

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, JULY 7, 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 JUNE 16, 2026
2. APPROVAL OF WARRANTS

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 2026-22, AN ORDINANCE APPROVING VARIANCE OF HEIGHT RESTRICTIONS ON THE PROPERTY AT HICKORY POINT PLAZA ADD LT 1 BK500/270 FORSYTH, ILLINOIS (PIN:07-07-14-361-03) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
2. ORDINANCE NUMBER 2026-23, AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 4.6.C.(4)(C), SECTION 4.9, AND SECTION 3.18 ALLOWING A DRIVE AISLE TO BE LOCATED ON THE EAST PROPERTY LINE AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
3. ORDINANCE NUMBER 2026-24, AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 4.9 ALLOWING 21.6' FRONT SETBACK AND 21' EASTSIDE SETBACK AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
4. ORDINANCE NUMBER 2026-25, AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 3.10 TO ALLOW DUMPSTER TO BE 2' FROM THE PROPERTY LINES AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
5. ORDINANCE NUMBER 2026-26, AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 7.4.C.(2)(b)(i) TO ALLOW A 30' POLE SIGN AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
6. ORDINANCE NUMBER 2026-27, AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 7.4.C.(2)(b)(iii) TO ALLOW A SIGN TO BE 3' FROM PROPERTY LINE AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
7. ORDINANCE NUMBER 2026-028, AN ORDINANCE ACCEPTING PROPOSALS FROM ELITE

- PAVING FOR DISC GOLF WORK (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
8. DISCUSSION AND POTENTIAL ACTION REGARDING WEST WEAVER BRIDGE REHABILITATION ENGINEERING SERVICES (PUBLIC WORKS DIRECTOR DARIN FOWLER)
 9. DISCUSSION AND POTENTIAL ACTION REGARDING NORTH TOWER CONCRETE DRIVEWAY – ADDITIONAL SCOPE (VILLAGE ENGINEER JEREMY BUENING)

Topic: July 7, 2026

Time: Jul 7, 2026 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86535068937>

<https://us06web.zoom.us/jc/86535068937>

Meeting ID: 865 3506 8937

ADJOURNMENT

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, JUNE 16, 2026
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 Jeff London, Trustee Lauren Young, Trustee Chelsie Kidd, Trustee Jeremy Shaw, Trustee Jim Ashby

Absent: Trustee Dave Wendt

Staff Present: Village Treasurer Rhonda Stewart, Village Clerk Cheryl Marty, Village Attorney Lisa Petrilli, Public Works Director Darin Fowler, Planning and Zoning Director Ryan Raleigh, Village Library Director Melanie Weigel, Village Engineer Luke Kirby

Absent: Village Administrator Jill Applebee

Others Present: T. J. Jackson, Jon Kidd, Kyle Lester

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JUNE 2, 2026
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF MAY 31, 2026

MOTION

Trustee Young made a Motion to approve the Consent Agenda as presented and Trustee Shaw seconded the Motion.

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

Yeas: 5 – London, Young, Kidd, Ashby, Shaw
Nays: 0 – None
Absent: 1 – Wendt

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.

Kyle Lester, representative for Waste Management of Illinois, spoke to the Board. He thanked the Board for choosing them for the recent cleanup event. He asked if the Board would consider an alternate trash collection model which would be using Waste Management as the only hauler. The current method is the highest cost method with multiple haulers. He advocates significant residential cost savings (20% - 40%) if only single hauler is used.

Jon Kidd thanked staff from helping with the recent successful Banana Ball tournament. He spoke extensively with another successful tournament director (Triple USA Director) and the potential benefits of having four ball fields to attract tournaments from outside of central Illinois.

ADMINISTRATION REPORTS

1. Law Enforcement Report
A Sheriff Deputy was not present.
2. Village Staff Reports
Mayor Peck addressed the following topics with staff: Public Works Director Fowler confirmed that the shaved off-road patches were completed. He anticipates a busy weekend with the Family Fest event and continuing limb pickup. Trustee London shared his appreciation for the Public Works staff and the quick replacement of flags torn up by recent storms. Village Engineer Luke Kirby confirmed the letting of bike path bids is next week. The road maintenance bid-letting will be in August. A short discussion by Board members confirmed the need for bidding ordinance clarification for Chastain and Associates. Trustee Kidd shared her appreciation of the quick limb pick-up from the storms.

OLD BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING DIAMONDS & YOLK PARKING LOT TIF GRANT REQUEST (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Planning and Zoning Director Raleigh explained that the Board previously approved a TIF Development Grant for Diamonds & Yolk for parking lot improvements at a cost of \$23,060.56. The work has since been completed and the reimbursement amount corresponds exactly to the \$23,060.56 requested. A brief Board discussion ensued.

MOTION

Trustee Shaw made a Motion to approve the TIF grant request for \$23,060.56 and Trustee Ashby seconded the Motion.

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

Yeas: 5 – London, Young, Kidd, Ashby, Shaw
Nays: 0 – None
Absent: 1 – Wendt

Motion declared carried.

NEW BUSINESS

1. ORDINANCE NUMBER 2026-21 AN ORDINANCE ADDING TERRITORY TO ENTERPRISE ZONE AND APPROVING THE AMENDMENT OF THE ENACTING ORDINANCE AND INTERGOVERNMENTAL AGREEMENT (AMENDMENT 13) (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Planning and Zoning Director Raleigh explained the details of the requested Enterprise Zone Amendment. This amendment of 150 acres will help accommodate the growing needs of the U.S. automotive and energy industries. A brief Board discussion followed.

MOTION

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

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

Yeas: 5 – London, Young, Kidd, Ashby, Shaw
Nays: 0 – None
Absent: 1 – Wendt

Motion declared carried.

2. DISCUSSION AND POTENTIAL ACTION REGARDING 2025 ANNUAL VILLAGE AUDIT (VILLAGE TREASURER RHONDA STEWART)

Village Treasurer Stewart introduced Cathy Mansur from May Cocagne and King who shared details of the annual audit results. This is the third year of a three-year contract. The audit went well again as it did in past years. She outlined several journal entries that are normally made each year. She briefly shared the highlights of the audit and said there was

no surprises during the process. She complimented Treasurer Stewart and her staff for their thoroughness and consistency. There were a few questions from the Mayor and the Board, and a discussion ensued regarding cash basis versus accrual basis and staff impact along with possible cost savings.

No Motion needed.

3. DISCUSSION AND POTENTIAL ACTION REGARDING ROUTE 51 STREET SIGN REPLACEMENT (PUBLIC WORKS DIRECTOR DARIN FOWLER)

Public Works Director Fowler explained the current need for replacing streets signs along Route 51 in the Village. The signs are aging and will require replacement in the coming years. He shared rough cost estimates from Bodine Traffic for both the lighted and standard reflective street name signs. All the Board agreed the estimates seemed high. Mayor Peck asked Public Works Director Fowler to put a proposal together in preparation for a future bid for street signs with conversion LED lighting. Public Works Director Fowler also confirmed that cameras have been installed on Route 51 and the program sequencing should occur next week. He will be speaking with IDOT officials regarding the installation of a camera on Weaver Road.

No Motion needed.

4. DISCUSSION AND POTENTIAL ACTION REGARDING VETERANS MEMORIAL IMPROVEMENTS BID AWARD (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

Mayor Peck acknowledged T.J. Jackson who was in attendance and thanked him for all the years of work he has given the Veteran's Memorial in the Village. Public Works Director Raleigh then explained the details of the \$269,700 bid received from O'Shea Builders for the memorial improvement project. The goal is completion by Veteran's Day. All Board members expressed their full support for the overall project and honoring Veterans in a better fashion. Trustee Kidd thanked Jackson for his unwavering support of the memorial but had concerns that the money could be used in a better fashion to provide more help for veterans. Trustee Shaw had these same concerns. Public Works Director Fowler also agreed with their opinions and suggested adding information for veterans' services, helpful phone numbers, and pamphlets along with placing information at the library. Some donation money has come in and discussion of need for a capital campaign was held. Trustee Young was concerned that families, especially children, will not be respectful of the display and a fence would be beneficial. Mayor Peck and Administrator Applebee have discussed camera installation for security purposes. Trustee Ashby said it is a quality-of-life element and while it is expensive, he is not opposed to the cost.

MOTION

Trustee London made a Motion to approve the bid from O'Shea Builders in the amount of \$269,700 for the Base Bid and approve Alternate Bid #2 in the amount of \$4,238, for a total contract amount of \$273,938 and authorized the Mayor and Village staff to execute all necessary documents related to the project and Trustee Young seconded the Motion.

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

Yeas: 4 – London, Young, Ashby, Peck
Nays: 2 – Kidd, Shaw
Absent: 1 – Wendt

Motion declared carried.

ADJOURNMENT

Trustee Shaw made the Motion to adjourn and Trustee Kidd seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:35 p.m.

By: Cheryl Marty
Village Clerk

CONSENT AGENDA

ITEM 2

DATE: 07/07/26

Tuesday July 07,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AIR KING HEATING & AIR 133624	01-52-511	COMM ROOM AC	242.50	242.50
01 ALTORFER, INC WO430081888	51-00-512	GENERATOR MAINT	4054.22	968.00
WO430081895	01-41-512	GENERATOR MAINT		539.00
WO430081923	52-00-512	GENERATOR MAINT		2547.22
01 AMAZON CAPITAL SERVICES			1865.06	
070326	01-53-671	BOOKS/AUDIO VISUAL		740.99
070326	01-53-651	OFFICE SUPPLIES		125.92
070326	01-41-612	EQUIP MAINT. SUPPLIES		33.34
070326	01-11-651	OFFICE SUPPLIES		265.48
070326	01-53-913	PROGAMMING PROMOTIONAL		404.49
070326	01-53-929	UTILITY CART		194.06
070326	01-53-909	PURCHASES FROM DONATIONS		100.78
01 AMEREN ILLINOIS			9298.45	
070326	01-11-571	MAY '26 ELECTRIC UTILITIES		293.96
070326	01-41-571	MAY '26 ELECTRIC UTILITIES		568.43
070326	01-41-572	MAY '26 ELECTRIC UTILITIES		299.39
070326	01-41-579	MAY '26 ELECTRIC UTILITIES		494.04
070326	01-52-571	MAY '26 ELECTRIC UTILITIES		1844.22
070326	01-53-571	MAY '26 ELECTRIC UTILITIES		1618.65
070326	51-00-571	MAY '26 ELECTRIC UTILITIES		3486.43
070326	52-00-571	MAY '26 ELECTRIC UTILITIES		693.33
01 ATI FLEET SERVICES			1209.92	
70772	01-41-513	VEHICLE SERVICE (4500)		1209.92
01 ATLAS LOCK, INC.			105.00	
56512	01-52-511	UNLOCK CABINET & MAKE KEY		105.00
01 BRITTON ELECTRONICS & AUTOMATI			2365.95	
2261049	51-00-512	RPLC WTR TOWER ANTENNA		2365.95
01 BEST ONE OF CENTRAL IL			25.00	
35-411409	01-52-512	EQUIP SERVICE		25.00
01 BLH COMPUTERS, INC			1350.43	
I2600907	01-10-913	RECYCLE ELECTRONICS FOR CLEAN UP WK		1350.43
01 BURRIS EQUIPMENT			48.07	
PS3023717-1	01-41-612	EQUIP MAINT SUPPLIES		48.07
01 CHARLES FREY			78.87	
070326	51-00-929	REFUND FOR CREDIT BAL		78.87
01 CHASTAIN & ASSOCIATES, LLC			48834.76	
070326	01-11-532	'26 GENERAL ADVISORY		2188.56
070326	01-11-532	GIS SERVICES		880.50
070326	01-11-532	SITE PLAN REVIEW PIZZA PLACE		508.86
070326	01-11-532	SITE PLAN REVIEW HAMPTON INN		422.40
070326	01-41-515	'26 STORM WATER ADVISORY		965.25
070326	01-52-532	'26 PARK DEPT ADVISORY		1985.24
070326	30-00-882	'26 ANNUAL PAVEMENT		11371.02
070326	38-00-863-4	SNP WATER MAIN EXTENSION		2289.61

DATE: 07/07/26

Tuesday July 07,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
070326	38-00-863-5	SNP SEWER EXTENSION	4983.27	
070326	38-00-863-6	SNP STORM SEWER EXTENSION	538.73	
070326	38-00-863-7	SNP PLAYGROUND PARKING	5656.69	
070326	30-00-810-8	WTR TWERS/GRD STORAGE/AERATOR	10788.03	
070326	15-00-874-2	BARNETT AVE IMPROVEMENTS	6256.60	
01 CLASSY GREEN SERVICES LLC 9013	01-52-617-1	HYDROSEED BERM AT FORSYTH DISC GOLF	1800.00 1800.00	
01 CLOSS ELECTRIC COMPANY, INC 30299	16-00-894-1	POWER TO PARKING LOT MAIN PARK	2358.32 2358.32	
01 AHW LLC CLINTON 12394599	01-41-612	EQUIP MAINT SUPPLIES	23.92 23.92	
01 CYPRESS GROVE 2325	01-10-914	BEER FOR FORSYTH FESST	2161.50 2161.50	
01 DANVILLE PUBLIC LIBRARY 070326	01-53-910	REIMB DAMAGED BOOK COST	11.00 11.00	
01 DEMCO, INC 7818257	01-53-651-2	SHELVING SUPPLIES	594.05 594.05	
01 TYROLT, INC 2621525*01	01-41-514	STREET REPAIRS MAINT	2690.00 2690.00	
01 DYNAGRAPHICS, INC 268042	01-10-914	BANNERS FOR FORSYTH FEST	1019.77 1019.77	
01 EBSCO INFORMATION SERVICES 2604913	01-53-671	BOOKS	5.95 5.95	
01 CENGAGE LEARNING INC/GALE 999102829354	01-53-671	BOOKS	614.77 196.80	
999102838756	01-53-671	BOOKS	78.75	
999102848123	01-53-671	BOOKS	154.86	
999102867936	01-53-671	BOOKS	64.36	
999102870401	01-53-671	BOOKS	67.50	
999102873518	01-53-671	BOOKS	52.50	
01 GARDEN PATH COMMUNITY GARDEN 83881	30-00-822-3	LIBRARY LANDSCAPING PROJECT	3939.00 3939.00	
01 GARVER FEEDS 2088	01-52-617-1	LANDSCAPING SUN MIX	1200.00 1200.00	
01 GOLDEN FOX BREWING 1744	01-10-914	BEER FOR FORSYTH FEST	1066.00 1066.00	
01 TIMOTHY W HILL 5827	30-00-822-3	LIBRARY LANDSCAPING	9439.94 4925.00	
5828	30-00-822-3	LIBRARY LANDSCAPING	4514.94	
01 ILLINOIS EPA CENTRAL 070326	01-41-515	NOI STORMWATER	1000.00 1000.00	
01 ILLINI SUPPLY, INC. 15721	01-53-651-2	BOOK TRUCK	4695.75 4695.75	
01 ILLINOIS METER INC. 3042145-00	51-00-652	OP SUPPLY METERS	1158.81 872.75	
3042174-00	51-00-652	METERS OP SUPPLY	286.06	
01 KEEPING IT GREEN LAWN IRRIGATI			545.00	

