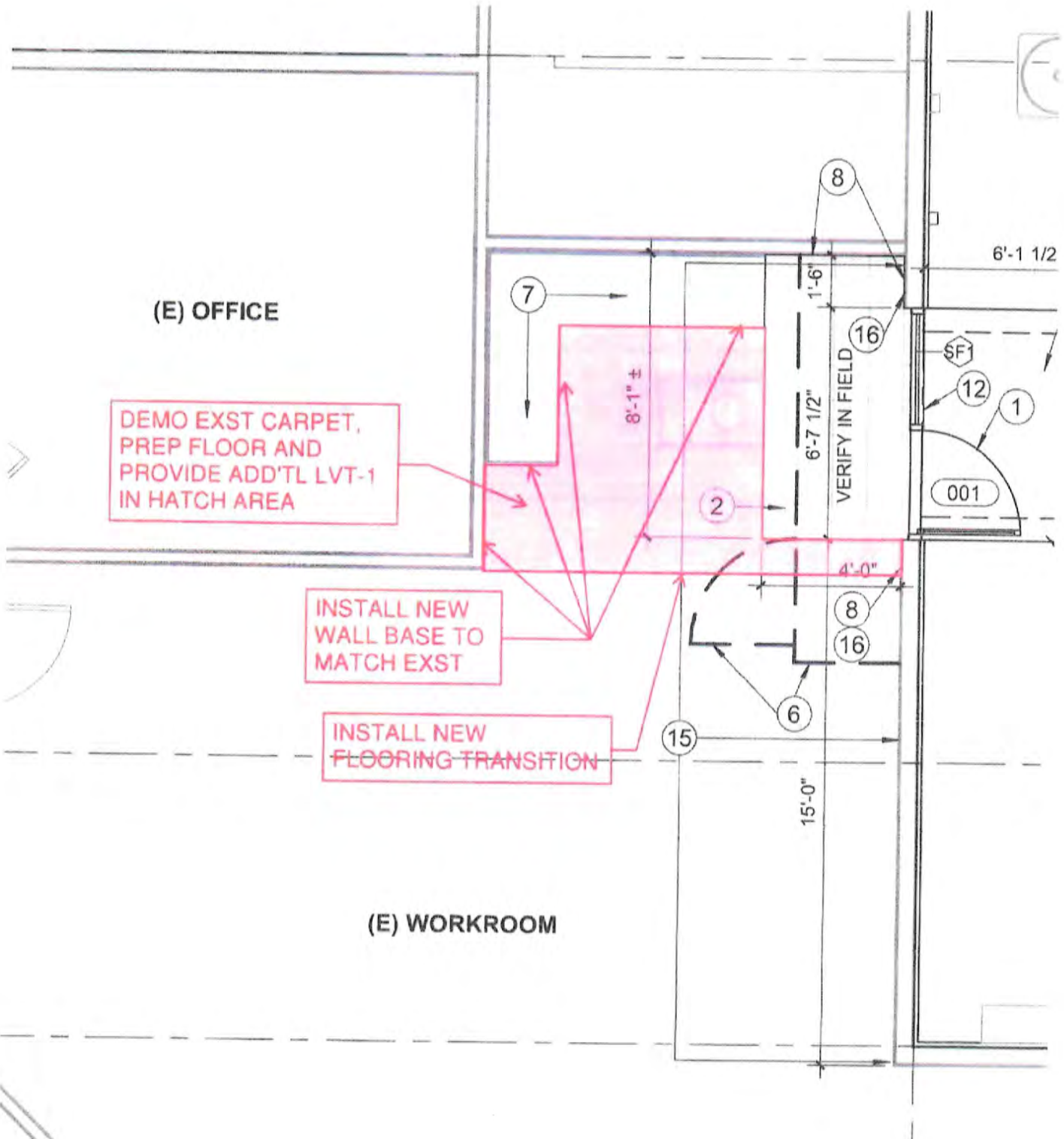
Subcontractors or suppliers involved:

Disposition: \$1903⁰⁰Prepared by: [Signature]

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PROJECT #6643
RFP 001
11/26/25



Site Superintendent: BRIAN**PROPOSED CHANGE ORDER**Project Manager: BRIANJob: FORSYTH PUBLIC LIBRARYPCO # 5Date: 12-12-25Who Initiated the Change Order? LIBRARY, AEX, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

ORIGINAL BID WAS ACTUAL MEASUREMENTS OF 3'-0" X 8'-0" OF
CARPET REMOVAL AND NEW LVT INSTALLED. THE COST TO REMOVE
REMAINDER CARPET AND INSTALL NEW LVT AS PER REVISED PLANS
SHALL BE DONE AT \$24⁰⁰ SQ. FT. THAT WOULD EQUAL \$1492⁰⁰. THE
REMOVAL OF THE EXISTING CARPET SHALL BE DONE AT \$200⁰⁰.

