

AGENDA
REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE
VILLAGE OF FORSYTH, ILLINOIS
5:30 P.M.
THURSDAY, March 27, 2025
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request by Dough Property Group / Darryl Dougherty for approval of a final plat for minor subdivision of the real property located at 260 E. Weaver Road in Forsyth, IL 62535 and legally described as THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS (07-07-14-305-018). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned R-1 and there is no request to change the zoning.
- Request by Horve Builders, DBA 565 West Marion Avenue, LLC for approval of a final plat for minor subdivision of the real property commonly known as Hickory Point Christian Village in Forsyth, IL 62535 and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois (PIN 07-07-15-451-006). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned R-3 and there is no request to change the zoning.

OLD BUSINESS

NEW BUSINESS

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, FEBRUARY 27, 2025
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Chairman Campbell 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 R. C. Campbell, Cathy Mitteer, Steve Ragan, Dan Doerfler, Colleen Brinkoetter

Absent: Vice Chair Downey, Matt May, Larry Perkins, Tom Cantwell

Attendees: Andrew Hendrian, Joe Stewart, Mike Kurecki, Cathy Kurecki, Greg Jackson, Dawn Jackson, Mike Zia

APPROVAL OF MINUTES

MOTION: Commissioner Ragan made a Motion to approve the minutes of January 23, 2025 as presented and Commissioner Doerfler seconded the motion.

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

Yeas: 5 – Campbell, Mitteer, Ragan, Doerfler, Brinkoetter

Nays: 0 – None

Absent: 4 – Downey, May, Cantwell, Perkins

Motion declared Carried.

Commissioner Colleen Brinkeotter was successfully sworn in for another 5-year term.

PUBLIC HEARING #1

- Request by Andrew Hendrian for approval of a final plat for minor subdivision of the real property located near the intersection of Forsyth Parkway and Market Drive in Forsyth, IL 62535 and legally described as A PART OF THE WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15,

TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY AND THE WEST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET; THENCE ALONG SAID WEST LINE ON AN ASSUMED BEARING OF N00°00'58"E, A DISTANCE OF 943.08 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 20 OF FORSYTH ESTATES AS PER PLAT RECORDED IN BOOK 1575 ON PAGE 73 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE N89°08'32"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 20, A DISTANCE OF 330.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE S00°16'48"E, A DISTANCE OF 94.83 FEET TO A CONCRETE MONUMENT FOUND; THENCE N89°57'31"E, A DISTANCE OF 29.20 FEET TO AN IRON PIN SET; THENCE S00°02'29"E, A DISTANCE OF 352.27 FEET TO AN IRON PIN SET; THENCE N89°07'57"E, A DISTANCE OF 30.14 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF SAID WEST 390 FEET OF THE EAST 690 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE S00°02'29"E ALONG SAID EAST LINE, A DISTANCE OF 345.54 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF RIGHT-OF-WAY TAKEN BY THE STATE OF ILLINOIS AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2096 ON PAGE 393 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE S61°31'07"W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 11.47 FEET TO THE NORTH WEST CORNER OF SAID RIGHT-OF-WAY; THENCE S00°09'57"E ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FORSYTH PARKWAY ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S75°58'22" W, A RADIUS OF 891.11 FEET, A CHORD LENGTH OF 391.21 FEET AND AN ARC LENGTH OF 394.42 FEET TO A POINT; THENCE S63°20'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. CONTAINING 7.51 ACRES, MORE OR LESS. (PIN: 07-07-15-229-002). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned OR and there is no request to change the zoning.

Planning and Zoning Director Raleigh explained the details of this minor subdivision requested by developer Andrew Hendrian. A brief discussion ensued with Village Attorney Petrilli answering a few questions by residents.

MOTION: Commissioner Mitteer made a Motion to recommend approval of the request as presented and Commissioner Doerfler seconded the motion.

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

Yeas: 5 – Campbell, Mitteer, Ragan, Doerfler, Brinkoetter

Village of Forsyth
Planning and Zoning Commission Meeting Minutes
February 27, 2025

Nays: 0 – None
Absent: 4 – Downey, May, Cantwell, Perkins

Motion declared Carried.

ADJOURNMENT

Commissioner Ragan made a Motion to adjourn, Commissioner Mitteer seconded the Motion, and Chairman Campbell asked for a voice vote which was then unanimously approved. The meeting was adjourned at 5:50 P.M.