DATE: 07/07/26

Tuesday July 07,2026

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
246	01-41-515-1	STORM MAINT		545.00
01 KENT'S SKYLINES 1012	01-11-537	DRONE FOOTAGE FOR WEBSITE	1445.62	1445.62
01 LINDE INC. 57248045	51-00-656	CO2 CHEMICALS	9549.91	9549.91
01 LOURASH & MAHANNAH EXCAVATING, I260515919	01-41-515-1	W. FORSYTH PKWY DRAINAGE TO CREEK	9600.00	4800.00
I260519922	16-00-890-1	DISC GOLF COURSE		4800.00
01 MAY COCAGNE AND KING P C 83184	01-11-531	2025 AUDIT SERVICES	3900.00	3900.00
01 MENARDS			1427.18	
070326	01-52-652	OPERATING SUPPLIES		292.10
070326	01-41-652	OPERATING SUPPLIES		228.54
070326	01-41-614	STREET MAINT. SUPPLIES		69.93
070326	01-52-617-1	LANDSCAPING SUPPLIES		187.67
070326	01-52-655	FUEL SUPPLIES		91.08
070326	01-53-913	PROGRAMMING SUPPLIES		77.96
070326	01-41-653	SMALL TOOLS		7.99
070326	01-41-611	BLDG MAINT. SUPPLIES		155.43
070326	30-00-898-2	PW DOG PARK/PARKING LOT		31.04
070326	01-11-617	GROUND MAINT. SUPPLIES		201.84
070326	01-52-611	BLDG MAINT. SUPPLIES		44.99
070326	51-00-652	OPERATING SUPPLIES		10.21
070326	01-53-909	PURCHASES FROM DONATIONS		7.99
070326	01-53-651	OFFICE SUPPLIES		20.41
01 MIDWEST METER, INC. 0189815	51-00-652	3/4" WATER METERS	10560.00	10560.00
01 MISSISSIPPI LIME COMPANY CD210644	51-00-656	CHEMICALS LIME	21944.87	6299.79
CD212087	51-00-656	CHEMICALS SUPPLIES		4618.43
CD213481	51-00-656	CHEMICALS LIME		5561.28
CD215163	51-00-656	CHEMICALS LQD LIME		5465.37
01 MORGAN DISTRIBUTING, INC. 151016	01-41-655	FUEL STREET DEPT	3164.94	669.57
151016	01-52-655	FUEL PARK DEPT		1269.03
INV-149334	01-52-655	FUEL		1226.34
01 MTI DISTRIBUTING, INC 1525319-00	01-52-612	EQUIP MAINT SUPPLIES	160.01	160.01
01 OVERDRIVE, INC. 02064CP26185911	01-53-540	ONLINE SERVICES	4.78	4.78
01 PETALS GIFT SHOP 80024	01-10-914	SHIRTS FOR FORSYTH FEST	90.00	90.00
01 PETTY CASH 070326	01-10-914	BAGS TOURNAMENT & FOOD FOR WORKERS	1217.00	1217.00
01 RECE FITZPATRICK 070326	01-52-471	REIMB FOR SAFETY BOOTS	214.95	214.95
01 AT & T			1281.94	

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
070326	52-00-552	782 STVNS CRK PHONE LINE		323.66
070326	52-00-552	101 HUNDLEY PHONE LINE		315.25
070326	52-00-552	440 HUNDLEY PHONE LINE		315.25
070326	52-00-552	815 FORSYTH PKWY PHONE LINE		327.78
01 SIEVERS EQUIPMENT CO. WF28195	01-41-512	EQUIP MAINT SERVICE	1220.21	1220.21
01 SLOAN IMPLEMENT COMPANY 1077151	01-41-512	EQUIP MAINT SERVICE	785.48	785.48
01 SORLING, NORTHROP, HANNA, CULL 238476	01-11-533	MAY '26 LEGAL SERVICES	4375.00	4375.00
01 IMPERIAL DADE 41797316	01-52-654	JANITORIAL SUPPLIES	733.50	733.50
01 STOLLEY TERMITE & PEST CONTROL 070326	01-11-511	VH MONTHLY BUG SPRAY	110.00	45.00
070326-1	01-53-511	LIB MONTHLY BUG SPRAY		65.00
01 THIRD MILLENNIUM ASSOCIATES, I 34655	51-00-549-1	W/S 7-1 BILLING SERVICES	457.21	228.60
34655	52-00-549-1	W/S 7-1 BILLING SERVICES		228.61
01 US POSTAL SERVICE (CAPS) 070326	51-00-549-1	POSTAGE FOR 7-1 W/S BILLS	781.20	390.60
070326	52-00-549-1	POSTAGE FOR 7-1 W/S BILLS		390.60
01 VAN DIEST SUPPLY COMPANY 56349	01-41-617	GROUNDS MAINT SUPPLIES	178.00	178.00
01 VILL OF FORSYTH 070326	01-11-571	W/S UTILITIES FOR 5-20-26 TO 6-20-2	150.00	150.00
01 WALKER TIRE & EXHAUST 150858	01-52-513	VEHICLE SERVICE	237.09	237.09
01 WATER SOLUTIONS UNLIMITED, INC 7462228	51-00-656	CHEMICALS	4146.66	4146.66
01 WILLIAM RUSSELL STUART 070326	01-11-547	522 PHILLIP CIRCLE ELECTRIC INSPECT	300.00	60.00
070326-1	01-11-547	CHICK FIL A ELECTRIC INSPECTION		60.00
070326-2	01-11-547	125 LEA LANE ELECTRIC INSPECTION		60.00
070326-3	01-11-547	1250 RAPTOR LN ELECTRIC INSPECT		60.00
070326-3	01-11-547	245 KATE CT ELECTRIC INSPECT		60.00
** TOTAL CHECKS TO BE ISSUED			181837.56	

SYS DATE:07/01/26

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 96
Tuesday July 07,2026

SYS TIME:13:14
[NW1]

DATE: 07/07/26

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			59354.70	
MOTOR FUEL TAX FUND			6256.60	
HOTEL/MOTEL TAX FUND			7158.32	
CAPITAL PROJECT FUND			35569.03	
FORSYTH FAMILY SPORTS/NATURE PAR			13468.30	
WATER OPERATIONS			54888.91	
SEWER OPERATIONS			5141.70	
*** GRAND TOTAL ***			181837.56	
TOTAL FOR REGULAR CHECKS:			159,892.69	
TOTAL FOR DIRECT PAY VENDORS:			21,944.87	

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth: July 7, 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.

All construction is complete and the final walk-through was completed on October 14th, 2025. We are awaiting final DOT approval to close out the project. Work should be completed in the near future.

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.

Review appraisals are complete leading to next efforts – Negotiations. ADA ramps are under final design for formal review by IDOT District 7.

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 work on the Ground Storage Tank at the Water Treatment Plant is finished and the Tank is back in service. The work on the North Elevated Storage Tank is finished except for turf restoration and the tank is back in service. The work on the Aerator Standpipe is about 95% complete, the Standpipe painting is complete, and the Standpipe is back in service. The remaining work is electrical connection of the mixer. The Contractor is close to finishing work on the South Elevated Storage Tank. The remaining work is painting the tower base, installing the logo, and site restoration. The Contractor will be disinfecting the tank in the next week and refilling the tank. The entire project should be finished by the end of July.

The Contractor has submitted a proposal to install a new driveway at the North Elevated Storage Tank for \$17,450. This proposal is for construction of an 85'-long x 10'-wide driveway including a curb cut on west Forsyth Parkway.

Project 9177.02 – Prairie Winds Access Road and Utility Construction

Chastain has pay application #5 which covers the work for the signage and pavement striping install. The final pay app has been submitted, but a final walk through resulted in a few remaining items for the contractor to complete including re-seeding, removal of erosion control items, and removal of some debris. As soon as those items are addressed by the contractor, the final pay app will be processed for Village approval and payment.

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.

Final plans are currently being reviewed by IDOT.

Project 9751 – 2026 Bike Path Improvements

This project includes design, construction, plans and bidding services for the rehabilitation of the remaining asphalt paved trails, including the loop in Forsyth Park near the tennis courts, the path through the disc golf course, and the path around Menards on Market Drive.

ENGINEER'S REPORT

Forsyth: July 7, 2026 Board Meeting

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

CHASTAIN
CONSULTING ENGINEERS

The project has been advertised and the bid opening is scheduled for July 14th at the Chastain office.

Project 9752 – 2026 Road Maintenance and Alternate Parallel Parking

The 2026 road maintenance project generally includes pavement replacement at the intersection of Oakland Ave and W Weaver Rd, ADA-compliant sidewalk ramp replacement, and full depth patching along Oakland Ave. A design to construct parallel parking spaces along the west side of Oakland Ave at the Park is also included.

Design engineering is underway. Due to the parking addition, the letting can be anticipated in August or September – which aligns with the Village's typical concrete rehab schedule.

Project 7982.02 – Forsyth Family Sports and Nature Park – Phase II

This project includes the design for utilities (water, sanitary sewer, and storm sewer), a nature themed playground, two phases of parking lots, and future pavilion and nature themed splash pad.

A conceptual site layout option was selected by the Village. Topographic survey of the improvement area(s) is complete. Chastain met with Village Staff and the playground consultants to discuss and finalize playground items on June 25th. The playground consultants are now working on a final concept for the layout of the playground and spray pad. Chastain is still working on the design of water and sanitary utility extensions to the site.

LIBRARY UPDATES:

- As we approach the midway point of the 2026 Summer Reading program, we're continuing to see incredible numbers of participants. Over 650+ individuals have already registered for our reading program, making this year among the highest in the last 15 years. Attendance at our summer programs is growing weekly with 138 kids joining us to tie dye shirt and enjoy Kona Ice on June 23.
- We now have an amazing problem: With the number of families attending our events, we are struggling with our space constraints. We want all of our patrons - especially our youngest visitors - to have a great experience at our programs and we have found ourselves at max capacity often over the first few weeks of the summer. To help with this, we are going to implement an online registration process starting in July for the second half of our Summer Reading program. By utilizing an online SignUp Genius for our kids' programming, our staff can better gauge how many folks are planning to attend and also spread out our visitors. Community response has been relatively positive and we hope that this change will be beneficial for our families and our staff. Registration information can be found at on our website under the Summer Reading tab.
- Upcoming events include 3 showings of Rock Springs' StarLab Planetarium, Magician Zach Percell, Succulent Planter Design, Paint & Sip with Boba Tea, Disney Family Trivia and a Tween/Teen Party at Overlook Adventure Park.
- FPL continues to put an emphasis on outreach and connecting with local organizations. Staff attended a pop up event at Forsyth Fest, giving away sunglasses and other swag, registering community members for Summer Reading and offering a gift basket raffle. We also have been working closely with staff from Macon Resources to include their clients in our summer reading fun as well as collaborating with a local daycare to give their kids access to library events.
- We recently finished our landscaping on the front and sides of the building with the rear entrance to be finished in the coming weeks. The low-maintenance design emphasizes color throughout the year and has greatly improved the library's curb appeal.
- Work continues in the Community Room upgrade. New flooring will be going in shortly and countertops will be installed in the near future.

Melanie Weigel
Director

MOST POPULAR PROGRAMS THIS SUMMER

1



TIE DYE & KONA ICE
198 ATTENDEES

2



SUMMER READING KICK OFF PARTY
185 ATTENDEES

3



WILD TIMES EXOTIC PETS
159 ATTENDEES

NEW BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: June 30, 2026
Subject: Hampton Inn Building Height and Number of Stories Variance

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

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

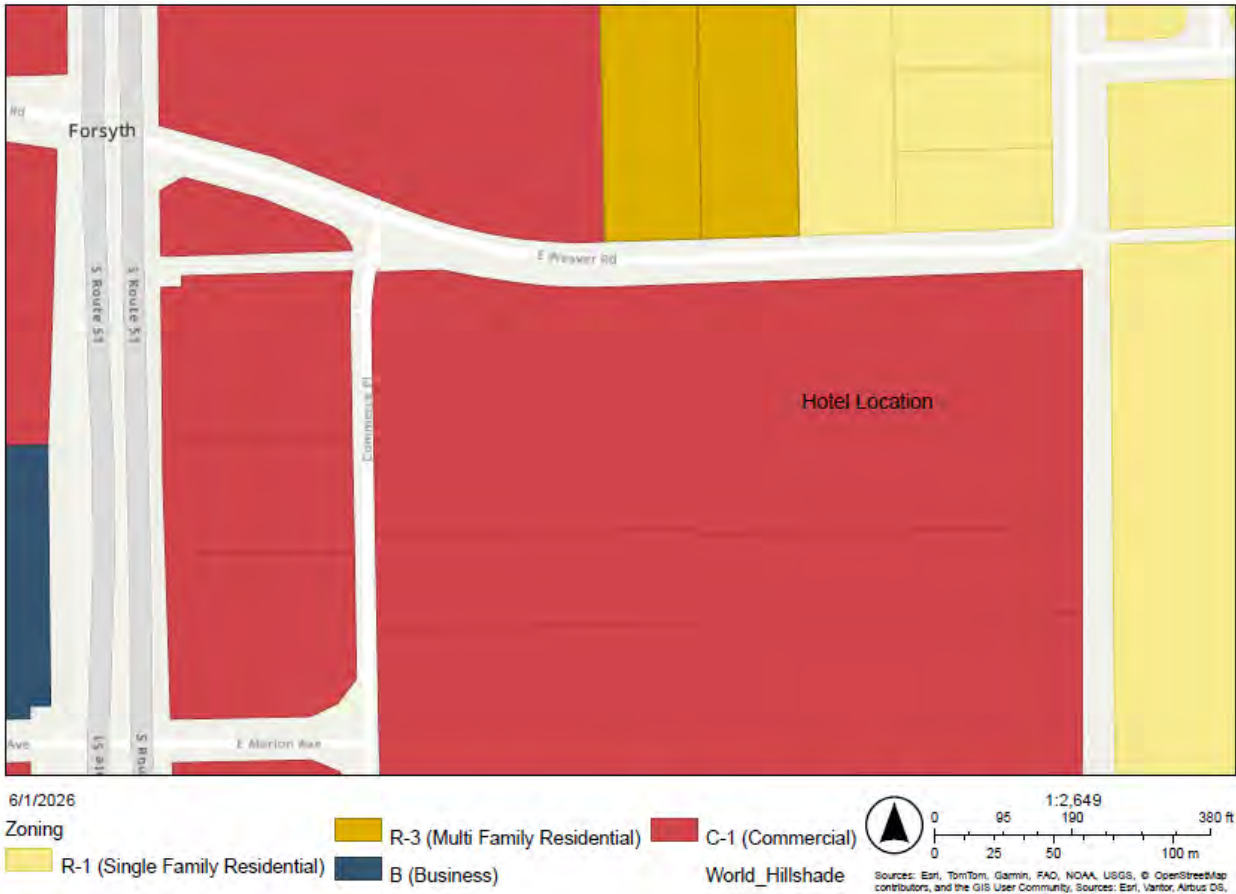
Mr. Dhaval is proposing to build a 4-story tall hotel. Most of the building will have a parapet wall that will be 50' tall. The center section is 55 ft tall and there is one 3' section that can reach up to 60'. Attached is an elevation plan for the proposed building.

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

The Commission voted 4 to 2 to approve the variance.



Zoning Map



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE NUMBER

2026 - 22

**AN ORDINANCE APPROVING VARIANCE OF HEIGHT RESTRICTRIONS ON THE
PROPERTY AT HICKORY POINT PLAZA ADD LT 1 BK5000/270
FORSYTH, ILLINOIS (PIN: 07-07-14-351-013)**

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-__

**AN ORDINANCE APPROVING VARIANCE OF HEIGHT RESTRICTRIONS ON THE
PROPERTY AT HICKORY POINT PLAZA ADD LT 1 BK5000/270
FORSYTH, ILLINOIS (PIN: 07-07-14-351-013)**

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 Pace Hospitality LLC / Holiday Inn, Decatur, IL / Dhaval Patel for a variance to Village Development Code Section 4.9 to vary the 35’ foot building height limit and three story limit specified in Development Ordinance Section 4.9 to allow a four story building with a maximum height of up to 60’ at the real property legally described as HICKORY POINT PLAZA ADD LT 1 BK5000/270 (PIN: 07-07-14-351-013) (“Property”); and

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

WHEREAS, the bulk requirements of the Village Development Code Section 4.9 for the Property requires that the building have a maximum height of 35 feet and be no more than three stories high; and

WHEREAS, in order to develop the property as intended, applicant requests to vary the bulk requirement of Section 4.9 to allow for a four-story building with a maximum height up to 60 feet; and

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on June 24, 2026, and voted 4-2 to recommend approval of the variance to Development Code Section 4.9, which would allow the four-story building with

a maximum height up to 60 feet 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 HICKORY POINT PLAZA ADD LT 1 BK5000/270, Forsyth, Illinois (PIN: 07-07-14-351-013).