CARPET REMOVAL / LVT INSTALLED -	\$1692 ⁰⁰
BSI 10% P/A	\$169 ⁰⁰
BOND 2.25%	\$42 ⁰⁰
TOTAL	\$1903 ⁰⁰

Total: \$1903⁰⁰

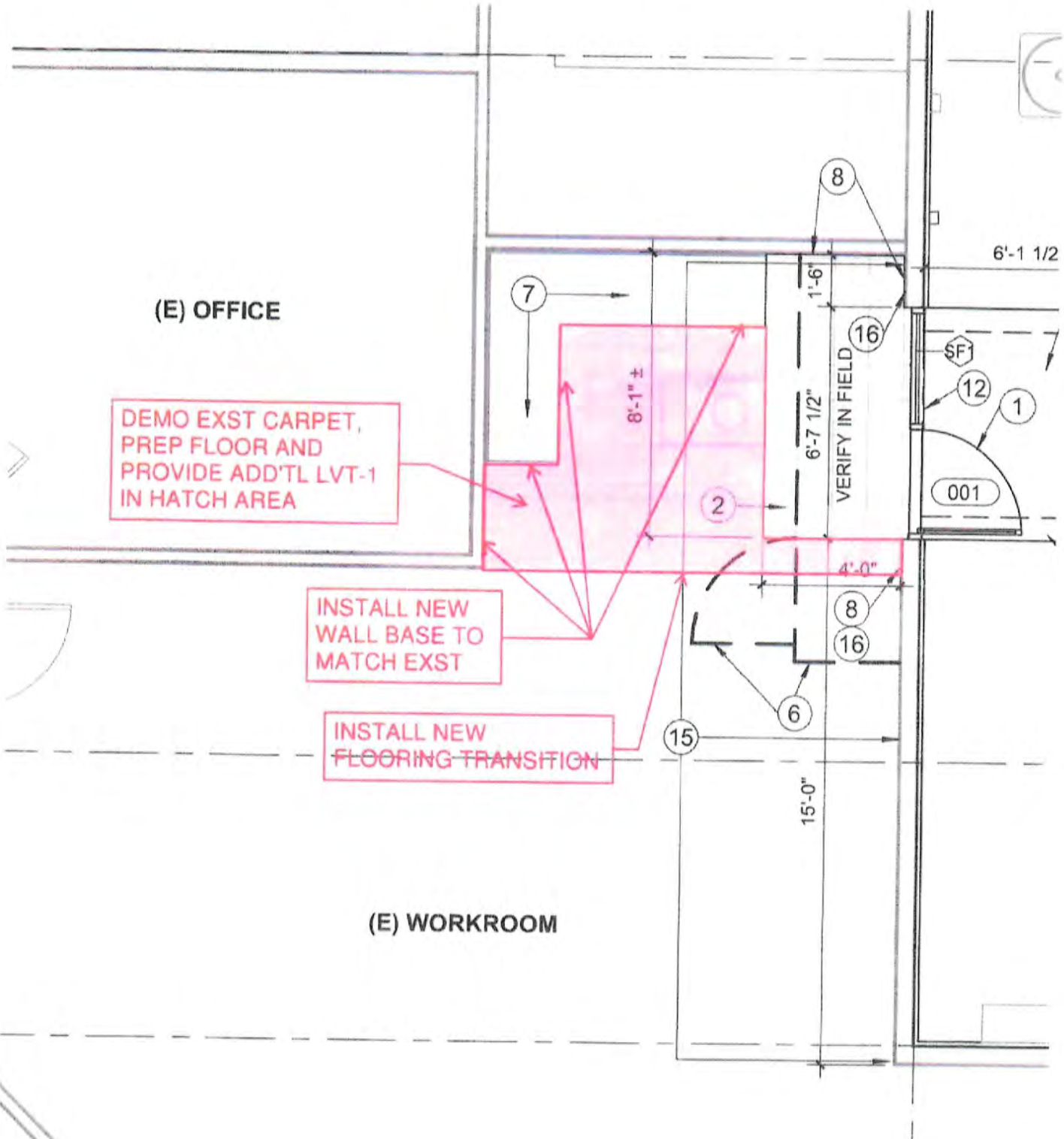
Subcontractors or suppliers involved:

Disposition: \$1903⁰⁰Prepared by: [Signature]

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BUILDINGSYSTEMSOFILLINOIS.COM | (217) 876-9500

