

AGENDA
SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION OF THE
VILLAGE OF FORSYTH, ILLINOIS
5:30 P.M.
Thursday August 27, 2026
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

Request by Magna Trust 3070 for approval of a final plat for minor subdivision of the real property located south of Weaver Road and west of Elwood Street in Forsyth, IL and is legally described as: LOT 1 OF HICKORY POINT PLAZA AS RECORDED IN BOOK 5000 ON PAGE 270 IN THE MACON COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWO (2) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF HICKORY POINT PLAZA ADDITION; THENCE NORTH 00 DEGREES 41 MINUTES 04 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF COMMERCE PLACE, A DISTANCE OF 290.51 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 71.43 FEET ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 307.48 FEET, THE CHORD OF SAID CURVE BEARS NORTH 05 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 71.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEAVER ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THE FOLLOWING FOUR (4) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THENCE NORTH 88 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 90.62 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 74.81 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 79 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 74.75 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 145.40 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 712.36 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 85 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 145.15 FEET; THENCE NORTH 88 DEGREES 31 MINUTES 46 SECONDS EAST, A DISTANCE OF 631.87 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF ELWOOD STREET, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 34 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 351.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THE FOLLOWING THREE (3) COURSES ARE ON THE SOUTHERLY LINE OF SAID LOT 1, THENCE SOUTH 89 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 507.76 FEET; THENCE NORTH 00

DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 37 SECONDS WEST, A DISTANCE OF 439.51 FEET TO THE POINT OF BEGINNING. (07-07-14-351-013). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned C-1 and there is no request to change the zoning.

Request by the Village of Forsyth for text amendment to the Development Code to revise certain portions of Section 3.21 related to Adult-Use Cannabis Dispensing Organizations, and to modify the definitions in Section 2.2, all to conform with changes to state law for Adult-Use Cannabis Dispensing Organizations.

OLD BUSINESS

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

ADJOURNMENT



**MINUTES OF A REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
FOR THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 5:30 P.M. ON THURSDAY, JUNE 24, 2026
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Regular Commissioners: Chairman Tom Cantwell, Vice Chair Steve Ragan, Dan Doerfler, Colleen Brinkoetter, Matt May

Alternate Commissioners: Larry Perkins

Absent: R.C. Campbell, Cathy Mitteer, Dennis Downey

Staff Present: Planning and Zoning Director Ryan Raleigh, Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Attorney Lisa Petrilli

Attendees: Carol Carlson, Bob Carlson, Sara Reynolds, Brandon Reynolds, Kim Williamson, Reed Sullivan, William Parker, Larry Constant, Julie Voelker, Elise Beal, Tom Kapper, Deb Kapper, Brandon Reynolds, Todd Williamson, Jim Brummett, Ray Baker, Brenda Baker, Celeste Huttes, Evan Kershner, Katie Kershner, Brett Logan, Brent Kershner, Susan Kershner, Alan Kershner, Nichole Fox, Tina Mason, Lynn Burket, Dan Leevey, Jennifer Leevey

MOTION

Commissioner Perkins made a Motion to approve the May 28, 2026 minutes as presented and Commissioner Brinkoetter seconded the Motion.

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

Yeas: 6 – Cantwell, Brinkoetter, Ragan, Perkins, May, Doerfler

Abstain: 0 – None

Absent: 3 – Campbell, Mitteer, Downey

Motion declared carried.

PUBLIC COMMENT:

Approximately 30 or more residents attended the meeting. Many took the opportunity to share their concerns about the proposed zoning change to 361 Hickory Point Road and the possibility of a multi-family residential development being constructed there. Their concerns included issues of privacy, transitory residents, possible increased crime, noise, trash, property values, drainage and flood plain concerns, public safety, and increased traffic. Chairman Cantwell thanked each of them for their attendance and input.

PUBLIC HEARING #1

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

Planning and Zoning Raleigh explained the details of this request by describing that the developer intends to build new townhomes on this vacant lot. Developer Reed Sullivan spoke to the Commissioners and clarified these are to be 3-bedroom, one garage townhomes with estimated rental to start at \$2,200 per month per unit. He addressed his responsibilities regarding drainage and is willing to work with Decatur and Forsyth to address those concerns. He highlighted the high economic impact this would provide the Village and also said he is open to discussion of placement of the entrance to the area. Sullivan answered questions by the Commissioners during their discussion.