By: *Cheryl Marty*
Village Clerk

NOTICE OF PUBLIC HEARING

The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, March 27, 2025 at the Village Hall, 301 S. Route 51, Forsyth, IL. The Planning and Zoning Commission will meet to hold a public hearing and discuss the following items:

- Request by Dough Property Group / Darryl Dougherty for approval of a final plat for minor subdivision of the real property located at 260 E. Weaver Road in Forsyth, IL 62535 and legally described as THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS (07-07-14-305-018). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned R-1 and there is no request to change the zoning.
- Request by Horve Builders, DBA 565 West Marion Avenue, LLC for approval of a final plat for minor subdivision of the real property commonly known as Hickory Point Christian Village in Forsyth, IL 62535 and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois (PIN 07-07-15-451-006). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned R-3 and there is no request to change the zoning.

Any questions concerning this public hearing should be directed to the Village's Director of Planning and Zoning, Ryan Raleigh at 217-877-9445. All persons interested may appear and speak at the hearing.

MEMORANDUM

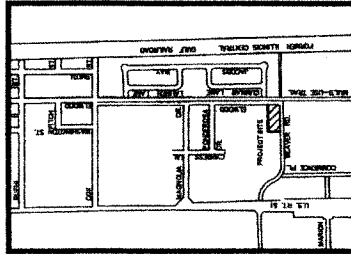
To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: February 27, 2025
Subject: Final Plat and Minor Subdivision

Darryl Dougherty has made a request for a final plat for the minor subdivision of a property located at 260 E. Weaver Rd., Forsyth, IL 62535 and legally described as A SUBDIVISION OF THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

Darryl owns the single-family residence that has a detached garage east of the home. Darryl would like to renovate the garage into a second residence. The minor subdivision divides the property into two separate lots.

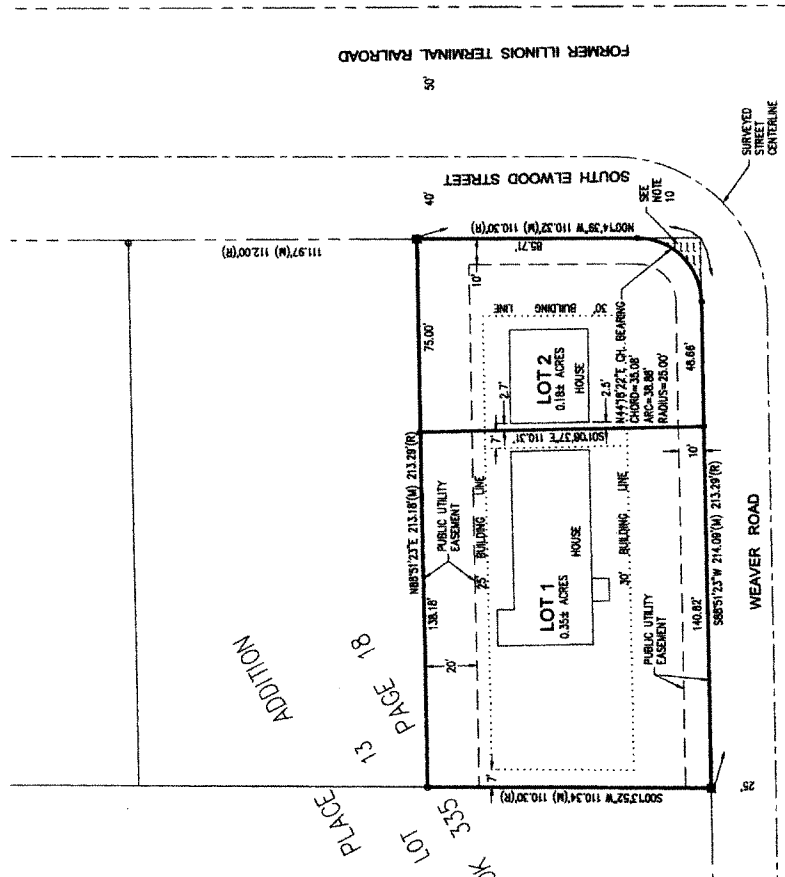
The preliminary plat was approved by the Planning and Zoning Commission in November of last year and by the Board of Trustees in January of 2025.