PROJECT #6643
RFP 001
11/26/25



Site Superintendent: BRIAN**PROPOSED CHANGE ORDER**Project Manager: BRIANJob: FORSYTH PUBLIC LIBRARYPCO # 5Date: 12-12-25Who Initiated the Change Order? LIBRARY, AET, BSIOwner FORSYTH LIBRARY

Description and \$ amount of work involved:

ORIGINAL BID WAS ACTUAL MEASUREMENTS OF 3'-0" X 8'-0" OF
CARPET REMOVAL AND NEW LVT INSTALLED. THE COST TO REMOVE
REMAINDER CARPET AND INSTALL NEW LVT AS PER REVISED PLANS
SHALL BE DONE AT \$24⁰⁰ SQ. FT. THAT WOULD EQUAL \$1492⁰⁰. THE
REMOVAL OF THE EXISTING CARPET SHALL BE DONE AT \$200⁰⁰.

CARPET REMOVAL / LVT INSTALLED -	\$1692 ⁰⁰
BSI 10% P/A	\$169 ⁰⁰
BOND 2.25%	\$42 ⁰⁰
TOTAL	\$1903 ⁰⁰

Total: \$1903⁰⁰

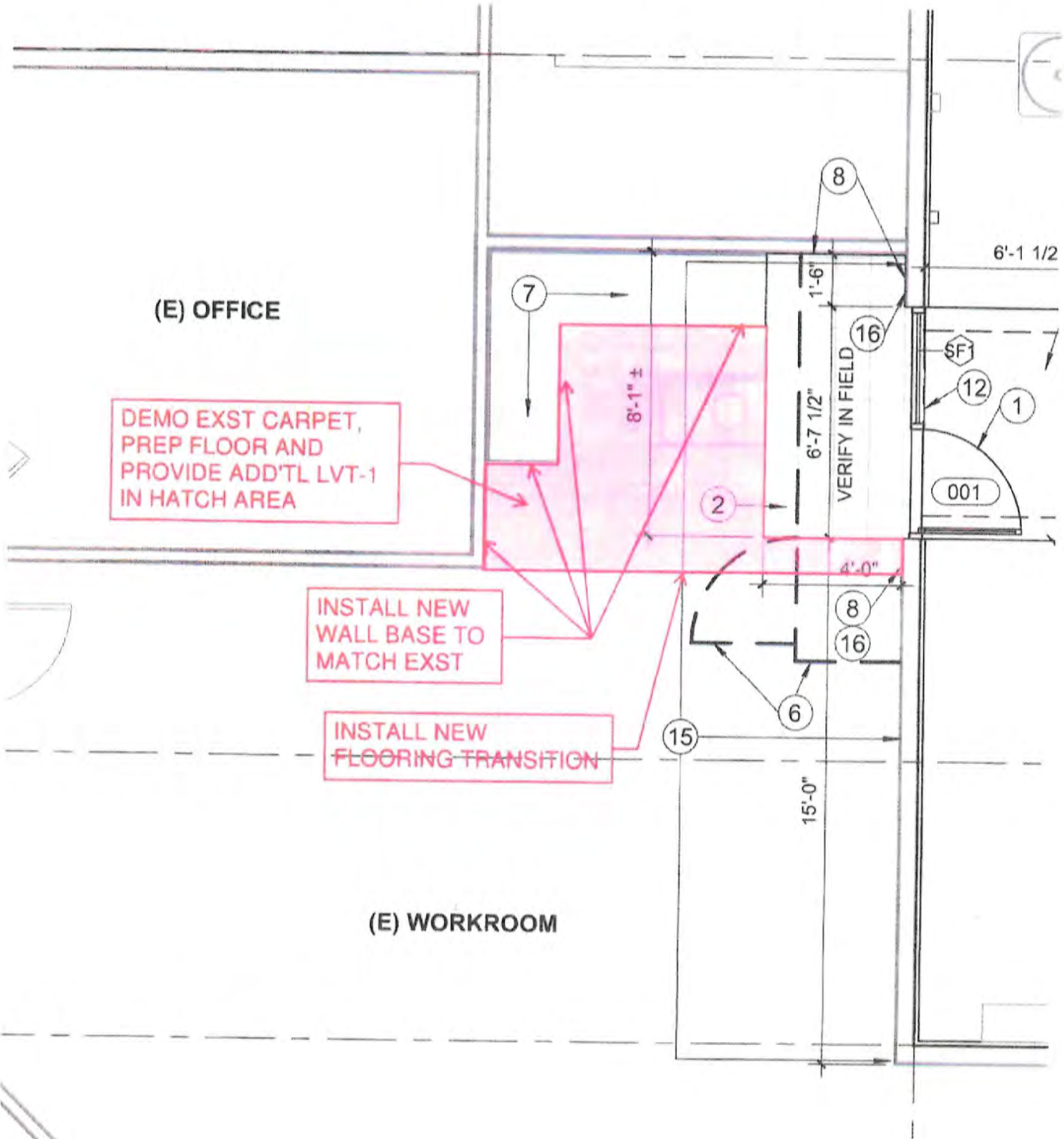
Subcontractors or suppliers involved:

Disposition: \$1903⁰⁰Prepared by: [Signature]

BUILDING SYSTEMS
OF ILLINOIS, INC.