MOTION

Commissioner Doerfler made a motion to approve the request as presented and Commissioner Perkins seconded the motion.

Yeas: 0 – None
Nays: 6 – Brinkoetter, Cantwell, Ragan, Doerfler, Perkins, May
Absent: 3 – Campbell, Downey, Mitteer

Motion declared Failed.

PUBLIC HEARING #2

- Request submitted by Pace Hospitality LLC / Holiday Inn, Decatur, IL / Dhaval Patel to vary the requirements of the Village of Forsyth Development Ordinance Section 4.9 to allow a four story building with a maximum height of 60' on a portion of the real

property located north of the property currently occupied by Staples and legally described as HICKORY POINT PLAZA ADD LT 1 BK5000/270 (PIN: 07-07-14-351-013). The property is currently zoned C-1 and there is no request to change zoning. The request would vary the 35' foot building height limit and three-story limit specified in Development Ordinance Section 4.9 to allow a four-story building with a maximum height of up to 60'.

Chairman Cantwell explained the details of the request noting the intention is to build a 4-story Hampton Inn on this lot. The developer is looking for approval of the four stories along with exceeding the 35-foot building height restriction. The hotel entrance would be placed on Weaver Road with the hotel entrance facing west. The parking lot would be in line with Staples (but not accessible from Staples) with the hotel set east of said parking lot. The Commissioners discussed the request and Commissioner Brinkoetter had concerns of the tall building blocking sunlight from neighbors. Planning and Zoning Raleigh confirmed that the building shadow would not be more than 19 feet, which is away from neighbors. This building type is similar to the Residence Inn which has had no problems with being tall or having any neighbor problems. No complaints or concerns were received from informational letters sent out to neighbors.

MOTION

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

Yeas: 4 – Cantwell, Doerfler, May, Perkins
Nays: 2 – Brinkoetter, Ragan
Absent: 3 – Campbell, Mitteer, Downey

Motion declared Carried.

PUBLIC HEARING #3

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

The following requests are made:

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

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

Planning and Zoning Raleigh gave a summary of the five requests. Open discussion amongst Commissioners was held regarding these points. Questions were asked of the three (3) owners who were present. Topics of discussion included landscaping requirements, lighted signage, and sidewalk size. The nearby residence to the east of the property is soon owned by them and is currently zoned C-1 as well.

MOTION

Commissioner Perkins made a motion to approve the request to allow the drive aisle to be located on the property line and within the 25-foot westside setback without buffering or screen planting on the west side of the property and Commissioner Brinkoetter seconded the motion.

Yeas: 6 – Brinkoetter, Cantwell, Ragan, Doerfler, May, Perkins
Nays: 0 – None
Absent: 3 – Campbell, Mitteer, Downey

Motion declared Carried.

MOTION

Commissioner Brinkoetter made a motion to approve a 30-foot front yard setback and 25-foot side setback if abutting residential property to allow a 21.5-foot front yard setback and 21-foot east side setback and Commissioner Perkins seconded the motion.

Yeas: 6 – Brinkoetter, Cantwell, Ragan, Doerfler, May, Perkins
Nays: 0 – None
Absent: 3 – Campbell, Mitteer, Downey

Motion declared Carried.

MOTION

Commissioner Brinkoetter made a motion to approve trash dumpsters to be located not less than 10 feet from the property line and to allow a trash dumpster within 2 feet of the property line and Commissioner Doerfler seconded the motion.

Yeas: 4 – Brinkoetter, Cantwell, Doerfler, Perkins
Nays: 2 – Ragan, May
Absent: 3 – Campbell, Mitteer, Downey

Motion declared Carried.

MOTION

Commissioner May made a motion to approve the usage of the existing 30-foot pole sign and Commissioner Ragan seconded the motion.

Yeas: 6 – Brinkoetter, Cantwell, Doerfler, Perkins, Ragan, May
Nays: 0 – None
Absent: 3 – Campbell, Mitteer, Downey

Motion declared Carried.

MOTION

Commissioner Perkins made a motion to approve a sign to be located at least 10 feet from the property line and to allow for a sign that is 3 feet from the property line and Commissioner May seconded the motion.