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on June 9, 2026, and held by the Planning and Zoning Commission on June 24, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance which would allow the four-story building with a maximum height up to 60 feet on the Property.

Section 5. Variance. The variation requested in the Variance Request Application to allow the four-story building with a maximum height up to 60 feet 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 July, 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

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
HICKORY POINT PLAZA ADD~LT 1 BK5000/270**

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at HICKORY POINT PLAZA ADD~LT 1 BK5000/270 (unaddressed lot north of Staples). The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

The owner of the proposed Hampton Inn has made a request to vary the building height and number of stories requirements of the Development Ordinance Section 4.9 Setback and Bulk Chart..

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

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

The Variance is requesting permission to build a 4-story building with a maximum height of 60 ft. Based on the public hearing, the Commission voted 4 to 2 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 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

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.

VILLAGE OF FORSYTH

301 S. Route 51

Forsyth, IL 62535

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



VARIANCE REQUEST APPLICATION

OWNER: ☐

APPLICANT: ☐

Name: _____

Address: _____

Phone Number: _____ E-mail: _____

Property Address: _____ PIN #: _____

Legal Description of the Property:

Zoning District: _____

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

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

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

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

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

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?

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.

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.

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

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

Signature: _____ Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

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
HICKORY POINT PLAZA ADD~LT 1 BK5000/270**

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at HICKORY POINT PLAZA ADD~LT 1 BK5000/270 (unaddressed lot north of Staples). The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

The owner of the proposed Hampton Inn has made a request to vary the building height and number of stories requirements of the Development Ordinance Section 4.9 Setback and Bulk Chart..

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

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

The Variance is requesting permission to build a 4-story building with a maximum height of 60 ft. Based on the public hearing, the Commission voted 4 to 2 to approve the variance. The Commission further made the following findings of fact:

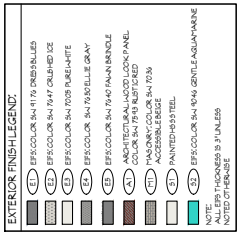
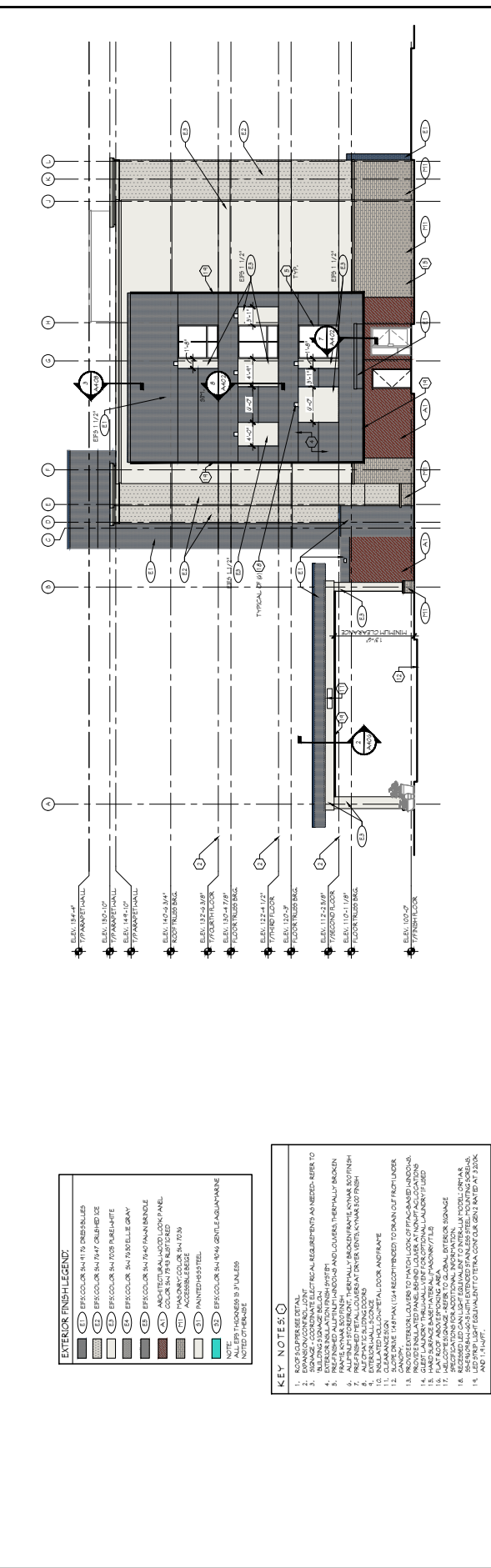
1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the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

The Commission further found as follows:

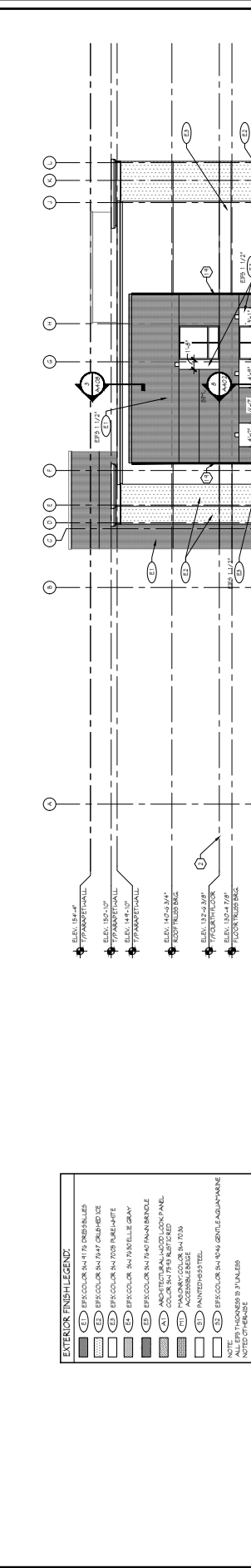
1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would 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;

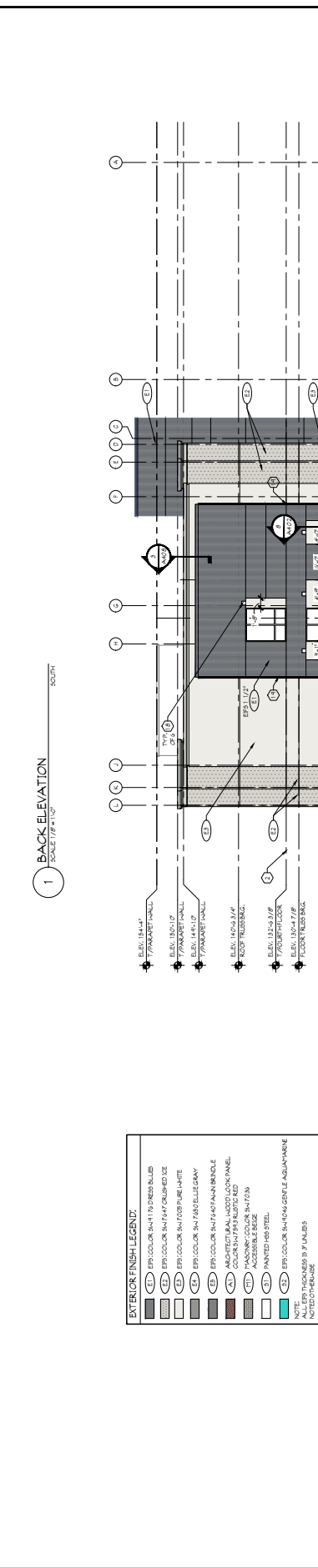
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood 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



- [illegible]





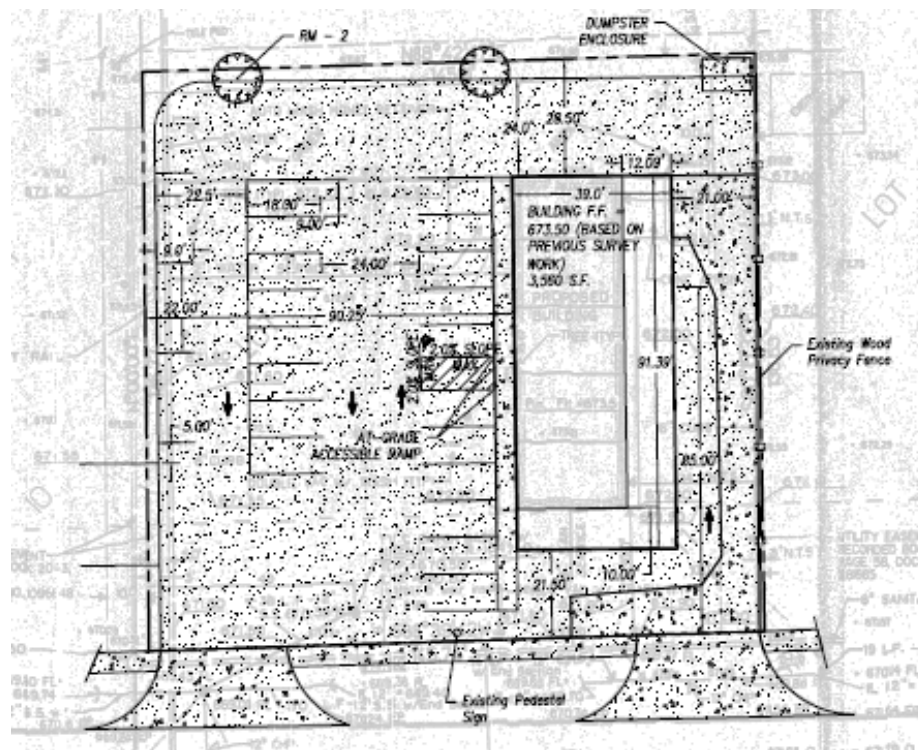
NEW BUSINESS

ITEM 2

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: June 30, 2026
Subject: The Pizza Place on Main – Drive Aisle in Buffer Yard

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

Development Ordinance 4.6.C.(4)(c) - General Provisions - Off-Street Parking and Loading – The ordinance states that parking, loading, and drive isles shall not be in the required buffer yard or landscape yard setback which is 25 ft. They are requesting a variance to allow drive aisle to be located up to the property line on the east side of the property. There will be a privacy fence installed on the property line. The Commission voted 6 to 0 to approve the variance.



Site Location



Zoning Map



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2026 - 23**

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 4.6.C.(4)(C), SECTION 4.9, AND SECTION 3.16 ALLOWING A DRIVE
AISLE TO BE LOCATED ON THE EAST PROPERTY LINE AT
138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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-__

AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 4.6.C.(4)(C), SECTION 4.9, AND SECTION 3.16 ALLOWING A DRIVE AISLE TO BE LOCATED ON THE PROPERTY LINE AT 138 HIGHLAND DRIVE FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)

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 Parks Properties LLC (The Pizza Place on Main) to vary the requirements of certain Village of Forsyth Development Ordinance sections on the property commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) (“Property”); and

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

WHEREAS, in order to develop the property as intended, the applicant seeks to vary Development Ordinance Section 4.6.C.(4)(c), Section 4.9, and Section 3.16 to allow a drive aisle to be located on the east Property line and without a 25’ side setback and without buffering or screen planting on the east side of the Property; and

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on June 24, 2026, and voted 6-0 to recommend approval of the variance to Development Code Section 4.6.C.(4)(c), Section 4.9, and Section 3.16 to allow a drive aisle to be located on the east Property line and without a 25’ side setback and without buffering or screen planting on the east side of the Property, all 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 commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property").

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on June 9, 2026, and held by the Planning and Zoning Commission on June 24, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance to Development Code Section 4.6.C.(4)(c), Section 4.9, and Section 3.16 which would allow a drive aisle to be located on the east Property line and without a 25' side setback and without buffering or screen planting on the east side of the Property.

Section 5. Variance. The variation requested in the Variance Request Application to allow the drive aisle to be located on the property line and without a 25' west side setback and without buffering or screen planting on the east side of 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 July, 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

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant named The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 4.6.C.(4)(c) - General Provisions - Off-Street Parking and Loading

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

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

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 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.
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 - (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: Parks Properties LLC (The Pizza Place on Main)Address: 965 South Wyckles Rd, Decatur, IL 62522Phone Number: (217) 425-1958E-mail: parkspropertiesllc8@gmail.comProperty Address: 138 Highland Drive, Forsyth, IL 62535PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature: _____ Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

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Chairman, Planning & Zoning Commission

SCALE		AS SHOWN	DRAWN BY SKJ	CHECKED BY SKJ	DATE
REVISIONS		NO.	DATE	APPR.	DESCRIPTION

PIZZA PLACE ON MAIN

138 HIGHLAND DRIVE
FORSYTH, IL
MACON COUNTY

SITE DEVELOPMENT PLAN

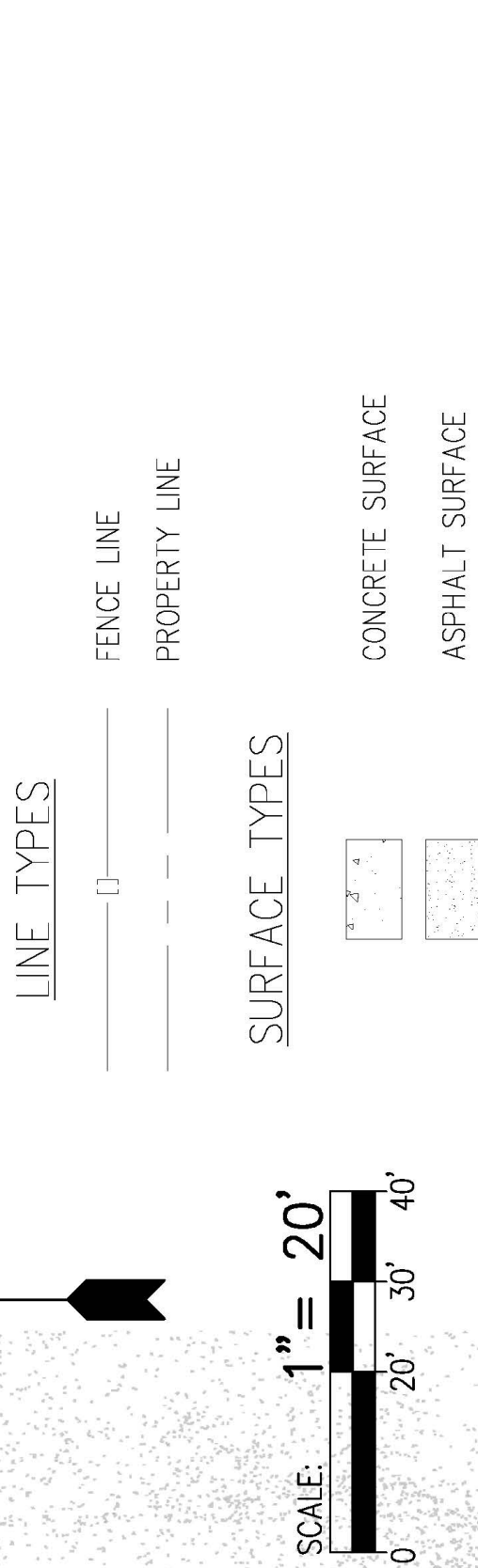
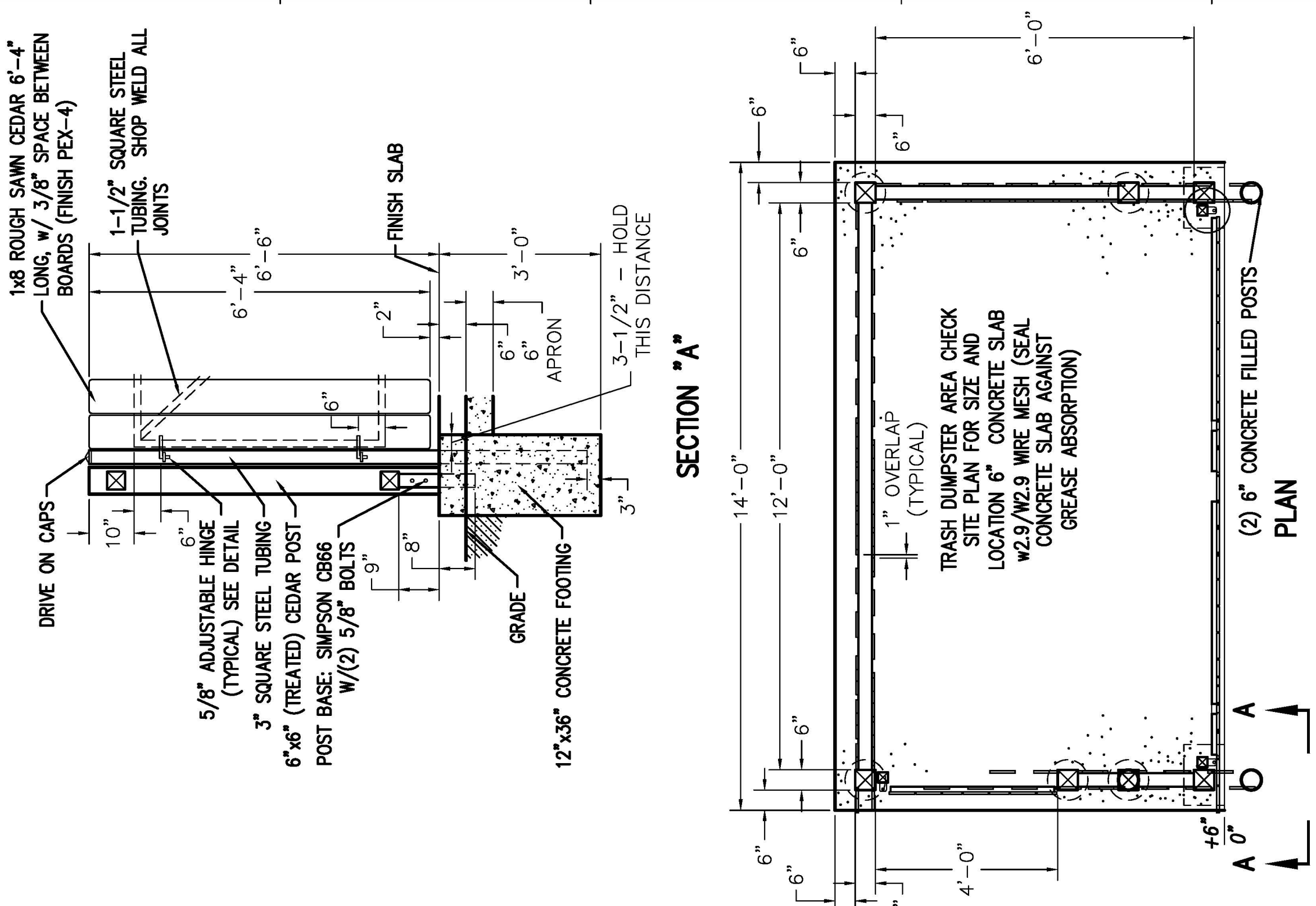
SHS ENGINEERS, LLC