LOCATION MAP



AKERS PLACE SECOND ADDITION

A SUBDIVISION OF THE SOUTH 110.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.
OWNER / SUBDIVIDER: DOUGH PROPERTY GROUP LLC



PROPERTY POINT PLAZA ADDITION (BOOK 5000 PAGE 270)
LOT 1

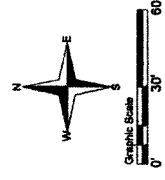
LEGEND

- IRON PIN SET (64\"/>

FORSYTH PLANNING & ZONING COMMISSION
DATE: _____
APPROVED BY: CHAIRMAN
ATTEST BY: SECRETARY

FORSYTH VILLAGE BOARD
DATE: _____
APPROVED BY: MAYOR
ATTEST BY: VILLAGE CLERK

ZONING OFFICIAL
DATE: _____
APPROVED BY: VILLAGE ADMINISTRATOR



DRAINAGE STATEMENT

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY OR THE DULY AUTHORIZED REPRESENTATIVE OF THE SAME, HAVE EXAMINED THE SURFACE OF THE LAND AND BELIEVE THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE DRAINAGE OF SUCH SURFACE WATERS TO THE NEAREST PUBLIC DRAINAGE SYSTEM OR TO THE NEAREST PUBLIC DRAINAGE SYSTEM OR TO THE NEAREST PUBLIC DRAINAGE SYSTEM, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER
Dough Property Group LLC
DATED 8/4/2025

Dana W. Mann
DANA W. MANN, PROFESSIONAL ENGINEER NO. 57164
DATED 1/31/2025

GENERAL NOTES

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. THE SURFACE OF THE LAND IS TO BE GRADED FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 40 ACRES OR MORE.
4. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FORSYTH.
5. FIELD WORK COMPLETED FEBRUARY 2025.
6. BUILDING SETBACKS R-7 ZONING:
 - A. FRONT YARD - 30 FEET
 - B. SIDE YARD - 7 FEET
 - C. REAR YARD - 10 FEET
7. THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR MACON COUNTY AND INCORPORATED AREAS, MAP NUMBER 17116C0187E WITH AN EFFECTIVE DATE OF JUNE 7, 2017. THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
8. REFERENCE DOCUMENTS: PLAT OF SURVEY BY WILLIAM FAULKNER DATED OCTOBER 12, 1975; PLAT OF SURVEY BY LOREN ELROD DATED APRIL 13, 1984.
9. OCTOBER 12, 1975; PLAT OF SURVEY BY LOREN ELROD DATED APRIL 13, 1984.
10. AREA TO BE DEDICATED TO STREET RIGHT-OF-WAY IS 128 SQUARE FEET.

I, DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 5888, DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND TO THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON JANUARY 31, 2025.

Dana W. Mann
DANA W. MANN, ILL. NO. 5888
LICENSE EXP. DATE 11/30/2026

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



Exp. 11/30/25 Exp. 11/30/26

REVISION	DATE	BY	DESCRIPTION
1	1/31/2025	D. MANN	INITIALS
2	1/31/2025	D. MANN	INITIALS
3	1/31/2025	D. MANN	INITIALS

MANN ENGINEERING & SURVEYING, LLC
P.O. BOX 321
FORSYTH, IL 62433-0321
TEL: 217-433-4537
EMAIL: MANNENGRY@AOL.COM
ILLINOIS DESIGN FIRM NO. 184-007055

AKERS PLACE SECOND ADDITION
FINAL PLAT
SHEET NO. 1 OF 1
PROJECT NO. 2449

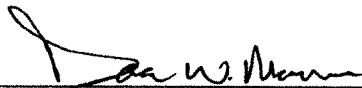
SURVEYOR'S REPORT

I, Dana W. Mann, Illinois Professional Land Surveyor, Certificate Number 3698, residing in Macon County, Illinois, do hereby report that at the request of **Dough Property Group LLC**, owner of the property hereinafter described, same being situated in the County of Macon and State of Illinois, I have made a true and accurate survey of the following:

THE SOUTH 110.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

And according to law I have subdivided the same into lots as shown on the attached plat made by me, designating thereon also building lines and easement strips for public utilities and drainage, said subdivision to be hereinafter known and designated as "**AKERS PLACE SECOND ADDITION**". The attached plat particularly describes, gives and sets forth the lengths, widths and number of lots therein, the names and widths of streets and I have placed the monuments indicated on the plat at all lot corners.