Yeas: 6 – Brinkoetter, Cantwell, Doerfler, Perkins, Ragan, May
Nays: 0 – None
Absent: 3 – Campbell, Mitteer, Downey

Motion declared Carried.

OLD BUSINESS

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

No discussion was held.

NEW BUSINESS

None.

ADJOURNMENT

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

By: *Cheryl Marty*
Village Clerk

MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 22, 2026
Subject: Final Plat for Minor Subdivision

MAGNA TRUST 3070 has made a request for a final plat for minor subdivision of a property legally described as LOT 1 OF HICKORY POINT PLAZA, AS RECORDED IN BOOK 5000 ON PAGE 270 IN THE MACON COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 41 MINUTES 04 SECONDS WEST, ON THE EAST RIGHT-OF-WAY LINE OF COMMERCE PLACE, A DISTANCE OF 290.51 FEET; THENCE NORTHEASTERLY ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 71.43 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 307.48 FEET, THE CHORD OF SAID CURVE BEARS NORTH 05 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 71.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEAVER ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THE FOLLOWING FOUR (4) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THENCE NORTH 88 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 90.62 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 74.81 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 79 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 74.75 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 145.40 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 712.35 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 85 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 145.15 FEET; THENCE NORTH 88 DEGREES 31 MINUTES 46 SECONDS EAST, A DISTANCE OF 631.87 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ELWOOD STREET, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 34 SECONDS EAST ON SAID WEST RIGHT-OF-WAY, A DISTANCE OF 351.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THE FOLLOWING THREE (3) COURSES ARE ON THE SOUTHERLY LINE OF SAID LOT 1, THENCE SOUTH 89 DEGREES 17 MINUTES 09 SECONDS WEST; A DISTANCE OF 507.76 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 37 SECONDS WEST, A DISTANCE OF 439.51 FEET TO THE POINT OF BEGINNING.

The minor subdivision divides the property into three lots herein after being known and designated as "RESUBDIVISION OF LOT 1 OF HICKORY POINT PLAZA ADDITION".

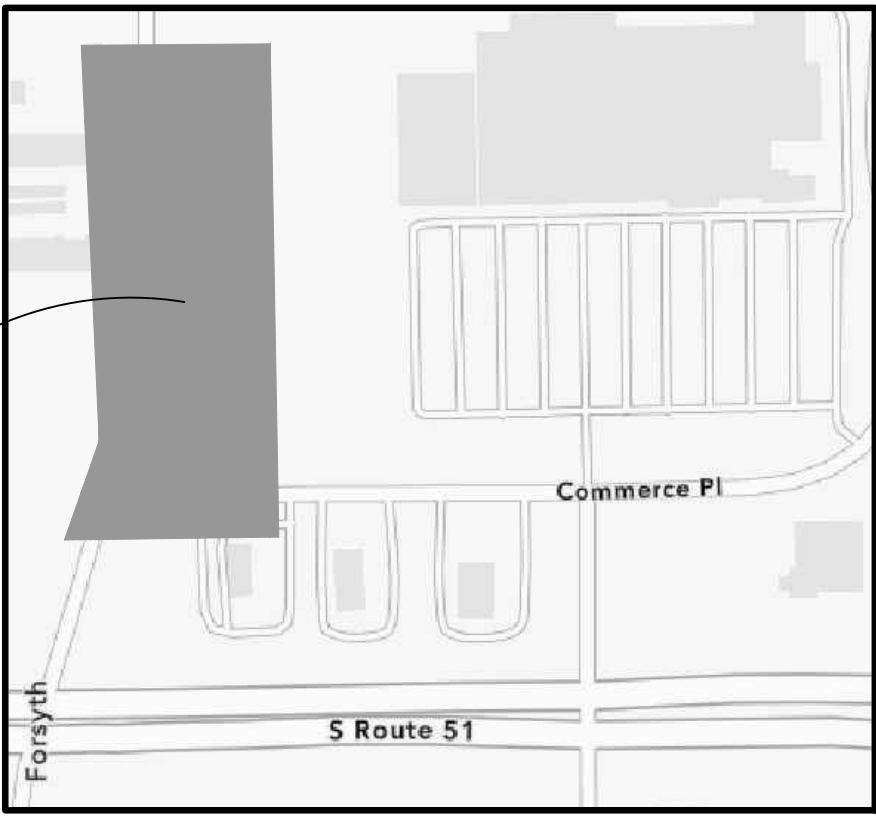
FINAL PLAT OF RESUBDIVISION OF
LOT 1 OF HICKORY POINT PLAZA ADDITION

LOT 1 OF HICKORY POINT PLAZA ADDITION,
AS RECORDED IN BOOK 5000 ON PAGE 270 AT MACON COUNTY RECORDER'S OFFICE,
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN.