CONSULTING ENGINEERS

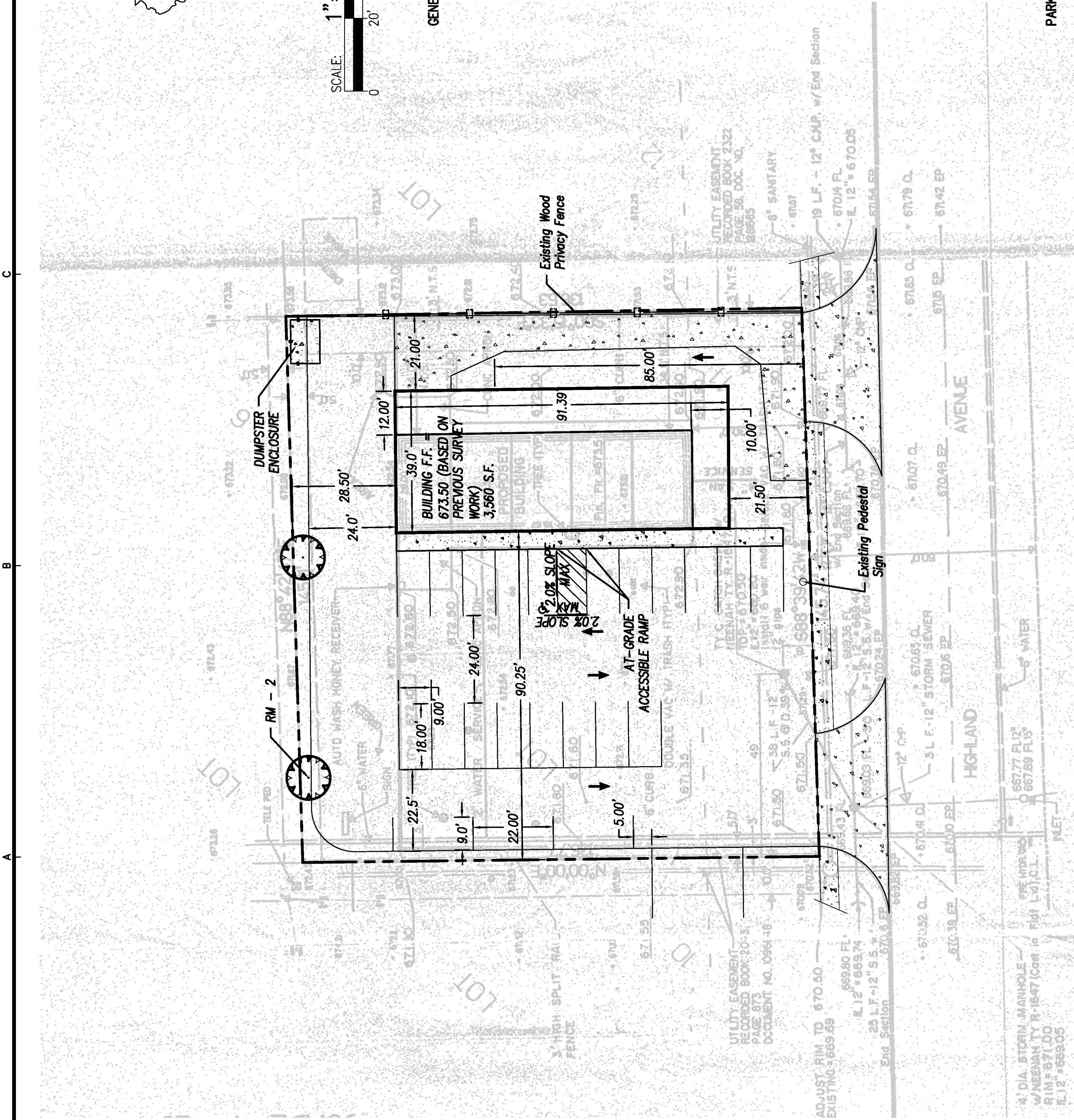
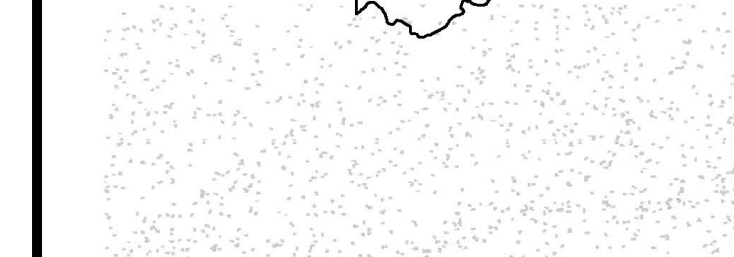
2800 N. MARTIN LUTHER KING, JR. DRIVE
DREARIN, ILLINOIS 61538
(217) 877-2100 • FAX: (217) 877-4816
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PROJECT NO.	619538
DATE STAMP	
SHEET NUMBER	C201

DUMPSTER ENCLOSURE	
SCALE: NO SCALE	
L6	C200



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



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

NEW BUSINESS

ITEM 3

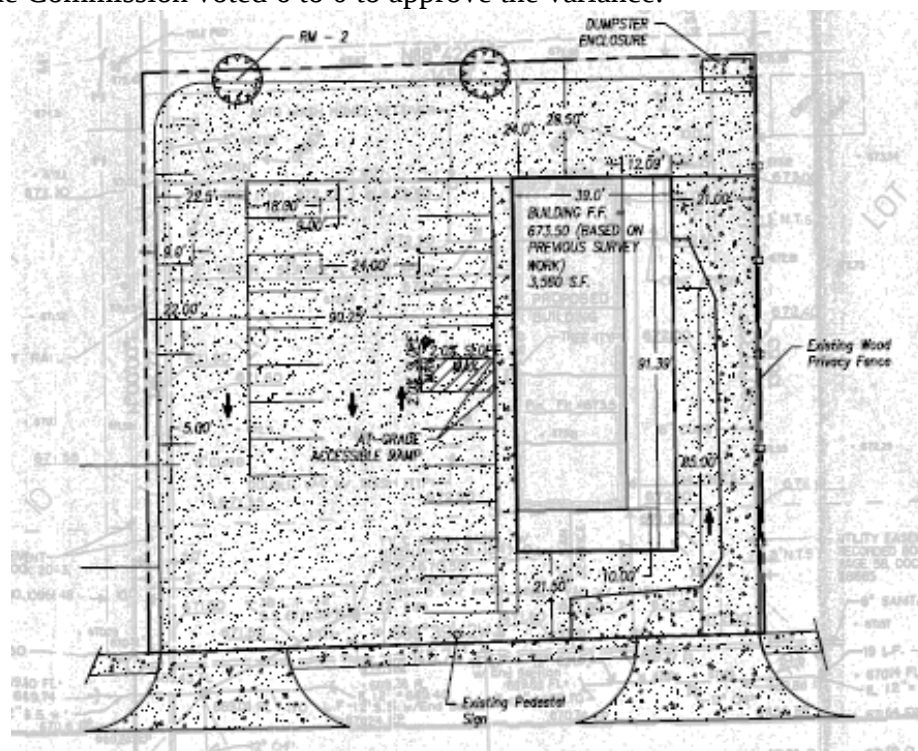
MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: June 30, 2026
Subject: The Pizza Place on Main – Setback Variance

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

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

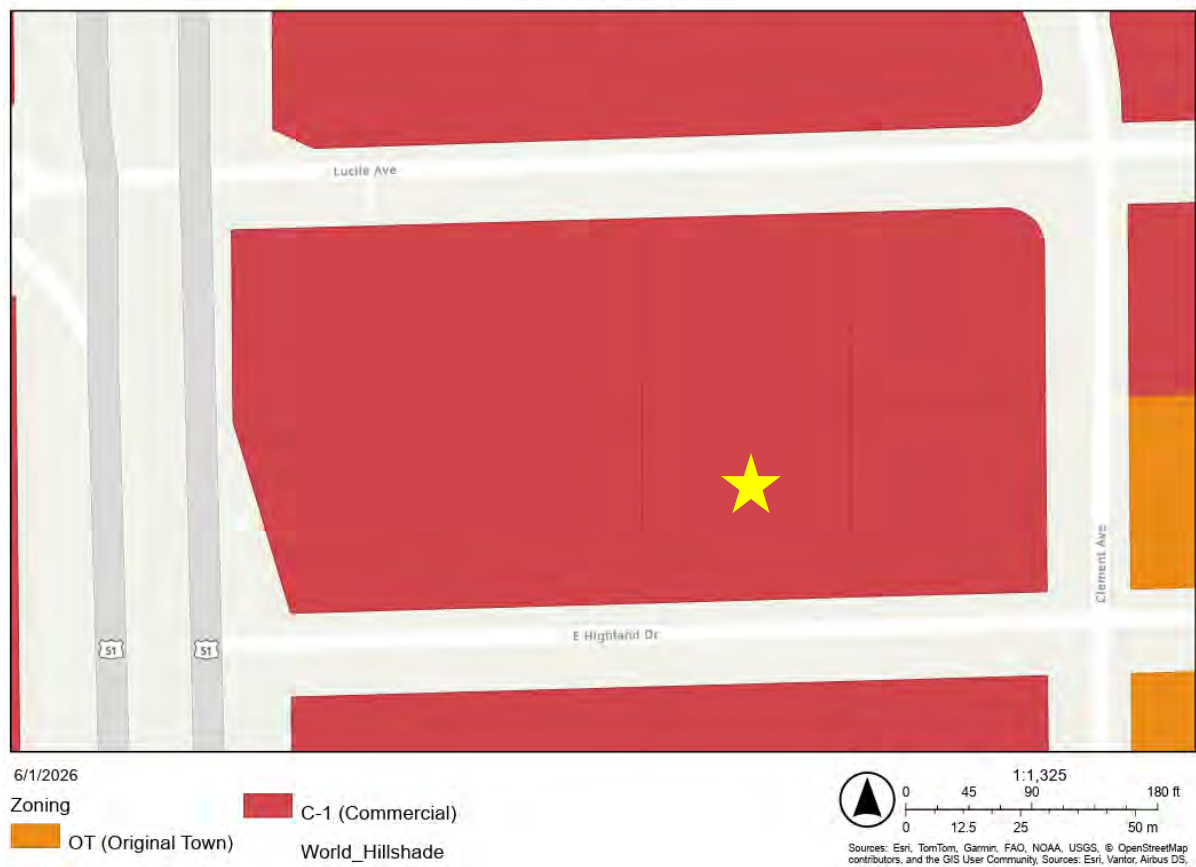
Development Ordinance 4.9 - Setback and Bulk Chart – The ordinance requires a 30 ft setback for the front yard and a 25 ft setback if abutting a residential zone. They are requesting a variance to allow for the building to be located within 21.5 ft from the front property line and 21 ft from the side (east) property line. There will be a privacy fence installed on the property line to provide a buffer. The Commission voted 6 to 0 to approve the variance.



Site Location



Zoning Map



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2026 - 24**

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 4.9 ALLOWING 21.5' FRONT SETBACK AND 21' EAST SIDE SETBACK
AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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-__

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 4.9 ALLOWING 21.5' FRONT SETBACK AND 21' EAST SIDE SETBACK
AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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 Parks Properties LLC (The Pizza Place on Main) to vary the requirements of certain Village of Forsyth Development Ordinance sections on the property commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property"); and

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

WHEREAS, in order to develop the Property as intended, the applicant seeks to vary Development Ordinance Section 4.9 requiring a 30' setback for the front yard and a 25' setback if abutting a residential property to allow for a 21.5' setback in the front (south side of Property) and a 21' setback on the east side of the Property; and

WHEREAS, the Planning and Zoning Commission ("Commission") held a duly noticed public hearing on June 24, 2026, and voted 6-0 to recommend approval of the variance to Development Code Section 4.9 to allow for a 21.5' setback in the front (south side of Property) and a 21' setback on the east side of the Property, all 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 commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property").

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on June 9, 2026, and held by the Planning and Zoning Commission on June 24, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance to Development Code Section 4.9 to allow for a 21.5' setback in the front (south side of Property) and a 21' setback on the east side of the Property, all as requested in the application.

