

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, SEPTEMBER 3, 2024
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 AUGUST 20, 2024
2. APPROVAL OF WARRANTS
3. APPROVAL OF MOTOR FUEL TAX COMPLIANCE REVIEW FOR JAN. 1 TO DEC. 31, 2023

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

1. ORDINANCE NUMBER 2024-27 AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE DEVELOPMENT ORDINANCE TO ADD SECTION 3.21 AND AMEND RELATED SECTIONS FOR ADULT-USE CANNABIS DISPENSING ORGANIZATION AS SPECIAL USE IN B, C1, AND C2 (ADMINISTRATOR JILL APPLEBEE)

NEW BUSINESS

1. ORDINANCE NUMBER 2024-28 AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING AT 223 HIGHLAND FROM OT TO R2 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
2. ORDINANCE NUMBER 2024-29 AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP TO CHANGE THE ZONING AT 237 HIGHLAND FROM OT TO R2 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
3. ORDINANCE NUMBER 2024-30 AN ORDINANCE AMENDING THE VILLAGE WATER AND SEWER RATES (VILLAGE TREASURER RHONDA STEWART)
4. DISCUSSION AND POTENTIAL ACTION REGARDING DISC GOLF SPONSORSHIP (VILLAGE ADMINISTRATOR JILL APPLEBEE)

ADJOURNMENT

Join Zoom Meeting

<https://us06web.zoom.us/j/87168957305>

Meeting ID: 871 6895 7305

One tap mobile

+13126266799,,87168957305# US (Chicago)

CONSENT AGENDA

ITEM 1

**MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 6:30 P.M. ON TUESDAY, AUGUST 20, 2024
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Mayor Jim 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 Marilyn Johnson, Trustee Bob Gruenewald, Trustee Jeff London, Trustee Dave Wendt

Absent: Trustee Jeremy Shaw

On Telephone: Trustee Lauren Young

Staff Present: Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Treasurer Rhonda Stewart, Village Library Director Melanie Weigel, Village Attorney Andrew Jarmer, Public Works Director Darin Fowler, Planning and Zoning Director Ryan Raleigh

Staff Absent: Village Engineer Jeremy Buening

Others Present: Bill Krueger, Jonas Ozier (Chastain & Associates representative), Ryan Beavers

MOTION: Trustee Wendt made a motion to allow Trustee Young to attend the meeting via telephone and Trustee Johnson seconded the motion.

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

Yeas: 4 – Johnson, London, Gruenewald, Wendt

Nays: 0 – None

Absent: 1 – Shaw

Motion declared carried.

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF AUGUST 6, 2024
2. APPROVAL OF WARRANTS
3. TREASURER'S REPORT FOR JULY 31, 2024

MOTION

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

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

Yeas: 5 – Johnson, London, Gruenewald, Young, Wendt
Nays: 0 – None
Absent: 1 – Shaw

Motion declared carried.

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

None.

ADMINISTRATION REPORTS

1. Law Enforcement Report
No report.

2. Village Staff Reports
Mayor Peck said the recent Forsyth Market was wonderful. He also thanked Library Director Weigel for getting schools more involved with the library and for also implementing the community watch program.

OLD BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING AMENDING DEVELOPMENT ORDINANCE FOR ADULT-USE CANNABIS DISPENSING ORGANIZATIONS (ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained the timeline and special use permit for a cannabis dispensary and asked for input and questions from the Trustees. Trustee Wendt said it is important to make sure we have strong controls in place. Village Attorney Petrilli confirmed that it cannot exist in a multi-tenant building. Also discussed was the potential requirement for notifying the Village of types of surrounding businesses. Trustee Gruenewald questioned what we should know about those business owners but Village Attorney Petrilli said there is no existing statute to allow this like there is for liquor. A lengthy discussion ensued regarding the special permit application and how that will be

used to compare one company against another should we have multiple applicants. Also discussed was the amount of applicant fee required. \$1,000 seems to be the going rate in surrounding communities. Following a discussion all Trustees agreed to change the annual fee to \$3,500 instead of \$1,000. Trustee Wendt discussed the required number of feet from schools, residents, and other businesses. Mayor Peck summarized the changes: change the fee to \$3,500 from \$1,000, and the requirement to report what types of businesses are with 1,500 feet of their establishment instead of 1,000 feet. Mayor Peck said this will next go to the Planning and Zoning Committee so no vote is needed at this time.

No Motion or vote needed.

NEW BUSINESS

1. RESOLUTION NUMBER 6-2024 A RESOLUTION ADOPTING THE MACON COUNTY MULTI-HAZARD MITIGATION PLAN (ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained the general details of the hazard mitigation plan which has been approved by FEMA pending adoption by all local jurisdictions and the Macon County Board. A short discussion was held and all agreed.

MOTION

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

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

Yeas: 5 – Johnson, London, Gruenewald, Young, Wendt
Nays: 0 – None
Absent: 1 – Shaw

Motion declared carried.

2. DISCUSSION AND POTENTIAL ACTION REGARDING THE ADOPTION OF A NEW WEBSITE AND APP FOR THE VILLAGE OF FORSYTH (ADMINISTRATOR JILL APPLEBEE)

Administrator Applebee explained that residents have requested better Village communications and that multiple issues need resolved including outdated technology. Library Director Weigel and Administrator Applebee researched other communities and gathered options to consider that meet our needs. After consideration Administrator Applebee recommended entering into a contract with Apptegy to develop a new, user-

friendly website and mobile app for the Village. The start-up cost is \$7,000 with an annual maintenance fee of \$7,370. The goal would be to align with the 160th anniversary of the Village in 2025. A brief discussion ensued and all agreed this was the best solution.

MOTION

Trustee Wendt made a Motion to approve entering into the Apptegy contract as presented and Trustee London seconded the Motion.

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

Yeas: 5 – Johnson, London, Gruenewald, Young, Wendt
Nays: 0 – None
Absent: 1 – Shaw

Motion declared carried.

3. DISCUSSION AND POTENTIAL ACTION REGARDING PARKING LOT 1 RECONSTRUCTION RECOMMENDATION OF AWARD (VILLAGE ENGINEER JEREMY BUENING)

Chastain & Associates Representative Jonas Ozier explained the details of the needed reconstruction. He explained it is over budget due to a short time frame, obtaining materials in time, pouring asphalt before winter and limited access to the park around park activities. They will also remedy the drainage problems by the concession stand area. Public Works Director Fowler further explained how the water will be collected and then where it will then be directed to. The budget was \$790,000. A brief discussion was held.

MOTION

Trustee Wendt made a Motion to approve the bid not to exceed \$846,877.94 as presented and Trustee London seconded the Motion.

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

Yeas: 5 – Johnson, London, Gruenewald, Young, Wendt
Nays: 0 – None
Absent: 1 – Shaw

Motion declared carried.

ADJOURNMENT

Village of Forsyth
Board Meeting Minutes
August 20, 2024

Trustee Wendt made the Motion to adjourn and Trustee seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:30 P.M.

By: *Cheryl Marty*
Village Clerk

CONSENT AGENDA

ITEM 2

DATE: 09/03/24

Tuesday September 03,2024

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AMERICAN PUBLIC WORKS 000832969	01-41-560	PROF DEVELOPMENT D. FOWLER	397.00	397.00
01 APPTGEY INC. INV25585	01-11-537	WEBSITE DESIGNING	1843.00	1843.00
01 ARCHITECTURAL EXPRESSIONS, LLP 0001	01-11-549	PLAN REVIEW FEE FIVE BELOW	2818.75	2818.75
01 SPRINGFILED ELECTRIC SUPPLY CO S010929254.001	51-00-612	EQUIP MAINT SUPPLY (MCC-ELECT)	543.90	271.95
S01930130.001	51-00-612	EQUIP MAINT SUPPLY (MCC-ELECT)		271.95
01 DECATUR BOLT CO., INC. 315729	01-41-652	OP SUPPLY	92.45	92.45
01 BENEFIT PLANNING CONSULTANTS, 083024	01-11-549	HRA DEDUCTIBLE J. NEWELL	1000.00	1000.00
01 JAMES BRUMMITT 083024	01-11-547	165 LEA LN FINAL ELECTRIC INSPECTIO	120.00	60.00
083024	01-11-547	133 BARNETT ELECTRIC INSPECTIO		60.00
01 CHASTAIN & ASSOCIATES, LLC 083024	01-11-532	JULY '24 ADMIN ADVISORY	39017.26	3596.06
083024	01-11-532	JULY '24 SITE PLAN CRAWFORDS		1140.00
083024	01-11-532	JULY '24 SUB-D REVIEW DOLLAR GENERA		242.40
083024	01-41-532	JULY '24 STREET DEPT ADVISORY		707.20
083024	30-00-835	JULY '24 M/F GRADE SCH BIKE PATH		896.42
083024	30-00-810-8	JULY '24 WTR TOWERS/GRD STORAGE TAN		12424.00
083024	30-00-892	JULY '24 MALL BIKE PATH REHAB		1601.40
083024	30-00-864	JULY '24 PAVEMENT STRIPING		880.00
083024	30-00-860	JULY '24 PARKING LOT A RECON		3179.71
083024	38-00-863-1	JULY '24 SPORTS NATURE PARK		3920.43
083024	30-00-837	JULY '24 FORSYTH PLAYGROUND ADA		3046.44
083024	15-00-874-2	JULY '24 BARNETT AVE RECONSTRUCTION		7383.20
01 CONSTELLATION NEWENERGY INC. 69058877601	01-41-572	AUG '24 ENTRANCE SIGNS UTILITES	5652.50	102.48
69058881301	01-41-572	AUG '24 STREET LIGHTING UTILITIES		5550.02
01 BETH E. STRINGER 12451	16-00-911	FALL/WINTER '24-'25 VISITOR GUIDE	1495.00	1495.00
01 DECATUR COMPUTERS INC DCI51056	01-11-537	FIX D. WENDT EMAIL PASSWORD	162.00	54.00
DCI51057	01-11-537	GOOGLE WORKSPACE SERVICE		108.00
01 DECATUR INDUSTRIAL ELECTRIC, I FSI-3610	51-00-512	EQUIP SERV-NON POT SUPPLY PUMP	20152.07	1370.00
RI-2132	51-00-512	NEW PUMP INSTALL NPOT		18782.07
01 DEMCO, INC 7519778	01-53-659	LIBRARY SUPPLIES	377.62	25.53
7519778	01-53-909	PURCHASES FROM DONATIONS		314.10
7519778	01-53-913	PROGRAMMING		37.99
01 DUNKER ELECT SUPPLY INC 200544-00	01-53-612	EQUIP MAINT LIBRARY FOUNTAIN	840.00	750.00

DATE: 09/03/24

Tuesday September 03,2024

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
202333-00	51-00-612	EQUIP MAINT MCC		90.00
01 CENGAGE LEARNING INC/GALE			143.98	
84789815	01-53-671	BOOKS		94.50
84904379	01-53-671	BOOKS		49.48
01 GOLDEN FOX BREWING			363.00	
1558	01-10-917-1	BEER FOR FORSYTH MARKET 8-16		363.00
01 HOBBY LOBBY STORES, INC.			5.99	
083024	01-53-913	PROGRAMMING		5.99
01 ILLINOIS DIRECTOR OF			339.00	
083024	01-11-453	UNEMPLOYMENT CLAIM W.S.		339.00
01 I P O C			40.00	
083024	01-41-560	R. RALEIGH TRAINING/MEETING		40.00
01 JRH SERVICES INC			52588.75	
24-4607	51-00-549	LIME REMOVAL #2 & #3		52588.75
01 KEEPING IT GREEN LAWN IRRIGATI			258.00	
28113	01-41-515-1	STREET/STORM MAINT 182 JACK LN		135.00
28359	01-41-515-1	STREET/STORM MAINT 762 CHRISPTOPHER		123.00
01 LINDE INC.			1870.00	
44609685	51-00-512	EQUIP SERVICE CO2 TANK		1870.00
01 LOWE'S COMPANIES, INC.			38.06	
083024	01-52-652	OP SUPPLIES		38.06
01 MACON COUNTY TREASURER			307.76	
24-62	01-11-535	REPLACE FUEL FILLER TUBE, TENSIONSE		307.76
01 MENARDS			284.29	
083024	01-52-617	GROUND MAINT SUPPLIES		59.98
083024	01-41-652	OP SUPPLIES		84.20
083024	51-00-652	OP SUPPLIES - METERS		19.93
083024	01-52-652	OP SUPPLIES		26.99
083024	51-00-611	BLDG MAINT SUPPLIES		93.19
01 MISSISSIPPI LIME COMPANY			8905.24	
1742367	51-00-656	CHEMICALS-LIME		3837.73
1743052	51-00-656	CHEMICALS-LIME		5067.51
01 MORGAN DISTRIBUTING, INC.			101.02	
INV-030169	51-00-612	EQUIP MAINT - WELLS		101.02
01 PETTY CASH			108.00	
083024	01-11-553	REGISTER DG PLAT		108.00
01 ROBERTA ANZALONE			296.31	
100017	01-53-913	PROGRAMMING CROCHET CLASS		296.31
01 AT & T			582.07	
083024	52-00-552	782 STVNS CRK PHONE LINE SEPT '24		144.52
083024	52-00-552	101 HUNDLEY PHONE LINE SEPT '24		144.52
083024	52-00-552	440 HUNDLEY PHONE LINE SEPT '24		144.52
083024	52-00-552	815 FORSYTH PKW PHONE LINE SEPT '24		148.51
01 SCHIMBERG CO			9.63	
22276-00	52-00-612	EQUIP MAINT SEWER PUMPS		9.63
01 SORLING, NORTHRUP, HANNA, CULL			9950.00	
223929	01-11-533	JULY '24 LEGAL SERVICES		9950.00

SYS DATE:08/28/24

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 33SYS TIME:10:20
[NW1]

DATE: 09/03/24

Tuesday September 03,2024

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 TENNIS COURT SUPPLY AB-15805	01-52-617	GROUNDS SUPPLY-TENNIS COURTS	228.98	228.98
01 THIRD MILLENNIUM ASSOCIATES, I 31854	51-00-549-1	W/S BILLING SERVICE FOR SEPT '24	437.76	218.88
31854	52-00-549-1	W/S BILLING SERVICE FOR SEPT '24		218.88
01 US POSTAL SERVICE (CAPS) 083024	51-00-549-1	POSTAGE FOR W/S 9-1-24 BILLING	745.88	372.94
083024	52-00-549-1	POSTAGE FOR W/S 9-1-24 BILLING		372.94
01 VILL OF FORSYTH 083024	01-11-571	W/S UTILITES 07/20-08/20/24	150.00	150.00
01 WAL-MART 083024	01-53-913	PROGRAMMING	63.62	63.62
01 WATTS COPY SYSTEM 37197924	01-11-512	VH COPIER RENTAL JULY '24	233.23	233.23
** TOTAL CHECKS TO BE ISSUED			152562.12	

SYS DATE:08/28/24

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 33
Tuesday September 03,2024

SYS TIME:10:20
[NW1]

DATE: 09/03/24

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			31596.08	
MOTOR FUEL TAX FUND			7383.20	
HOTEL/MOTEL TAX FUND			1495.00	
CAPITAL PROJECT FUND			22027.97	
FORSYTH FAMILY SPORTS/NATURE PAR			3920.43	
WATER OPERATIONS			84955.92	
SEWER OPERATIONS			1183.52	
*** GRAND TOTAL ***			152562.12	
TOTAL FOR REGULAR CHECKS:			143,656.88	
TOTAL FOR DIRECT PAY VENDORS:			8,905.24	

CONSENT AGENDA

ITEM 3

Memorandum

To: The Honorable Mayor and Board of Trustees

From: Rhonda Stewart, Village Treasurer

Date: August 21, 2024

Subject: Motor Fuel Tax Compliance Review for January 1, 2023, through December 31, 2023

The Illinois Department of Transportation completed a Motor Fuel Tax Compliance Review for January 1, 2023, through December 31, 2023. A letter dated August 15, 2024, was received along with the Compliance Review report, noting “After receipt of this letter, this report should be presented to your board at its first regular meeting and filed as a permanent record in our office”.

We have placed the Motor Fuel Tax Compliance report under the consent agenda for the September 3, 2024, meeting packet for the acknowledgement that the board received the report. There were no issues in the Motor Fuel Tax Compliance report and no further discussion is needed unless you have questions.



Illinois Department of Transportation

Office of Highways Project Implementation / Region 4 / District 7
400 West Wabash / Effingham, Illinois 62401-2699

August 15, 2024

COMPLIANCE REVIEW

2023

Village of Forsyth

Ms. Cheryl Marty
Forsyth Village Clerk
301 South Route 51
Forsyth, Illinois 62535

Dear Ms. Marty:

Enclosed is a copy of the Compliance Review(s) covering the receipt and disbursement of Motor Fuel Tax funds by your village for the period beginning January 1, 2023 through December 31, 2023.

After receipt of this letter, this report should be presented to your board at its first regular meeting and then filed as a permanent record in your office.

Very truly yours,

Jeffrey P. Myers, P.E.
Region Four Engineer

By:

A handwritten signature in blue ink, appearing to read 'Brett Walker'.

Brett Walker, P.E.
District Engineer of Local Roads and Streets

CMB:kb

Enclosure



**Illinois Department
of Transportation**

Documentation Review Cover Sheet

Agency: VILLAGE OF FORSYTH	
Documentation Review for: ☒ Motor Fuel Tax ☐ Township Bridge ☐ Special Assessment ☐ G.O. Bond Issue ☐ MFT Fund Bond Issue	Documentation Review Year(s): 2023
	Documentation Review Number: 50
	Date: July 22, 2024



Documentation Reviewer's Certificate

VILLAGE OF FORSYTH

Documentation Review No. 50

We hereby certify that we have reviewed the books and records in so far as they pertain to the receipt and disbursement of the Motor Fuel Tax Fund of the Village of FORSYTH for the period beginning Jan. 1, 2023 and ending Dec. 31, 2023, and that entries for receipts in these books and records are true and correct and are in agreement with the records maintained by the Department of Transportation and that entries for disbursements are supported by cancelled warrants or checks with exceptions noted in the documentation review findings.

Carly Bayer

Reviewer

REVIEWED AND APPROVED BY

Bill Hall

District Local Roads and Streets Engineer

Date: 08/14/24



Reviewer's Comments

VILLAGE OF FORSYTH

Documentation Report No. 50

Audit Period: Jan. 1, 2023 to Dec. 31, 2023

Purpose of Documentation Review: To determine the status of Motor Fuel Tax Funds as of Dec. 31, 2023

The other receipts to the Motor Fuel Tax Fund were \$71,723.11 received as follows:

Interest 2023	71,723.11
Reimbursement	
Rebuild Illinois	

Total received: \$71,723.11

There was no general maintenance program in 2023.