Dated January 31, 2025 at Forsyth, Illinois.



DANA W. MANN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3698
P.O. Box 321
Forsyth, Illinois 62535
217-433-4537
Expires 11-30-2026

**OWNER'S DECLARATION OF AKERS PLACE SECOND ADDITION, A
SUBDIVISION OF THE SOUTH 110.30 FEET OF THE EAST 213.29 FEET OF
LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF
FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE
RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.**

BE IT KNOWN THAT DOUGH PROPERTY GROUP LLC, and their successors and assigns, being the Owner of the following described tracts:

THE SOUTH 110.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN
OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT
RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S
OFFICE OF MACON COUNTY, ILLINOIS.

does hereby adopt the following as the Owner's Declaration of Akers Place Second Addition and does hereby designate the addition as "AKERS PLACE SECOND ADDITION", and the same shall be so known hereafter; and does hereby dedicate to the public to be used as public highways or streets, if any, the street identified on the plat, and also for watermains, drainage facilities and public utility purposes, that portion of the above-described premises shown on the plat as streets or boulevards, if any; and does hereby dedicate for watermains, drainage facilities and public utility purposes the various easement strips so designated on the plat as "Public 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 following covenants and restrictions in their entirety shall apply to such addition:

1. Grant and Use of Easements.

(a) Perpetual drainage and public utility easements are hereby created over, under and across the areas and may be designated as "PUBLIC UTILITY EASEMENT." All such easements so identified are easements appurtenant to each lot of Akers Place Second Addition and shall be for the installation, use, maintenance, repair, and replacement of drainage facilities and public utilities, including sewer, water, gas, electricity, telephone, television, telegraph and for drainage facilities with the right to use reasonable working space adjacent to said easement and ways of access thereto, as needed during construction, repair and maintenance of said facilities. All construction, maintenance, repair and replacement conducted on the utility or drainage facilities shall at all times be exercised as much as reasonably possible in such a manner as to not materially interfere with the normal operation on the portion of the property affected. No buildings or portions of buildings shall be constructed or maintained on or above any of the easements. Once commenced, all installation, construction, maintenance, repair or replacement undertaken shall be diligently prosecuted to completion, and all portions disturbed shall be restored promptly by the party so disturbing to the condition that existed before the commencement of such.

(b) All lots in this Addition shall be subject to existing easements for public utilities lying within the boundaries of any such lot and to the building set back lines as shown on the Plat of the Addition.

2. Building Setback.

Certain building setbacks are shown in the Final Plat of Akers Place Second Addition. Such building setbacks must be met for and construction completed on each lot of Akers Place Second Addition.

3. Subordination of Mortgages.

Any mortgage or deed of trust, other security interest, or lease affecting any portion of the property subject to this Owner's Declaration shall at all times be subject and subordinate to the terms of this Owner's Declaration. Any party foreclosing any such mortgage or deed of trust or other security agreement or enforcing the terms of a leasehold interest, or acquiring title by deed in lieu of foreclosure or trustee's sale, shall acquire title subject to all terms of this Owner's Declaration.

4. Not Severable.

The easements granted in this Owner's Declaration and all conveyances of lots in the Addition shall at all times be subject and subordinate to the terms of this Owner's Declaration. All easements, restrictions, and reservations contained herein are not severable, but are appurtenant to the portion of the property or lot to which it relates. Each easement, restriction, or reservation may not be transferred, assigned, or encumbered except as appurtenant to the lot being transferred, assigned, or encumbered.

5. Miscellaneous.

(a) If a lot Owner transfers all or a portion of its lot, then the transferee shall be bound by and subject to the terms of this Owner's Declaration, and the transferor shall be released from all liabilities accruing hereunder from and after such transfer with respect to all or the portion of such lot transferred.

(b) The terms of this Owner's Declaration shall be binding upon and shall inure to the benefit of all lot Owners in the subdivisions, together with their successors, assigns, and personal representatives, and shall run with the land.

(c) This Owner's Declaration may not be amended, modified, terminated or rescinded except with the approval of the lot Owners of the Addition. Notwithstanding, nothing shall preclude a developer or any lot Owner from completing a resurvey of any lot in this Addition and dividing said lot into smaller lots.