DESIGN-BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTORS
BUILDINGSYSTEMSOFILLINOIS.COM | (217) 876-9500

PROJECT #6643
RFP 001
11/26/25



APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 of 2

TO: Village of Forsyth
 301 S. Rt. 51 PO Box 80 Forsyth, IL 62535
 FROM: Building Systems of Illinois, Inc
 1625 Huston Drive, Decatur, IL 62526
 CONTRACT FOR: General Contract
 PROJECT: Forsyth Library Siding Replacement APPLICATION NO. **Three**
 268 S. Elwood St. Forsyth IL 62535 DATE: 12/31/2025
 ARCHITECT: Architectural Expressions, LLP PERIOD TO: 12/31/2025
 113 Illini Dr. Forsyth, IL 62535 CONTRACT DATE: 8/11/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
APPROVED C.O.'S BY OWNER		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
TOTALS		0.00	0.00
Net Change by Change Orders:			0.00

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....\$ \$298,100.00
 2. Net change by Change Orders.....\$ 0.00
 3. CONTRACT SUM TO DATE (Line 1+/-2).....\$ \$298,100.00
 4. TOTAL COMPLETED & STORED TO DATE.....\$ \$288,100.00
 (Column G on G703)

5. RETAINAGE:a. 10 % of Completed Work.....\$ \$28,810.00
(Column D + E on G703)b. % of Stored Materials.....\$ 0.00
(Column F on G703)Total Retainage (Line 5a + 5b or
Total in Column I of G703).....\$ \$28,810.00

6. TOTAL EARNED LESS RETAINAGE.....\$ \$259,290.00
 (Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate).....\$ 148,945.50

8. CURRENT PAYMENT DUE.....\$ \$110,344.50

9. BALANCE TO FINISH, PLUS RETAINAGE.....\$ \$38,810.00
(Line 3 less Line 6)

The undersigned Contractor certifies that to the best of the contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Signed: *Gina Mackling* Date: 12/31/25
 President

Approved for Payment: _____ Date: _____
(Owner's Rep)**CURRENT PAYMENT DUE: \$110,344.50**Approved for Payment: *J. F. Anderson* Date: Jan 14, 2026
(Agency or Architect)

BUILDING SYSTEMS of ILLINOIS, INC.

1625 HUSTON DRIVE DECATUR, IL 62526

(217) 876-9500 Fax 876-9550

PAGE 2 OF 2

Forsyth Library Siding Replacement

Three

APPLICATION DATE:

12/31/2025

A ITEM NO.	DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREV. APPLICATION	E TOTAL COMPLETED THIS PERIOD	F TOTAL COM- PLETED & STORED	G % (F--C)	H BALANCE TO FINISH	I RETAINAGE 10%
1	Demolition & removals	22,000.00	11,000.00	11,000.00	22,000.00	100%	0.00	2,200.00
2	Cut opening for new door	1,200.00		1,200.00	1,200.00	100%	0.00	120.00
3	Temp barrier and egress door	2,200.00	0.00	2,200.00	2,200.00	100%	0.00	220.00
4	Metal siding, trim, gutters & downspouts materials	55,000.00	54,000.00	1,000.00	55,000.00	100%	0.00	5,500.00
5	Metal siding, trim, gutters & downspouts labor	62,650.00	31,325.00	31,325.00	62,650.00	100%	0.00	6,265.00
6	PVC siding & trim materials	5,500.00	5,500.00	0.00	5,500.00	100%	0.00	550.00
7	PVC siding & trim labor	19,000.00	9,500.00	9,500.00	19,000.00	100%	0.00	1,900.00
8	Tyvec materials	1,300.00	1,300.00	0.00	1,300.00	100%	0.00	130.00
9	Tyvec labor	8,000.00	4,000.00	4,000.00	8,000.00	100%	0.00	800.00
10	Remove & Replace caulking & sealants	15,000.00	7,500.00	7,500.00	15,000.00	100%	0.00	1,500.00
11	Framing & batt insulation M&L	2,200.00	0.00	2,200.00	2,200.00	100%	0.00	220.00
12	Drywall M&L	1,800.00	0.00	1,800.00	1,800.00	100%	0.00	180.00
13	Ceilings	800.00	0.00	800.00	800.00	100%	0.00	80.00
14	Interior painting M&L	886.00	0.00	886.00	886.00	100%	0.00	88.60
15	Exterior painting M&L	8,722.00	150.00	8,572.00	8,722.00	100%	0.00	872.20
16	Floor covering & base M&L	770.00	0.00	770.00	770.00	100%	0.00	77.00
17	Concrete sidewalk M&L	3,950.00	0.00	3,950.00	3,950.00	100%	0.00	395.00
18	Aluminum storefront M&L	8,366.00	0.00	8,366.00	8,366.00	100%	0.00	836.60
19	Protect tree	250.00	0.00	250.00	250.00	100%	0.00	25.00
20	Electrical with entry push button work	10,545.00	7,700.00	2,845.00	10,545.00	100%	0.00	1,054.50
21	General conditions, dumpsters, insurance	8,500.00	2,250.00	6,250.00	8,500.00	100%	0.00	850.00
22	Field measuring and layout	1,736.00	1,736.00	0.00	1,736.00	100%	0.00	173.60
23	Owners Allowance	10,000.00	0.00	0.00	0.00	0%	10,000.00	0.00
24	OH, P & Supervision	41,441.00	23,250.00	18,191.00	41,441.00	100%	0.00	4,144.10
25	Bonding Fee	6,284.00	6,284.00	0.00	6,284.00	100%	0.00	628.40
26								
27								
28								
29								
30								
31								
32								
33								
34								
35	TOTALS	298,100.00	165,495.00	122,605.00	288,100.00	97%	10,000.00	28,810.00