SIGNED Carly Boyer



Fund Balance and Bank Reconciliation

VILLAGE OF FORSYTH

Documentation Review Report No. 50

Documentation Review Period Jan. 1, 2023 - Dec. 31, 2023

Date: July 22, 2024

Fund Balance		Unobligated		Obligated	Total	Outstanding Warrants	
Balance Previous Documentation Review		1,751,930.24		17,840.51	1,769,770.75		
Allotments		161,165.25		0.00	161,165.25		
Total MFT Funds		1,913,095.49		17,840.51	1,930,936.00		
Approved Authorizations		0.00		0.00	0.00		
Other Receipts				71,723.11	71,723.11		
Total		1,913,095.49		89,563.62	2,002,659.11		
Disbursements				61,996.88	61,996.88		
Surplus (Credits)		17,840.51		(17,840.51)	0.00		
Unexpended Balance		1,930,936.00		9,726.23	1,940,662.23		
Bank Reconciliation							
Balance in Fund per Bank Certificate Dec. 31, 2023						822,458.51	
Deduct Outstanding Warrants							
Add Outstanding investments						1,118,203.72	
Additions							
Subtraction's							
Net Balance in Account Dec. 31, 2023						1,940,662.23	

Certified Correct

Carly Bayer
Reviewer

Village Of Forsyth

XXXXXXXXX6738

Statement Ending 12/29/2023

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Commercial Money Market-XXXXXXXXXX (continued)**Account Activity**

Post Date	Description	Debits	Credits	Balance
12/01/2023	Beginning Balance			\$820,502.79
12/29/2023	INTEREST		\$1,955.72	\$822,458.51
12/29/2023	Ending Balance			\$822,458.51

Daily Balances

Date	Amount
12/29/2023	\$822,458.51

Overdraft and Returned Item Fees

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

The ILLINOIS Funds

Dec. 31, 2023

Investor Statement

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for the period of: December 1, 2023 - December 31, 2023



Investor Services: (800) 947-8479



Internet: www.illinoisfunds.com

FORSYTH VILLAGE OF
MOTOR FUEL TAX FUND
301 S ROUTE 51
FORSYTH IL 62535-4070

15-00-117281,118,203.72 002274

OK AS 1/8/2024

Portfolio at-a-Glance

Portfolio Value Beginning 12/01/2023	\$1,097,565.40
+ Purchases	\$15,485.27
- Withdrawals	\$0.00
Portfolio Value Ending 12/31/2023	\$1,118,203.72

Portfolio Summary

Account Number	Fund Name	Shares	Share Price	Market Value on 12/31/2023	% of Account Holdings
FORSYTH VILLAGE OF MOTOR FUEL TAX FUND	Illinois LGIP	1,118,203.720	\$1.00	\$1,118,203.72	100.0%

Account Transactions

Account Number	Trade Date	Transaction Description	Dollar Amount	Share Price	Shares this Transaction	Total Shares Owned
Illinois LGIP/5000		Beginning Balance as of 12/01/2023	\$1,097,565.40	\$1.00		1,097,565.400
	12/05/23	SHARES PURCHASED - WIRE	\$7,494.53	\$1.00	7,494.530	1,105,059.930
FORSYTH VILLAGE OF MOTOR FUEL TAX FUND	12/06/23	SHARES PURCHASED - WIRE	\$7,990.74	\$1.00	7,990.740	1,113,050.670
	12/29/23	INCOME REINVEST	\$5,153.05	\$1.00	5,153.050	1,118,203.720
		Ending Balance as of 12/31/2023	\$1,118,203.72	\$1.00		1,118,203.720 ✓
Distributions:	Dividends	Cap Gains				
	REINVEST	REINVEST				





VILLAGE OF FORSYTH

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[illegible]

REMARKS:



DATE	CHECK NO	SECTION	PAYEE	ALLOTMENTS	INTEREST	INVESTMENT DEBIT	INVESTMENT CREDIT	MAINT	CONSTRUCTION	BALANCE
Jan					833.81					865,438.05
										865,438.05
										865,438.05
Feb					730.29					866,168.34
										866,168.34
										866,168.34
Mar					844.81					867,013.15
										867,013.15
										867,013.15
Apr					1,064.17					868,077.32
										868,077.32
										868,077.32
May					1,487.00					869,564.32
		23-00012-00-SW MFT	Chastain Assoc				892.80			868,671.52
		23-00013-00-PV MFT	Chastain Assoc				892.80			867,778.72
June					2,138.23					869,916.95
		23-00013-00-PV MFT	Chastain Assoc				1,140.80			868,776.15
										868,776.15
July					2,209.55					870,985.70
		23-00012-00-SW MFT	Chastain Assoc				2,735.40			868,250.30
										868,250.30
Aug					2,212.25					870,462.55
										870,462.55
										870,462.55
Sept					2,057.39					872,519.94
		23-00012-00-SW MFT	Chastain Assoc				7,306.65			865,213.29
										865,213.29
Oct					2,275.63					867,488.92
										867,488.92
										867,488.92
Nov		23-00012-00-SW MFT	Chastain Assoc		2,042.30		19,759.80			849,771.42
		23-00012-00-SW MFT	Chastain Assoc				18,297.48			831,473.94
		23-00013-00-PV MFT	Chastain Assoc				549.25			830,924.69
Dec		23-00013-00-PV MFT	Chastain Assoc		1,955.72		10,421.90			822,458.51
										822,458.51
										822,458.51
										822,458.51
										822,458.51
										822,458.51
										822,458.51
										822,458.51
TOTALS:				0.00	19,851.15	0.00	61,996.88	0.00	0.00	822,458.51

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth; September 3, 2024 Board Meeting

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



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Project 6928 – Maroa-Forsyth Grade School Bike Path

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

Plats and easements for the two easement acquisitions necessary for the project are underway and meetings with property owners to negotiate the acquisitions have occurred. Title commitments have been received. AT&T has been contacted and locations for relocating each of their utility poles has been identified and staked. Ameren informed us they will begin work on moving the pole in the next few weeks. Construction plans and specifications are undergoing Quality Assurance and preparation for release.

Project 7982 – Forsyth Park LWCF Grant Compliance

This project consists of the construction of initial site improvements to the new recreational park facility located north of W Forsyth Rd and east of N Oakland Ave. The intent of the project is to meet the requirements of the LWCF grant received for funding the purchase of the property.

Working days started on the project May 1, 2024. The contractor has been working on grading the walking path areas, placing rip rap, and installing site storm water culverts. Soft soils were found south of the southeast corner of the pond, Village staff is aware and Chastain is working on revising drawings to avoid this area with the path and parking lot. .

Project 8000 – Well No. 7

This project consists of the construction of a new well to backup well #6 and extension of the raw water main to the site.

Burdick and their subcontractors are working with Village staff to complete network setup and system startup.

Project 8301 – Avalon Blvd Reconstruction

The works for this project consists of the removal of concrete pavement and replacement with asphalt along Avalon Blvd. from Forsyth Pkwy. To 170 ft south of Ventura Dr. It also includes mountable curb replacement, replacement of multiple sidewalk ramps with ADA accessible ramps, a storm sewer inlet installation, and other items necessary for the completion of the work. It was originally bid and rejected in September of 2022 due to extremely high bids received. This bid also included the reconstruction of concrete. The pre-construction meeting was held on Thursday, August 22, and work will begin Tuesday, September 3, pending weather and material deliveries. The contractor will have 30 working days to complete the work. The proposed schedule from the contractor estimates completion of the project around late October.

Project 8498 – Advisory Services

US Route 51 Improvements

This project consists of coordination responsibilities with IDOT to communicate the Village's vision on the proposed improvements. A sample of the color and stamp were poured, reviewed, and approved by Village Staff and the Mayor the week of August 5, 2024. Median construction is underway.

ENGINEER'S REPORT

Forsyth; September 3, 2024 Board Meeting

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



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Project 8594 – Moon St Sidewalk Improvements

This project consists of reconstructing sidewalks along Elwood St and Smith St from Ruehl St to E. Shafer St (CH 20) and along Moon St from Grant St to the future bike path along the old RXR ROW east of Smith St. The intent is to submit this project for funding through IDOT's SRTS program so federal procedures must be followed.

Aside from a few items of work, this project has been paused until the results of the grant application are released. Unfortunately, the Village did not receive the grant. We have contacted IDOT to debrief the application. Chastain will work with Staff to prepare options for the Board's consideration.

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. After coordination, IDOT has confirmed the project will be processed as a State Approved Categorical Exclusion. The Environmental Survey Request has been submitted to IDOT and is currently under review. IDOT has indicated a Preliminary Environmental Survey Assessment (PESA) will be required for Phase I. The Village approved a supplemental engineering agreement for this work at last month's meeting. The agreement has been submitted to IDOT and is awaiting their approval.

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. This project is anticipated to utilize an IEPA loan to fund the construction.

The project plan for an IEPA Loan application has been submitted to the IEPA. The plans and specifications have been submitted to the IEPA for a construction permit.

Project 8793 – Advisory Services

Parks Master Planning

We continue to assist the Village with layout and cost estimating for the various park improvements across Forsyth.

Project 8811 – Pavement Striping Design & Bid

This project consists of establishing a striping plan for the Village (with the exception of Woodland Hills which is scheduled to be rehabilitated in 2025 and there is no reason to stripe it at this time), finalizing quantities for the striping to include for the contractors for bidding, and bidding services. The contractor has been issued a Notice to Proceed, with a construction completion date of October 31, 2024. No start date has been determined at this time.

Project 8812 – Prairie at Talon Intersection Design & Bidding

This project consists of field work, coordination with utilities, engineering design, quantity calculations and schedules, engineered plans and specifications, bidding documents and special provisions, and bid letting and award for the complete reconstruction of the intersection at Talon Lane and Prairie Lane in Grayhawk Addition. The pre-construction meeting was held on Thursday, August 22, and work will begin Tuesday, September 3, pending weather and material deliveries. The contractor will have 30 working days to complete the work. The proposed schedule from the contractor estimates completion of the project around late October.

ENGINEER'S REPORT

Forsyth; September 3, 2024 Board Meeting

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



Project 8813 – Grayhawk 1st Addition Pavement Patching and Gutter Repairs Design and Bidding Services

This project is the second phase of necessary patching in Grayhawk. Scope of work includes the patching review and layout, quantity calculations and schedules, plan sets, specifications, bidding documents and special provisions, bid letting, and award of bids. The pre-construction was held on Thursday, August 22, and work will begin around late September. This contract has a completion date of October 31st.

Project 8821 – Parking Lot A Reconstruction

Project bid recommendation was approved. Contracts have been prepared and sent to Dunn Company for signatures. Construction start is planned after September 21st.

Project 8822 – Mall Path Rehabilitation

This project consists of designing repairs for the Mall Path, located behind the mall between Hickory Point Road and Weaver Road. The pre-construction meeting was held on Thursday, August 22, and work will begin around late September. This contract has a completion date of October 31st.

Project 8846 – Forsyth Park Playground

This project consists of the layout and design for the new playground at Forsyth Park, included is an ADA accessible route and curb for pour-in-place surfacing. Project was put out for bid. Bids were due August 14, 2024. The project received no bids, despite sending the advertisement to several contractors. Staff has been notified and is determining how to move forward.

Library Director's Report

Village Board Meeting

September 3, 2024

Page 30 of 114



Library Updates

- FPL recently hosted 16 local library directors for the Medium Pubs Meet Up, an opportunity for directors to share our successes and ask for feedback on important issues impacting our libraries.
- Our library system, IHLS, recently purchased a new automated material handling system (AMHS) which will more easily sort the items traveling through delivery for interlibrary loan. Because of this switch to an AMHS, libraries have been asked to move all barcodes to the outside of the book to aid in the transition. We anticipate this process taking nearly a month. FPL will be closing early at noon on Wednesday, Sept 25 to allow staff a focused work time to complete this important task.
- We are excited to have our friends from Decatur Christian resuming their regular visits to the library this week. Watching the awe of first-time kindergarten visitors was a highlight for staff!
- I've been working closely with Apptegy staff to develop the website and app for the Village's new website. The library site is coming along nicely, and we are tentatively planning on a mid-November launch.
- We're bringing back a Community Watch program on Sept 3, where residents can hear from local law enforcement and ask questions about public safety. This event will also feature Administrator Applebee and Jamie Southall from Hickory Point Christian Village.
- The very popular Adult Bingo also returns on Sept 10 and registrations are filling quickly.
- Story Time with Miss Kelsey kicks off its fall season on Sept 6 at 10 AM. The theme is firetrucks, and Hickory Point Fire Protection District will be bringing a firetruck for kids to explore.
- BabyTalk continues to meet weekly on Wednesday mornings. Last week, there were 52 infants/toddlers and their grown ups in attendance.



DID YOU KNOW?

Visitor numbers continue to grow as programs and events bring new folks into FPL. Our daily patron count for January - July 2024 is up over

3,400

visitors compared to that same timeframe in 2023!

Melanie Weigel, Director

MOST REQUESTED ITEMS BY FORSYTH PATRONS IN AUGUST



Public Works Report 8-29-24

Parks:

- * Removed playground equipment from the Main Park.
- * Widened bike path trees from W Weaver Rd down to W Hickory Point Road. For Dunn asphalt trucks.

Parks to do list:

- * Parking Lot A, Veteran's Pond Spillway, public field backstops.
- * Add dirt to the trail system edges, cut trees, and hole #7- and #15-disc golf basket improvements.

Park Priorities for the upcoming few weeks:

Forsyth Market in the main park.

Add new playground equipment to the main park.

Village:

- * We maintained the Village Hall, the Library, and other property / easements throughout the Village.
- * We worked on permits, ordinances, inspections, and concerns.
- * South Village Hall wooded lot cleanup.

Village to do list:

- * Budget.
- * Christopher drainage repairs.

Village Priorities for the upcoming few weeks:

Road, intersection, and trail projects. Chastain / Dunn Co

Water Treatment Plant / Sewer:

- * Continued with meeting monthly / annual IEPA sampling and analysis requirements.
- * Working on verifying water valve positions and exercising the water valves. Started at North Tower 12" water main and moved out west. Currently at Stevens Creek.
- * Well 7 construction is complete. Working on communications from well to the WTP. Will need to finish IEPA compliance requirements, pump testing, and to clean / sanitize the water main from #7 to #6 prior to putting into permanent service.
- * Repaired Ponderosa home lateral break.
- * Continued with new operator training.
- * Potassium Permanganate feed tubing and injector replaced.
- * L/C Sampling completed.

Water / Sewer priorities and to do list is:

- * Polymer system upgrade.

Thanks, Darin – Public Works Director

OLD BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: September 3, 2024
Subject: Cannabis

Attached you will find the Special Use Permit and a draft of the Development Ordinance.

Board Meeting August 20: Take a draft of the new Development Ordinance/Special Use Permit to the board for first recommendations.

Planning and Zoning August 22: PZC will review the Development Ordinance/Special Use Permit and send its recommendation to the Village Board **PZ APPROVED 6-0*

Board Meeting September 3: The Village Board will then vote on the changes to the Development Ordinance. This could make the special use permit a final draft form.

If PZ for some reason denies recommendations of the text amendment changes, then 5 aye votes are required to override ("2/3 favorable vote required"; 2/3 of 7 is 4.6, so 5 aye votes would be needed).

September 6: If approved on Sept 3--Any special use permits would be due to be reviewed at the September Planning and Zoning meeting

Planning and Zoning September 26: Planning and Zoning could approve Special Use if any have applied. Need a minimum of 4 concurring votes 9.12 G.

Board Meeting Oct 1: Board could approve the special use permit

If PZ says no for some reason here-Just 4 concurring votes is needed to override PZ recommendation to deny a special use permit. The 2/3 "favorable vote" requirement that applies to text amendments does not apply to special use permits. See 9.12G(5).

*Interested parties will need to:

- Fill out the Special Use Permit
- Pay \$50 Special Use Permit fee
- Provide all documents that the ordinance will lay out
- Pay \$3500 annual fee

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.

TEXT AMENDMENT RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for a Text Amendment to the Development Ordinance to add Section 3.21 related to Adult-Use Cannabis Dispensing Organizations and modify the definitions in Section 2.2 and the table in Section 4.8, all to provide for Adult-Use Cannabis Dispensing Organizations as a special use in areas zone B, C1, and C2.

Date: August 28, 2024

On August 22, 2024, the Planning and Zoning Commission ("Commission") held a public hearing for a text amendment to the Development Ordinance to add Section 3.21 related to Adult-Use Cannabis Dispensing Organizations and modify the definitions in Section 2.2 and the table in Section 4.8, all to provide for Adult-Use Cannabis Dispensing Organizations as a special use in areas zone B, C1, and C2. The notice of the public hearing was published in the Herald & Review on August 6, 2024. A copy of the certificate of publication is attached.

Based on the public hearing, the Commission voted to approve the text amendment by a vote of 6-0. The Commission also made the following findings of fact:

- (1) The amendment promotes the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth;
- (2) The trend of development in the area of the subject property is consistent with the requested amendment;
- (3) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification;
- (4) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and
- (5) The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.

Chairman, Planning & Zoning Commission

SPECIAL USE APPLICATION CHECKLIST:

- Complete the entire Special Use Request Form including:
 - ☐ Owner or Applicant (Please check appropriate box. However, if you are the applicant, contact information is needed for you and the owner.)
 - ☐ Legal Description of the Property (Example: Lot 1, Subdivision, Parcel #, A part of the southwest quarter of the northwest quarter of Section 23, Township 17, North Range 2 east of the 3rd PM, and where the deed is recorded with the Macon County Recorder's Office – (217) 424-1359)
 - ☐ Existing zoning of the property (if unsure please verify with Village Hall)
 - ☐ State the existing use of the property.
 - ☐ State the proposed use of the property with the proposed special use request.
 - ☐ Provide a dimensioned site plan or plat to depict the proposed special use. The site plan or plat should include the location of any current or proposed structures on the property.
 - ☐ Answer the six questions relating to the special use request for the property that will help the Planning and Zoning Commission and Village Board make their decision on the request. For question 6, use the excerpt from the Development Ordinance for Section 9.12 F Standards.
 - ☐ Pay the required \$50 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. Village Staff will also notify all the property owners that own property within 250 feet of your property.

* Planning and Zoning Commission meetings are held every 4th Thursday of the month and Board of Trustees 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.

Question 6:

Section 9.12 F – Standards:

- (1) The Planning and Zoning Commission shall not recommend, nor the Village Board approve a special use, unless it shall find, based upon the evidence presented to the Planning and Zoning Commission in each specific case, that the special use:
 - (a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this Ordinance.
 - (b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
 - (c) Will not be hazardous or disturbing to existing or future neighborhood uses.
 - (d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - (e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village of Forsyth.
 - (f) Will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
 - (g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
 - (h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
 - (i) Will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village of Forsyth.
- (2) The special use shall, in all respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Village Board, pursuant to the recommendations of the Planning and Zoning Commission.

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



SPECIAL USE APPLICATION

OWNER: ☐

APPLICANT: ☐

Name: _____

Address: _____

Phone Number: _____ E-mail Address: _____

Property Address: _____ PIN #: _____

Legal Description of the Property:

Zoning District: _____

Existing use of the property:

Proposed use of the property (describe the special use):

*Attach a dimensioned site plan or plat to depict the proposed special use and plan for the property.

Address the following items:

1. Economic effects on adjoining properties:

2. Effects of such elements as noise, glare, odor, fumes, and vibration on adjoining properties:

3. General compatibility with adjacent and other properties in the district:

4. Effects of traffic generated by the proposed use:

5. Relationship to the Comprehensive Land Use Plan:

6. Way the proposed special use fulfills requirements of Section 9.12 F Standards (attached document):

\$50.00 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 # _____

Draft Development Ordinance Additions for Adult-Use Cannabis Dispensing Organization

2.2 DEFINITIONS

Adult-Use Cannabis Dispensing Organization:

A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

3.21 Adult-Use Cannabis Dispensing Organization.

Purpose and Applicability. It is the intent and purpose of this Section to provide regulations regarding the dispensing of adult-use cannabis occurring within the corporate limits of the Village of Forsyth. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A.101-0027) ("Act"), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

Limitation. No more than one (1) Adult-Use Cannabis Dispensing Organization shall be granted a special use and permitted to be located within the Village of Forsyth. Each Adult-Use Cannabis Dispensing Organization may only be located upon approval of a special use as set forth in this section.

Procedure. Adult-Use Cannabis Dispensing Organization shall be a special use in the "B", "C1", and "C2" Zoning Districts and processed in accordance with the provisions of Section 9.12 of this Development Ordinance and this Section 3.21. No Adult-Use Cannabis Dispensing Organization shall be opened or operated unless specifically authorized under and pursuant to the Act, the Village of Forsyth Code or Ordinances, and this Development Ordinance.

Application. In addition to the special use application requirements set forth in the Development Ordinance, the application for a special use for Adult-Use Cannabis Dispensing Organization must include all of the following information and documents:

(A) The legal name and, if different than the legal name, the trade name of the proposed Adult-Use Cannabis Dispensing Organization for which the special use is sought.

(B) The commonly known address of the proposed Adult-Use Cannabis Dispensing Organization.

(C) The property owner's name and address.

(D) The legal name of the applicant, if different than the name of the proposed Adult-Use Cannabis Dispensing Organization.