Section 5. Variance. The request in the Variance Request Application, and recommended by the Planning and Zoning Commission, to vary Development Code Section 4.9 to allow for a 21.5' setback in the front (south side of Property) and a 21'

setback on the east side of 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 July, 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

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

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

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

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 be generally applicable to other property within the same zoning district;
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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: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958

E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535

PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

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

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

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

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

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

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

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Signature: _____ Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

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 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 4

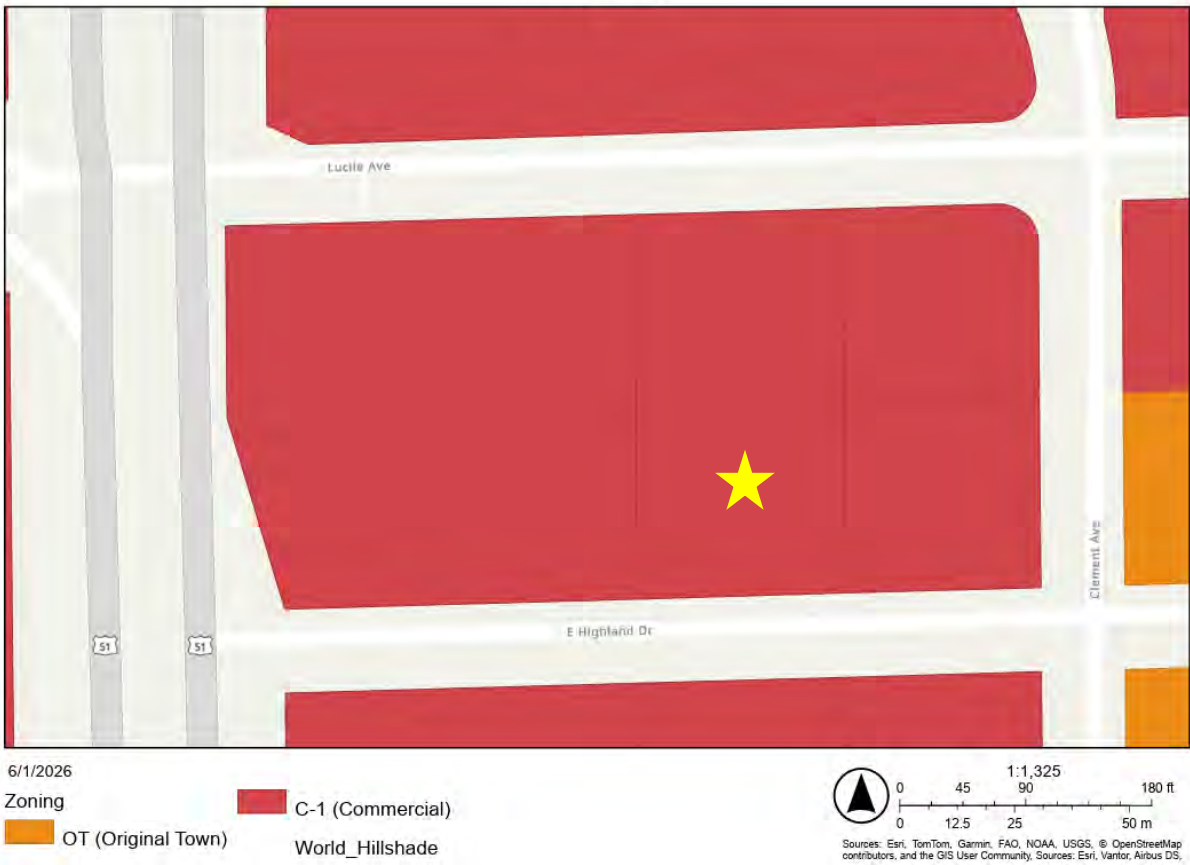
To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: June 30, 2026
Subject: The Pizza Place on Main – Permitted Obstruction - Variance

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

Site Location



Zoning Map



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2026 - 25**

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 3.10 TO ALLOW DUMPSTER TO BE 2' FROM THE PROPERTY LINES AT
138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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-__

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 3.10 TO ALLOW DUMPSTER WITHIN 2' OF THE PROPERTY LINES AT
138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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 Parks Properties LLC (The Pizza Place on Main) to vary the requirements of certain Village of Forsyth Development Ordinance sections on the property commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property"); and

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

WHEREAS, in order to develop the Property as intended, the applicant seeks to vary Development Ordinance Section 3.10 requiring that trash dumpsters be located at least 10' from the property line to allow for a trash dumpster to be located 2' from the north and east Property lines; and

WHEREAS, the Planning and Zoning Commission ("Commission") held a duly noticed public hearing on June 24, 2026, and voted 4-2 to recommend approval of the variance to Development Code Section 3.10 to allow for a trash dumpster to be located 2' from the north and east Property lines 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 commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property").

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on June 9, 2026, and held by the Planning and Zoning Commission on June 24, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance to Development Code Section 3.10 to allow for a trash dumpster to be located 2' from the north and east Property lines as requested in the application.

Section 5. Variance. The request in the Variance Request Application, and recommended by the Planning and Zoning Commission, to vary Development Code Section 3.10 to allow for a trash dumpster to be located 2' from the north and east Property lines 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 July, 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

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant called The Pizza Place on Main. They have made a request to vary the setback requirements of the Development Ordinance Section 3.10

They would like to install a trash enclosure in the northeast corner of the property.

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

Based on the public hearing, the Commission voted 4 to 2 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 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: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958

E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535

PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature: _____ Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant called The Pizza Place on Main. They have made a request to vary the setback requirements of the Development Ordinance Section 3.1

They would like to install a trash enclosure in the northeast corner of the property.

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

Based on the public hearing, the Commission voted 4 to 2 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 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

NEW BUSINESS

ITEM 5



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: June 30, 2026
Subject: The Pizza Place on Main – Sign Height Variance

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

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

Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non-Residential - Free Standing – The ordinance states that pole signs cannot exceed 15 ft. They are requesting a variance to allow for use of the current 30 ft tall sign. The Commission voted 6 to 0 to approve the variance.



View from US 51



Site Location



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2026 - 26**

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 7.4.C.(2)(b)(i) TO ALLOW A 30' POLE SIGN AT
138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

**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-__

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 7.4.C.(2)(b)(i) TO ALLOW A 30' POLE SIGN AT
138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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 Parks Properties LLC (The Pizza Place on Main) to vary the requirements of certain Village of Forsyth Development Ordinance sections on the property commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property"); and

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

WHEREAS, in order to develop the Property as intended, the applicant seeks to vary Development Ordinance Section 7.4.C.(2)(b)(i) to allow for a 30' pole sign on the Property; and

WHEREAS, the Planning and Zoning Commission ("Commission") held a duly noticed public hearing on June 24, 2026, and voted 6-0 to recommend approval of the variance to Development Code Section 7.4.C.(2)(b)(i) to allow for a 30' pole sign on 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 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 commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property").

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on June 9, 2026, and held by the Planning and Zoning Commission on June 24, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance to Development Code Section 7.4.C.(2)(b)(i) to allow for a 30' pole sign on the Property as requested in the application.

Section 5. Variance. The request in the Variance Request Application, and recommended by the Planning and Zoning Commission, to vary Development Code 7.4.C.(2)(b)(i) to allow for a 30' pole sign on 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 July, 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

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant named The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 7.4.C.(2)(b) – Signs – Non Residential – Free Standing.

They are proposing to use the same sign that is currently there but put a new face on the front and back.

Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non-Residential - Free Standing – The ordinance states that pole signs cannot exceed 15 ft. They are requesting a variance to allow for use of the current 30 ft tall sign.

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 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: Parks Properties LLC (The Pizza Place on Main)Address: 965 South Wyckles Rd, Decatur, IL 62522Phone Number: (217) 425-1958E-mail: parkspropertiesllc8@gmail.comProperty Address: 138 Highland Drive, Forsyth, IL 62535PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

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

1. Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non Residential - Free Standing - The ordinance states that pole signs cannot exceed 15 ft. We are requesting a variance to allow for a 30 ft tall sign.
2. Development Ordinance 7.4.C.(2).(b).(iii) - Signs - Non Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. We are requesting a variance to allow for the sign to be in its current locations with is3 ft off the property line.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature: _____ Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant named The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 7.4.C.(2)(b) – Signs – Non Residential – Free Standing.

They are proposing to use the same sign that is currently there but put a new face on the front and back.

Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non-Residential - Free Standing – The ordinance states that pole signs cannot exceed 15 ft. They are requesting a variance to allow for use of the current 30 ft tall sign.

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 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

NEW BUSINESS

ITEM 6



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: June 30, 2026
Subject: The Pizza Place on Main – Sign Setback Variance

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

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

Development Ordinance 7.4.C.(2).(b).(iii) - Signs – Non-Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. They are requesting a variance to allow for the sign to be in its current location, which is 3 ft off the property line. The Commission voted 6 to 0 to approve the variance.



View from US 51



Site Location



THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2026 - 27**

**AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE
SECTION 7.4.C.(2)(b)(iii) TO ALLOW A SIGN TO BE 3' FROM PROPERTY LINE
AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)**

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-__

AN ORDINANCE APPROVING VARIANCE OF DEVELOPMENT ORDINANCE SECTION 7.4.C.(2)(b)(iii) TO ALLOW A SIGN TO BE 3' FROM PROPERTY LINE AT 138 HIGHLAND DRIVE, FORSYTH, ILLINOIS (PIN: 07-07-23-102-006)

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 Parks Properties LLC (The Pizza Place on Main) to vary the requirements of certain Village of Forsyth Development Ordinance sections on the property commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property"); and

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

WHEREAS, in order to develop the Property as intended, the applicant seeks to vary Development Ordinance Section 7.4.C.(2)(b)(iii) to allow for a sign to be located 3' from the Property line on the Property; and

WHEREAS, the Planning and Zoning Commission ("Commission") held a duly noticed public hearing on June 24, 2026, and voted 6-0 to recommend approval of the variance to Development Code Section 7.4.C.(2)(b)(iii) to allow for a sign to be located 3' from the Property line on 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 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 commonly referred to as 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND – PLACE LOT 11 - IRREG (PIN: 07-07-23-102-006) ("Property").

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on June 9, 2026, and held by the Planning and Zoning Commission on June 24, 2026, at which time the Planning and Zoning Commission voted to recommend approval of the variance to Development Code Section 7.4.C.(2)(b)(iii) to allow for a sign to be located 3' from the Property line on the Property as requested in the application.

Section 5. Variance. The request in the Variance Request Application, and recommended by the Planning and Zoning Commission, to vary Development Code 7.4.C.(2)(b)(iii) to allow for a sign to be located 3' from the Property line on 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 July, 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

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission (“Commission”) held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant named The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 7.4.C.(2)(b) – Signs – Non Residential – Free Standing.

They are proposing to use the same sign that is currently there but put a new face on the front and back.

Development Ordinance 7.4.C.(2).(b).(iii) - Signs – Non-Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. They are requesting a variance to allow for the sign to be in its current location, which is 3 ft off the property line.

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 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: Parks Properties LLC (The Pizza Place on Main)

Address: 965 South Wyckles Rd, Decatur, IL 62522

Phone Number: (217) 425-1958

E-mail: parkspropertiesllc8@gmail.com

Property Address: 138 Highland Drive, Forsyth, IL 62535

PIN #: 07-07-23-102-006

Legal Description of the Property:

OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Zoning District: C-1: Commercial Service District

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

1. Development Ordinance 7.4.C.(2).(b).(i) - Signs - Non Residential - Free Standing - The ordinance states that pole signs cannot exceed 15 ft. We are requesting a variance to allow for a 30 ft tall sign.
2. Development Ordinance 7.4.C.(2).(b).(iii) - Signs - Non Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. We are requesting a variance to allow for the sign to be in its current locations with is3 ft off the property line.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature: _____ Date: _____

For office use only

Date Received: _____

PZC Meeting Date: _____

Application Fee Paid: _____

Board Meeting Date: _____

Approved (Y/N): _____

Ordinance # _____

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 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~

Date: June 30, 2026

On June 24, 2026, the Planning and Zoning Commission (“Commission”) held a public hearing for a variance at 138 Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND ~PLACE LOT 11 ~ IRREG ~. The notice of the public hearing was published in the Herald & Review on June 9, 2026. A copy of the certificate of publication is attached.

Parks Properties LLC has purchased the old car wash and is planning on building a new restaurant named The Pizza Place on Main. They have made a request to vary the general provision requirements of the Development Ordinance 7.4.C.(2)(b) – Signs – Non Residential – Free Standing.

They are proposing to use the same sign that is currently there but put a new face on the front and back.

Development Ordinance 7.4.C.(2).(b).(iii) - Signs – Non-Residential - Free Standing - The ordinance states that the sign shall be located with a minimum setback of fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive. In all cases the monument sign shall be set back twenty (20) feet from the back of the curb of an adjacent public street. They are requesting a variance to allow for the sign to be in its current location, which is 3 ft off the property line.

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 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

NEW BUSINESS

ITEM 7

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

**ORDINANCE
NUMBER
2026-28**

**AN ORDINANCE ACCEPTING PROPOSALS FROM ELITE PAVING
FOR DISC GOLF WORK**

**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. _____

**AN ORDINANCE ACCEPTING PROPOSALS FROM ELITE PAVING
FOR DISC GOLF WORK**

WHEREAS, the Village of Forsyth (“Village”) is an Illinois Municipal Corporation existing and operating under the Illinois Municipal Code and the laws of the State of Illinois; and

WHEREAS, the Village sought a proposal for professional services from LedgeStone Disk Golf (“LedgeStone”); and

WHEREAS, LedgeStone prepared the Disc Golf Course Design Proposal attached hereto as Exhibit A which provided for the redesign of the Village’s disc golf courses to create two distinct 18-hole courses, a recreational course and a new advanced course (“Proposal”); and

WHEREAS, the LedgeStone Proposal was approved for implementation by the Village Board on February 3, 2026 and the Village approved \$80,000 from the budget for the implementation of the LedgeStone Proposal; and

WHEREAS, the LedgeStone Proposal specified a very specific timeline for improvements required to complete the redesign with installation phase work required to be completed by the end of May 2026 for a proposed opening in June 2026; and

WHEREAS, the strict timeline is needed to cause the least amount of impact to the disc golf course during the time of the year when utilized most frequently, and to avoid impact to potential tournaments to be played in the Village; and

WHEREAS, Village staff completed much of the installation phase work, but needed to complete installation of concrete tee pads; and

WHEREAS, Village staff called multiple contractors to obtain estimates for the concrete work from those contractors who could complete the work in May 2026 at the latest; and

WHEREAS, only Elite Paving was able to meet the required timeline; and

WHEREAS, Elite Paving agreed to provide the work within the specified timeframe and represented that it would pay prevailing wage; and

WHEREAS, Elite Paving performed concrete work over multiple weeks in May 2026; and

WHEREAS, Elite Paving submitted two separate invoices, each of which was under \$25,000.00, but the total of which was \$43,160.00 as shown in the attached **Exhibit B**; and

WHEREAS, due to the timing of the implementation of the LedgeStone Proposal and to the extent required, the Board of Trustees of the Village intends to waive the bidding requirements set forth in the Village Code of Ordinances and the Illinois Municipal Code; and

WHEREAS, the Village budgeted a sufficient amount to cover the costs associated with the LedgeStone Proposal including the concrete work for the disc golf course redesign; and

WHEREAS, the Board of Trustees of the Village believes it is in the best interest of the Village accept the work performed by Elite Paving.

NOW THEREFORE, BE IT ORDAINED by the President 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 Resolution as if fully set forth in this Section 1.

Section 2. Acceptance of Proposal. The Village hereby approves the work completed by Elite Paving and the expenditure of the total amount of \$43,160.00 for the concrete work on the disk golf course as further described in the attached **Exhibit A and Exhibit B**, and the Village expressly waives any additional bidding requirements in the Village Code of Ordinances or in the Illinois Municipal Code. Any and all quotes obtained and not explicitly approved by this Ordinance are hereby rejected. The Village authorizes the Village Administrator and/or Village Mayor, or designee of either, to execute any documents necessary to complete the purchases contemplated therein.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SO ORDAINED this _____ day of July, 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
LedgeStone Proposal



Disc Golf Course Design at Village Park

Design Overview

Results of Initial Site Visit and Design Analysis

Our initial goals for this project were to:

1. Add a new, beginner-friendly course in the new land made available by the Village.
2. Update the existing course to improve the overall design and ensure that it continues to be a desirable destination for players from around the state.
3. Start both courses in the same general area to enable all disc golfers to park in the same lot, regardless of which course they are playing.

After a detailed review of the new land and analysis of tournament statistics, safety and flow of the current course, we realized that a new approach was necessary to achieve our shared goals.