LEGEND

■	SET CONCRETE MONUMENT
●	3" IRON PIN SET
○	IRON PIN FOUND
×	CUT X FOUND
×	SET CUT X
XXXX	STREET ADDRESS
XXX.X'	MEASURED DISTANCE
(XXX.X')	RECORD DISTANCE
---	BOUNDARY LINE
---	LOT LINE - PROPOSED
---	EASEMENT LINE
---	PROPOSED EASEMENT AND BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	EXISTING RIGHT OF WAY LINE
---	PERMANENT TAX IDENTIFICATION NUMBER FOR PARENT PARCEL 07-07-14-351-013

NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL
FLOOD HAZARD AREA - ACCORDING TO THE FEMA FLOOD
INSURANCE RATE MAP PANEL NUMBER 171150187E WITH
AN EFFECTIVE DATE OF 06/07/2017.



PROJECT LOCATION
N
NOT TO SCALE

LEGAL DESCRIPTION

LOT 1 OF HICKORY POINT PLAZA, AS RECORDED IN BOOK 5000 ON PAGE 270 IN THE MACON COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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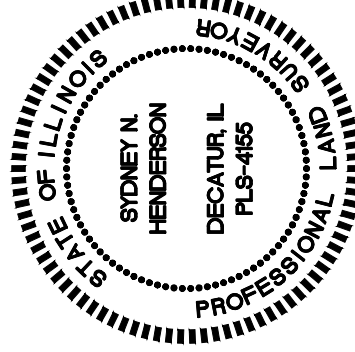
SAID TRACT CONTAINS 7.57 ACRES, MORE OR LESS.

SUBJECT TO RIGHT OF WAYS, EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THOUVENOT, WADE & MOERCHEN, INC. HAS DURING THE MONTHS OF APRIL, MAY, JUNE, AND JULY 2026, AT THE REQUEST OF MAGNA TRUST 3070, PREPARED A BOUNDARY SURVEY OF THE TRACT OF LAND SHOWN HEREON, FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PRELIMINARY