(d) If any provision of this Owner's Declaration, or portion thereof, or the application thereof to any person or circumstance shall to any extent be held invalid, inoperative, or

unenforceable, then the remainder of this Owner's Declaration, or the application of such provision or portion thereof to any other person or circumstance, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the applicability of all provisions of this Owner's Declaration shall be valid and enforceable to the fullest extent permitted by law.

(e) This Owner's Declaration shall be construed according to the laws of the State of Illinois.

(f) Any notice, demand, request, consent, or approval permitted or desired be given hereunder shall be in writing and delivered by overnight delivery, personal service, or deposited with the US Postal Service, registered and certified mail, return receipt requested, postage prepaid, to the address of the record Owner as shown by the records of the Supervisor of Assessments of Macon County, Illinois. Any notice shall be deemed to have been made or given on the date the same is received or receipt declined.

IN WITNESS WHEREOF, Dough Property Group LLC, has executed this Owner's Declaration for Akers Place Second Addition

on this 4 day of February, 2025.

By: 
Owner

OWNER'S AFFIDAVIT

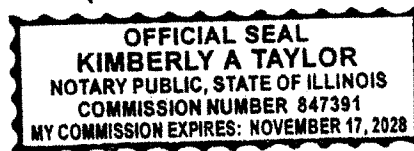
STATE OF Illinois)
) SS
COUNTY OF Macou)

I, THE UNDERSIGNED, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that,

Darryl Dougherty
as the Owner, 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 acknowledged that they
signed, sealed and delivered this instrument as their free and voluntary act for the use and
purposes therein set forth.

Given under my hand and notary seal this 4th day of February, 2025.

Kimberly A Taylor
Notary Public



TAX CERTIFICATION

STATE OF ILLINOIS)

) SS

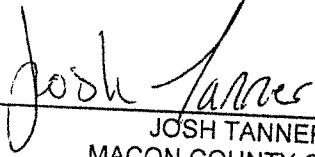
COUNTY OF MACON)

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 known and is more particularly described as follows:

THE SOUTH 110.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

known as the following parcel I.D. Number: 07-07-14-305-018 to be known as "AKERS PLACE SECOND ADDITION" and included therein.

IN WHITNESS, I have hereunto set my hand and seal this 24th day of January, 2025.



JOSH TANNER
MACON COUNTY CLERK 

APPROVAL (BOARD)

STATE OF ILLINOIS)

) SS

COUNTY OF MACON)

This is to certify that the attached Plat of AKERS PLACE SECOND 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 _____, 2025.

Mayor of the Village of Forsyth, Illinois

Clerk of the Village of Forsyth, Illinois

APPROVAL (PLANNING AND ZONING COMMISSION)

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 of AKERS PLACE SECOND ADDITION for record,

this _____ day of _____, 2025.

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

Attest:

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

AT&T Illinois
1640 E Hazel Dell
Springfield, IL 62703

1/24/25

Dana Mann, PE, PLS
Mann Engineering & Surveying, LLC
ph. (217) 433-4537
web: www.mannengr-survey.com

Re: AKERS PLACE SECOND ADDITION

Dear Mr. Mann:

AT&T will not require any additional easement(s) for the above addition.

Sincerely,

ANDREW L BENDER

Andrew L. Bender
AT&T OSPE, Decatur/Springfield, IL

RE: [EXTERNAL] Akers Place Second Addition

From: Wyman, Ted (ted_wyman@comcast.com)

To: mannengr@yahoo.com

Date: Friday, January 24, 2025 at 12:59 PM CST

Mr. Mann,

After review of your Akers Place Second Addition, Comcast has no objection of the resubdivision into the two lots.

If you have any questions in regards to this information, please don't hesitate to contact me.

Sincerely,

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

From: Dana Mann <mannengr@yahoo.com>
Sent: Friday, January 24, 2025 10:19 AM
To: Wyman, Ted <ted_wyman@comcast.com>
Subject: [EXTERNAL] Akers Place Second Addition

Mr. Wyman,

I am submitting a 2-lot subdivision plat for review. The site address is 260 E. Weaver Road in Forsyth, IL. The subdivision will divide 1 existing tract into 2 new subdivision lots. I have attached a PDF of the plat. Please review and if acceptable provide a sign off letter or email for easements. Thank you.