Overview of Proposed Design

Our proposed design will create two unique 18-hole disc golf courses in Village Park, both starting near Hole 1 of the current course:

- A new layout of the current course, targeted for recreational players, using the area that contains the first nine holes of the current course and expanding into the wooded area adjacent to the fairway of current Hole 1.
- An advanced course, with challenges more appropriate for experienced players and featuring design elements that would be totally unique in Illinois. These 18 new holes will be located around the pond and expand into the fields to the north and west of the existing course.

This design strategy will provide players of every skill level the opportunity to enjoy disc golf at Village Park and will make Village Park a destination for disc golfers around the state, spurring year-round tourism for players who want to come play disc golf for an entire weekend in the area.

This [Google Map](#) provides course layouts for each of these new designs. Course maps for each course and additional design details are available in Appendix A.

Individual Course Design Details

1. Redesign of Current Course (Recreational Level)

The redesign of the current course uses the area that contains the first nine holes of the current course and expands into the wooded area adjacent to the fairway of current Hole 1. Some key design elements:

- Improving the overall flow and individual hole designs to leverage modern course design concepts, improving both scoring and enjoyment of the course.
- Using additional areas adjacent to the baseball diamonds and tennis courts.
- Three new holes would be cut into the wooded area west of the current fairway of Hole 1 to add variety and challenge to the layout. These holes would add a new element of difficulty to the course and will quickly become favorites of all who play the course. We would collaborate with Village staff to minimize the amount of tree removal to create these holes and ensure that this area can be maintained throughout the year.

2. New Advanced Level Course

The new advanced level course would begin on Hole 10 of the current course, a short walk from the main parking lot, and would play in the more open areas around the pond and extend into the new open areas northwest of the current course. Some key design elements:

- The existing holes in this area (holes 10-17 of the current course) would be redesigned to improve course flow, adjust their difficulty and flow better with new holes in this area.

- Two new holes would be cut into the wooded area southwest of the pond to add variety to the layout. We would collaborate with Village staff to minimize the amount of tree removal to create these holes and ensure that this area can be maintained throughout the year.
- Six new holes would be created in the large open area northwest of the current course. Because this land is mostly open, with very few trees and other natural obstacles necessary to create a disc golf course, we hope to leverage new tree plantings and landscaping features to improve the quality of the holes in this area.
 - We'd like to create several mounds of varying sizes throughout this area to increase the challenge of the holes and to make this area look more like a traditional golf course.
 - For one hole, we'd like to create a large mound for the green, similar to the world-famous green in Tampere, Finland (featured in the 2025 World Championships):



- We'd like to plant as many new trees in this area as possible to increase the difficulty of these holes and to provide shade in the warmer months.
- These mounds and tree plantings are represented in our design maps (see Appendix A for additional details).

Potential Budget and Timeline Impacts

In order to realize our proposed design, some additional investments of time and resources will be necessary:

- New tee pads will need to be created for most of the holes on both courses.
 - o The redesigned recreational course uses four of the existing tees.
 - o The new advanced course uses one of the existing tees.
 - o A total of 31 new teeing areas will need to be created for both new courses.

The material costs for new tees may be mitigated by choosing to move some of the existing tees to new locations. This approach has been used successfully in other designs. The current course has 19 tees which could be reused for this purpose.

- Tree plantings for the advanced course will require some investment of time and materials. However, the number and size of trees can be adjusted to help keep the project within budget.
- The creation of mounds in the new open area of the advanced course will require investment of time and materials and may require some landscape design expertise. However, the number and size of these mounds can be adjusted to help keep the project within budget.

Despite these potential impacts, we strongly feel that this design approach is the best path forward to achieve the goals of the Village to drive more tourism to the area and to grow the Forsyth Open in the years ahead.

Updated Project Plan and Timelines

Initial Design Phase (November 2025 – January 2026):

- Site visit
- Develop initial design for new 18-hole beginner course
- Identify potential changes to existing course
- Review, revise and finalize design with Village staff (January 2026)

Installation Phase (January - May 2026):

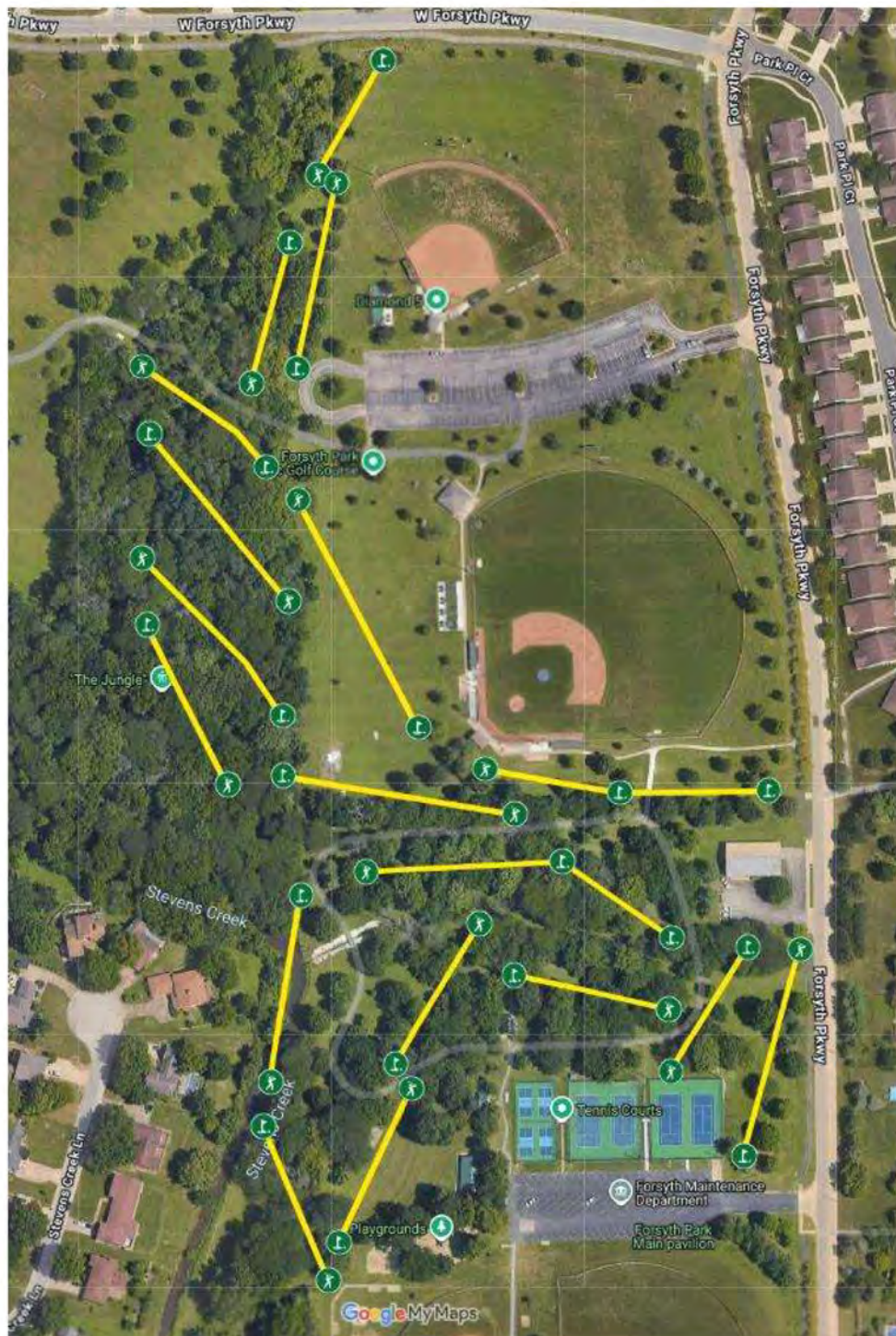
- Site visit – marking key locations with Village staff (January 2026)
- Mowing, tree trimming and clearing (January-March 2026, performed by Village)
- Site visit (March 2026)
- Verify clearing and other course prep work

- Identify placement for new tees and baskets
- Identify locations for tree planting and/or other landscaping
- Design new signage
- Installation of tee pads, baskets and signage (March-May 2026, performed by Village staff and/or contractors)
- Tree planting and landscaping (March-May 2026, performed by Village staff and/or contractors)

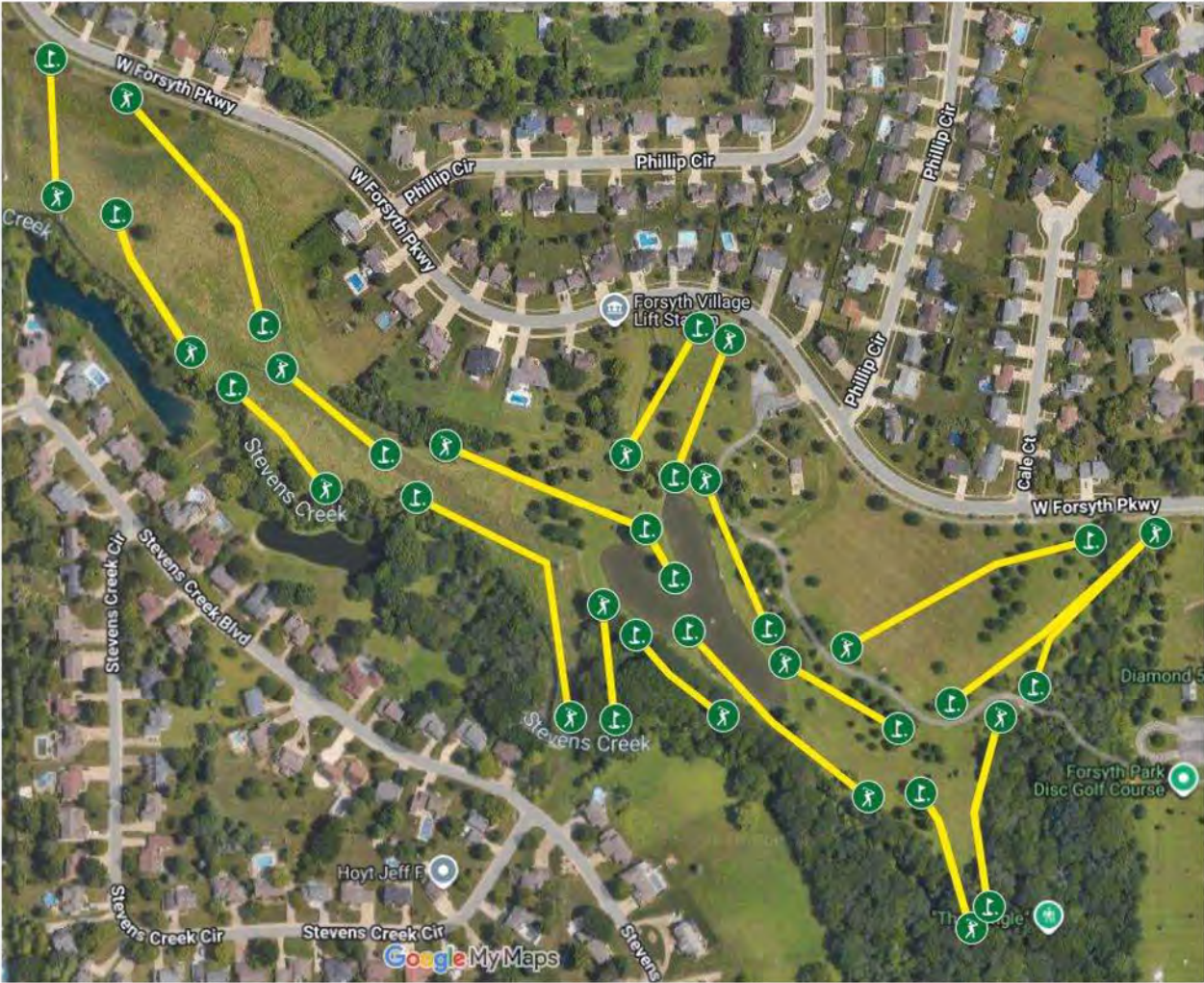
Grand Opening: June 2026

Appendix A – Course Design Maps and Resources

Course Map - Redesign of Current Course (Recreational Level)



Course Map - New Advanced Level Course



Tree Plantings and Landscaping Features for New Advanced Level Course



EXHIBIT B
Elite Paving Invoices



Forsyth Park Disc Golf Invoice

Invoice No: 26-0174-1

No:

Date: 5/15/2026

Terms: Due on receipt

Date due: 5/15/2026

Pay to: Elite Paving
473 S Lincoln Memorial
Pkwy
Niantic, IL 62551

Job site: Forsyth Park Disc Golf
802 Stevens Creek Lane
Forsyth, IL 62535

Bill to: Darrin Fowler
Village of Forsyth
301 U.S. 51
Forsyth, IL 62535

Service	Description	Price
Concrete Pad Remove and Replace	Approx 864 sq ft	\$20,985.00
	This estimate is based on 12 pads that are 6x12 This estimate is based on prevailing wage rates	
	Dig out and remove existing earth as needed Spoils will stay on site	
	Grade area to desired depth for sub-base and concrete height Install dowels as needed into adjacent pavements if necessary Install forms to desired height and locking them in place with metal pins and screws Compact the sub-base with tamp or roller Furnish and install 4 inches" 6 bag 4000 psi bag air entrained concrete material with fiber additive on grade The concrete will be floated, troweled, control joints scored, broom-finished and expansion joints will be installed as required. Remove forms and pins upon completion of curing process	
	Total Concrete Yards - 13 cu yd Total Removal Tons - 23 tons Total Stone Tons - 0 tons	

* 16-00-890-1
DISC GOLF
(woodman)
DF

VILLAGE OF FORSYTH
PAID

May 19 2026

GL# 16-00-890-1

GL#

VENDOR ID ELITE

CK. NO 63492

Note:

Any scope of work or sq ft beyond the listed above will be at an additional cost
We are not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete.

The color of the new concrete will not match the existing or surrounding concrete.
Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.

In the event actual area is greater than specified and/or depth of existing concrete is greater than above depth inches, the price will be increased at a unit price of this estimate per additional cubic yard of concrete for additional material.

To Protect Your Concrete Surfaces: Do Not use deicers during the 1st year. Never use deicers containing sodium, calcium, ammonium nitrate or ammonium sulfate, use plain sand. Apply a concrete sealer for protection periodically.