(E) The address, telephone number and email address of the Adult-Use Cannabis Dispensing Organization and applicant's principal place of business, if different than the common address of the proposed Adult-Use Cannabis Dispensing Organization. A post office box may not be submitted as the address of the applicant's principal place of business.

(F) A copy of a business plan for the proposed Adult-Use Cannabis Dispensing Organization that includes, without limitation, the following information:

(1) A description of the products and services that the proposed Adult-Use Cannabis Dispensing Organization intends to offer, if any;

(2) Number of employees;

(3) Anticipated number of customers (if applicable); and

(4) The proposed hours and days of operation of the proposed Adult-Use Cannabis Dispensing Organization.

(G) A security plan that describes how the proposed Adult-Use Cannabis Dispensing Organization will provide security for its inventory, customers and employees shall be submitted to the Village of Forsyth. The security plan shall be shared with the Chief of Police for review and recommendation. The security plan shall be kept confidential to the extent permitted by law. Without limitation, the security plan shall include the following information:

(1) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to prevent the diversion, theft or loss of cannabis during the delivery of cannabis to, and possibly from, the Adult-Use Cannabis Dispensing Organization by another adult-use cannabis business establishment, including, without limitation, the use of delivery manifests;

(2) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to:

(a) Monitor the activities conducted within the proposed Adult-Use Cannabis Dispensing Organization;

(b) Secure the proposed business, including, without limitation, the Adult-Use Cannabis Dispensing Organization agents, cannabis and currency stored at the business; and

(c) Prevent the diversion, theft or loss of cannabis; and

(3) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to restrict access to limited-access areas and restricted-access areas within and outside of the establishment.

(H) A written, and notarized statement that the applicant owns the property on which it proposes to operate the Adult-Use Cannabis Dispensing Organization or, if the applicant does not own the property, a written, and notarized, statement from the property owner certifying the owner's consent to the use of the property as an adult-use cannabis dispensing organization.

(I) A statement of the impact of the proposed Adult-Use Cannabis Dispensing Organization on existing and/or planned uses located within the vicinity of the subject property.

(J) A map of the area surrounding the location of the proposed Adult-Use Cannabis Dispensing Organization identifying the businesses, and the nature of each surrounding use, located within 1,500 feet of any part of the property line of the proposed Adult-Use Cannabis Dispensing Organization in existence at the time that the application of a special use permit is filed with the Village of Forsyth.

(K) Schematic drawings illustrating the design and character of the building elevations, types of construction and floor plans of all proposed buildings and structures.

(1) The drawing shall also include a schedule showing the number, type and floor area of all uses or combinations of uses, and the floor area of the entire development.

(2) The drawings shall illustrate ingress/egress of the entire building, as well as ingress/egress for any and all secured areas and restricted- or limited-access areas.

(3) The drawing shall illustrate any loading and handling facilities, including trash and waste.

(4) The drawings shall illustrate video surveillance areas, panic button locations and other security systems as needed.

(L) A comprehensive site plan, drawn to scale, compliant with the requirements of this Development Ordinance that also includes:

(1) Anticipated parking demand and available private parking supply;

(2) A photometric lighting plan for the proposed project if the project would result in new exterior lighting or changes to the existing exterior lighting;

(3) A site drainage plan, if applicable.

(M) Information sufficient to demonstrate that the proposed Adult-Use Cannabis Dispensing Organization complies with all applicable state laws and regulations, as such laws and regulations may be adopted or amended from time to time.

Adult-Use Cannabis Dispensing Organization Facility Components. In determining compliance with this Development Ordinance and Village of Forsyth Code of Ordinances Chapter 113, the following components of the Adult-Use Cannabis Dispensing Organization's facilities shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

(A) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.

(B) Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.

(C) Hours of operation and anticipated number of customers/employees.

(D) Anticipated parking demand and available private parking supply.

(E) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

(F) Site design, including access points and internal site circulation, and commercial vehicle loading, unloading, and parking.

(G) Proposed signage plan.

(H) Compliance with all requirements provided in this Development Ordinance and Village of Forsyth Ordinance Chapter 113.

(I) Other criteria determined to be necessary to assess compliance this Development Ordinance and Village of Forsyth Ordinance Chapter 113.

Adult-Use Cannabis Dispensing Organization General Operational Standards. In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following general operational standards:

(A) Applicant shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use, to ensure the safety of employees and customers of the Adult-Use Cannabis Dispensing Organization, as well as its environs. The improvements shall be determined based on the specific characteristics of the floor plan

for an Adult-Use Cannabis Dispensing Organization and the site on which it is located, consistent with the requirements of the Act.

(B) No consumption of cannabis may be permitted on the premises.

(C) Any cannabis, cannabis-infused products or cannabis waste on the premises must always be stored within secure refuse containers located within a restricted access area at all times prior to the destruction and disposal thereof, which destruction and disposal must be performed pursuant to all applicable state laws and regulations, as may be amended from time to time.

(D) All advertising shall comply with advertising and promotional standards of the Cannabis Regulation and Tax Act and with the Village of Forsyth Sign Code.

(E) Adult-Use Cannabis Dispensing Organizations may not be located in a dwelling unit or operated as a home occupation.

Screening and buffering. All Adult-Use Cannabis Dispensing Organizations shall comply with the landscaping provisions, including transitional yard and screening requirements of this Development Ordinance.

Parking. Adult-Use Cannabis Dispensing Organizations shall have a minimum of 1 off-street parking space per 250 square feet of floor area and otherwise comply with Development Ordinance Article VI.

Adult-Use Cannabis Dispensing Organization Specific Operational Standards. In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following specific operational standards:

(A) Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(B) Facility may not be located in a dwelling unit or within 500 feet of the property line of a pre-existing property zoned or used for residential purposes.

(C) Facility must be a free-standing structure not occupied by other business or tenant, or used for any other purpose other than an Adult-Use Cannabis Dispensing Organization.

(D) At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises.

(E) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

(F) Dispensers may not have a drive-through service window.

(G) All dispensers must be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis-infused products, which space must be:

(1) Located within an enclosed area of the principal structure in which the Adult-Use Cannabis Dispensing Organization operates;

(2) Secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis-infused products are unloaded; and

(3) A restricted-access area.

Additional Requirements. The following are additional requirements for obtaining a special use permit for an Adult-Use Cannabis Dispensing Organization:

(A) Permit holder shall pay an annual permit fee of \$3,500.00 with the initial permit fee due within 10 days from the date the Village approves the Special Use Permit and subsequent annual payments due on the anniversary of the date the initial permit fee is paid.

(B) Petitioner shall file an affidavit with the Village of Forsyth affirming compliance with the Specific Operational Standards as provided herein and all other requirements of the Act.

4.8 PERMITTED AND SPECIAL USE CHART

Business and Service Uses											
	AG	RE	R1/OT	R2	R3	B	C1	C2	OR	I1	I2
<u>Adult-Use Cannabis Dispensing Organization</u>	=	=	=	=	=	<u>S</u>	<u>S</u>	<u>S</u>	=	=	=

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER
2024-27

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE
DEVELOPMENT ORDINANCE TO ADD SECTION 3.21 AND AMEND RELATED
SECTIONS FOR ADULT-USE CANNABIS DISPENSING ORGANIZATION AS
SPECIAL USE IN B, C1, AND C2**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
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 _____, 2024

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

ORDINANCE NO. 2024-27

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE DEVELOPMENT ORDINANCE TO ADD SECTION 3.21 AND AMEND RELATED SECTIONS FOR ADULT-USE CANNABIS DISPENSING ORGANIZATION AS SPECIAL USE IN B, C1, AND C2

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

WHEREAS, 65 ILCS 5/11-13-14 provides that a municipality may amend its Zoning ordinances provided that a hearing be held before the Village Planning and Zoning Commission with notice being published not more than 30 nor less than 15 days before the hearing; and,

WHEREAS, the Village’s Development Ordinance contains the zoning regulations applicable throughout the Village including those related to special uses in the Village; and,

WHEREAS, Section 9.11.C. of the Village Development Ordinance allows the Village, the Planning and Zoning Commission, and interested persons to propose text amendments to be considered; and,

WHEREAS, the Village amended Chapter 113 of the Village of Forsyth Code of Ordinances to allow Adult-Use Cannabis Dispensing Organizations in the Village; and

WHEREAS, the Village petitioned the Planning and Zoning Commission to propose a potential text amendment relating to an Adult-Use Cannabis Dispensing Organizations in the Village as a special use in areas zoned B, C1, and C2; and,

WHEREAS, a public hearing was noticed by publication in the Herald & Review, and was duly held by the Forsyth Planning and Zoning Commission on August 22, 2024;

and,

WHEREAS, the Planning and Zoning Commission met on August 22, 2024, and unanimously recommended the Village Board approve a text amendment regulating Adult-Use Cannabis Dispensing Organizations in the Village by allowing them as special uses in areas zoned B, C1, and C2 and recommending the addition of Section 3.21 for the special use; and,

WHEREAS, the Mayor and Board of Trustees of the Village of Forsyth believe it is in the best interests of the Village to approve the Text Amendment.

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 above recitals are incorporated herein by this reference.

Section 2. Amendment to Text of the Village Development Ordinance. The Village Development Ordinance Sections 2.2, 3.21, and 4.8 are hereby amended as shown in **Exhibit A** with additions underlined and deletions ~~stricken through~~. *(Note: the definitions in Section 2.2 and the permitted and special use chart in Section 4.8 are organized alphabetically and this will be added accordingly).*

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. Effectiveness. The ordinance, shall be effective after it is printed in book or pamphlet form and published by the authority of the corporate authorities.

SO ORDAINED this _____ day of _____ 2024, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A

2.2 DEFINITIONS

Adult-Use Cannabis Dispensing Organization:

A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

3.21 Adult-Use Cannabis Dispensing Organization.

Purpose and Applicability. It is the intent and purpose of this Section to provide regulations regarding the dispensing of adult-use cannabis occurring within the corporate limits of the Village of Forsyth. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A.101-0027) (“Act”), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

Limitation. No more than one (1) Adult-Use Cannabis Dispensing Organization shall be granted a special use and permitted to be located within the Village of Forsyth. Each Adult-Use Cannabis Dispensing Organization may only be located upon approval of a special use as set forth in this section.

Procedure. Adult-Use Cannabis Dispensing Organization shall be a special use in the “B”, “C1”, and “C2” Zoning Districts and processed in accordance with the provisions of Section 9.12 of this Development Ordinance and this Section 3.21. No Adult-Use Cannabis Dispensing Organization shall be opened or operated unless specifically authorized under and pursuant to the Act, the Village of Forsyth Code or Ordinances, and this Development Ordinance.

Application. In addition to the special use application requirements set forth in the Development Ordinance, the application for a special use for Adult-Use Cannabis Dispensing Organization must include all of the following information and documents:

- (A) The legal name and, if different than the legal name, the trade name of the proposed Adult-Use Cannabis Dispensing Organization for which the special use is sought.
- (B) The commonly known address of the proposed Adult-Use Cannabis Dispensing Organization.

(C) The property owner's name and address.

(D) The legal name of the applicant, if different than the name of the proposed Adult-Use Cannabis Dispensing Organization.

(E) The address, telephone number and email address of the Adult-Use Cannabis Dispensing Organization and applicant's principal place of business, if different than the common address of the proposed Adult-Use Cannabis Dispensing Organization. A post office box may not be submitted as the address of the applicant's principal place of business.

(F) A copy of a business plan for the proposed Adult-Use Cannabis Dispensing Organization that includes, without limitation, the following information:

(1) A description of the products and services that the proposed Adult-Use Cannabis Dispensing Organization intends to offer, if any;

(2) Number of employees;

(3) Anticipated number of customers (if applicable); and

(4) The proposed hours and days of operation of the proposed Adult-Use Cannabis Dispensing Organization.

(G) A security plan that describes how the proposed Adult-Use Cannabis Dispensing Organization will provide security for its inventory, customers and employees shall be submitted to the Village of Forsyth. The security plan shall be shared with the Chief of Police for review and recommendation. The security plan shall be kept confidential to the extent permitted by law. Without limitation, the security plan shall include the following information:

(1) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to prevent the diversion, theft or loss of cannabis during the delivery of cannabis to, and possibly from, the Adult-Use Cannabis Dispensing Organization by another adult-use cannabis business establishment, including, without limitation, the use of delivery manifests;

(2) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to:

(a) Monitor the activities conducted within the proposed Adult-Use Cannabis Dispensing Organization;

(b) Secure the proposed business, including, without limitation, the Adult-Use Cannabis Dispensing Organization agents, cannabis and currency stored at the business; and

(c) Prevent the diversion, theft or loss of cannabis; and
(3) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to restrict access to limited-access areas and restricted-access areas within and outside of the establishment.

(H) A written, and notarized statement that the applicant owns the property on which it proposes to operate the Adult-Use Cannabis Dispensing Organization or, if the applicant does not own the property, a written, and notarized, statement from the property owner certifying the owner's consent to the use of the property as an adult-use cannabis dispensing organization.

(I) A statement of the impact of the proposed Adult-Use Cannabis Dispensing Organization on existing and/or planned uses located within the vicinity of the subject property.

(J) A map of the area surrounding the location of the proposed Adult-Use Cannabis Dispensing Organization identifying the businesses, and the nature of each surrounding use, located within 1,500 feet of any part of the property line of the proposed Adult-Use Cannabis Dispensing Organization in existence at the time that the application of a special use permit is filed with the Village of Forsyth.

(K) Schematic drawings illustrating the design and character of the building elevations, types of construction and floor plans of all proposed buildings and structures.

(1) The drawing shall also include a schedule showing the number, type and floor area of all uses or combinations of uses, and the floor area of the entire development.

(2) The drawings shall illustrate ingress/egress of the entire building, as well as ingress/egress for any and all secured areas and restricted- or limited-access areas.

(3) The drawing shall illustrate any loading and handling facilities, including trash and waste.

(4) The drawings shall illustrate video surveillance areas, panic button locations and other security systems as needed.

(L) A comprehensive site plan, drawn to scale, compliant with the requirements of this Development Ordinance that also includes:

(1) Anticipated parking demand and available private parking supply;

(2) A photometric lighting plan for the proposed project if the project would result in new exterior lighting or changes to the existing exterior lighting;

(3) A site drainage plan, if applicable.

(M) Information sufficient to demonstrate that the proposed Adult-Use Cannabis Dispensing Organization complies with all applicable state laws and regulations, as such laws and regulations may be adopted or amended from time to time.

Adult-Use Cannabis Dispensing Organization Facility Components. In determining compliance with this Development Ordinance and Village of Forsyth Code of Ordinances Chapter 113, the following components of the Adult-Use Cannabis Dispensing Organization’s facilities shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

(A) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.

(B) Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.

(C) Hours of operation and anticipated number of customers/employees.

(D) Anticipated parking demand and available private parking supply.

(E) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

(F) Site design, including access points and internal site circulation, and commercial vehicle loading, unloading, and parking.

(G) Proposed signage plan.

(H) Compliance with all requirements provided in this Development Ordinance and Village of Forsyth Ordinance Chapter 113.

(I) Other criteria determined to be necessary to assess compliance this Development Ordinance and Village of Forsyth Ordinance Chapter 113.

Adult-Use Cannabis Dispensing Organization General Operational Standards. In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following general operational standards:

(A) Applicant shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use, to ensure the safety of employees and customers of the Adult-Use Cannabis Dispensing Organization, as well as its environs. The improvements shall be determined based on the specific characteristics of the floor plan

for an Adult-Use Cannabis Dispensing Organization and the site on which it is located, consistent with the requirements of the Act.

(B) No consumption of cannabis may be permitted on the premises.

(C) Any cannabis, cannabis-infused products or cannabis waste on the premises must always be stored within secure refuse containers located within a restricted access area at all times prior to the destruction and disposal thereof, which destruction and disposal must be performed pursuant to all applicable state laws and regulations, as may be amended from time to time.

(D) All advertising shall comply with advertising and promotional standards of the Cannabis Regulation and Tax Act and with the Village of Forsyth Sign Code.

(E) Adult-Use Cannabis Dispensing Organizations may not be located in a dwelling unit or operated as a home occupation.

Screening and buffering. All Adult-Use Cannabis Dispensing Organizations shall comply with the landscaping provisions, including transitional yard and screening requirements of this Development Ordinance.

Parking. Adult-Use Cannabis Dispensing Organizations shall have a minimum of 1 off-street parking space per 250 square feet of floor area and otherwise comply with Development Ordinance Article VI.

Adult-Use Cannabis Dispensing Organization Specific Operational Standards. In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following specific operational standards:

(A) Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(B) Facility may not be located in a dwelling unit or within 500 feet of the property line of a pre-existing property zoned or used for residential purposes.

(C) Facility must be a free-standing structure not occupied by other business or tenant, or used for any other purpose other than an Adult-Use Cannabis Dispensing Organization.

(D) At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises.

(E) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

(F) Dispensers may not have a drive-through service window.

(G) All dispensers must be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis-infused products, which space must be:

(1) Located within an enclosed area of the principal structure in which the Adult-Use Cannabis Dispensing Organization operates;

(2) Secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis-infused products are unloaded; and

(3) A restricted-access area.

Additional Requirements. The following are additional requirements for obtaining a special use permit for an Adult-Use Cannabis Dispensing Organization:

(A) Permit holder shall pay an annual permit fee of \$3,500.00 with the initial permit fee due within 10 days from the date the Village approves the Special Use Permit and subsequent annual payments due on the anniversary of the date the initial permit fee is paid.

(B) Petitioner shall file an affidavit with the Village of Forsyth affirming compliance with the Specific Operational Standards as provided herein and all other requirements of the Act.

4.8 PERMITTED AND SPECIAL USE CHART

Business and Service Uses											
	AG	RE	R1/OT	R2	R3	B	C1	C2	OR	I1	I2
<u>Adult-Use Cannabis Dispensing Organization</u>	=	=	=	=	=	<u>S</u>	<u>S</u>	<u>S</u>	=	=	=

NEW BUSINESS

ITEM 1



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: August 28, 2024
Subject: Map Amendment for 223 Highland Drive

Darryl Dougherty is asking for a map amendment for a lot in OT – Original Town to R-2 Multi-Family Residential for the property at 223 E. Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND PLACE LOT 19 (EXE2) 148X 137.

The lot is currently empty. The property owner would like to have the property re-zoned to allow for the construction of a duplex home. Plans for the home are attached.

The Planning and Zoning Commission voted 4-2 to deny the Map Amendment.

One couple that lives on Highland Drive came to the meeting to express that they were afraid that the building of a duplex on their street would decrease the value of their home. They did not feel that multi-family housing is appropriate for the street. The Commission had mixed feelings on whether the neighborhood was right for duplexes being incorporated with single family homes.



VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



VILLAGE OF FORSYTH, ILLINOIS

MAP AMENDMENT APPLICATION

OWNER: ☒

APPLICANT: ☐

Name: DI Properties

Address: 3130 Kandy Lane Decatur IL 62526

Phone Number: 217 855 9783

E-mail: _____

Property Address: 223 Highland

PIN #: 07 07 23 107 002

Legal Description of the Property:

Oldweiler & Walters Highland Place Lot 19 (EXE2) 148X
137

Current Zoning District: R1 - OT

Proposed Zoning District: R2

Existing use of the property:

empty lot

Proposed use of the property:

Multi Family - Duplex

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

Address the following items:

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

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

increase property taxes

add another choice of housing

promote development

3. How does the amendment fulfill the standards set forth in Section 9-1-1-F Standards (attached checklist):

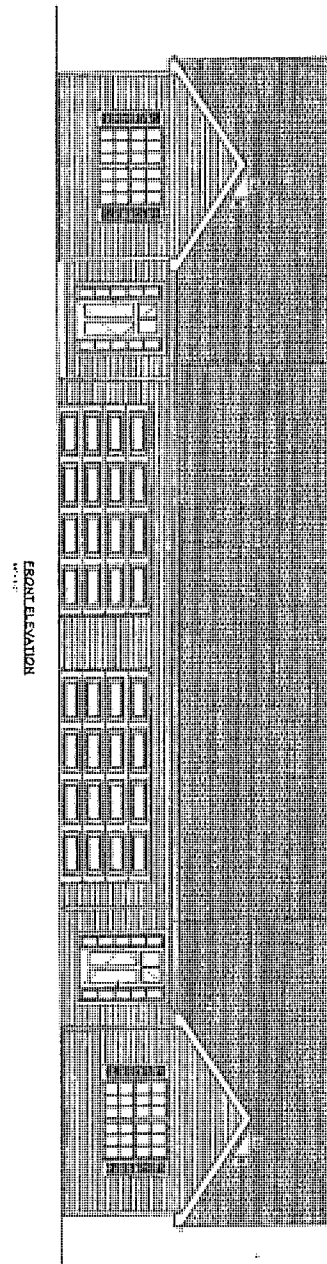
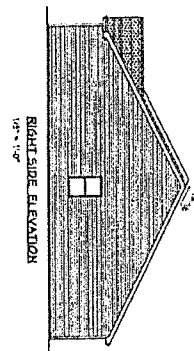
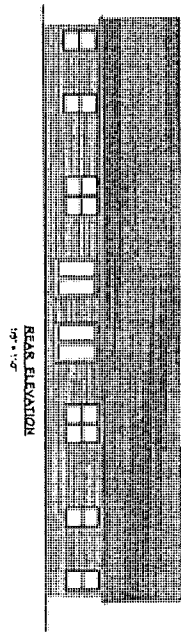
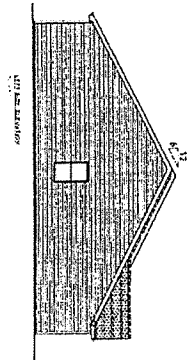
\$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature: Daryl Dwyer Date: 7/24/24

For office use only	
Date Received: <u>7-9-24</u>	PZC Meeting Date: <u>8-22-24</u>
Application Fee Paid: <u>\$90.00</u>	Board Meeting Date: <u>9-3-24</u>
Approved (Y/N): _____	Ordinance # _____

In accordance with the Illinois Architecture Practice Act of 1989 allowing for the design and construction of single family residences by a non-licensed designer, these plans are not intended to be relied upon as being structurally certified. LS Building Products and all Affiliates neither assumes nor warrants any responsibility or liability for damages or losses resulting in the use of these plans, drawings and specification documents. It is expressly acknowledged that these plans, etc. were not in any form constituted by an architect, engineer or other licensed individual, and therefore can not be relied upon for structural integrity. It is the sole responsibility of the purchaser/contractor/builder to verify all plan documents for their accuracy and suitability for design and construction. It is recommended by all parties that a licensed professional review all documents before construction.

1. ALL LAYOUTS MUST BE FOLLOWED IN ORDER FOR JOISTS & ROOF TRUSSES TO FIT PROPERLY
2. ALL WINDOW CALL OUTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. WINDOW COMPANIES USE DIFFERENT CALLING, SO VERIFICATION OF INCHES OR FEET AND INCHES ON SIZE, FRAME SIZE, ETC. MUST BE VERIFIED BY GENERAL CONTRACTOR
3. LS BUILDING PRODUCTS CAN NOT BE HELD RESPONSIBLE FOR ANY MATERIAL NOT SUPPLIED BY LS BUILDING PRODUCTS. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO MAKE SURE ALL MATERIALS MORE THOUGHLY AS DESIGNED
4. ACTUAL GRADE CANNOT BE DETERMINED. ALL GRADE FACTORS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
5. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO REVIEW THESE DRAWINGS TO VERIFY THE ACCURACY, CONSISTENCY AND COMPLIANCE WITH ALL APPLICABLE CODES. ALL OVERSIGHTS MUST BE VERIFIED PRIOR TO CONSTRUCTION
6. LS BUILDING PRODUCTS DOES NOT HAVE THE CAPABILITY TO SOLVE WALL BRACING ISSUES WITH WALLS EXCEEDING 12 BRACING. ANY WALL TALLER THAN 12' MUST BE STAMPED BY A LICENSED ENGINEER TO PASS CODE ENFORCEMENT. THE CONTRACTOR IS HELD LIABLE FOR CODE ENFORCEMENT ISSUES AND EXPENSES



NEW CONSTRUCTION PROJECT FOR



DATE:
10.30.23
SCALE:
AS NOTED

COLE RITTER

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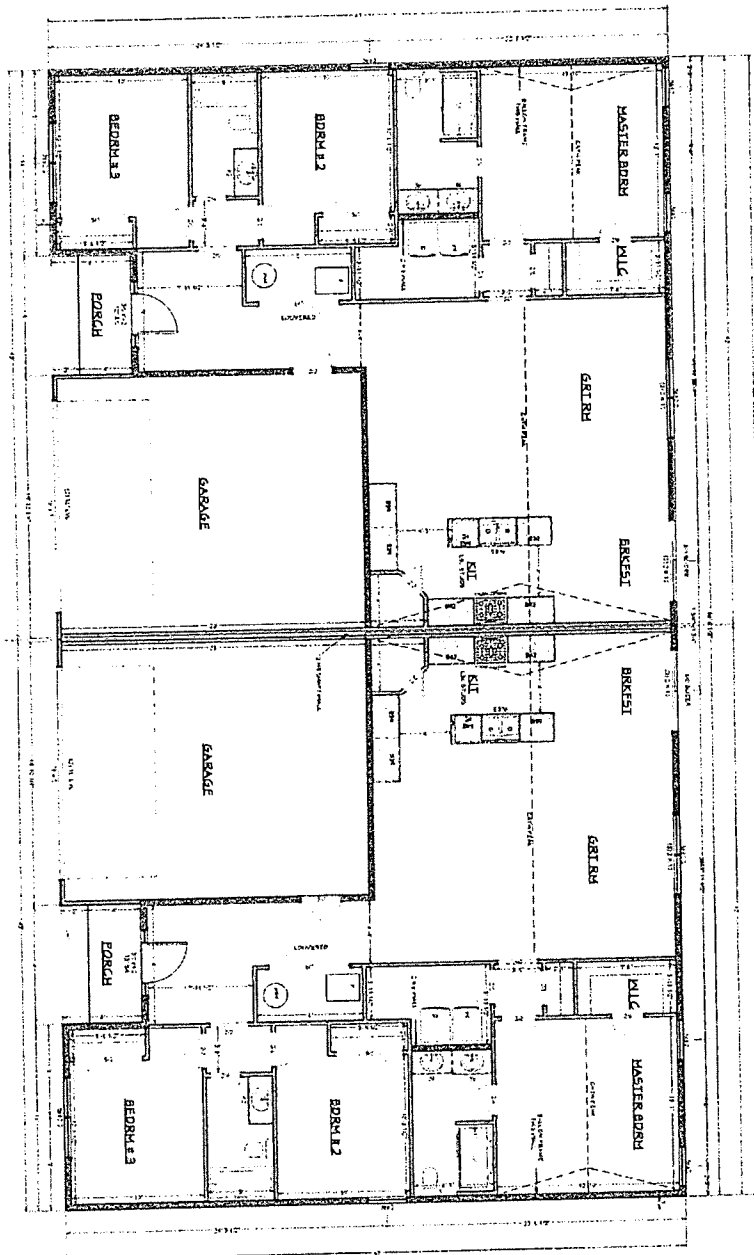
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ADDRESS

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OF 5

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2. ALL WINDOW CALL OUTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. WINDOW COMPANIES USE DIFFERENT CRITERIA, SO VERIFICATION OF INCHES OR FEET AND INCHES ON SITE, FRAME SIZE, ETC., MUST BE VERIFIED BY GENERAL CONTRACTOR TOGETHER AS DESIGNED.
3. LS BUILDING PRODUCTS CAN NOT BE HELD RESPONSIBLE FOR ANY MATERIAL NOT SUPPLIED BY LS BUILDING PRODUCTS. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO MAKE SURE ALL MATERIALS WORK TOGETHER AS DESIGNED.
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6. LS BUILDING PRODUCTS DOES NOT HAVE THE CAPABILITY TO SOLVE ALL BRACING ISSUES WITH WALLS EXCEEDING 12 FT HEIGHT. WALLS TALLER THAN 12 FT WILL NOT BE USED TO BE STAMPED BY A LICENSED ENGINEER, TO PASS CODE ENFORCEMENT. THE CONTRACTOR IS HELD LIABLE FOR CODE ENFORCEMENT ISSUES AND EXPENSES.

LS BUILDING PRODUCTS
1000 N. WILSON ST.
CHICAGO, IL 60642
TEL: 773-331-1111
WWW.LSBUILDINGPRODUCTS.COM



NEW CONSTRUCTION PROJECT FOR



DATE:
10.30.23
SCALE:
AS NOTED

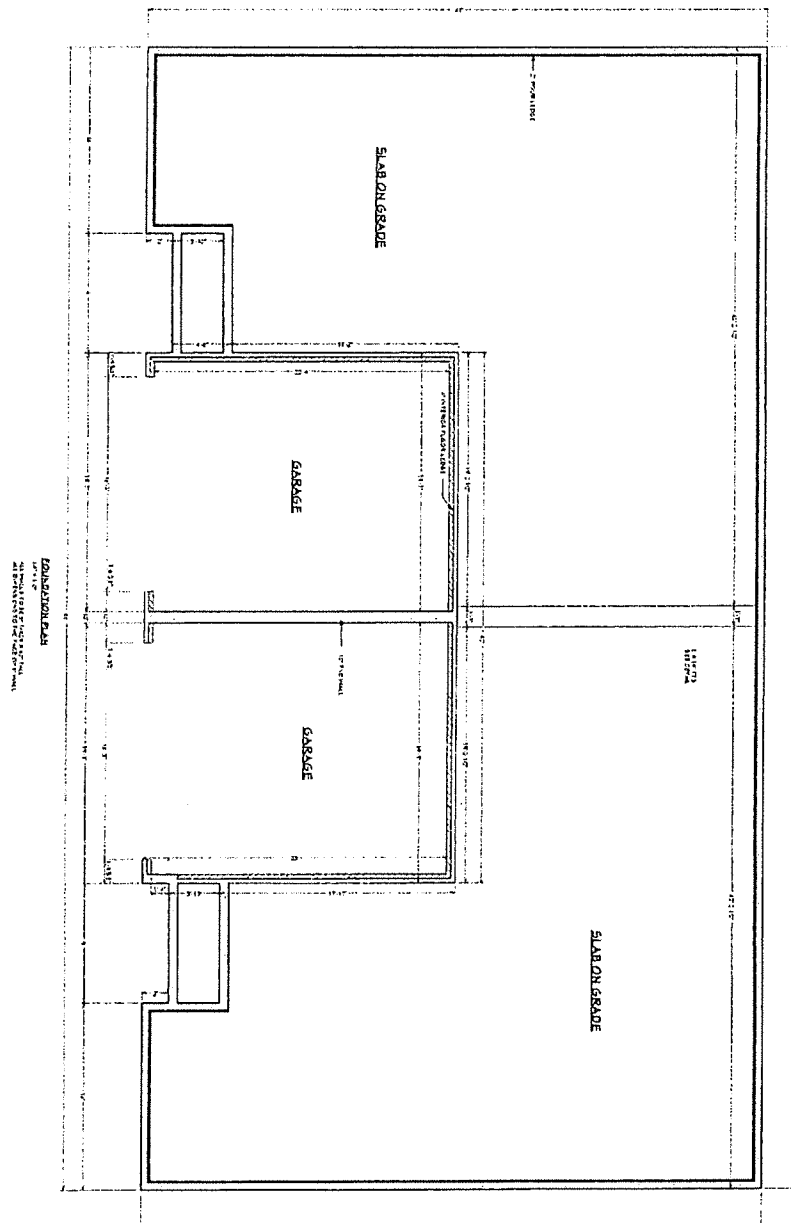
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2. ALL LAYOUTS MUST BE FOLLOWED IN ORDER FOR JOISTS & ROOF TRUSSES TO FIT PROPERLY
3. ALL WINDOW CALL OUTS MUST BE VERIFIED PRIOR TO CONSTRUCTION
4. WINDOW COMPANIES USE DIFFERENT CANNOTS, SO VERIFICATION ON WHICH SIDE OF THE WINDOW IS THE FRAME IS CRITICAL TO THE GENERAL CONTRACTOR
5. IF WINDOW PRODUCTS CAN NOT BEVEL RESPONSIBLY FOR ANY MATERIALS, NOT SUPPLIED BY BUILDING PRODUCTS, THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO MAKE SURE ALL MATERIALS PUT TOGETHER AS DESIGNED
6. THE GENERAL CONTRACTOR IS TO BE DETERMINED ALL GRADE FACTORS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
7. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO REVEAL THESE CHANGES TO VERIFY THE DESIGN AND TO COMPLY WITH ALL APPLICABLE CODES. ALL CHANGES MUST BE VERIFIED PRIOR TO CONSTRUCTION
8. IF BUILDING PRODUCTS DOES NOT HAVE THE CAPABILITY TO SOLVE MAIL DRAINING ISSUES WITH FINALS EXCEEDING 12 INCHES, AN AFFIRMATIVE TALKER THAN 12 INCHES MUST BE USED INSTEAD OF A WELDED EMBLEM, TO PASS THE FINALS



DATE:
10.30.23

SCALE:
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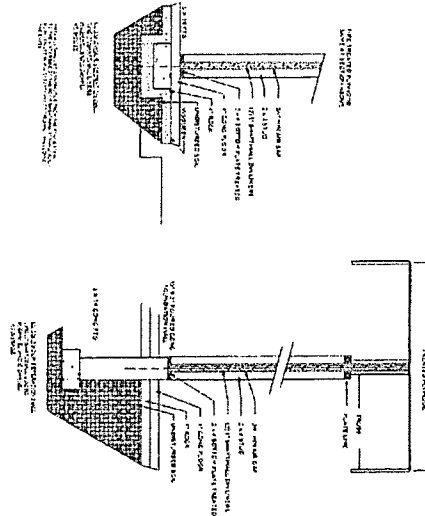
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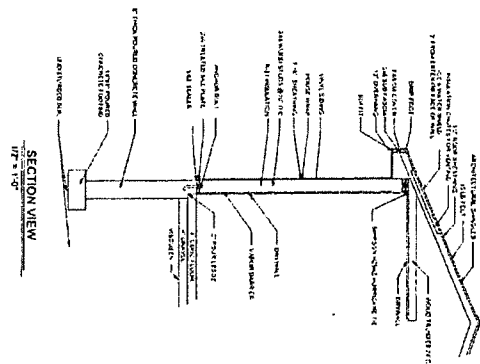
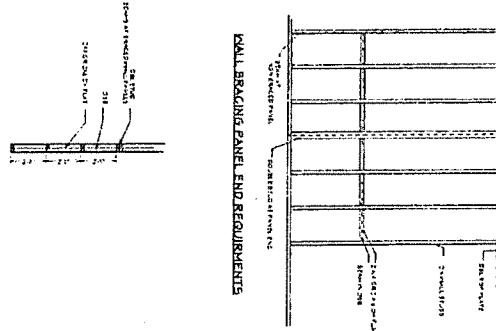
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ITEM	QTY	DESCRIPTION	UNIT	CONTRACTOR
1	1	2" X 6" JOIST	LINEAR FOOT	
2	1	2" X 6" JOIST	LINEAR FOOT	
3	1	2" X 6" JOIST	LINEAR FOOT	
4	1	2" X 6" JOIST	LINEAR FOOT	
5	1	2" X 6" JOIST	LINEAR FOOT	
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8	1	2" X 6" JOIST	LINEAR FOOT	
9	1	2" X 6" JOIST	LINEAR FOOT	
10	1	2" X 6" JOIST	LINEAR FOOT	
11	1	2" X 6" JOIST	LINEAR FOOT	
12	1	2" X 6" JOIST	LINEAR FOOT	
13	1	2" X 6" JOIST	LINEAR FOOT	
14	1	2" X 6" JOIST	LINEAR FOOT	
15	1	2" X 6" JOIST	LINEAR FOOT	
16	1	2" X 6" JOIST	LINEAR FOOT	
17	1	2" X 6" JOIST	LINEAR FOOT	
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WALL BRACING PANEL BRACING REQUIREMENTS



NEW CONSTRUCTION PROJECT FOR



DATE:
10.30.23
SCALE:
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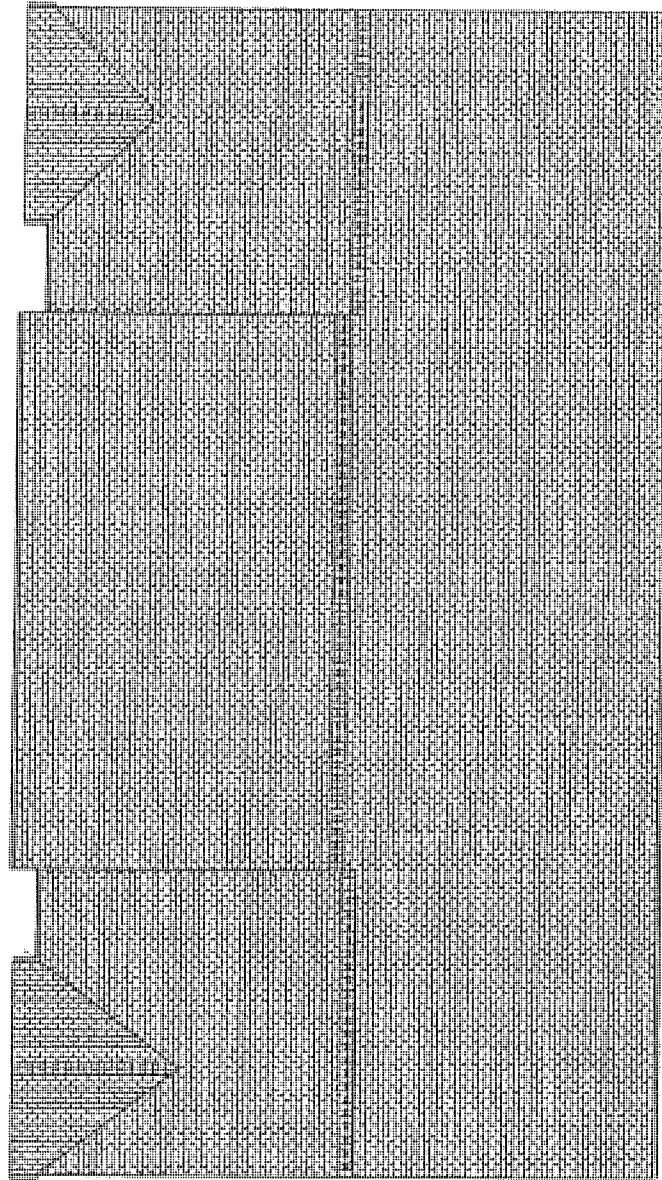
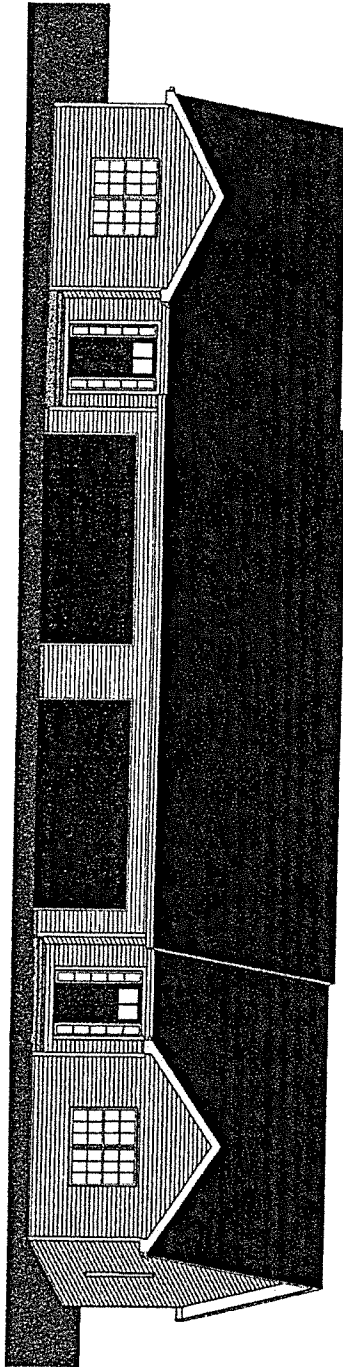
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OF 5

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ROOF PLAN
1/4" = 1'-0"

NEW CONSTRUCTION PROJECT FOR



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10.30.23
SCALE:
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5
OF 5

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER
2024-28

**AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP
TO CHANGE THE ZONING AT 223 HIGHLAND FROM OT TO R2**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
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 _____, 2024

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

ORDINANCE NO. 2024-28

**AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP
TO CHANGE THE ZONING AT 223 HIGHLAND FROM OT TO R2**

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

WHEREAS, a petition to amend the Zoning Map of the Village was filed by DI Properties for the property with the common address of 223 Highland Forsyth, IL and legally described as Oldweiler and Walters Highland Place Lot 19 (EX E2) 148x137 (PIN: 07-07-23-107-002) to change the zoning from OT to R2 to allow for a duplex to be constructed; and

WHEREAS, the Illinois Municipal Code allows for the amendment of the Village's Zoning Code and its districts; and

WHEREAS, the Village's Development Ordinance sets for the process for making amendments to the Village's Zoning Map; and

WHEREAS, a public hearing was noticed and duly held on August 22, 2024, before the Village Planning and Zoning Commission ("Commission") on the proposed zoning change; and

WHEREAS, the notice of the public hearing was published in the Herald & Review; and

WHEREAS, at the hearing on August 22, 2024, the Commission voted against recommending the zoning change; 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 zoning change as set forth in

this Ordinance.