SYDNEY N. HENDERSON, I.P.L.S., #4155
LICENSE RENEWAL DATE: NOVEMBER 30, 2026

DATE

DRAINAGE CERIFICATE

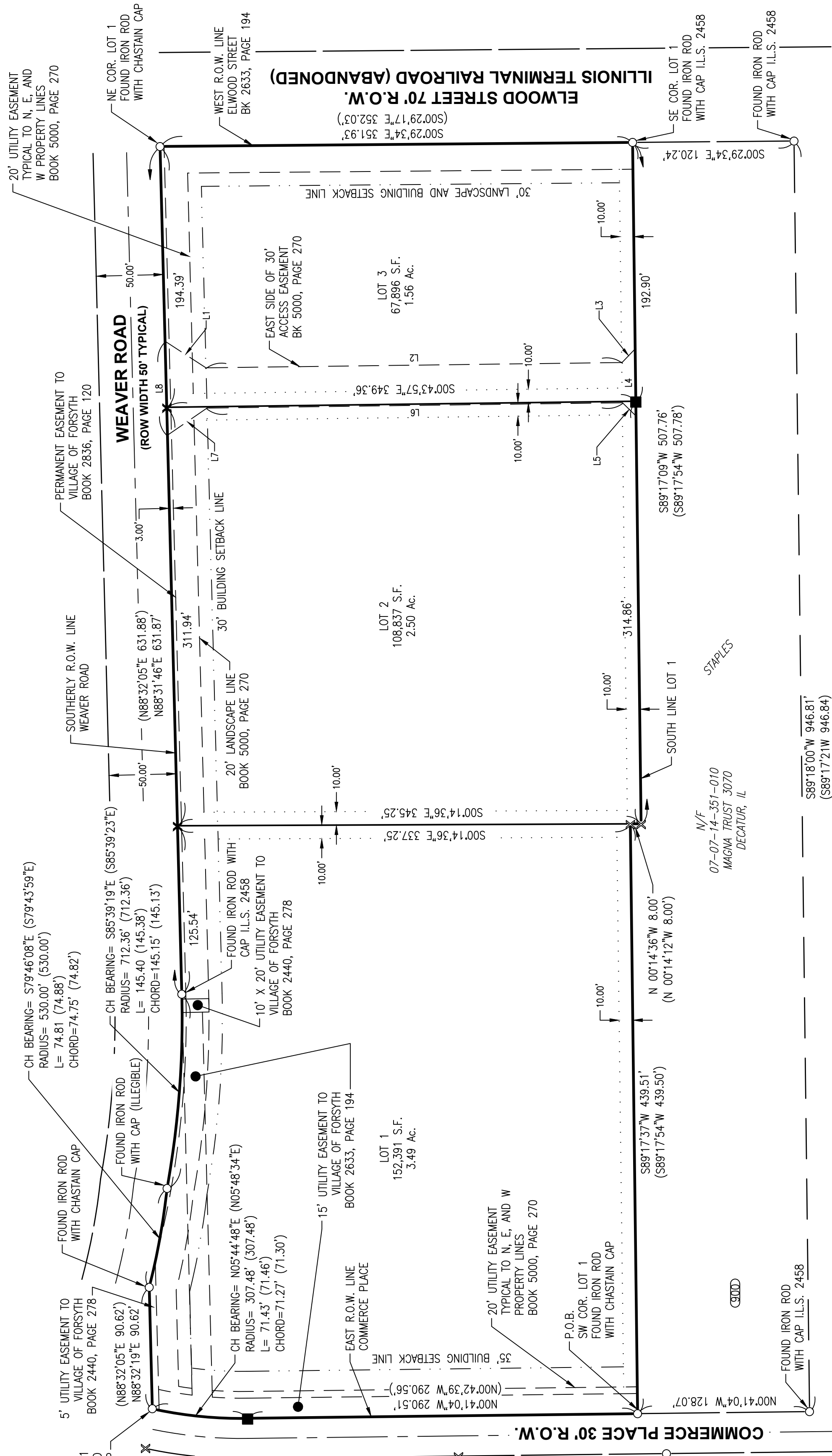
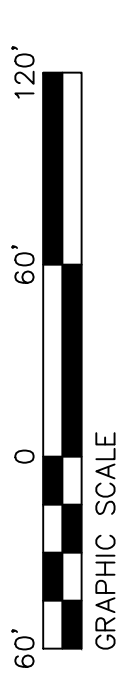
WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED, OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SAID SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE FACILITIES WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT MANAGEMENT OF SAID SURFACE WATERS HAS BEEN PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ANY ADJOINING PROPERTY AS A RESULT OF CONSTRUCTION OF THIS SUBDIVISION.

MATTHEW B. FOSTER, DATE

IL. PROF. ENGINEER NO. 062-068311
LICENSE EXPIRATION: NOVEMBER 30, 2027

OWNER DATE

OWNER DATE



30' ACCESS EASEMENT		
LINE #	DIRECTION	LENGTH (FT)
L1	S35°01'12"W	36.31
L2	S00°43'57"E	309.90
L3	S45°58'54"E	14.09
L4	S89°17'09"W	50.00
L5	N44°27'16"E	14.08
L6	N00°43'57"W	309.49
L7	N34°29'24"W	35.69
L8	N83°11'46"E	70.01

GENERAL NOTES:

- 1.) ALL EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC AND PRIVATE UTILITY AND DRAINAGE USES UNLESS OTHERWISE NOTED.
- 2.) ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER.
- 3.) COMMON GROUND, LANDSCAPE EASEMENTS AND STORM DRAIN EASEMENTS ARE TO BE MAINTAINED BY THE LOT OWNER.
- 4.) LEGAL DESCRIPTION FROM AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT # 11332
- 5.) FIELD WORK WAS COMPLETED ON APRIL 8, 2026.
- 6.) BASIS OF BEARINGS AND COORDINATES: ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND (GRID SCALED) VALUES, AND REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
LINEAR UNIT: US SURVEY FEET (SFT)
GEODETIC DATUM: NAD 83 (GEOID 18)
VERTICAL DATUM: NAD 88 (GEOID 18)
PROJECT LOCATION:
LATITUDE: 39°55'23.70562"N, NORTHING: 1186555.033 SFT
LONGITUDE: 88°57'10.83583"W, EASTING: 610449.061 SFT
HEIGHT: 685.57 FEET, ELEVATION: 1504.3 FT
ON SCALE FACTOR: 1.000175235

7.) NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

8.) BOUNDARY OF THIS SUBDIVISION WAS DETERMINED FROM LEGAL DESCRIPTIONS, SUPPLIED BY THE OWNER.