Subtotal

\$20,985.00

Balance Due

\$20,985.00

Employee Details

Name	Last4SSN	Classification	Address	City	Race	Ethnicity	G	V	J	F	A	PhoneNumber
Raul MAndrade	8787	Laborer-ALL-BLD-	2071 1ST ST	PALACIOS TX 77465	hispanic or latino	H L	m	No	No	No	No	3614042575
Roman MNowman	8891	Laborer-ALL-BLD-	124 S HARRISON ST APT D	GIRARD IL 62640	hispanic or latino	H L	m	No	No	No	No	2177107389
Austin WClouse	8588	Laborer-ALL-BLD-	3303 E ENOS AVE	SPRINGFIELD IL 62702	white	N H L	m	No	No	No	No	2176704986
John EMorgan	4198	Cement Mason-Base-ALL-BLD-	337 N FIELDCREST RD	DECATUR IL 62522	white	N H L	m	No	No	No	No	2179716213
Manuel LSanchez	5374	Cement Mason-Foreman-ALL-BLD-	5215 SEALE RD	BEAUMONT TX 77705	hispanic or latino	H L	m	No	No	No	No	4092428037
G-Gender V-Veteran J-Journeyman F-Foreman A-Apprentice												

N H L- Not Hispanic or Latino

H L- Hispanic or Latino

Work Classification

Name	Mon	Tue	Wed	Thr	Fri	Sat	Sun	Straight Hrs	Tot OT Hrs	Dub Tim Hrs	Hourly Wage	OT Wage Rate	Dbl Tim Wage	Gross	Net	No Work
Raul MAndrade	P	7.75	0.00	7.50	8.50	0.00	0.00	23.25	0.50	0.00	34.89	52.34	0.00	811.19	0.00	
	NP	5.25	12.50	6.50	1.00	11.25	4.00	16.75	23.75	0.00	32.00	48.00	0.00	348.40	0.00	
	Pension	18.18		Health		9.25		Vacation	0.00		Training	0.80				
	Hourly Other Ins		0.00	15AddOT		0.00		20AddOT	0.00							
Roman MNowman	P	7.75	0.00	7.50	8.25	0.00	0.00	23.25	0.25	0.00	34.89	52.34	0.00	811.19	0.00	
	NP	3.00	10.75	3.25	2.75	10.00	4.25	16.75	17.25	0.00	28.00	42.00	0.00	304.85	0.00	
	Pension	18.18		Health		9.25		Vacation	0.00		Training	0.80				
	Hourly Other Ins		0.00	15AddOT		0.00		20AddOT	0.00							
Austin WClouse	P	7.75	0.00	0.00	8.00	0.00	0.00	15.75	0.00	0.00	34.89	0.00	0.00	549.52	0.00	
	NP	2.00	12.25	0.00	1.75	11.50	1.75	24.25	5.00	0.00	28.00	42.00	0.00	579.82	0.00	
	Pension	18.18		Health		9.25		Vacation	0.00		Training	0.80				
	Hourly Other Ins		0.00	15AddOT		0.00		20AddOT	0.00							

John EMorgan	P	7.75	0.00	0.00	8.00	0.00	0.00	0.00	15.75	0.00	0.00	36.03	0.00	0.00	567.47	0.00	
	NP	2.00	12.00	0.00	1.25	7.00	0.00	0.00	22.25	0.00	0.00	35.00	52.50	0.00	696.38	0.00	
	Pension		21.89		Health		9.25		Vacation		0.00		Training		0.84		
	Hourly Other Ins		0.00		15AddOT		0.00		20AddOT		0.00						

Manuel LSanchez	P	7.75	0.00	7.50	8.25	0.00	0.00	0.00	23.25	0.25	0.00	38.03	57.05	0.00	884.20	0.00	
	NP	5.25	12.50	6.50	1.00	11.25	0.00	0.00	16.75	19.75	0.00	35.00	52.50	0.00	381.06	0.00	
	Pension		21.89		Health		9.25		Vacation		0.00		Training		0.84		
	Hourly Other Ins		0.00		15AddOT		0.00		20AddOT		0.00						

I, do hereby state: that I pay or supervise the payment of the persons employed on the public works project that during the payroll period commencing between mentioned above, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said from the fully weekly wages earned by any person, and that no deductions have been made either directly or indirectly from the full weekly wages earned by any persons, other than permissible deductions as defined by Federal and/or State Law. I further certify that this payroll is correct and complete; that the wage rates herein stated and that the classification set forth for each laborers, workers, or mechanic conform to the work he/she performed

Pat Jones

May 22, 2025



Case #: 26-CTP-147777

Illinois Department of Labor

115 S. LaSalle St 37th Floor
Chicago, IL 60603

Dol.certifiedpayroll@Illinois.gov • Phone: (312) 793-3600

CERTIFIED TRANSCRIPT OF PAYROLL FORM

PAY PERIOD

Payroll Date

4/26/2026 to 5/2/2026

FEIN or Contractor Number

85-4265718

Project Number or Name

Village of Forsyth

Agency

Not a State Agency

Project Location

5365 NAVAJO DR

FORSYTH IL 62535

State Capital Funds

No

Contractor and/or Subcontractor

Company Name

ELITE Paving & Sealcoating

Contact Name

Pat Jones

Primary Email

pat@elitepavingil.com

Primary Phone

2175205590

Contractor Location

473 LINCOLN MEMORIAL PKWY

NIANTIC IL 62551

Secondary Email**Secondary Phone**

Public Body Information

Public Body Name

Village of Forsyth

Contact Name

Darrin Fowler

Primary Phone

2174339597

Public Body Address

301 US 51

Forsyth IL 62535

Secondary Phone



Forsyth Disc Golf Course Round 2 Invoice

Invoice No: 26-0650-1

No:

Date: 5/26/2026

Terms: Due on receipt

Date due: 5/26/2026

Pay to: Elite Paving
473 S Lincoln Memorial
Pkwy
Niantic, IL 62551

Job site: Forsyth Park Disc Golf
802 Stevens Creek Lane
Forsyth, IL 62535

Bill to: Darrin Fowler
Village of Forsyth
301 U.S. 51
Forsyth, IL 62535

Service	Description	Price
New Concrete Slab	Approx. 121 sq ft	\$2,940.00
	Area 1 - 4x4 Area 2 - 15x7	
	Remove existing earth/dirt from area as needed Haul off spoils Compact sub-grade Install 4 inches of ca-6 stone and grade to desired height Roll & Compact Stone Install forms to desired height and locking them in place with metal pins and screws Furnish and install 4 inches of 6 bag 4000 psi concrete material with fiber additive on grade The concrete will be floated, troweled, control joints scored, broom-finished and expansion joints will be installed as required. Remove forms and pins upon completion of curing process	
	Total Concrete Yards - 2 cu yd Total Removal Tons - 7 tons Total Stone Tons - 3 tons	
	Note: Any scope of work or sq ft beyond the listed above will be at an additional cost We are not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete. This estimate does not include back fillings of dirt or other means Any scope of work beyond the sq ft and scope above will be at an additional cost The color of the new concrete will not match the existing or surrounding concrete. Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m. In the event actual area is greater than specified and/or depth of existing concrete is greater than above depth inches, the price will be increased at a unit price of \$600.00 per additional cubic yard of concrete for additional material. To Protect Your Concrete Surfaces: Do Not use deicers during the 1st year. Never use deicers containing sodium, calcium, ammonium nitrate or ammonium sulfate, use plain sand. Apply a concrete sealer for protection periodically.	
New Concrete Slab	Approx. 792 sq ft	\$19,235.00
	All spoils will stay on site This estimate is based on prevailing wage	

VILLAGE OF FORSYTH
PAID

JUN 02 2026

GL# 16-00-890-1

GL#

VENDOR ID ELITE
CR NO 63504



Forsyth Disc Golf Course Round 2 Invoice

This estimate is based on 11 - 6x12 pads

Remove existing earth/dirt from area as needed

Compact sub-grade

Install 3 inches of ca-6 stone and grade to desired height

Roll & Compact Stone

Install forms to desired height and locking them in place with metal pins and screws

Furnish and install 4 inches of 6 bag 4000 psi concrete material with fiber additive on grade

The concrete will be floated, troweled, control joints scored, broom-finished and expansion joints will be installed as required.

Remove forms and pins upon completion of curing process

Total Concrete Yards - 12 cu yd

Total Removal Tons - 20 tons

Total Stone Tons - 14 tons

Note:

Any scope of work or sq ft beyond the listed above will be at an additional cost
We are not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete.

This estimate does not include back fillings of dirt or other means

Any scope of work beyond the sq ft and scope above will be at an additional cost

The color of the new concrete will not match the existing or surrounding concrete.

Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.

In the event actual area is greater than specified and/or depth of existing concrete is greater than above depth inches, the price will be increased at a unit price of \$600.00 per additional cubic yard of concrete for additional material.

To Protect Your Concrete Surfaces: Do Not use deicers during the 1st year. Never use deicers containing sodium, calcium, ammonium nitrate or ammonium sulfate, use plain sand. Apply a concrete sealer for protection periodically.

Subtotal

\$22,175.00

Balance Due

\$22,175.00

IG-00-890-1
Disc Golf Course
DF

(Proforma Fee Paid)



Case #: 26-CTP-184063

Illinois Department of Labor

115 S. LaSalle St 37th Floor
Chicago, IL 60603

Dol.certifiedpayroll@illinois.gov • Phone: (312) 793-3600

CERTIFIED TRANSCRIPT OF PAYROLL FORM

PAY PERIOD

Payroll Date

5/24/2026 to 5/30/2026

FEIN or Contractor Number

85-4265718

Project Number or Name

Village of Forsyth

Agency

Not a State Agency

Project Location

5365 NAVAJO DR

FORSYTH IL 62535

State Capital Funds

No

Contractor and/or Subcontractor

Company Name

ELITE Paving & Sealcoating

Contact Name

Pat Jones

Primary Email

pat@elitepavingil.com

Primary Phone

2175205590

Contractor Location

473 LINCOLN MEMORIAL PKWY

NIANTIC IL 62551

Secondary Email**Secondary Phone**

Public Body Information

Public Body Name

Village of Forsyth

Contact Name

Darrin Fowler

Primary Phone

2174339597

Public Body Address

301 US 51

Forsyth IL 62535

Secondary Phone

Employee Details												
Name	Last4SSN	Classification	Address	City	Race	Ethnicity	G	V	J	F	A	PhoneNumber
Raul MAndrade	8787	Laborer-ALL-BLD-	2071 1ST ST	PALACIOS TX 77465	hispanic or latino	H L	m	No	No	No	No	3614042575
Alex RArredondo	9880	Laborer-ALL-BLD-	12281 OLD HIGHWAY 62 UNIT 114	ORANGE TX 77832	hispanic or latino	H L	m	No	No	No	No	8327038431
Austin WClouse	8588	Laborer-ALL-BLD-	3303 E Enos	Decatur IL 62522	white	N H L	m	No	No	No	No	2176704986
Roman MNowman	8891	Laborer-ALL-BLD-	124 S HARRISON ST APT D	GIRARD IL 62840	hispanic or latino	H L	m	No	No	No	No	2177107389
John EMorgan	4198	Cement Mason-Base-ALL-BLD-	5595 W MAIN ST	DECATUR IL 62522	white	N H L	m	No	No	No	No	2179716213
Manuel LSanchez	5374	Cement Mason-Foreman-ALL-BLD-	5215 SEALE RD	BEAUMONT TX 77705	hispanic or latino	H L	m	No	No	No	No	4092428037
G-Gender V-Veteran J-Journeyman F-Foreman A-Apprentice												

N H L- Not Hispanic or Latino

H L- Hispanic or Latino

Work Classification																	
Name		Mon	Tue	Wed	Thr	Fri	Sat	Sun	Straight Hrs	Tot OT Hrs	Dbl Tim Hrs	Hourly Wage	OT Wage Rate	Dbl Tim Wage	Gross	Net	No Work
Raul MAndrade	P	0.00	0.00	6.75	0.00	0.00	0.00	0.00	6.75	0.00	0.00	35.00	0.00	0.00	236.25	0.00	
	NP	0.00	12.75	6.75	9.50	10.00	4.00	0.00	33.25	9.75	0.00	32.00	48.00	0.00	980.06	0.00	
	Pension 19.02 Health 9.75 Vacation 0.00 Training 0.80 Hourly Other Ins 0.00 15AddOT 0.00 20AddOT 0.00																
Alex RArredondo	P	0.00	0.00	6.75	0.00	7.75	0.00	0.00	14.25	0.00	0.00	35.00	0.00	0.00	498.75	0.00	
	NP	0.00	12.75	6.50	8.50	1.75	3.75	0.00	25.75	7.50	0.00	25.00	37.50	0.00	583.73	0.00	
	Pension 19.02 Health 9.75 Vacation 0.00 Training 0.80 Hourly Other Ins 0.00 15AddOT 0.00 20AddOT 0.00																
Austin WClouse	P	0.00	0.00	6.50	2.25	7.75	0.00	0.00	16.50	0.00	0.00	35.00	0.00	0.00	577.50	0.00	
	NP	0.00	10.25	3.00	7.50	1.25	0.00	0.00	22.00	0.00	0.00	28.00	42.00	0.00	530.21	0.00	

Pension 19.02 Health 9.75 Vacation 0.00 Training 0.80
 Hourly Other Ins 0.00 15AddOT 0.00 20AddOT 0.00

Roman
MNowman

P	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.25	0.00	0.00	35.00	0.00	0.00	8.75	0.00	
NP	0.00	12.75	9.00	10.25	9.00	0.00	0.00	39.75	1.25	0.00	28.00	42.00	0.00	1024.51	0.00	

Pension 19.02 Health 9.75 Vacation 0.00 Training 0.80
 Hourly Other Ins 0.00 15AddOT 0.00 20AddOT 0.00

John
EMorgan

P	0.00	0.00	0.00	0.00	6.75	0.00	0.00	6.75	0.00	0.00	36.03	0.00	0.00	243.20	0.00	
NP	0.00	9.00	9.00	9.25	0.75	0.00	0.00	28.00	0.00	0.00	35.00	52.50	0.00	876.12	0.00	

Pension 21.89 Health 9.25 Vacation 0.00 Training 0.84
 Hourly Other Ins 0.00 15AddOT 0.00 20AddOT 0.00

Manuel
LSanchez

P	0.00	0.00	6.75	2.50	7.75	0.00	0.00	17.00	0.00	0.00	38.03	0.00	0.00	646.51	0.00	
NP	0.00	12.75	6.50	7.25	2.50	3.75	0.00	23.00	9.75	0.00	35.00	52.50	0.00	700.51	0.00	

Pension 21.89 Health 9.25 Vacation 0.00 Training 0.84
 Hourly Other Ins 0.00 15AddOT 0.00 20AddOT 0.00

I, do hereby state: that I pay or supervise the payment of the persons employed on the public works project that during the payroll period commencing between mentioned above, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said from the fully weekly wages earned by any person, and that no deductions have been made either directly or indirectly from the full weekly wages earned by any persons, other than permissible deductions as defined by Federal and/or State Law. I further certify that this payroll is correct and complete; that the wage rates herein stated and that the classification set forth for each laborers, workers, or mechanic conform to the work he/she performed

Pat Jones

Jun 05, 2026

SYS DATE:060826 [NI]

VILLAGE OF FORSYTH
A C C O U N T S P A Y A B L E I N Q U I R Y
Monday June 8, 2026

Page 139 of 153
SYS TIME:14:11:16.84
Page # 1

Invoice #	Tran Date	Due Date	Code	Check #	PO/GL #	Amount	Comment
=====							
ELITE ELITE PAVING							
25-0112-1		01/20/26	Payment	62970		14,900.00	STORM DRAIN GUTTER REPAIRS NAVAJO
26-0174-1		05/19/26	Payment	63492		20,985.00	CONCRETE PAD REPLACE DISC GOLF
26-0650-1		06/02/26	Payment	63504		22,175.00	DISC GOLF COURSE PRAIRIE TEE PADS

=====

Invoices Total: .00
Payments Total: 58060.00

TOTAL FISCAL YTD-26 PAYMENTS: 43160.00 TOTAL CALENDAR YTD-2026 PAYMENTS: 58060.00

NEW BUSINESS

ITEM 8

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: July 7, 2026
Subject: Fehr-Graham Proposal – West Weaver Bridge Rehabilitation Engineering Services

Staff is requesting Board approval of the attached proposal from Fehr-Graham for professional engineering services related to the West Weaver Avenue bridge rehabilitation project.

Fehr-Graham serves as the Village's bridge inspection engineering consultant and has identified several deficiencies during routine bridge inspections, including settlement of the vehicle bridge approach slabs and continued deterioration of the existing pedestrian bridge supports.

The proposed engineering services include:

- Design for repairs to the West Weaver Avenue vehicle bridge approach slabs.
- Design for repairs to the existing pedestrian bridge.
- Development of a conceptual replacement/upgrade for the pedestrian bridge that would accommodate golf cart traffic from the adjacent Hickory Point Golf Course.
- Preparation of construction plans, specifications, bidding documents, cost estimates, and construction engineering services.

It is important to note that this proposal is for engineering and design services only and does not include the cost of construction or repairs. The lump-sum engineering fee is \$48,700.

The 2026 Motor Fuel Tax (MFT) budget includes \$200,000 for bridge design and repair work, and this engineering proposal will be funded from that allocation.

Staff Recommendation

Staff recommends approval of the Fehr-Graham Professional Services Agreement in the amount of \$48,700 for engineering services associated with the West Weaver Avenue bridge rehabilitation project.

Proposed Motion

I move to approve the Professional Services Agreement with Fehr-Graham in the amount of \$48,700 for engineering services related to the West Weaver Avenue bridge rehabilitation project, including vehicle bridge repairs, pedestrian bridge repairs, and design of a pedestrian bridge replacement to accommodate golf cart traffic, with funding from the Village's 2026 Motor Fuel Tax (MFT) budget.