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS }
COUNTY OF MACON } SS

Qty # _____

Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been contracted by Building Systems of Illinois, Inc to furnish general contracting, for the premises known as Forsyth Library, 268 Elwood St. Forsyth, IL 62535 of which Village of Forsyth is the owner.

THE undersigned, for and in consideration of \$One Hundred Ten Thousand, Three Hundred, Forty-four and 50/100 (\$110,344.50) Dollars, and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-referenced premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and seal this 31 day of Dec, 2025.

By: Building Systems of Illinois, Inc.Signature and Seal: Greg Mueller Its: President

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

STATE OF ILLINOIS }
COUNTY OF MACON } SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and say that he is President of the Building Systems of Illinois, Inc. who is the contractor for the general contracting work on the building located at 268 Elwood St. Forsyth, IL 62535 owned by Village of Forsyth. That the total amount of the contract including extras is \$298,100.00 on which he has received payment of \$148,945.50 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

Names	What for	Contract Price	Amount Paid	This Payment	Balance Due
Total Labor & Material to Complete		0.00	0.00	0.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 31 day of Dec, 2025.

By: Building Systems of Illinois, Inc.Signature: Greg Mueller Its: President

Subscribed and sworn to before me this 31 day of Dec, 2025.



Erica D. Mackling
Notary Public

**Extras include but are not limited to change orders, both oral and written to the contract.

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS }
COUNTY OF MACON } SS

City =

Loan #

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been contracted by Building Systems of Illinois, Inc to furnish electrical for the premises known as Forsyth Library, Forsyth, IL of which Village of Forsyth is the owner

I, the undersigned, for and in consideration of \$56,100.00 (Five Thousand, Six Hundred, Thirty and 00/100 Dollars) and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-referenced premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and seal this 6th day of January, 2026

By: Holthaus & Johnson Electric LLC

Signature and Seal

is: owner

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing should be set forth. If waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

STATE OF ILLINOIS }
COUNTY OF MACON } SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

I, the undersigned, being duly sworn, deposes and say that he is owner of the Holthaus & Johnson Electric LLC who is the subcontractor for the electrical work on the building located at Forsyth Library owned by Village of Forsyth. That the total amount of the contract including extras is \$10,515.00 on which he has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

Names	What for	Contract Price	Amount Paid	This Payment	Balance Due
Total Labor & Material to Complete		0.00	0.00	0.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated

Signed this 6th day of January, 2025

By: Holthaus & Johnson Electric LLC

Signature: [Signature] is: owner

Subscribed and sworn to before me this 6 day of Jan, 2026

Notary Public



**Extras include but are not limited to change orders, both oral and written to the contract.

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS }
 COUNTY OF MACON } SS

Gty # _____

Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been contracted by Building Systems of Illinois, Inc to furnish Siding, framing and drywall labor, for the premises known as Forsyth Library, Forsyth, IL of which Village of Forsyth is the owner.