9.) ALL OF THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FORSYTH, IL.

10.) PROPERTY IS ZONED C-1 COMMERCIAL FOR RETAIL/HOTEL.

11.) NO BUILDING ON LOT 1 SHALL EXCEED A HEIGHT OF TWENTY-FIVE (25) FEET.

OWNER / SUBDIVIDER
MAGNA TRUST 3070
1700 W. WEAVER ROAD
6247 KINGBIRD MANOR DR.
LITHIA, FLORIDA 33847

PARCEL NUMBER:
SITE ADDRESS:
GROSS LOT AREA:
CURRENT ZONING:
PROPOSED ZONING:

ENGINEER / LAND SURVEYOR:
THOUVENOT, WADE AND MOERCHEN, INC.
2905 N MAIN ST., SUITE A
DECATUR, ILLINOIS 62526
(217) 619-7382

MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 125'
FRONT BUILDING SETBACK LINE: 30'
COLLECTOR STREET SETBACK: 35'
CORNER SIDE BUILDING SETBACK LINE: 30'
SIDE BUILDING SETBACK LINE: 10'
REAR BUILDING SETBACK LINE: 10'

SECRETARY

FORSYTH VILLAGE BOARD

MAYOR

VILLAGE CLERK

DESIGN ENGINEER

7.57+ ACRES

TOTAL AREA OF SUBDIVISION:

APPROVED BY:



CONSULTING ENGINEERING
GEOSPATIAL SERVICES
ILLINOIS

SWANSEA
COLUMBIA
GLEN CARBON
PEORIA
DECATUR

MISSOURI
ST. CHARLES
ST. LOUIS
COLUMBIA

TENNESSEE
NASHVILLE
CHATTANOOGA
ATHENS

THOUVENOT, WADE
& MOERCHEN, INC.

DECATUR OFFICE
2905 N MAIN ST., SUITE A
DECATUR, ILLINOIS
62526
TEL (217)-619-7384
WWW.TWM-INC.COM

PROF. LICENSE NUMBER	184-001220
IL. PROF. DESIGN FIRM	62-035370
IL. PROF. ENGR. CORP.	81-008202
IL. PROF. STR. ENGR. CORP.	045-000299
IL. PROF. LAND SURV. CORP.	E-3256
KS. PROF. ENGR. FACILITY	001528
MO. PROF. ENGR. CORP.	000346
MO. LAND SURVEYING CORP.	8974
TN. PROF. ENGR. FIRM	



SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION: 11/30/2026

ISSUED FOR RECORD

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:	SNH
DESIGNED BY:	REZ & AAV
CHECKED BY:	SNH
APPROVED BY:	SNH
PROJECT NO:	260763.001

PROJECT:

RESUBDIVISION OF LOT 1 OF
HICKORY POINT PLAZA ADDITION
VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS

TITLE:

FINAL PLAT

1

OWNER'S DECLARATION

BE IT KNOWN that **MAGNA TRUST 3070** being the owners of the premises described in the preceding Surveyor's Certificate, situated in the Village of Forsyth, County of Macon, and the State of Illinois, do hereby subdivide the said tract of land and do hereby make the attached plat of said subdivision for the purpose of the sale of the lots therein by the number as designated on said plat and do hereby designate the subdivision as "RESUBDIVISION OF LOT 1 OF HICKORY POINT PLAZA ADDITION" and the same shall be so known hereafter. We do hereby dedicate for sewers, watermain, drainage facilities, and public utility purposes the various easement strips so designated on the plat as "drainage & utility easement"; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Industrial area covenants hereinafter set forth in their entirety shall apply to the lots in the subdivision:

1. The lot shall be restricted to such use as is permitted by the appropriate zoning classification under the zoning code for the Village of Forsyth, Illinois.
2. Building setback lines shall be observed as shown on the plat.
3. The owners bind themselves, their successors, grantees and assigns, as a covenant running with the land, to comply with all state and local laws, in the effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease, use or occupation of the premises within such platted land or any part thereof, or the improvements thereon.