May 20, 2026

Darin Fowler
Director of Public Works
Village of Forsyth
301 South Route 51
P.O. Box 80
Forsyth, Illinois 62535

**RE: Proposal for Structural Engineering Services
Weaver Avenue Bridge Rehab**

Dear Darin,

Fehr Graham is pleased to present this proposal for structural engineering services for the above-referenced project. Fehr Graham serves as the Village of Forsyth's Bridge Program Manager and inspects all vehicular bridges within the Village's jurisdiction. During the most recent inspection of the Weaver Avenue Bridge over Stevens Creek, significant settling was identified at both approach slabs, creating a noticeable bump at each end of the structure. The cracked pedestrian bridge supports noted in previous inspections have also continued to deteriorate and require repair.

It is our understanding that the Village wishes to remove and replace the pedestrian bridge with a wider structure to accommodate golf cart traffic from the adjacent Hickory Point Golf Course. Given the condition of the current structure, we recommend interim substructure repairs before full bridge replacement. We propose providing design engineering, bidding, and construction engineering services for the proposed bridge rehabilitation improvements, assuming the project will be funded with local dollars.

Based on this understanding, the following is our anticipated scope of services:

SCOPE OF SERVICES

Topographic Survey

Fehr Graham will perform a topographic survey of the existing bridge, approach slabs, and approach roadway. Edge-of-pavement locations will be determined along Weaver Avenue where the roadway transitions to the approach slab. The size and location of the existing substructure will be verified. A permanent benchmark will be set on-site to aid in future construction staking. GIS and light detection and ranging data will be supplemented as necessary to create a base surface to work from. Private utility locates are not included in this scope of services.

Design Engineering

Fehr Graham will design the vehicular and pedestrian bridge repairs in accordance with the 2025 Illinois Department of Transportation (DOT) Bridge Manual and the most recent editions of the American Association of State Highway and Transportation Officials Load and Resistance Factor Design (LRFD) Bridge Design Specifications and LRFD Guide Specifications for the Design of Pedestrian Bridges. Final design plans for the proposed improvements will be signed and sealed by a licensed Structural Engineer and Professional Engineer in Illinois. These repairs are not anticipated to require Illinois DOT Bridge Office approval. Fehr Graham's services will include the following:

May 20, 2026
 Darin Fowler, Village of Forsyth
 Weaver Avenue Bridge Rehab
 Page 2

- » Approach Slab Repair: Fehr Graham will prepare structural plans for repair of the approach slabs on the vehicular structure. It is anticipated that the most economical repair method will be to grout-jack the slabs so the top of the approach is flush with the existing bridge deck. Specifications will be provided in the proposal booklet to supplement the plan details.
- » Repair of existing pedestrian bridge pier: Fehr Graham will prepare structural plans for repair of the cracked pedestrian bridge pier and deteriorated bearing pads. It is anticipated that the existing pedestrian bridge piers will need to be extended to provide adequate bearing area for the support girders. The existing girders will need to be jacked to remove and replace the leveling grout beneath the bearing plates. Specifications for the proposed pedestrian bridge improvements will be provided in the proposal booklet.
- » Traffic Control Plan: Fehr Graham will prepare a traffic control plan showing the pertinent traffic control measures needed to close and detour Weaver Avenue while the approach slab improvements are being constructed. A detour route and traffic control measures will be provided for the sidewalk north of the structure, assuming the pedestrian bridge substructure repairs will require the closure of the sidewalk.
- » Specifications: Fehr Graham will prepare specifications for the proposed approach slab repairs and pedestrian bridge substructure improvements. The specifications will be included in the project proposal booklet. General notes will be provided on the plans to supplement the specifications.

Bridge Repair Cost Estimate

Fehr Graham will prepare a cost estimate for the repair of the approach slabs on the vehicular bridge and the pedestrian bridge pier and bearing pads. The cost estimate will utilize the latest available Illinois DOT unit prices.

Pedestrian Bridge Removal and Replacement Cost Estimate

Fehr Graham will prepare a cost estimate for removal and replacement of the existing multi-girder pedestrian bridge north of the vehicular structure. It is anticipated that the new bridge will use a pre-engineered steel truss superstructure bearing on pile-supported stub abutments. Fehr Graham will obtain a quote for the superstructure from a manufacturer specializing in pre-engineered bridges and estimate the remaining bridge costs using the latest available Illinois DOT unit prices.

Bidding Documents and Services

Fehr Graham will prepare bidding documents and assist the Village during bidding and contractor procurement for a locally let public advertisement. Fehr Graham's scope of work will include the following:

- » Proposal Booklet: Fehr Graham will prepare a proposal booklet containing project specifications and relevant bidding requirements pertaining to the proposed bridge improvements.
- » Bid Advertisement: Fehr Graham will utilize a third-party online bidding platform, QuestCDN, to advertise the project and distribute bidding documents to prospective contractors on behalf of the Village.
- » RFI Response & Addenda: Fehr Graham will respond to bidder questions and requests for information (RFIs) and prepare addenda as necessary to clarify questions or discrepancies regarding the contract documents.
- » Pre-bid Meeting: Fehr Graham will coordinate one pre-bid conference to discuss the scope and requirements of the project. It is anticipated that the pre-bid meeting will be hosted virtually.

May 20, 2026
 Darin Fowler, Village of Forsyth
 Weaver Avenue Bridge Rehab
 Page 3

- » Bid Review and Recommendation: Fehr Graham will review submitted bids for completeness and responsiveness, prepare a tabulation of bids, and provide a recommendation regarding award. Deliverables will include a Tabulation of Bids Form, Letter of Recommendation of Award, and any additional documentation needed to support the Village's contractor selection and award process.

Construction Engineering

Fehr Graham will provide construction engineering services as required by the Village of Forsyth to verify that construction is performed in conformance with the plans and specifications. Fehr Graham's scope of work will include the following tasks:

- » Construction Observation: Fehr Graham will provide full-time construction observation services for bridge rehabilitation. An estimated 80 manhours are planned for this task, including daily visits by an Engineer when the contractor is working. Should additional hours be required, an additional fee will be required.
- » Field Documentation: Fehr Graham will provide daily field reports to the Owner to document construction progress.
- » Shop Drawing Review: Fehr Graham will review shop drawings submitted by the Contractor. Submittals are anticipated for the following: grout mix, concrete mix, concrete reinforcement, concrete accessories, and metal fabrications.
- » Pay Application Review: Fehr Graham will provide an initial review of Payment Applications submitted by the Contractor. One pay application is expected.

EXCLUSIONS

The following items are not included in the scope of services:

- » Site visits or field observations.
- » Environmental or soil remediation services.
- » Ecological investigations.
- » Water or sanitary sewer improvements.
- » National Pollutant Discharge Elimination System Permit and Stormwater Pollution Prevention Plan.
- » Civil site design.
- » Roadway or sidewalk design.
- » Erosion and sedimentation control plans.
- » Bridge inspections.
- » Permit fees and coordination.
- » Utility coordination.
- » Preparation of temporary easements and/or right-of-way acquisitions.
- » Geotechnical investigations, borings, and reporting.
- » Illinois DOT type, size and location drawings.
- » Illinois DOT bridge condition report.
- » Illinois DOT Bridge Office coordination.
- » Illinois Department of Natural Resources coordination.
- » Environmental Survey Request preparation.
- » Motor Fuel Tax funding coordination.
- » Traffic management plan beyond closing the bridge and detouring.
- » Phasing plan.

May 20, 2026
 Darin Fowler, Village of Forsyth
 Weaver Avenue Bridge Rehab
 Page 4

- » Funding applications or coordination.
- » Hydraulic studies, modeling, and reporting.
- » Ongoing review of structural stability during construction.
- » Structural design services outside of the scope above.
- » Structure load ratings.
- » Revisions to plans and cost estimates after final submittal.
- » Temporary shoring design.
- » Construction observation services in excess of 80 hours.
- » Construction staking.
- » Right-of-way survey.
- » Boundary survey.
- » As-built plans and survey.
- » Materials testing.

Any of the above services can be performed at an additional cost to the project upon request.

FEES

Based on the information available at this time, Fehr Graham is prepared to provide the Scope of Services described above on a Lump Sum basis:

• Topographic Survey	\$4,500
• Design Engineering	\$21,600
• Bidding Documents & Services	\$5,900
• <u>Construction Engineering</u>	<u>\$16,700</u>
Total: \$48,700	

**Reimbursables are not to exceed a 15% markup. Payment for the services rendered will be requested via a monthly invoice. Fehr Graham does not accept credit and/or debit card payments.*

**All plan reproduction and distribution costs along with publication and permit fees will be paid direct by Client and are not included in the above fees.*

SCHEDULE

Fehr Graham will initiate work upon receipt of the attached Agreement for Professional Services from the Village of Forsyth. The award is expected by June 17, 2026. Engineering services will follow and will take an estimated 6-8 weeks to finalize the design plans and cost estimates. This proposal is based on all design and construction engineering work to be completed in 2026. Should either scope of work extend into 2027, an additional fee will be required.

ADDITIONAL SERVICES

Additional support for tasks outside the scope of services will be provided per a mutual written agreement referencing this proposal.

May 20, 2026
Darin Fowler, Village of Forsyth
Weaver Avenue Bridge Rehab
Page 5

AUTHORIZATION

We appreciate the opportunity to provide this proposal and trust it aligns with your expectations. Please sign and return the attached Agreement for Professional Services to authorize us to proceed with the proposed scope of work.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Colton Johnson", with a stylized, flowing script.

Colton Johnson, EIT, SEI
Project Engineer

CLJ:kk

Enclosure

N:\Proposals\2026\Colton Johnson\Forsyth, Village of\Weaver Ave. Bridge Rehab\Village of Forsyth Weaver Ave. Bridge Rehab Proposal.docx



AGREEMENT FOR PROFESSIONAL SERVICES

Client Darin Fowler, Director of Public Works
 Village of Forsyth
 301 South Route 51, P.O. Box 80
 Forsyth, Illinois 62535

Description of Services:

Weaver Avenue Bridge Rehab Structural Engineering Services

Fehr Graham will complete the scope of services as outlined in the proposal dated May 20, 2026, included herein.

COST:

The Fixed Fee for performing the above services is \$48,700.

**Reimbursables are not to exceed a 15% markup. Payment for the services rendered will be requested via a monthly invoice. Fehr Graham does not accept credit and/or debit card payments.*

**All plan reproduction and distribution costs along with publication and permit fees will be paid direct by Client and are not included in the above fees.*

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:

Signature _____

Name _____

Title _____

Date Accepted _____

CONSULTANT:

By  _____

Name Chris DeSilva, PE

Title Business Unit Leader - Central Region

Date Proposed May 20, 2026

405.0261075.000

1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this Agreement and to the partners, successor, executors, and assigns of such other party in respect to this Agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client.

In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs.

If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so
8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)'s work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.

The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.
10. Estimates of Fees – When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.

Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within (2) years after the date of the Consultant's final invoice to the Client. Page 149 of 153
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care – Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance – Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request.
17. Indemnification and Limitation of Liability – Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions. The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the Client arising from Consultant's professional acts, errors or omissions, such that the total aggregate liability of Consultant shall not exceed \$50,000 or Consultant's total fee for services rendered on this Project, whichever is less.
18. Allocation of Risk – Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public. Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees. If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.
19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Assignment - Neither party to this Agreement shall, without the prior written consent of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer its obligations under this Agreement or any part hereof; provided, however, either Party may freely assign this Agreement to a parent, subsidiary or affiliate without the other party's consent. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
21. Termination – The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
22. Provision Severable – The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
23. Governing Law and Choice of Venue – Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Illinois. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Illinois District Court in and for Champaign County, Illinois.

NEW BUSINESS

ITEM 9

MEMORANDUM



To: Village of Forsyth Mayor and Board of Trustees

From: Tom Matthews, PE

Date: July 7, 2026

cc: Ms. Jill Applebee, Village Administrator

Re: North Tower Concrete Driveway - Additional Scope

Honorable Mayor and Trustees,

Attached you will find the proposal from DIS for a subcontractor of Elite Paving to install a concrete drive of 85' x 10' on top of the existing limestone base. The cost of the proposed work to add the driveway and restore the site is \$17,450.

As previously discussed, work on the north elevated water tower started in the spring shortly after an occurrence of torrential rains. The turf below the water tower was waterlogged and the Contractor requested a temporary aggregate driveway to allow a crane to access the tower. Since the turf was waterlogged, the crane and trucks left ruts in the turf. This situation didn't occur at the other tanks because there is pavement close to the tanks.

Should the Village accept this proposal, a Change Order will be brought to the Village at the next scheduled meeting for approval. Thank you for opportunity to serve the Village in this matter. If you have further questions, please feel free to call me at your convenience.

REQUEST FOR INFORMATION

Page 152 of 153



RFI SUBJECT: North Tower concrete Driveway 85x10
PROJECT NAME: Forsyth IL Water Storage Improvements 2026
PROJECT NO.: Contract 8700
Contractor Rep: Tony Bairaktaris

DATE: 6/28/26

INITIATED BY: Tony Bairaktaris

CONTRACTOR RFI NO.: 004

TO (NAME) : THOMAS MATHEWS

COMPANY PHASE NO.:

TO (COMPANY): Chastain and Associates

RFI REVISION NO.:

RFI Classification	X	AS - Added Scope		DE - Design Error/Omission		SR - Scope Reduction
		CI - Constructability Issue		IO - Information Only		PD - Permit Delay (includes LOTO)
		EO - Estimate Error/Omission		VE - Vendor Error/Omission		OD - Operations Delay (includes PEMP)
		CE - Construction Error		OC - Owner Requested Change		WD - Weather Delay

INFORMATION REQUIRED:

JOB NOTE REFERENCE: N/A

QUESTION:

Per Village of Forsyth request, provide and install 85x10 driveway, cut west forsyth pkwy curb to match. This is to be installed atop existing laydown limestone base location .

SUGGESTED FIX:

Subcontract this scope of work to Elite Paving.

MAGNITUDE ESTIMATE:

Approx. Cost:

\$17,450.00

Schedule Impact:

none

SENT BY: Tony Bairaktaris

Signature

ATTACHMENTS: SCOPE OF

WORK NEXT PAGE

RESPONSE:

REFERENCES:

Elite Paving scope included

REPLY:

Response
Comments

Information is contained in contract, specifications, or drawings.
Contractor's proposed resolution is agreed. Proceed Accordingly (No cost or schedule impact)
Contractor's proposed resolution is agreed. Proceed Accordingly (With cost or schedule impact)
Engineer's resolution is provided. Proceed Accordingly

RESPONSE BY:

RESPONSE DATE:

ATTACHMENTS:



RFI 004

June 19, 2026

VILLAGE OF FORSYTH IL

RE: RFI 004 North Tower Concrete Driveway addition.

Dynamic Industrial Services Inc. proposes the following scope of work.

600 W Forsyth Pkwy Estimate - Water Tower 1

New Concrete Sidewalk/Pad - Tower 1

Approx. 850 sq ft

This estimate includes removing 10 ft of existing concrete curb

Area - 85x10

This estimate includes installing up to 30 Tons of black dirt to cover existing rock area. Re-seeding is included

Grade existing stone as needed for proper grade

Install up to 14 tons of ca-6 stone and grade to desired height

Roll & Compact Stone

Install forms to desired height and locking them in place with metal pins and screws

Install wire mesh as needed

Furnish and install 6 inches of 6 bag 4000 psi concrete material with fiber additive on grade

The concrete will be floated, troweled, control joints scored, broom-finished and expansion joints will be installed as required.

Remove forms and pins upon completion of curing process

Total Concrete Yards - 17 cu yd

Thank You,

Antonios Bairaktaris

Vice President

708-665-4415 Mobile

Tony@Dynamicind.net

Dynamic Industrial Services inc.

722 West Exchange Street Suite 3-B

Crete, IL 60417