THE undersigned, for and in consideration of \$Sixty-three Thousand, One Hundred, Twelve and 50/100 (\$63,112.50) Dollars, and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-referenced premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and seal this 9 day of 1, 26

By: KB Logue Contracting, IncSignature and Seal: [Signature], Its: _____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

STATE OF ILLINOIS }
 COUNTY OF MACON } SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and say that he is _____ of the KB Logue Contracting, Inc who is the subcontractor for the Siding, framing and drywall labor work on the building located at Forsyth Library owned by Village of Forsyth. That the total amount of the contract including extras is \$ 141,650.00 on which he has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

Names	What for	Contract Price	Amount Paid	This Payment	Balance Due
Total Labor & Material to Complete		0.00	0.00	0.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 9 day of 1, 26By: KB Logue Contracting, IncSignature: [Signature], Its: _____Subscribed and sworn to before me this 9 day of 1, 26

[Signature]
 Notary Public



**Extras include but are not limited to change orders, both oral and written to the contract.

260114-6643 Pay application 03 Library Siding Replacement

Final Audit Report

2026-01-14

Created:	2026-01-14
By:	Marissa Luck (mluck@aexllp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAp-KpHXqzjyxuqs0N5bnIC0Eilt5THW5L

"260114-6643 Pay application 03 Library Siding Replacement" History

-  Document created by Marissa Luck (mluck@aexllp.com)
2026-01-14 - 10:12:17 PM GMT
-  Document emailed to Ryan Anderson (randerson@aexllp.com) for signature
2026-01-14 - 10:14:01 PM GMT
-  Email viewed by Ryan Anderson (randerson@aexllp.com)
2026-01-14 - 11:08:36 PM GMT
-  Document e-signed by Ryan Anderson (randerson@aexllp.com)
Signature Date: 2026-01-14 - 11:09:22 PM GMT - Time Source: server
-  Agreement completed.
2026-01-14 - 11:09:22 PM GMT



**ARCHITECTURAL
EXPRESSIONS LLP**
ARCHITECTS • ENGINEERS

TRANSMITTAL LETTER

TO: Village of Forsyth

301 S Route 51

Forsyth, IL 62535

DATE:	AEX #:
Jan 14, 2026	6643
ATTENTION:	Jill Applebee
PROJECT:	Library Siding Replacement
RE:	Building Systems of Illinois, Inc.
Pay Application #3	

WE TRANSMIT:	☒ Attached	☐ Under separate cover	☐
BY WAY OF:	☐ Mail	☐ Overnight	☒ E-mail
	☐ Courier	☐ Fax	☐
THE FOLLOWING:	☐ Prints	☐ Shop Drawings	☐ Specifications
	☐ Documents	☐ Information	☒ Pay Application

COPIES	DATE	NO	DESCRIPTION
1	Jan 14, 2026	3	Pay application #3 \$110,344.50
1	Jan 14, 2026	3L	Lien Waivers for pay application #3

THESE ARE TRANSMITTED as marked below:

☒ For approval	☐ Approved as submitted	☐ Resubmit _____ copies for approval
☐ For your use	☐ Approved as noted	☐ Submit _____ copies for distribution
☐ As requested	☐ Return for corrections	☐ Return _____ corrected copies
☐ For review and comment	☐ Returning loaned documents	☐

REMARKS

Please cut a check for \$110,344.50 to Building Systems of Illinois, Inc. Please send the check to AEX and we will verify waivers and release to Building Systems.

COPY TO: File

SIGNED

J. Ryan Anderson, AIA, Partner

If enclosures are not as noted, kindly notify us at once.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 of 2

TO: Village of Forsyth
301 S. Rt. 51 PO Box 80 Forsyth, IL 62535

FROM: Building Systems of Illinois, Inc
1625 Huston Drive, Decatur, IL 62526

PROJECT: Forsyth Library Siding Replacement
268 S. Elwood St. Forsyth IL 62535

APPLICATION NO.	Three
DATE:	12/31/2025
PERIOD TO:	12/31/2025

ARCHITECT: Architectual Expressions, LLP
113 Illini Dr. Forsyth, IL 62535

CONTRACT DATE: 8/11/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

APPROVED C.O.'S BY OWNER		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
TOTALS		0.00	0.00
Net Change by Change Orders:			0.00

The undersigned Contractor certifies that to the best of the contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Signed: Greg Mackling Date: 12/31/25
President