IN WITNESS WHEREOF, **MAGNA TRUST 3070** hereunto set their hand and seal this

_____ day of _____ 20_____.

Owner

Owner

OWNER'S AFFIDAVIT

STATE OF ILLINOIS)

)ss

COUNTY OF MACON).

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **MAGNA TRUST 3070**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this, _____ day of _____ 20_____

Notary Public

SURVEYOR'S CERTIFICATE

We, Thouvenot, Wade, & Moerchen, Inc., do hereby certify that at the request of **MAGNA TRUST 3070**, owners of the property hereinafter described, the same as being situated in the Village of Forsyth, County of Macon, State of Illinois, have made a true and accurate survey of said tract of land and is more particularly described as follows:

Lot 1 of Hickory Point Plaza as recorded in Book 5000 on Page 270 in the Macon County Recorder's Office, being a part of the Southwest Quarter (SW $\frac{1}{4}$) of Section (14), Township Seventeen (17) North, Range Two (2) East of the Third (3rd) Principal Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of Hickory Point Plaza Addition; thence North 00 degrees 41 minutes 04 seconds West, along the East Right-of-Way line of Commerce Place, a distance of 290.51 feet; thence northeasterly along said East Right-of-Way line a distance of 71.43 feet on a curve to the right having a radius of 307.48 feet, the chord of said curve bears North 05 degrees 44 minutes 48 seconds East, a distance of 71.27 feet to a point on the Southerly Right-of-Way line of Weaver Road, also being the Northwest corner of said Lot 1; the following four (4) courses are on said Southerly Right-of-Way line, thence North 88 degrees 32 minutes 19 seconds East, a distance of 90.62 feet; thence southeasterly a distance of 74.81 feet on a curve to the left having a radius of 530.00 feet, the chord of said curve bears South 79 degrees 46 minutes 08 seconds East, a distance of 74.75 feet; thence southeasterly a distance of 145.40 feet along a curve to the left having a radius of 712.36 feet, the chord of said curve bears South 85 degrees 39 minutes 19 seconds East, a distance of 145.15 feet; thence North 88 degrees 31 minutes 46 seconds East, a distance of 631.87 feet to a point on West Right-of-Way line of Elwood Street, also being the Northeast corner of said Lot 1; thence South 00 degrees 29 minutes 34 Seconds East along said West Right-of-Way, a distance of 351.93 feet to the Southeast corner of said Lot 1; the following three (3) courses are on the southerly line of said Lot 1, thence South 89 degrees 17 minutes 09 seconds West, a distance of 507.76 feet; thence North 00 degrees 14 minutes 36 seconds West, a distance of 8.00 feet; thence South 89 degrees 17 minutes 37 seconds West, a distance of 439.51 feet to the Point of Beginning.

And according to law, I have subdivided same into three lots, which subdivision is to be herein after known and designated as "RESUBDIVISION OF LOT 1 OF HICKORY POINT PLAZA ADDITION," a resurvey of Lot One (1) of Hickory Point Plaza Addition. The attached plat particularly describes, gives, and sets forth the lengths, widths, and number of each lot therein, the names and widths of the streets and I have placed two concrete monuments and 1/2-inch by 24-inch iron pins at all corners, angle points, and points of curvature as shown on the plat as permanent monuments from which future surveys can be made.

Dated this _____ day of _____ 20_____ at Decatur, Illinois.

Sydney N. Henderson
Illinois Professional Land Surveyor No. 4155
License Expiration Date: 11-30-2026

TAX CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF MACON)

I, JOSH TANNER, County Clerk in and for the County and State aforesaid, do hereby certify that I find no redeemable tax, tax sales, or unpaid forfeited taxes against any of the real estate described in the attached Plat and included therein.

IN WITNESS THEREOF, I have hereunto set my hand and official seal this _____ day of _____ 20____.

County Clerk

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

Representing the Planning and Zoning Commission of the Village of Forsyth, Illinois, we do hereby

approve the attached Plat for Record, this _____ day of _____
20_____.