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 dated August 22, 2024, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property has the common address of 223 Highland Forsyth, IL and legally described as Oldweiler and Walters Highland Place Lot 19 (EX E2) 148x137 (PIN: 07-07-23-107-002).

Section 4. Public Hearing. A public hearing was duly advertised in the Herald & Review and held by the Planning and Zoning Commission on August 22, 2024, at which time the Planning and Zoning Commission voted against recommending the zoning change.

Section 5. Approval of Map Amendment. The Village's Zoning Map shall be amended and the property described herein shall be changed from OT to R2.

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 September, 2024, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	ABSTAIN
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

MAP AMENDMENT RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for 223 Highland Drive

Date: August 26, 2024

On August 22, 2024, the Planning and Zoning Commission ("Commission") held a public hearing for a map amendment for the property located at 223 Highland, Forsyth, Illinois, 62535. The notice of the public hearing was published in the Herald & Review on August 6, 2024. A copy of the certificate of publication is attached.

Darryl Dougherty, is the owner of the property located at 223 Highland Drive, Forsyth, Illinois, and applied for a zoning map amendment to change the designated zoning from Original Town (OT) to R-2 Multi-Family Residential. Darryl intends to build a duplex on the property that is currently vacant. Darryl provided a copy of plans for the duplex and the size of the duplex will fit on the lot.

One couple that lives on Highland Drive came to the meeting to express that they were afraid that the building of a duplex on their street would decrease the value of their home. They did not feel that multi-family housing is appropriate for the street. The Commission had mixed feelings on whether the neighborhood was right for duplexes being incorporated with single family homes.

Based on the public hearing, the Commission voted to recommend denial of the map amendment to the Board of Trustees by a vote of 4 to 2. The Commission also made the following findings of fact:

1. The amendment does not promote the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth;
2. The trend of development in the area of the subject property is not consistent with the requested amendment;
3. The requested zoning classification permits uses which are not more suitable than the uses permitted under the existing zoning classification;
4. The property can yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and
5. The amendment, if granted, will alter the essential character of the neighborhood, and will be a substantial detriment to adjacent property.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 2



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: August 28, 2024
Subject: Map Amendment for 237 Highland Drive

Darryl Dougherty is asking for a map amendment for a lot in OT – Original Town to R-2 Multi-Family Residential for the property at 237 E. Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND PLACE LOT 18 + E2 LOT 19 152 X 137.

The lot is currently empty. The property owner would like to have the property re-zoned to allow for the construction of a duplex home. Plans for the home are attached.

The Planning and Zoning Commission voted 4-2 to deny the Map Amendment.

One couple that lives on Highland Drive came to the meeting to express that they were afraid that the building of a duplex on their street would decrease the value of their home. They did not feel that multi-family housing is appropriate for the street. The Commission had mixed feelings on whether the neighborhood was right for duplexes being incorporated with single family homes.



VILLAGE OF FORSYTH

301 S. Route 51

Forsyth, IL 62535

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



MAP AMENDMENT APPLICATION

VILLAGE OF FORSYTH, ILLINOIS

OWNER: ☒APPLICANT: ☐Name: D1 PropertiesAddress: 3130 Kandy Lane Decatur IL 62526Phone Number: 217 855 9783 E-mail: _____Property Address: 237 Highland PIN #: 07 07 23 107 003

Legal Description of the Property:

Oldweiler + Walters Highland Place Lot 18 +
E2 Lot 19 152 x 137

Current Zoning District: R1 - OTProposed Zoning District: R2

Existing use of the property:

~~empty lot~~ empty lot

Proposed use of the property:

multi Family - Duplex

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

Address the following items:

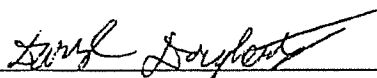
1. How does the amendment relate to the Comprehensive Plan?:

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

increase property taxes
add another choice of housing
promote development

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

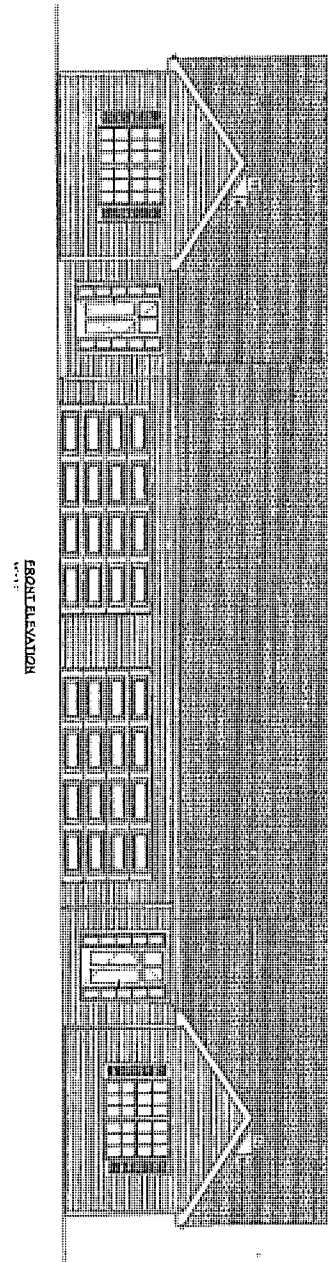
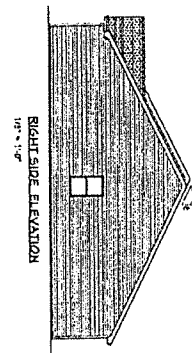
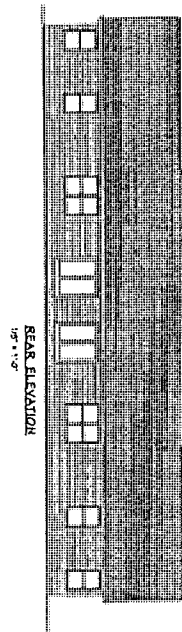
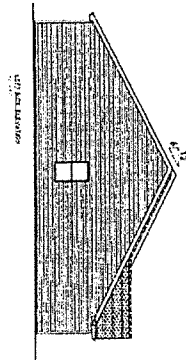
\$90.00 Application Fee: Required at time of the application. The fee will not be refunded if the request is denied by the Village Board of Trustees.

Signature:  Date: 7/24/24

For office use only	
Date Received: <u>7-9-24</u>	PZC Meeting Date: <u>8-22-24</u>
Application Fee Paid: <u>\$90.00</u>	Board Meeting Date: <u>9-3-24</u>
Approved (Y/N): _____	Ordinance # _____

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NEW CONSTRUCTION PROJECT FOR



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AS NOTED

COLE RITTER

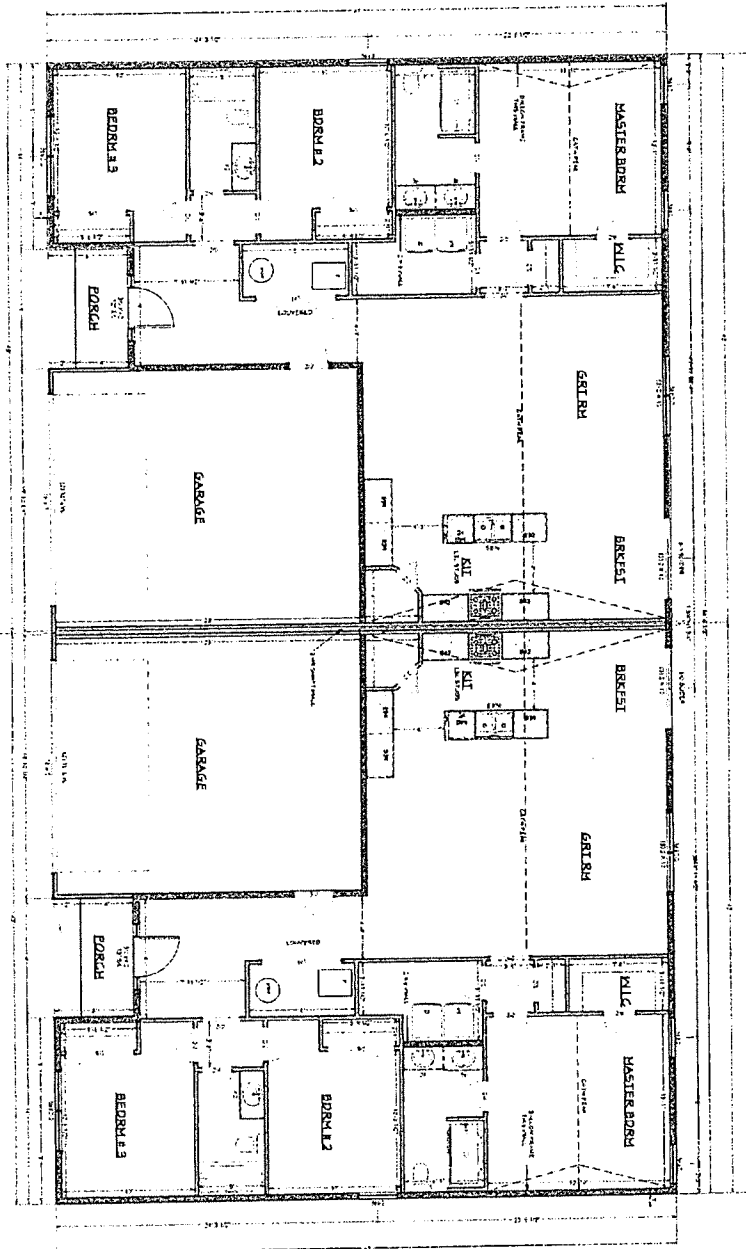
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LS BUILDING PRODUCTS
11111 S. WILSON AVE.
CHICAGO, IL 60643
TEL: 773.399.1111
WWW.LSBUILDINGPRODUCTS.COM

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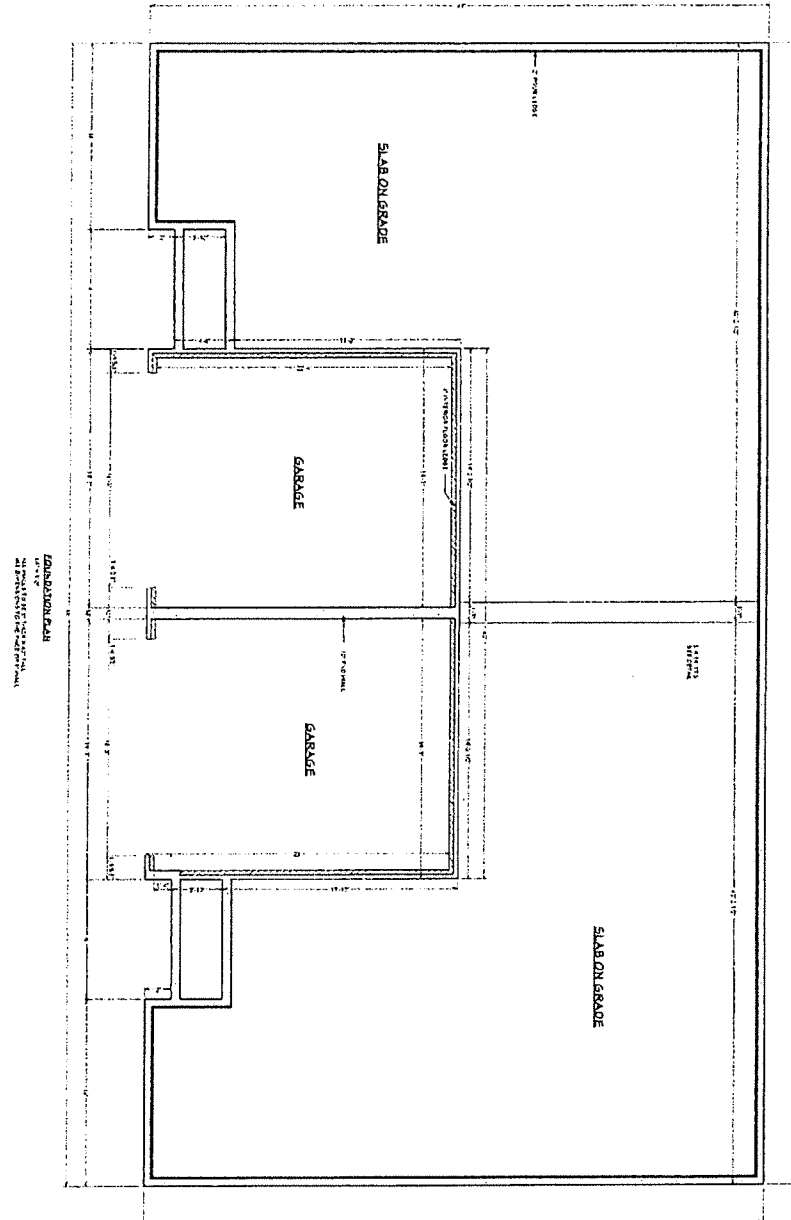
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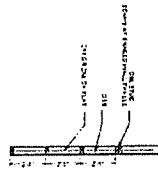
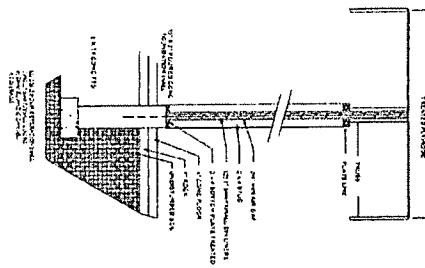
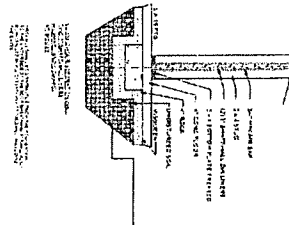
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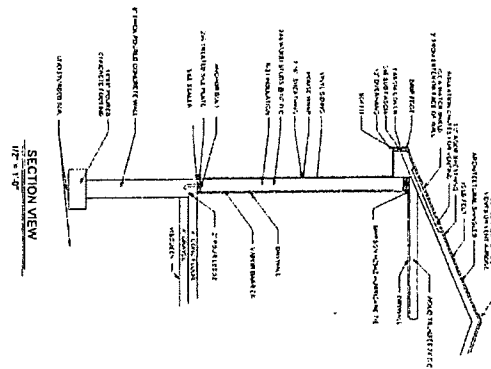
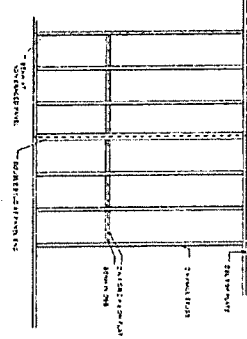
ITEM	QTY	DESCRIPTION	UNIT	PRICE	TOTAL
1	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
2	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
3	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
4	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
5	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
6	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
7	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
8	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
9	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
10	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
11	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
12	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
13	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
14	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
15	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
16	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
17	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
18	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
19	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
20	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
21	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
22	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
23	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
24	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
25	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
26	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
27	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
28	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
29	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
30	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
31	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
32	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
33	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
34	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
35	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
36	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
37	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
38	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
39	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
40	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
41	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
42	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
43	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
44	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
45	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
46	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
47	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
48	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
49	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
50	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
51	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
52	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
53	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
54	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
55	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
56	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
57	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
58	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
59	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
60	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
61	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
62	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
63	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
64	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
65	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
66	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
67	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
68	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
69	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
70	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
71	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
72	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
73	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
74	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
75	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
76	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
77	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
78	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
79	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
80	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
81	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
82	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
83	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
84	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
85	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
86	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
87	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
88	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
89	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
90	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
91	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
92	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
93	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
94	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
95	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
96	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
97	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
98	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50
99	1	1/2" x 6" x 12' L-BOARD	LINEAL FOOT	1.50	1.50
100	1	1/2" x 6" x 12' ADOT TRUSS	LINEAL FOOT	1.50	1.50



WALL BRACING PANEL BLOCKING REQUIREMENTS

TOP VIEW

WALL BRACING PANEL END REQUIREMENTS



NEW CONSTRUCTION PROJECT FOR



DATE:
10.30.23
SCALE:
AS NOTED

COLE RITTER

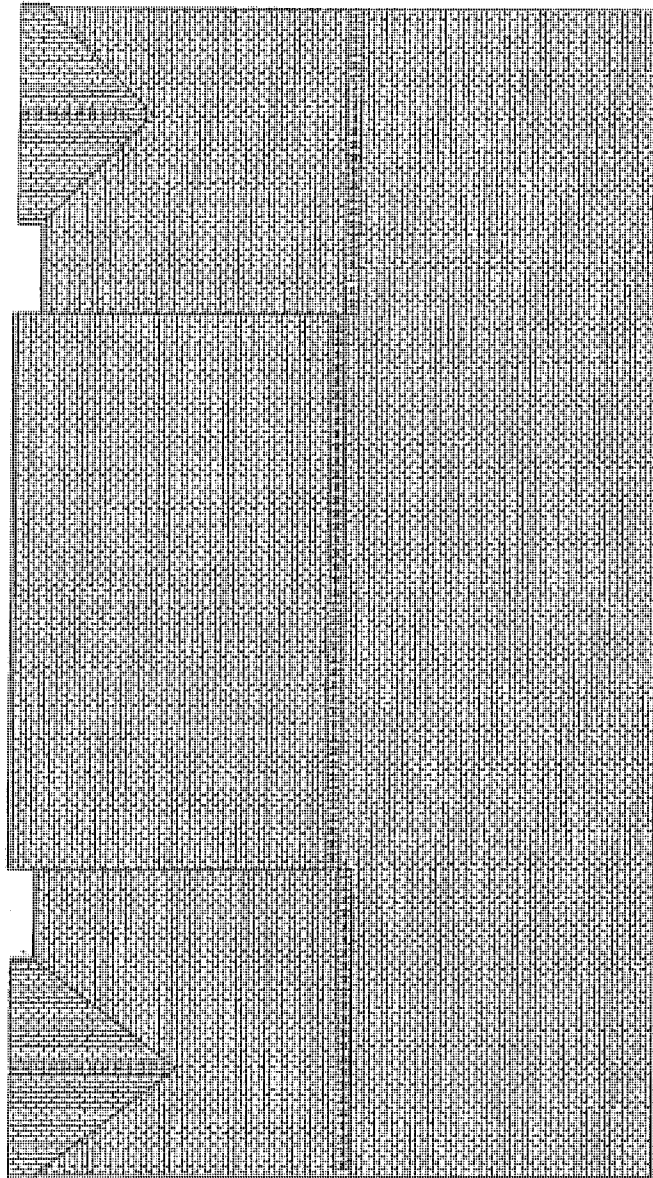
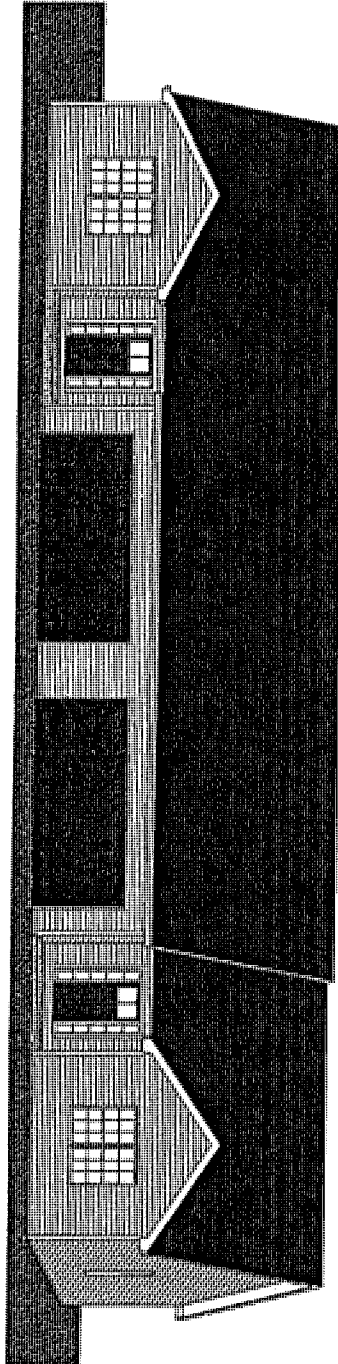
DOUGHERTY

LOT #
ADDRESS

4
OF 5

In accordance with the Illinois Architecture Practice Act of 1989, allowing for the design and construction of single family residences by a non-licensed designer, these plans are not intended to be relied upon as being structurally certified. LS Building Products and its Affiliates neither assumes nor warrants any responsibility or liability for damages or losses resulting in the use of these plans, drawings and specification documents. It is expressly acknowledged that these plans, etc. were not in any form constructed by an architect, engineer or other licensed individual, and therefore can not be relied upon for structural integrity. It is the sole responsibility of the purchaser/contractor/builder to verify all plan documents for their accuracy and suitability for design and construction. It is recommended by all parties that a licensed professional review all documents before construction.