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	<u>\$298,100.00</u>
2. Net change by Change Orders.....	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1+/-2).....	\$	<u>\$298,100.00</u>
4. TOTAL COMPLETED & STORED TO DATE.....	\$	<u>\$288,100.00</u>
(Column G on G703)		
5. RETAINAGE:		
a. ___% of Completed Work.....	\$	<u>\$28,810.00</u>
(Column D + E on G703)		
b. ___% of Stored Materials.....	\$	<u>0.00</u>
(Column F on G703)		
Total Retainage (Line 5a + 5b or		
Total in Column I of G703).....	\$	<u>\$28,810.00</u>
6. TOTAL EARNED LESS RETAINAGE.....	\$	<u>\$259,290.00</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR		
PAYMENT (Line 6 from prior Certificate).....	\$	<u>148,945.50</u>
8. CURRENT PAYMENT DUE.....	\$	<u>\$110,344.50</u>
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	<u>\$38,810.00</u>
(Line 3 less Line 6)		

CURRENT PAYMENT DUE: \$110,344.50

Approved for Payment: _____

Date: _____

Approved for Payment: J. Fagan And
(Agency or Architect)

Date: Jan 14, 2026

BUILDING SYSTEMS of ILLINOIS, INC.

1625 HUSTON DRIVE DECATUR, IL 62526

(217) 876-9500 Fax 876-9550

PAGE 2 OF 2

Forsyth Library Siding Replacement**Three**

APPLICATION DATE:

12/31/2025

A ITEM NO.	DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F TOTAL COM- PLETED & STORED	G % (F--C)	H BALANCE TO FINISH	I RETAINAGE 10%
			FROM PREV. APPLICATION	THIS PERIOD				
1	Demolition & removals	22,000.00	11,000.00	11,000.00	22,000.00	100%	0.00	2,200.00
2	Cut opening for new door	1,200.00		1,200.00	1,200.00	100%	0.00	120.00
3	Temp barrier and egress door	2,200.00	0.00	2,200.00	2,200.00	100%	0.00	220.00
4	Metal siding, trim, gutters & downspouts materials	55,000.00	54,000.00	1,000.00	55,000.00	100%	0.00	5,500.00
5	Metal siding, trim, gutters & downspouts labor	62,650.00	31,325.00	31,325.00	62,650.00	100%	0.00	6,265.00
6	PVC siding & trim materials	5,500.00	5,500.00	0.00	5,500.00	100%	0.00	550.00
7	PVC siding & trim labor	19,000.00	9,500.00	9,500.00	19,000.00	100%	0.00	1,900.00
8	Tyvec materials	1,300.00	1,300.00	0.00	1,300.00	100%	0.00	130.00
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10	Remove & Replace caulking & sealants	15,000.00	7,500.00	7,500.00	15,000.00	100%	0.00	1,500.00
11	Framing & batt insulation M&L	2,200.00	0.00	2,200.00	2,200.00	100%	0.00	220.00
12	Drywall M&L	1,800.00	0.00	1,800.00	1,800.00	100%	0.00	180.00
13	Ceilings	800.00	0.00	800.00	800.00	100%	0.00	80.00
14	Interior painting M&L	886.00	0.00	886.00	886.00	100%	0.00	88.60
15	Exterior painting M&L	8,722.00	150.00	8,572.00	8,722.00	100%	0.00	872.20
16	Floor covering & base M&L	770.00	0.00	770.00	770.00	100%	0.00	77.00
17	Concrete sidewalk M&L	3,950.00	0.00	3,950.00	3,950.00	100%	0.00	395.00
18	Aluminum storefront M&L	8,366.00	0.00	8,366.00	8,366.00	100%	0.00	836.60
19	Protect tree	250.00	0.00	250.00	250.00	100%	0.00	25.00
20	Electrical with entry push button work	10,545.00	7,700.00	2,845.00	10,545.00	100%	0.00	1,054.50
21	General conditions, dumpsters, insurance	8,500.00	2,250.00	6,250.00	8,500.00	100%	0.00	850.00
22	Field measuring and layout	1,736.00	1,736.00	0.00	1,736.00	100%	0.00	173.60
23	Owners Allowance	10,000.00	0.00	0.00	0.00	0%	10,000.00	0.00
24	OH, P & Supervision	41,441.00	23,250.00	18,191.00	41,441.00	100%	0.00	4,144.10
25	Bonding Fee	6,284.00	6,284.00	0.00	6,284.00	100%	0.00	628.40
26								
27								
28								
29								
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31								
32								
33								
34								
35								
	TOTALS	298,100.00	165,495.00	122,605.00	288,100.00	97%	10,000.00	28,810.00

WAIVER OF LIEN TO DATE

STATE OF ILLINOIS }
COUNTY OF MACON } SS

Gty # _____

Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been contracted by Building Systems of Illinois, Inc to furnish general contracting, for the premises known as Forsyth Library, 268 Elwood St. Forsyth, IL 62535 of which Village of Forsyth is the owner.

THE undersigned, for and in consideration of \$One Hundred Ten Thousand, Three Hundred, Forty-four and 50/100 (\$110,344.50) Dollars, and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-referenced premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and seal this 31 day of Dec, 2025.