Chairman, Planning and Zoning Commission
of the Village of Forsyth, Illinois

Secretary, Planning and Zoning Commission
of the Village of Forsyth

APPROVAL

STATE OF ILLINOIS)
)
COUNTY OF MACON)

This is to certify that the attached Plat of “RESUBDIVISION OF LOT 1 OF HICKORY POINT PLAZA ADDITION”, with the accompanying Certificates, was submitted to the Board of the Village of Forsyth and was by the Board duly approved.

Dated this _____ day of _____ 20____.

Mayor of the Village of Forsyth, Illinois

Clerk of the Village of Forsyth, Illinois

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)

)

COUNTY OF MACON)

I, _____, Village Clerk of the Village of Forsyth, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Forsyth, Macon County, Illinois, this _____ day of _____, 20_____.

Clerk of the Village of Forsyth, Illinois

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF MACON)

This is to certify that we, **MAGNA TRUST 3070**, owners of the property herein described in the surveyor's certificate, which will be known as "RESUBDIVISION OF LOT 1 OF HICKORY POINT PLAZA ADDITION", to the best of our knowledge, is located within the boundaries of the Maroa Forsyth Community School District 2, in Macon County, Illinois.

Owner _____

Owner _____

SORLING NORTHROP

ATTORNEYS

Reply To:

**1 North Old State Capitol
Plaza, Suite 200
P.O. Box 5131
Springfield, IL 62705**

**P: 217-544-1144
F: 217-522-3173**

www.sorlinglaw.com

MEMORANDUM

Lisa A. Petrilli

Attorney
lapetrilli@sorlinglaw.com

TO: VILLAGE OF FORSYTH
FROM: LISA A. PETRILLI
DATE: AUGUST 21, 2026
SUBJECT: DISPENSARY DRIVE THROUGH

I. Changes to Illinois Law

The Illinois Hemp Act was amended by the Illinois General Assembly and signed into law by Governor Pritzker on June 12th, 2026. In relevant part, the Illinois Hemp Act now allows dispensing organizations to operate a drive-through window. 410 ILCS 705/15-70. For dispensaries to utilize drive-through operations, they must ensure the cannabis is dispensed from the restricted access area in compliance with Section 15-85. 410 ILCS 705/15-100.

The Village needs to change its previous restrictions on the use of drive-throughs for cannabis dispensaries. Under 410 ILCS 705/55-25, a local government may not create zoning ordinances or time, place, and manner regulations that are more restrictive than the regulation of those activities by the State under the IL Hemp Act. As the IL General Assembly voted to remove the restrictions on drive-through operations, the Village's local ordinance must be amended to become equally or less restrictive than that of the state statute.

Following approval of this change to the Development Ordinance and corresponding change to the Village Code of Ordinances, Bud and Rita's will need to amend their Site Plan, Special Use Permit, and Facility Components if they choose to utilize the drive-through window for business in accordance with the revised Section 3.21. These revised documents would then come back before the Planning and Zoning Commission to confirm they comply with the requirements of Section 3.21.

II. Proposed Changes to Development Ordinance

The full text of Sections 2.2 and 3.21 are included on EXHIBIT A to this memo with the proposed changes shown as: added, ~~deleted~~.

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 designated caregivers, provisional patients, and Opioid Alternative Patient Program recipients 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.

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 secure drive-through service window provided it is compliant with 410 ILCS 705/15-5, et seq. Prior to offering drive-through services, permit holders shall submit to the Village an updated floor plan with a clear indication of where these services will be offered, an updated security plan, and standard operating procedures related to these services which have been approved by the Illinois Department of Financial and Professional Regulation.

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~~ designated caregivers, provisional patients, and Opioid Alternative Patient Program recipients 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 secure drive-through service window provided it is compliant with 410 ILCS 705/15-5, et seq. Prior to offering drive-through services, permit holders shall submit to the Village an updated floor plan with a clear indication of where these services will be offered, an updated security plan, and standard operating procedures related to these services which have been approved by the Illinois Department of Financial and Professional Regulation.

(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

Adult-Use Cannabis Dispensing Organization	-	-	-	-	-	S	S	S	-	-	-
---	---	---	---	---	---	---	---	---	---	---	---