1. ALL LAYOUTS MUST BE FOLLOWED IN ORDER FOR JOISTS & ROOF TRUSSES TO FIT PROPERLY
2. ALL WINDOW CALL OUTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. WINDOW COMPANIES USE DIFFERENT MATERIAL, SO VERIFICATION OF HEIGHTS OR FEET AND INCHES ON SIZE, FRAME SIZE, ETC. MUST BE VERIFIED BY GENERAL CONTRACTOR.
3. LS BUILDING PRODUCTS CAN NOT BE HELD RESPONSIBLE FOR ANY MATERIAL NOT SUPPLIED BY LS BUILDING PRODUCTS. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO MAKE SURE ALL MATERIALS WORK TOGETHER AS DESIGNED.
4. ACTUAL GRADE CANNOT BE DETERMINED. ALL GRADE FACTORS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
5. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO REVIEW THESE DRAWINGS TO VERIFY THE ACCURACY, CONSISTENCY, AND COMPLIANCE WITH ALL APPLICABLE CODES. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
6. LS BUILDING PRODUCTS DOES NOT HAVE THE CAPABILITY TO SOLVE WALL BRACING ISSUES WITH WALLS EXCEEDING 12' HEIGHT. WALLS TALLER THAN 12' WALL MUST FIRST NEED TO BE STAMPED BY A LICENSED ENGINEER TO PASS CODE ENFORCEMENT. THE CONTRACTOR IS HELD LIABLE FOR CODE ENFORCEMENT ISSUES AND EXPENSES.



ROOF PLAN
1/4" = 1'-0"

NEW CONSTRUCTION PROJECT FOR



DATE:
10.30.23
SCALE:
AS NOTED

COLE RITTER

DOUGHERTY

LOT #
ADDRESS

5
OF 5

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER
2024-29

**AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP
TO CHANGE THE ZONING AT 237 HIGHLAND FROM OT TO R2**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
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 _____, 2024

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

ORDINANCE NO. 2024-29

**AN ORDINANCE APPROVING AN AMENDMENT TO THE VILLAGE'S ZONING MAP
TO CHANGE THE ZONING AT 237 HIGHLAND FROM OT TO R2**

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

WHEREAS, a petition to amend the Zoning Map of the Village was filed by DI Properties for the property with the common address of 237 Highland Forsyth, IL and legally described as Oldweiler and Walters Highland Place Lot 18 and E2 Lot 19 152x137 (PIN: 07-07-23-107-003) to change the zoning from OT to R2 to allow for a duplex to be constructed; and

WHEREAS, the Illinois Municipal Code allows for the amendment of the Village's Zoning Code and its districts; and

WHEREAS, the Village's Development Ordinance sets for the process for making amendments to the Village's Zoning Map; and

WHEREAS, a public hearing was noticed and duly held on August 22, 2024, before the Village Planning and Zoning Commission ("Commission") on the proposed zoning change; and

WHEREAS, the notice of the public hearing was published in the Herald & Review; and

WHEREAS, at the hearing on August 22, 2024, the Commission voted against recommending the zoning change; 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 zoning change as set forth in

this Ordinance.

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 dated August 22, 2024, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property has the common address of 223 Highland Forsyth, IL and legally described as Oldweiler and Walters Highland Place Lot 18 and E2 Lot 19 152x137 (PIN: 07-07-23-107-003).

Section 4. Public Hearing. A public hearing was duly advertised in the Herald & Review and held by the Planning and Zoning Commission on August 22, 2024, at which time the Planning and Zoning Commission voted against recommending the zoning change.

Section 5. Approval of Map Amendment. The Village's Zoning Map shall be amended and the property described herein shall be changed from OT to R2.

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 September, 2024, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	ABSTAIN
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT AND RECOMMENDATION

MAP AMENDMENT RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for 223 Highland Drive

Date: August 26, 2024

On August 22, 2024, the Planning and Zoning Commission ("Commission") held a public hearing for a map amendment for the property located at 223 Highland, Forsyth, Illinois, 62535. The notice of the public hearing was published in the Herald & Review on August 6, 2024. A copy of the certificate of publication is attached.

Darryl Dougherty, is the owner of the property located at 223 Highland Drive, Forsyth, Illinois, and applied for a zoning map amendment to change the designated zoning from Original Town (OT) to R-2 Multi-Family Residential. Darryl intends to build a duplex on the property that is currently vacant. Darryl provided a copy of plans for the duplex and the size of the duplex will fit on the lot.

One couple that lives on Highland Drive came to the meeting to express that they were afraid that the building of a duplex on their street would decrease the value of their home. They did not feel that multi-family housing is appropriate for the street. The Commission had mixed feelings on whether the neighborhood was right for duplexes being incorporated with single family homes.

Based on the public hearing, the Commission voted to recommend denial of the map amendment to the Board of Trustees by a vote of 4 to 2. The Commission also made the following findings of fact:

1. The amendment does not promote the public health, safety, comfort, convenience, and general welfare of the Village, and complies with the policies, Comprehensive Plan, and other official plans of the Village of Forsyth;
2. The trend of development in the area of the subject property is not consistent with the requested amendment;
3. The requested zoning classification permits uses which are not more suitable than the uses permitted under the existing zoning classification;
4. The property can yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification; and
5. The amendment, if granted, will alter the essential character of the neighborhood, and will be a substantial detriment to adjacent property.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 3

Memorandum

To: Mayor and Board of Trustees

From: Rhonda Stewart, Treasurer

Date: August 30, 2024

RE: Water and Sewer Rates

On June 7, 2022, the Illinois Rural Water Association (IRWA) came and presented a water and sewer rate study (data collected from Jan – Dec. 2020). On June 21, 2022, a motion to approve Ordinance # 2022-15 amending the Village water and sewer rates with the addition of providing a three (3) month notice to residents and Oreana. The increase did not go into effect until November 1, 2022, billing (usage 09/20/2022 to 10/20/2022).

On December 5, 2023, staff prepared an in-house water and sewer rate study (data collected from Jan – Dec. 2022). On December 5, 2023, a motion to approve Ordinance # 2023-39 amending the Village water and sewer rates with the addition of providing a three (3) month notice to residents and Oreana. The increase did not go into effect until April 1, 2024, billing (usage 02/20/2024 to 03/20/2024).

Moving forward, staff prepared an in-house water and sewer rate study (data collected from Jan – Dec. 2023).

Included in your packet:

- A detailed water and sewer in-house worksheet.
- A summary history of past approved ordinances to increase water and sewer rates.
- A water and sewer survey completed by a firm comparing other community's water/sewer rates and rankings (Forsyth's water rate is ranked 71 out of 72, sewer rate is ranked 45 out of 51 and combined rate is ranked 48 out of 49).
- Informational; did you know sheet, this sheet is to give you a comparison of how far everyday products/objects it takes to make 1,000 gallons of water.
- A copy of our water and sewer service application with the suggested rate changes.

As you review your information, please keep in mind at the end of December 2023 the Water Fund owed the General Fund \$66,000.00 and at the end of July 2024 the Water Fund owed the General Fund \$260,000.00. The chart below is a summary of the water and sewer in-house worksheet:

WATER 2023	Revenues:	Operating Expenses:	Difference (gain or loss):	SEWER 2023	Revenues:	Operating Expenses:	Difference (gain or loss):
Total Revenues Generated at old rate for 2023 (\$3.25) per 1,000 gallons and 2023 annual operating expenses:	\$ 688,131.00	\$ 747,000.00	\$ (58,869.00)	Total Revenues Generated at old rate for 2023 (\$3.45) per 1,000 gallons and 2023 annual operating expenses:	\$ 381,745.91	\$ 362,468.00	\$ 19,277.91
Total Revenues Generated if the new rate went into effect for the whole 2023 year (\$3.65) per 1,000 gallons and 2023 annual operating expenses:	\$ 751,430.10	\$ 747,000.00	\$ 4,430.10	Total Revenues Generated if the new rate went into effect for the whole 2023 year (\$3.70) per 1,000 gallons and 2023 annual operating expenses:	\$ 409,408.66	\$ 362,468.00	\$ 46,940.66
Total Revenues Generated if the new rate went into effect for the whole 2023 year (\$3.65) per 1,000 gallons and with 5% inflation to 2023 annual operating expenses:	\$ 751,430.10	\$ 784,350.00	\$ (32,919.90)	Total Revenues Generated if the new rate went into effect for the whole 2023 year (\$3.70) per 1,000 gallons and with 5% inflation to 2023 annual operating expenses:	\$ 409,408.66	\$ 380,591.40	\$ 28,817.26
Total Revenues Generated if increased .55 cent making the rate \$4.20 per 1,000 gallons and going into effect January 1, 2025. While using the 2023 annual operating expenses and allowing for 5% inflation:	\$ 838,466.37	\$ 784,350.00	\$ 54,116.37	Total Revenues Generated if increased .25 cent making the rate \$3.95 per 1,000 gallons and going into effect January 1, 2025. While using the 2023 annual operating expenses and allowing for 5% inflation:	\$ 437,071.40	\$ 380,591.40	\$ 56,480.00
Total Revenues Generated if increased \$1.00 making the rate \$4.65 per 1,000 gallons and going into effect January 1, 2025. While using the 2023 annual operating expenses and allowing for 5% inflation:	\$ 909,677.87	\$ 784,350.00	\$ 125,327.87				
	Residential and Commercial Rates per 1,000 gallons Water:	Commercial Rates over 20,000 gallons Water:			Sewer usage based upon Metered Water:	Flat Rate (Non Metered Sewer):	
Current Rate per 1,000 gallons:	\$ 3.65	\$ 3.26		Current Rate per 1,000 gallons:	\$ 3.70	\$ 17.55	
Suggested Rate per 1,000 gallons:	\$ 4.65	\$ 4.26		Suggested Rate per 1,000 gallons:	\$ 3.95	\$ 17.80	
Increase per 1,000 gal.	\$ 1.00	\$ 1.00		Increase per 1,000 gal.	\$ 0.25	\$ 0.25	
Percent Increase:	27.40%	30.67%		Percent Increase:	6.76%	1.42%	

Staff is recommending increasing all water rates by \$1.00 per 1,000 gallons and all sewer rates by \$0.25 per 1,000 gallons. If the Board sees fit the suggested motion: To approve Ordinance 2024- _____ Amending code to increase water and sewer rates as presented effective January 1, 2025, billing (usage 11/20/2024 to 12/20/2024).

Village of Forsyth							
Water System Data based upon base rate only			Year Used:		FY2023		
			Completed By:		RS		
			Date Completed:		09/xx/2024		
Amount of Water Produced Amount of Water Billed Unaccounted for Water	Gallons (annual)						
	186,699,000						
	158,247,765						
	28,451,235	15.24%					
2023 Annual Operating Expenses	Dollars						
	\$747,000.00						
		Cost per Gallon		Cost Per 1000 Gals			
		Production	\$0.04001	\$4.00			
		Debt Retirement	\$0.00	\$0.00			
2023 Total Annual Operating Expenses	\$747,000.00	Total	\$0.04001	\$4.00			
Connection Information Base Rate Only Consumption w/ Base (gal.)	Number of Customers in Each Rate Class						
	Meter Size	Residential	Commercial	Sprinkler			
	3/4"	1,281	65	307			
	1"	166	32	117			
	1.5"	2	15	7			
	2"		24	5			
	3"		5	1			
	4"	1	1		Total Connections		
					2,029		
		1450	142	437			
	Current Rate information (base) Current Consumption Rate	Base Rate for Each Rate Class	Residential	Commercial	Sprinkler		
		3/4"	\$ 89,157.60	\$ 4,524.00	\$ 21,367.20		
1"		\$ 20,198.88	\$ 3,893.76	\$ 14,236.56			
1.5"		\$ 525.12	\$ 3,938.40	\$ 1,837.92			
2"		\$ -	\$ 7,614.72	\$ 1,586.40			
3"		\$ -	\$ 2,580.00	\$ 516.00			
4"		\$ 924.60	\$ 924.60	\$ -	Yearly Base Rate Revenues		
		\$ 110,806.20	\$ 23,475.48	\$ 39,544.08	\$173,825.76		
(Per 1000 Gallons)		\$3.25 (11/01/22 to 03/31/2024) Ord #2022-15					
		\$3.65 (04/01/2024 to current) Ord #2023-39					
Percentage of Total Operating Expenses without any consumption revenue							
Operating Budget Outline		Personal Services	\$129,300.00				
	Contractual Services	\$258,100.00					
	Supplies	\$359,400.00					
	Other	\$200.00					
	TOTAL OPERATING	\$747,000.00	Base Rate % Total Cost		23.27%		

Village of Forsyth					
2023 Water Rates for 12 months at \$3.25			Year Used:		FY2023
			Completed By:		RS
			Date Completed:		09/xx/2024
	Annual Gallons				
Amount of Water Produced	186,699,000				
Amount of Water Billed	158,247,765				
Unaccounted for Water	28,451,235	15.24%			
2023 Annual Operating Expenses	\$747,000.00				
2023 Total Annual Operating Expenses	\$747,000.00		Production Cost per 1,000		\$ 4.00
			Debt Retirement per 1,000 Gal.		\$ -
		Total			\$ 4.00
Connection information	Meter Size	Residential	Commercial	Sprinkle	
	3/4"	1,281	65	307	
	1"	166	32	117	
	1.5"	2	15	7	
	2"	0	24	5	
	3"	0	5	1	
	4"	1	1	0	
Gallons W/Base	1450	142	437	2,029	
	Meter Size	Residential	Commercial	Sprinkle	
Current Rate information	3/4"	\$5.80	\$5.80	\$5.80	
	1"	\$10.14	\$10.14	\$10.14	
	1.5"	\$21.88	\$21.88	\$21.88	
	2"	\$26.44	\$26.44	\$26.44	
	3"	\$43.00	\$43.00	\$43.00	
	4"	\$77.05	\$77.05	\$77.05	
Consumption Charge	(Per 1000 Gallons)	\$3.25	\$3.25	\$3.25	
	(Per 1000 Gallons over 20,000 Gallons)	\$3.25	\$2.86	\$3.25	
		Residential	Commercial	Sprinkle	Totals
	3/4"	\$7,429.80	\$377.00	\$1,780.60	\$9,587.40
	1"	\$1,683.24	\$324.48	\$1,186.38	\$3,194.10
	1.5"	\$43.76	\$328.20	\$153.16	\$525.12
	2"	\$0.00	\$634.56	\$132.20	\$766.76
	3"	\$0.00	\$215.00	\$43.00	\$258.00
	4"	\$77.05	\$77.05	\$0.00	\$154.10
	Total/month	\$9,233.85	\$1,956.29	\$3,295.34	\$14,485.48
12 mo. Total	\$110,806.20	\$23,475.48	\$39,544.08	\$173,825.76	
% of operating budget Water with Base Charge					
		14.83%	3.14%	5.29%	23.27%
	Total/month	0	0		0
	12 mo. Total	0	0		0
Available water to be sold	100.00%	158,247,765			
				Consumption Rate Revenues	\$514,305.24
Unaccounted for water	28,451,235	\$92,466.51			
				Total Revenue Generated	\$688,131.00
	Annual Gain/(Shortfall)				(\$58,869.00)
					-7.88%
	Typical Residential Water Bill				
	Gallons	Residential Water Bill			
	1,000	\$9.05			
	3,000	\$15.55			
	5,000	\$22.05			

Village of Forsyth					
If the water consumption rates were changed to \$3.65 (\$3.26 commercial over 20,000 gals) for the whole 2023 year.			Year Used:		FY2023
			Completed By:		RS
			Date Completed:		09/xx/2024
Amount of Water Produced Amount of Water Billed Unaccounted for Water	Annual Gallons				
	186,699,000				
	158,247,765				
	28,451,235		15.24%		
2023 Annual Operating Expenses	\$747,000.00				
2023 Total Annual Budget	\$747,000.00		Production Cost per 1,000		\$ 4.00
			Debt Retirement per 1,000		\$ -
Connection information			Total		\$ 4.00
	Meter Size	Residential	Commercial	Sprinkle	
	3/4"	1,281	65	307	
	1"	166	32	117	
	1.5"	2	15	7	
	2"	0	24	5	
	3"	0	5	1	
	4"	1	1	0	
Gallons W/Base	1450	142	437	2,029	
Current Rate information	Meter Size	Residential	Commercial	Sprinkle	
	3/4"	\$5.80	\$5.80	\$5.80	
	1"	\$10.14	\$10.14	\$10.14	
	1.5"	\$21.88	\$21.88	\$21.88	
	2"	\$26.44	\$26.44	\$26.44	
	3"	\$43.00	\$43.00	\$43.00	
	4"	\$77.05	\$77.05	\$77.05	
Consumption Charge	(Per 1000 Gallons)	\$3.65	\$3.65	\$3.65	
	(Per 1000 Gallons over 20,000 Gallons)	\$3.65	\$3.26	\$3.65	
		Residential	Commercial	Sprinkle	Totals
	3/4"	\$7,429.80	\$377.00	\$1,780.60	\$9,587.40
	1"	\$1,683.24	\$324.48	\$1,186.38	\$3,194.10
	1.5"	\$43.76	\$328.20	\$153.16	\$525.12
	2"	\$0.00	\$634.56	\$132.20	\$766.76
	3"	\$0.00	\$215.00	\$43.00	\$258.00
	4"	\$77.05	\$77.05	\$0.00	\$154.10
	Total/month	\$9,233.85	\$1,956.29	\$3,295.34	\$14,485.48
12 mo. Total	\$110,806.20	\$23,475.48	\$39,544.08	\$173,825.76	
% of operating budget Water with Base Charge	14.83%		3.14%	5.29%	23.27%
	Total/month	0	0		0
	12 mo. Total	0	0		0
Available water to be sold	100.00%		158,247,765		
			Consumption Rate Revenues		\$577,604.34
Unaccounted for water	28,451,235	\$103,847.01			
			Total Revenue Generated		\$751,430.10
	Annual Gain/(Shortfall)				\$4,430.10
					0.59%
	Typical Residential Water Bill				
	Original Bill	Gallons	3/4" Residential Water Bill		
	\$9.45	1,000	\$9.45		
	\$16.75	3,000	\$16.75		
	\$24.05	5,000	\$24.05		