By: Building Systems of Illinois, Inc.Signature and Seal: Greg Mulls Its: President

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

STATE OF ILLINOIS }
COUNTY OF MACON } SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and say that he is President of the Building Systems of Illinois, Inc. who is the contractor for the general contracting work on the building located at 268 Elwood St. Forsyth, IL 62535 owned by Village of Forsyth. That the total amount of the contract including extras is \$298,100.00 on which he has received payment of \$148,945.50 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

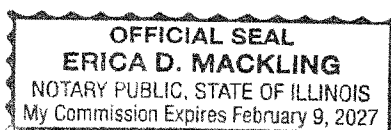
Names	What for	Contract Price	Amount Paid	This Payment	Balance Due
Total Labor & Material to Complete		0.00	0.00	0.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 31 day of Dec, 2025.

By: Building Systems of Illinois, Inc.Signature: Greg Mulls Its: President

Subscribed and sworn to before me this 31 day of Dec, 2025.



Erica D. Mackling
Notary Public

**Extras include but are not limited to change orders, both oral and written to the contract.

WAIVER OF LIEN TO DATE

Page 179 of 181

STATE OF ILLINOIS }
COUNTY OF MACON } SS

City #

Loan #

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been contracted by Building Systems of Illinois, Inc to furnish electrical for the premises known as Forsyth Library, Forsyth, IL of which Village of Forsyth is the owner.

I, the undersigned, for and in consideration of \$Six Thousand, Nine Hundred, Thirty and 00/100 (\$6,930.00) Dollars, and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-referenced premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and seal this 6th day of January, 2026.

By: Holthaus & Johnson Electric LLC

Signature and Seal: [Signature] Its: owner

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

STATE OF ILLINOIS }
COUNTY OF MACON } SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and say that he is owner of the Holthaus & Johnson Electric LLC who is the subcontractor for the electrical work on the building located at Forsyth Library owned by Village of Forsyth. That the total amount of the contract including extras is \$10,545.00 on which he has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

Names	What for	Contract Price	Amount Paid	This Payment	Balance Due
Total Labor & Material to Complete		0.00	0.00	0.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 6th day of January, 2025

By: Holthaus & Johnson Electric LLC

Signature: [Signature] Its: owner

Subscribed and sworn to before me this 6 day of Jan, 26

[Signature]
Notary Public



**Fees include but are not limited to change orders, both oral and written to the contract.

WAIVER OF LIEN TO DATESTATE OF ILLINOIS }
COUNTY OF MACON } SS

Gty # _____

Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been contracted by Building Systems of Illinois, Inc to furnish Siding, framing and drywall labor, for the premises known as Forsyth Library, Forsyth, IL of which Village of Forsyth is the owner.

THE undersigned, for and in consideration of \$Sixty-three Thousand, One Hundred, Twelve and 50/100 (\$63,112.50) Dollars, and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-referenced premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and seal this 9 day of 1, 26.By: KB Logue Contracting, IncSignature and Seal: [Signature], Its: _____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

STATE OF ILLINOIS }
COUNTY OF MACON } SS**CONTRACTOR'S AFFIDAVIT**

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and say that he is _____ of the KB Logue Contracting, Inc who is the subcontractor for the Siding, framing and drywall labor work on the building located at Forsyth Library owned by Village of Forsyth. That the total amount of the contract including extras is \$ 141,650.00 on which he has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

Names	What for	Contract Price	Amount Paid	This Payment	Balance Due
Total Labor & Material to Complete		0.00	0.00	0.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 9 day of 1, 26.By: KB Logue Contracting, IncSignature: [Signature], Its: _____Subscribed and sworn to before me this 9 day of 1, 26[Signature]
Notary Public

**Extras include but are not limited to change orders, both oral and written to the contract.

260114-6643 Pay application 03 Library Siding Replacement

Final Audit Report

2026-01-14

Created:	2026-01-14
By:	Marissa Luck (mluck@aexllp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAp-KpHXqzjyxuqs0N5bnIC0EiIt5THW5L

"260114-6643 Pay application 03 Library Siding Replacement" History

-  Document created by Marissa Luck (mluck@aexllp.com)
2026-01-14 - 10:12:17 PM GMT
-  Document emailed to Ryan Anderson (randerson@aexllp.com) for signature
2026-01-14 - 10:14:01 PM GMT
-  Email viewed by Ryan Anderson (randerson@aexllp.com)
2026-01-14 - 11:08:36 PM GMT
-  Document e-signed by Ryan Anderson (randerson@aexllp.com)
Signature Date: 2026-01-14 - 11:09:22 PM GMT - Time Source: server
-  Agreement completed.
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