Village of Forsyth					
All water Base Rates no change. No Raise All Consumption Rates to \$3.65 (\$3.26 commercial over 20,000 gals). But allowed for the 5% inflation increase for operation expenses.			Year Used:	FY2023	
			Completed By:	RS	
			Date Completed:	09/xx/2024	
	Annual Gallons				
Amount of Water Produced	186,699,000				
Amount of Water Billed	158,247,765				
Unaccounted for Water	28,451,235	15.24%			
2023 Annual Operating Expenses	\$747,000.00				
Adjust for inflation 5% increase	\$37,350.00				
2023 Annual Operating expenses plus 5% inflation Total	\$784,350.00		Production Cost per 1,000	\$ 4.20	
			Debt Retirement per 1,000 Gal.	\$ -	
			Total	\$ 4.20	
Connection information	Meter Size	Residential	Commercial	Sprinkle	
	3/4"	1,281	65	307	
	1"	166	32	117	
	1.5"	2	15	7	
	2"	0	24	5	
	3"	0	5	1	
	4"	1	1	0	
		0	0	0	
Gallons W/Base	1450	142	437	2,029	
	Meter Size	Residential	Commercial	Sprinkle	
Current Rate information	3/4"	\$5.80	\$5.80	\$5.80	
	1"	\$10.14	\$10.14	\$10.14	
	1.5"	\$21.88	\$21.88	\$21.88	
	2"	\$26.44	\$26.44	\$26.44	
	3"	\$43.00	\$43.00	\$43.00	
	4"	\$77.05	\$77.05	\$77.05	
Consumption Charge	(Per 1000 Gallons)	\$3.65	\$3.65	\$3.65	
	(Per 1000 Gallons over 20,000 Gallons)	\$3.65	\$3.26	\$3.65	
		Residential	Commercial	Sprinkle	Totals
	3/4"	\$7,429.80	\$377.00	\$1,780.60	\$9,587.40
	1"	\$1,683.24	\$324.48	\$1,186.38	\$3,194.10
	1.5"	\$43.76	\$328.20	\$153.16	\$525.12
	2"	\$0.00	\$634.56	\$132.20	\$766.76
	3"	\$0.00	\$215.00	\$43.00	\$258.00
	4"	\$77.05	\$77.05	\$0.00	\$154.10
	Total/month	\$9,233.85	\$1,956.29	\$3,295.34	\$14,485.48
12 mo. Total	\$110,806.20	\$23,475.48	\$39,544.08	\$173,825.76	
% of operating budget Water with Base Charge		14.13%	2.99%	5.04%	22.16%
	Total/month	0	0		0
	12 mo. Total	0	0		0
Available water to be sold	100.00%	158,247,765			
		Consumption Rate Revenues		\$577,604.34	
Unaccounted for water	28,451,235	\$103,847.01			
		Total Revenue Generated		\$751,430.10	
	Annual Gain/(Shortfall)			-\$32,919.90	
				-4.20%	
				Typical Residential Water Bill	
	Original Bill		Gallons	3/4" Residential Water Bill	
	\$9.45		1,000	\$9.45	
	\$16.75		3,000	\$16.75	
	\$24.05		5,000	\$24.05	

Village of Forsyth					Year Used:	FY2023
All water Base Rates no change. Raise All Consumption Rates to \$4.20 (\$3.81 commercial over 20,000 gals). Which would be a .55 cent increase. While also allowing 5% inflation increase for operating expnses.					Completed By:	RS
					Date Completed:	09/xx/2024

Village of Forsyth					
All water Base Rates no change. Raise All Consumption Rates to \$4.65 (\$4.26 commercial over 20,000 gals). Which would be a \$1.00 increase. While also allowing 5% inflation increase for operating			Year Used:	FY2023	
			Completed By:	RS	
			Date Completed:	09/xx/2024	
	Annual Gallons				
Amount of Water Produced	186,699,000				
Amount of Water Billed	158,247,765				
Unaccounted for Water	28,451,235	15.24%			
2023 Annual Operating Expenses	\$747,000.00				
Adjust for inflation 5% increase	\$37,350.00				
2023 Annual Operating expenses plus 5% inflation Total	\$784,350.00		Production Cost per 1,000	\$ 4.20	
			Debt Retirement per 1,000 Gal.	\$ -	
Connection information			Total	\$ 4.20	
	Meter Size	Residential	Commercial	Sprinkle	
	3/4"	1,281	65	307	
	1"	166	32	117	
	1.5"	2	15	7	
	2"	0	24	5	
	3"	0	5	1	
	4"	1	1	0	
		0	0	0	
	Gallons W/Base	1450	142	437	2,029
Current Rate information	Meter Size	Residential	Commercial	Sprinkle	
	3/4"	\$5.80	\$5.80	\$5.80	
	1"	\$10.14	\$10.14	\$10.14	
	1.5"	\$21.88	\$21.88	\$21.88	
	2"	\$26.44	\$26.44	\$26.44	
	3"	\$43.00	\$43.00	\$43.00	
	4"	\$77.05	\$77.05	\$77.05	
Consumption Charge	(Per 1000 Gallons)	\$4.65	\$4.65	\$4.65	
	(Per 1000 Gallons over 20,000 Gallons)	\$4.65	\$4.26	\$4.65	
		Residential	Commercial	Sprinkle	Totals
	3/4"	\$7,429.80	\$377.00	\$1,780.60	\$9,587.40
	1"	\$1,683.24	\$324.48	\$1,186.38	\$3,194.10
	1.5"	\$43.76	\$328.20	\$153.16	\$525.12
	2"	\$0.00	\$634.56	\$132.20	\$766.76
	3"	\$0.00	\$215.00	\$43.00	\$258.00
	4"	\$77.05	\$77.05	\$0.00	\$154.10
	Total/month	\$9,233.85	\$1,956.29	\$3,295.34	\$14,485.48
	12 mo. Total	\$110,806.20	\$23,475.48	\$39,544.08	\$173,825.76
% of operating budget Water with Base Charge		14.13%	2.99%	5.04%	22.16%
	Total/month	0	0		0
	12 mo. Total	0	0		0
Available water to be sold	100.00%	158,247,765			
		Consumption Rate Revenues		\$735,852.11	
Unaccounted for water	28,451,235	\$132,298.24			
		Total Revenue Generated		\$909,677.87	
	Annual Gain/(Shortfall)			\$125,327.87	
				15.98%	
	Typical Residential Water Bill				
	Original Bill	Gallons	3/4" Residential Water Bill		
	\$9.45	1,000	\$10.45		
	\$16.75	3,000	\$19.75		
	\$24.05	5,000	\$29.05		

Village of Forsyth Sewer System Data					Year Used: FY2023
					Completed By: RS
					Date Completed: 09/xx/2024
Sewer System Data based upon base rate only					
Sewage Treated Sewage Billed Infiltration Unaccounted for Water	Gallons (annual)				
	110,650,988				
	110,650,988				
	0	0.00%			
Dollars					
2023 Annual Operating Expenses	\$362,468.00				
		Cost per Gallon		Cost Per 1000	
		Treatment	\$0.00307	\$3.28	
		Total			
		Debt Retirement	\$0.00	\$0.00	
		Total	\$0.00307	\$3.28	
2023 Annual Operating Expenses	\$362,468.00				
Connection Information					
Base Rate Only	Customer Location	Number of Customers in Each Rate			
	Regular	1,554			
	Special		23		
	Non-Metered			7	
		1,554	23	7	Total Connections
					1,584
Consumption w/ Base (gal.)	1,000	1,000	1,000		
Current Rate information (base)					
	Customer Location	Base Rate for Each Rate Class Including			
	Resident				
	Special				
	Non-Metered				
	Resident	\$3.45			
	Special		\$3.45		
	Non-Metered			\$17.30	
					Base Rate Revenues
					\$66,741.00
	Current Consumption Rate	Per 1000 gallons	\$ 64,335.60	\$ 952.20	\$ 1,453.20
Percentage of Total Operating Expenses without any consumption revenue					
Operating Budget Outline	Personal Services	\$36,299.00			
	Contractual Services	\$317,792.00			
	Supplies	\$3,847.00			
	Other	\$4,530.00			
	TOTAL OPERATING	\$362,468.00			Base Rate % Total Cost
					18.41%

Village of Forsyth					
2023 Sewer Rates for 12 months at \$3.45			Year Used:	FY2023	
			Completed	RS	
			Date	09/xx/2024	
Sewage Treated Sewage Billed Unaccounted Sewage Treated	Annual Gallons				
	110,650,988				
	110,650,988				
	0	0.00%			
Annual Operating Expenses	\$362,468.00				
Total Annual Budget	\$362,468.00				Cost per 1,000 gallons \$3.45
Connection information	Customer		Number of Customers in Each Rate Class		
	Regular	1,554			
	Special		23		
	Non-Metered			7	
Consumption w/ base (gal.)		1,000	1,000	0	Total 1584
Current Rate information Consumption Charge	Base Rate for Each Rate Class Including Debt Service				
	Resident				
	Special				
	Non-Metered				
	Resident	\$3.45			
	Special		\$3.45		
	Non-Metered			\$17.30	
Current Base Revenue	Resident Special Non-Metered Resident Special Non-Metered				Totals
					\$0.00
					\$0.00
					\$0.00
		\$5,361.30			\$5,361.30
			\$79.35		\$79.35
				\$121.10	\$121.10
	12 mo. Total	\$64,335.60	\$1587.00	\$1,453.20	\$67,375.80
% of operating budget		17.75%	0.44%	0.40%	18.59%
Sewer with Base Charge	Total/month	1,554,000	23,000		1,577,000
	12 mo. Total	18,648,000	276,000		18,924,000
Available water to be Treated Consumption Rate Revenues	100.00%		110,650,988		
		110,650,988	\$381,745.91	\$381,745.91	
Infiltration Gallons Treated	0	\$0.00			
	Total Revenue Generated			\$381,745.91	
	Annual Gain/(Shortfall)				\$19,277.91
					5.32%
	Typical Residential Sewer Bill				
					Gallons
	1,000	\$3.45			
	3,000	\$10.35			
	5,000	\$17.25			

Village of Forsyth					
If the sewer rates were changed to \$3.70 for the whole 2023 year.			Year Used:		FY2023
			Completed		RS
			Date		09/xx/2024
Sewage Treated Sewage Billed Unaccounted Sewage Treated	Annual Gallons				
	110,650,988				
	110,650,988				
	0	0.00%			
Annual Operating Expenses	\$362,468.00				
Total Annual Budget	\$362,468.00				Cost per 1,000 gallons \$3.28
Connection information	Customer	Number of Customers in Each Rate Class			
	Regular	1,554			
	Special		23		
	Non-Metered			7	
Consumption w/ base (gal.)		1,000	1,000	0	Total Connections 1584
Current Rate information Consumption Charge	Base Rate for Each Rate Class Including Debt Service				
	Resident	\$3.70			
	Special		\$3.70		
	Non-Metered			\$17.55	
Current Base Revenue	Resident Special Non-Metered	\$5,749.80			Totals \$5,749.80
			\$85.10		\$85.10
				\$122.85	\$122.85
	12 mo. Total	\$68,997.60	\$1021.20	\$1,474.20	\$71,493.00
% of operating budget		19.04%	0.28%	0.41%	19.72%
Sewer with Base Charge	Total/month	1,554,000	23,000		1,577,000
	12 mo. Total	18,648,000	276,000		18,924,000
Available water to be Treated	100.00%				110,650,988
Consumption Rate Revenues					\$409,408.66
Infiltration Gallons Treated	0	\$0.00			
	Total Revenue Generated				\$409,408.66
	Annual Gain/(Shortfall)				\$46,940.66
					12.95%
	Typical Residential Sewer Bill				
					Gallons
	1,000	\$3.70			
	3,000	\$11.10			
	5,000	\$18.50			

Village of Forsyth					
If the sewer rates were kept at \$3.70 . But allowed for the 5% inflation increase for operating expenses.			Year Used:	FY2023	
			Completed	RS	
			Date	09/xx/2024	
Sewage Treated Sewage Billed Unaccounted Sewage Treated	Annual Gallons				
	110,650,988				
	110,650,988				
	0	0.00%			
Annual Operating Expenses	\$362,468.00				
Adjust for inflation 5% increase	\$18,123.40				
Depreciation Account					
Total Annual Budget	\$380,591.40			Cost per 1,000 gallons \$3.44	
Connection information	Customer Number of Customers in Each Rate Class				
	Regular	1,554			
	Special		23		
	Non-Metered			7	
Consumption w/ base (gal.)		1,000	1,000	0	Total Connections 1584
Current Rate information Consumption Charge	Base Rate for Each Rate Class Including Debt Service				
	Resident	\$3.70			
	Special		\$3.70		
	Non-Metered			\$17.55	
Current Base Revenue	per 1000 gal.	\$3.70	\$3.70	\$17.55	
	Totals				
	Resident	\$5,749.80			\$5,749.80
	Special		\$85.10		\$85.10
	Non-Metered			\$122.85	\$122.85
	Total/month	\$5,749.80	\$85.10	\$122.85	
	12 mo. Total	\$68,997.60	\$1021.20	\$1,474.20	\$71,493.00
% of operating budget		18.13%	0.27%	0.39%	18.78%
Sewer with Base Charge	Total/month	1,554,000	23,000		1,577,000
	12 mo. Total	18,648,000	276,000		18,924,000
Available water to be Treated Consumption Rate Revenues	100.00%				110,650,988
					\$409,408.66
Infiltration Gallons Treated	0	\$0.00			
			Total Revenue Generated		\$409,408.66
	Annual Gain/(Shortfall)				\$28,817.26
					7.57%
	Typical Residential Sewer Bill				
	Original Bill		Gallons	Residential Sewer Bill	
	\$3.45		1,000	\$3.70	
	\$10.35		3,000	\$11.10	
\$17.25		5,000	\$18.50		

Village of Forsyth					Year Used:	FY2023	
					Completed	RS	
					Date	09/xx/2024	
Sewage Treated Sewage Billed Unaccounted Sewage Treated	Annual Gallons						
	110,650,988						
	110,650,988						
	0	0.00%					
Annual Operating Expenses	\$362,468.00						
Adjust for inflation 5% increase	\$18,123.40						
Depreciation Account							
Total Annual Budget	\$380,591.40					Cost per 1,000 gallons	\$3.44
Connection information	Customer	Number of Customers in Each Rate Class					
	Regular	1,554					
	Special		23				
	Non-Metered			7			
Consumption w/ base (gal.)		1,000	1,000	0	Total Connections 1584		
Current Rate information Consumption Charge	Base Rate for Each Rate Class Including Debt Service						
	Resident	\$3.95					
	Special		\$3.95				
	Non-Metered			\$17.80			
per 1000 gal.	\$3.95	\$3.95	\$17.80				
Current Base Revenue	Resident Special Non-Metered	\$6,138.30			Totals	\$6,138.30	
			\$90.85			\$90.85	
				\$124.60		\$124.60	
		\$6,138.30	\$90.85	\$124.60			
	12 mo. Total	\$73,659.60	\$1090.20	\$1,495.20		\$76,245.00	
% of operating budget		19.35%	0.29%	0.39%	20.03%		
Sewer with Base Charge	Total/month	1,554,000	23,000		1,577,000		
	12 mo. Total	18,648,000	276,000		18,924,000		
Available water to be Treated Consumption Rate Revenues	100.00%	110,650,988					
						\$437,071.40	
Infiltration Gallons Treated	0	\$0.00					
				Total Revenue Generated	\$437,071.40		
				Annual Gain/(Shortfall)		\$56,480.00	
						14.84%	
				Typical Residential Sewer Bill			
	Original Bill		Gallons	Residential Sewer Bill			
	\$3.70		1,000	\$3.95			
	\$11.10		3,000	\$11.85			
	\$18.50		5,000	\$19.75			

<u>Approval Ordinance # on meeting date:</u>	<u>New Rates Began:</u>	<u>Rate Per 1,000 Gallons:</u>	<u>Rate for Commercial per 1,000 gallons for usage over 20,000 gallons</u>	<u>Rate Increase Amount Per 1,000 Gallons:</u>	<u>Monthly Meter Rates:</u>	<u>Meter Rate Increase Amount:</u>
Ord. # 79 on 05/20/1966	n/a	Variace Rates based upon usage \$1.25 up to \$4.00	\$ 0.90	\$ -	none	none
Ord. # 150 on 05/05/1975	n/a	Variace Rates based upon usage \$1.25 up to \$4.80	\$ 0.90	\$ -	none	none
Ord. # 447 on 03/20/1995	n/a	\$ 2.12	\$ 1.81	\$ -	3/4"=\$2.00 1"=\$8.64 1 1/2"=\$20.38 2"=\$24.94 3"=\$41.50 4"=\$75.55	3/4"=\$2.00 1"=\$8.64 1 1/2"=\$20.38 2"=\$24.94 3"=\$41.50 4"=\$75.55
Ord. # 791 on 05/17/2010	Bill date 06/01/2010 (usage 04/20/2010 to 05/20/2010)	\$ 2.37	\$ 1.98	\$0.25/\$0.17	3/4"=\$4.30 1"=\$8.64 1 1/2"=\$20.38 2"=\$24.94 3"=\$41.50 4"=\$75.55	3/4"=\$2.30 1"=\$0.00 1 1/2"=\$0.00 2"=\$0.00 3"=\$0.00 4"=\$0.00
Ord. # 2022-15 on 06/21/2022 (water study completed by the Illinois Rural Water Association (IRWA))	Bill date 11/01/2022 (usage 09/20/2022 to 10/20/2022)	\$ 3.25	\$ 2.86	\$0.88/\$0.88	3/4"=\$5.80 1"=\$10.14 1 1/2"=\$21.88 2"=\$26.44 3"=\$43.00 4"=\$77.05	3/4"=\$1.50 1"=\$1.50 1 1/2"=\$1.50 2"=\$1.50 3"=\$1.50 4"=\$1.50
Ord. # 2023-39 on 12/05/2023 (in house rate study)	Bill date 04/01/2024 (usage 02/20/2024 to 03/20/2024)	\$ 3.65	\$ 3.26	\$0.40/\$0.40	3/4"=\$5.80 1"=\$10.14 1 1/2"=\$21.88 2"=\$26.44 3"=\$43.00 4"=\$77.05	3/4"=\$0.00 1"=\$0.00 1 1/2"=\$0.00 2"=\$0.00 3"=\$0.00 4"=\$0.00

<u>Approval Ordinance # on meeting date:</u>	<u>New Rates Began:</u>	<u>User Rate Per 1,000 Gallons:</u>	<u>Capital Cost Recover Rate Per 1,000 Gallons</u>	<u>Total Rate Per 1,000 Gallons:</u>	<u>Rate Increase Amount Per 1,000 Gallons:</u>	<u>Fixed Rate Charges for non metered Sewer Customers:</u>	<u>Increase Amount to Fixed Rate Charges for non metered Sewer Customers:</u>
Ord. # 294 on 06/17/1985	n/a	\$ 1.50	\$ 1.00	\$ 2.50	\$ -	\$ 14.25	\$ -
Ord. # 782 on 01/04/2010	n/a	\$ 1.95	\$ 1.00	\$ 2.95	\$ 0.45	\$ 16.80	\$ 2.55
Ord. # 960 on 12/07/2015	No Rate Change. This ordinance was used to make corrections to descriptions and to keep billing monthly.	\$ 1.95	\$ 1.00	\$ 2.95	\$ -	\$ 16.80	\$ -
Ord. # 2022-15 on 06/21/2022 (water study completed by the Illinois Rural Water Association (IRWA))	Bill date 11/01/2022 (usage 09/20/2022 to 10/20/2022)	\$ 2.20	\$ 1.25	\$ 3.45	\$ 0.50	\$ 17.30	\$ 0.50
Ord. # 2023-39 on 12/05/2023 (in house rate study)	Bill date 04/01/2024 (usage 02/20/2024 to 03/20/2024)	\$ 2.45	\$ 1.25	\$ 3.70	\$ 0.25	\$ 17.55	\$ 0.25



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**WATER & SEWER
 USE CHARGES
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 IN CENTRAL ILLINOIS
 MARCH 2023**

CITY / VILLAGE (POPULATION)*	MONTHLY WATER CHARGE	RANK (72)	WATER SOURCE	SOFTENED WATER	MONTHLY SEWER CHARGE	RANK (51)	COMBINED MONTHLY WATER AND SEWER CHARGES	RANK (49)
ALLERTON▲ (266)			Ground	NO				
AQUA ILLINOIS	\$62.77	18	Surface	YES	N/A			
ARCOLA (2,926)	\$53.14	29	Ground	YES ILAW	\$51.00	16	\$104.14	11
ARGENTA (912)	\$90.00	1	Ground	YES	\$93.00	1	\$183.00	1
ARROWSMITH (276)	\$49.00	35	Ground	NO	N/A			
ARTHUR (2,229)	\$52.55	30	Ground	YES	\$52.68	14	\$105.23	9
ASSUMPTION ▲ (1,182)			Ground	YES				
ATWOOD (1,113)	\$40.93	45	Ground	YES	\$33.91	24	\$74.84	28
BELLFLOWER † (345)	\$50.00	34	Ground	NO	N/A			
BEMENT (1,485)	\$41.25	44	Ground	YES	\$41.25	20	\$82.50	23
BETHANY (1,257)	\$38.39	48	Ground	YES	\$34.56	23	\$72.95	35
BISMARCK (584)	\$67.50	13	Ground	NO	N/A			
BLOOMINGTON (78,696)	\$33.07	54	Ground	YES	\$21.43	41	\$54.50	37
BLUE MOUND ▲ (1,103)			Ground	YES				
BONDVILLE (388)	\$79.07	4	Ground	YES ILAW	N/A			
BROADLANDS (315)	\$55.00	26	Ground	YES	N/A			
BUCKLEY (493)	\$28.50	59	Ground	YES	N/A			
CAMARGO ▲ (452)			Ground	NO				
CASEY ▲ (2,376)			Ground	NO				
CATLIN ▲ (1,961)			Surface	NO				
CERRO GORDO ▲ (1,328)			Ground	YES				
CHAMPAIGN & U&CSD (89,297)	\$79.07	5	Ground	YES ILAW	N/A			
CHARLESTON ▲ (17,347)			Surface	YES				
CHATHAM (14,382)	\$51.03	32	Ground	YES	\$28.04	34	\$79.07	26
CHATSWORTH ▲ (1,164)			Ground	NO				
CHEBANSE ▲ (1,023)			Ground	NO				
CHENOA (1,720)	\$80.33	3	Ground	YES	\$28.14	33	\$108.47	8
CHRISMAN ▲ (1,204)			Ground	NO				
CISCO (255)	\$55.75	24	Ground	YES	N/A			
CISSNA PARK (815)	\$19.43	69	Ground	NO	\$19.43	44	\$38.86	45
CLIFTON (1,357)	\$20.50	68	Ground	NO	\$65.34	8	\$85.84	22
CLINTON ▲ (6,913)			Ground	YES				



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 MARCH 2023**

CITY / VILLAGE (POPULATION)*	MONTHLY WATER CHARGE	RANK (72)	WATER SOURCE	SOFTENED WATER	MONTHLY SEWER CHARGE	RANK (51)	COMBINED MONTHLY WATER AND SEWER CHARGES	RANK (49)
COLFAX (999)	\$41.86	43	Ground	NO	\$29.95	28	\$71.81	31
COMPROMISE TWP ▲ (1,547)								
COOKSVILLE (156)	\$43.00	41	Ground	NO	N/A			
CRESENT CITY (556)	\$60.00	21	Ground	NO	N/A			
DANFORTH ▲ (595)			Ground	NO				
DANVILLE (29,207)	N/A		Surface	YES AQUA	\$41.00	21		
DECATUR ▲ (69,646)			Surface	NO				
DELAND ▲ (454)			Ground	NO				
DEWEY ** ▲			Ground	NO				
DEWITT ▲ (160)			Ground	NO				
DOWNS (1,196)	\$31.70	56	Ground	NO	\$57.23	11	\$88.93	20
ELKHART ▲ (439)			Ground	NO				
FAIRBURY (3,638)	\$64.28	16	Ground	YES	\$73.46	6	\$137.74	5
FARMER CITY ▲ (1,815)			Ground	YES				
FISHER (2,065)	\$79.07	6	Ground	YES	\$92.60	2	\$171.67	2
FITHIAN ▲ (481)			Ground	NO				
FORREST (1,047)	\$18.38	70	Ground	NO	\$26.25	36	\$44.63	43
FORSYTH (3,731)	\$17.06	71	Ground	Yes	\$18.11	45	\$35.17	48
GALESBURG (30,045)	\$35.80	48	Ground	NO	\$36.30	22	\$72.10	30
GEORGETOWN ▲ (3,092)			Ground	NO				
GIBSON CITY ▲ (3,476)			Ground	NO				
GIFFORD (911)	\$71.75	13	Ground	NO	N/A			
GILMAN (1,746)	\$23.63	66	Ground	NO	\$28.88	32	\$52.51	38
GRIDLEY (1,456)	\$27.30	61	Ground	NO	\$15.75	49	\$43.05	44
HAMMOND (506)	\$53.55	28	Ground	YES	\$41.99	19	\$95.54	17
HARRISTOWN (1,312)	\$60.75	20	Surface	YES	\$21.36	42	\$82.11	24
HEYWORTH (2,795)	\$4.81	72	Ground	NO	\$28.00	35	\$32.81	49
HINDSBORO ▲ (277)			Ground	NO				
HOMER ▲ (1,049)			Ground	NO				
HOOPESTON (4,916)	\$21.65	67	Ground	NO	\$16.75	47	\$38.40	46
HUDSON (1,758)	\$45.95	37	Surface	NO	N/A			
IVESDALE (264)	\$51.00	33	Ground	NO	N/A			
LAKE IROQUOIS WATER**	\$58.00	23	Ground	YES	\$58.33	10	\$116.33	6



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CITY / VILLAGE (POPULATION)*	MONTHLY WATER CHARGE	RANK (72)	WATER SOURCE	SOFTENED WATER	MONTHLY SEWER CHARGE	RANK (51)	COMBINED MONTHLY WATER AND SEWER CHARGES	RANK (49)
LEROY ▲ (3,459)			Ground	YES				
LEXINGTON (2,093)	\$38.85	47	Ground	YES	\$9.19	51	\$48.04	42
LISLE (23,887)								
LODA (357)	\$85.81	2	Ground	NO				
LONGVIEW ▲ (112)			Ground	NO				
LOVINGTON ▲ (1,064)			Ground	YES				
LUDLOW (307)	\$64.00	17	Ground	YES				
MAHOMET (9,435)	\$40.70	46	Ground	YES	\$63.28	9	\$103.98	13
MANSFIELD (936)	\$28.00	60	Ground	NO	N/A			
MANTENO ▲ (8,999)			Surface	YES AQUA				
MAROA (1,579)	\$25.93	64	Ground	YES	\$25.93	37	\$51.86	39
MARSHALL (3,961)	\$34.69	50	Ground	NO	\$42.11	18	\$76.80	27
MATTOON (16,893)	\$34.36	51	Surface	YES	\$51.02	15	\$85.38	22
MILFORD (1,163)	\$31.00	58	Ground	NO	\$29.44	29	\$60.44	36
MOMENCE ▲ (3,057)			Ground	NO				
MONTICELLO (5,945)	\$31.08	57	Ground	YES	\$73.50	5	\$104.58	10
MT. PULASKI ▲ (1,510)			Ground	NO				
MT. ZION (6,022)	\$78.55	12	Surface	NO	\$30.05	26	\$108.60	7
NEOGA ▲ (1,375)			Surface	NO				
NEWMAN (777)	\$58.63	22	Ground	NO	N/A			
NORMAL (53,744)	\$42.09	42	Ground	YES	\$20.37	43	\$62.46	34
OAKLAND (736)	\$46.88	36	Ground	YES	\$17.00	46	\$63.88	33
OAKWOOD ▲ (1,307)			Unknown					
OGDEN (735)	\$27.28	62	Ground	NO	\$22.71	40	\$49.99	40
ONARGA ▲ (1,319)			Ground	NO				
OREANA ▲ (866)			Ground	YES				
PANA ▲ (5,262)			Surface	NO				
PARIS (8,293)	\$43.02	40	Ground	NO	\$53.99	12	\$97.01	16
PAXTON (4,454)	\$24.01	65	Ground	NO	\$24.38	38	\$48.39	41
PENFIELD ** (235)	\$65.75	15	Ground	NO	N/A			



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 MARCH 2023**

CITY / VILLAGE (POPULATION)*	MONTHLY WATER CHARGE	RANK (72)	WATER SOURCE	SOFTENED WATER	MONTHLY SEWER CHARGE	RANK (51)	COMBINED MONTHLY WATER AND SEWER CHARGES	RANK (49)
PESOTUM (552)	\$54.00	27	Ground	YES ILAW	N/A			
PHILO ▲ (1,362)			Ground	YES ILAW/AQUA				
POTOMAC (690)	\$34.11	52	Ground	NO	\$29.99	27	\$64.10	32
RANKIN ▲ (487)			Ground	NO				
RANTOUL ▲ (12,119)			Ground	YES				
ROBERTS ▲ (343)			Ground	NO				
ROSSVILLE (1,223)	\$32.75	55	Ground	NO	\$29.16	31	\$61.91	35
ROYAL ▲ (286)			Ground	NO				
SADORUS (401)	\$79.07	7	Ground	YES	N/A			
SANGAMON VALLEY PWD	\$45.55	38	Ground	YES	\$45.92	17	\$91.47	19
SAVOY & U&CSD (8,880)	\$79.07	9	Ground	YES ILAW	N/A			
SEYMOUR ▲ (283)								
SHELDON ▲ (960)								
SIDNEY (1,207)	\$79.07	10	Ground	YES ILAW	N/A			
ST. JOSEPH (3,810)	\$79.07	8	Ground	YES ILAW	\$74.15	4	\$153.22	3
SULLIVAN (4,414)	\$27.03	63	Ground	YES	\$10.66	50	\$37.69	47
THAWVILLE ▲ (214)			Ground	NO				
THOMASBORO (1,034)	\$34.00	53	Ground	NO	\$70.00	7	\$104.00	12
TILTON ▲ (2,616)			Surface	YES AQUA				
TOLONO ▲ (3,528)			Ground	YES ILAW				
TUSCOLA (4,641)	\$61.13	19	Ground	YES ILAW	\$30.38	25	\$91.51	18
URBANA & U&CSD (38,353)	\$79.07	11	Ground	YES ILAW	\$23.37	39	\$102.44	14
VILLA GROVE (2,479)	\$55.11	25	Ground	YES	\$92.60	3	\$147.71	4
WARRENSBURG (1,113)	\$52.46	31	Ground	YES	\$29.29	30	\$81.75	25
WATSEKA (4,687)	\$43.90	39	Ground	NO	\$53.40	13	\$97.30	15
WELDON ▲ (366)			Ground	YES				



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 MARCH 2023**

CITY / VILLAGE (POPULATION)*	MONTHLY WATER CHARGE	RANK (72)	WATER SOURCE	SOFTENED WATER	MONTHLY SEWER CHARGE	RANK (51)	COMBINED MONTHLY WATER AND SEWER CHARGES	RANK (49)
WESTVILLE/ BELGIUM (3,170)	N/A		N/A	N/A	\$16.00	48		
WHEATON ▲ (53,126)								
WHITE HEATH ** ▲ (153)			Ground	NO				
MEAN	\$48.08				\$39.66		\$82.99	
MEDIAN	\$46.88				\$30.38		\$81.75	

This table compares standard monthly utility and / or municipal water and sewer charges based on a typical residential customer with average metered water usage of 5,250 gallons per month (700 cubic feet per month). This table does not compare or reflect any special, winter, or summer rates or rate structure changes based on low or high usage.

* U.S. Department of Commerce, Bureau of Census, 2023 Illinois Population Totals for Governmental Units (estimated).

** Denotes A Non-Incorporated Area.

▲ No Response to 2023 Request

† Bellfower bills a flat fee - not metered

ILAW = Illinois American Water

U&CSD = Urbana & Champaign Sanitary District

Did you know:

- A normal kitchen sink can hold 4 to 8 gallons of water.
 - o It would take 250 sink fills to equal 1,000 gallons of water.
 - o It would take 125 sink fills to equal 1,000 gallons of water.
- A normal bathtub can hold 70 gallons of water.
 - o It would take 14.2857143 bathtub fills to equal 1,000 gallons of water.
- A standard washing machine uses 20 gallons of water per load.
 - o It would take 50 loads of laundry to equal 1,000 gallons of water.
- A 55-gallon drum barrel holds 55 gallons of water.
 - o It would take 18.1818182 drum barrels to equal 1,000 gallons of water.

One 16.9 fl oz size water bottle

It would take 7.5 bottles to equal 1 gallon of water

To make 1,000 gallons of water it would take 7,500 bottles of water

You would need 3.9 skids (48 cases per skid) of water to make 1,000 gallons of water.

One case of water with 40 bottles price is \$3.98

48 cases times \$3.98 equals \$191.04 per skid

\$191.04 per skid times 3.9 skids equals \$745.06 total cost for 1,000 gallons.

Compared to the Village of Forsyth Water rate of \$3.65 per 1,000 gallons plus \$5.80 monthly meter charge (3/4" meter size).



VILLAGE OF FORSYTH, ILLINOIS
APPLICATION FOR WATER AND SEWER SERVICE

Village of Forsyth Utility Billing Account # _____

This agreement entered into, by and between the Village of Forsyth, IL. hereinafter called the "Village" and

Name of ☐ Owner or ☐ Renter (print)
(hereinafter called the "customer")

Address of Property (print)

Telephone Number

1. The customer hereby agrees to the Village's rules and regulations. The customer hereby makes this application for water service at the address set out above and agrees to pay for such water and sewer services at rates established by the Village and are reviewed from time to time, it being understood that the current monthly rates are as follows:

☐ Customers In Village Limits:

Monthly Meter Charges (per meter):

3/4"	\$5.80
1"	\$10.14
1 1/2"	\$21.88
2"	\$26.44
3"	\$43.00
4"	\$77.05

Monthly Water Usage Charge:

☐ Residential:

~~\$3.65~~ \$4.65 per 1,000 gallon

☐ Commercial:

~~\$3.65~~ \$4.65 per 1,000 gallon for the first 20,000 gallon

~~\$3.26~~ \$4.26 per 1,000 gallon for all over 20,000 gallon

☐ Monthly Sewer Usage Charge:

~~\$3.70~~ \$3.95 per 1,000 gallon of water consumed

☐ None metered service Flat Rate of ~~\$17.55~~ \$17.80

☐ Customers outside Village Limits:

Monthly Meter Charges (per meter):

3/4"	\$ 5.80 plus 50% surcharge
1"	\$10.14 plus 50% surcharge
1 1/2"	\$21.88 plus 50% surcharge
2"	\$26.44 plus 50% surcharge
3"	\$43.00 plus 50% surcharge
4"	\$77.05 plus 50% surcharge

Monthly Water Usage Charge:

☐ Residential:

~~\$3.65~~ \$4.65 per 1,000 gallon plus 50% surcharge

☐ Commercial:

~~\$3.65~~ \$4.65 per 1,000 gallon for the first 20,000 gallon plus 50% surcharge

~~\$3.26~~ \$4.26 per 1,000 gallon for all over 20,000 gallon plus 50% surcharge

☐ Monthly Sewer Usage Charge:

~~\$3.70~~ \$3.95 per 1,000 gallon of water consumed

2. The Village agrees to provide water service to the customer subject to the provisions of Village Ordinances, rules and regulations for the operation of the water system.
3. The water meter/s on the premises shall remain the property of the Village and may be removed by the Village upon termination of the services to the premises.
4. There may be a utility easement on your property. Prior to altering the grading or elevation of your lot, contact the Building Inspector to inquire as to what changes may or may not be allowed concerning that easement.

Effective Date: _____

X _____
Applicant Signature

X _____
Village Representative

X _____
Date:

X _____
Date:

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER
2024-30

AN ORDINANCE AMENDING THE VILLAGE WATER AND SEWER RATES

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

BOB GRUENEWALD
JEFF LONDON
MARILYN J. JOHNSON
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 _____, 2024

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

ORDINANCE NO. 2024-30

AN ORDINANCE AMENDING THE VILLAGE WATER AND SEWER RATES

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

WHEREAS, the Village engaged Illinois Rural Water Association to perform a water and sewer rate study to determine whether the Village was charging the appropriate water and sewer rates; and

WHEREAS, Illinois Rural Water Association recommended that the Village raise its rates incrementally to alleviate and prevent the annual deficit for water and sewer rates currently being experienced by the Village; and

WHEREAS, the Village wishes to amend its Code to change the water and sewer rates for the Village; and,

WHEREAS, the Corporate Authorities find it in the best interest of the Village and the residents of the Village to amend its Code as provided for herein.

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

Section 1. Recitals. The above recitals are incorporated herein by this reference.

Section 2. Amending the City Code. Sections 50.098 and 51.25 of the Village Code are hereby amended as follows: (added; ~~deleted~~):

§ 50.098 SEWER RATES.

(A) *Generally.* The following sewer rates are hereby established and shall be charged each and every user connected to the village sanitary sewer system.

(B) Rates.

- (1) User charge rate which shall be levied on all users who discharge wastewater to the village facilities, ~~\$2.45~~ \$2.70 per 1,000 gallons;
- (2) Capital cost recovery rate which shall be levied on all users who discharge wastewater to the village facilities, \$1.25 per 1,000 gallons;
- (3) Surcharge rate which shall be levied on all nondomestic users who discharge wastewater with a strength greater than domestic wastewater, in addition to the user rate and capital cost recovery rate: (a) B.O.D. surcharge – in accordance with Sanitary District of Decatur charges; and
- (b) SS surcharge – in accordance with Sanitary District of Decatur charges.
- (4) Fixed sewer bill which shall be levied on all domestic village sewer users not having a water meter, ~~\$17.55~~ \$17.80 per month; and
- (5) Minimum sewer bill which shall be the minimum bill levied on any user who discharges wastewater to the village facilities, ~~\$3.70~~ \$3.95 per month.

...

§ 51.25 MONTHLY CHARGE; ADDITIONAL METER.

(A) There are established rates and charges for the use of and for the services supplied by the waterworks system of the village based upon the amount of water consumed as shown by water meters as follows:

Monthly Meter Charge

3/4 inch	\$5.80
1 inch	\$10.14
1½ inches	\$21.88
2 inches	\$26.44
3 inches	\$43.00
4 inches	\$77.05

Monthly Water Usage Charge

Minimum charge shall be the monthly meter charge

Residential

~~\$3.65~~ \$4.65 per 1,000 gallons

Commercial and Industrial

~~\$3.65~~ \$4.65 per 1,000 gallons
for the first 20,000 gal.

~~\$3.26~~ \$4.26 per 1,000 gallons
for all over 20,000 gal.

(B) The above rates shall be charged per individual family unit for residential use, and per building unit for commercial and industrial use. Each unit shall have a meter.

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 shall affect any rights or causes of action which shall have accrued to the Village prior to the effective date of this ordinance.

Section 5. 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 _____ 2024, at Forsyth,
Macon County, Illinois.

	YES	NO	ABSENT	ABSTAIN
GRUENEWALD				
JOHNSON				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

NEW BUSINESS

ITEM 4

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: September 3, 2024
Subject: Disc Golf

Nick Heinold and I spoke this week and they would like to return to make the DISC GOLF event even bigger. They are requesting the same sponsorship of \$10,000 as we did last year.

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.