Dana Mann, PE, PLS

Mann Engineering & Surveying, LLC

ph. (217) 433-4537



January 31, 2025

Mann Engineering & Surveying, LLC
Attn: Dana Mann, PE, PLS
P.O. Box 321
Forsyth, IL 62535

RE: Akers Place Second Addition - Project No. 2449

Dear Mr. Mann:

Ameren Illinois has reviewed the Final Plat of Akers Place Second Addition. Based on our engineering review, Ameren Illinois finds the Final Plat acceptable as submitted.

Once recorded, please forward a copy to my attention via e-mail.

If you have any questions, please call me at 217-412-5546.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dee Hortenstine".

Dee Hortenstine, SR/WA
Sr. Real Estate Agent

cc: Andrué Zulueta



MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: February 27, 2025
Subject: Minor Subdivision & Plat

Steve Horve has made a request for minor subdivision and a re-plat of Hickory Point Christian Village Subdivision Third Addition and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois. PIN 07-07-15-451-006.

Horve Builders, DBA 565 West Marion Avenue, LLC, is purchasing the multi-family homes from the new owners of Christian Village and is subdividing the lot into 3 separate lots. Horve Builders will own lot 2 and 3.

This lot is zoned R3 – Multi-Family Residential

SURVEYOR'S CERTIFICATE

I, Robert M. Cox, a duly licensed surveyor, Certificate No. 3779, residing in Macon County, Illinois, do hereby certify that at the request of **565 WEST MARION AVENUE, LLC**, owners of the property hereinafter described, the same being situated in the Village of Forsyth, Macon County, 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 Christian Village, as per Plat recorded in Book 1832, page 569 of the records in the Recorder's Office of Macon County, Illinois.

And according to law, I have subdivided the same into Three (3) Lots, which subdivision is to be hereafter known and designated as **"HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION"**, as shown on attached plat made by me, which plat, incorporated herein by reference, particularly and correctly described and sets forth the exterior boundaries of the land surveyed and roadway easements and easements for public utilities herein and gives the width, length and number of each Lot and easements, and I have placed iron pins on all corners, angle points and points of curvature as permanent monuments from which future surveys can be made.

Signed and dated at Mt. Zion, Illinois this _____ day of _____, 2025.

Robert M. Cox
Illinois Professional Land Surveyor No. 3779
License Expiration Date: 11-30-2026

OWNER'S DECLARATION

BE IT KNOWN that **565 WEST MARION AVENUE, LLC** 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 number as designated on said plat and do hereby designate the subdivision as "**HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION**" and the same shall be so known hereafter. We do hereby dedicate for sewers, water mains, 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 residential area covenants hereinafter set forth in their entirety shall apply to all the lots in the subdivision:

1. The lots 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 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, **565 WEST MARION AVENUE, LLC** hereunto set their hand and seal this ____ day of _____, 2025.

**OWNER OR AUTHORIZED AGENT OF
565 WEST MARION AVENUE, LLC**

TAX CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, JOSH TANNER, County Clerk in and for the County and State of aforesaid,
DO HEREBY CERTIFY that I find no redeemable tax, tax sales, or unpaid forfeited
taxes against any of the real estate known as part of **Parcel I.D. Number 07-07-15-451-**
006 and more particularly described as follows:

*Lot 1 of Hickory Point Christian Village, as per Plat recorded in Book 1832, page 569 of
the records in the Recorder's Office of Macon County, Illinois.*

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this
_____ day of _____, 2025.

County Clerk

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

This is to certify that the attached Plat of **HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION** and accompanying certificates were submitted to the Village Board of the Village of Forsyth, Illinois and was by the Board duly approved.

Dated this _____ day of _____, 2025.

Mayor, Village of Forsyth

Clerk, Village of Forsyth

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

This is to certify that the attached Plat of **HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION** and accompanying certificates were submitted to the Village Plan Commission of the Village of Forsyth, Illinois and was by the Board duly approved.

Dated this _____ day of _____, 2025.

Chairman, Village of Forsyth Planning Commission

Secretary, Village of Forsyth Planning Commission

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

This is to Certify that WE, **565 WEST MARION AVENUE, LLC** owners of the property herein described in the surveyor's certificate, which will be known as **HICKORY POINT CHRISTIAN VILLAGE SUBDIVISION THIRD ADDITION** to the best of our knowledge, is located within the boundaries of the Maroa Forsyth Community School District Number 2, in Macon County, Illinois.

**OWNER OR AUTHORIZED AGENT OF
565 WEST MARION AVENUE, LLC**

OWNERS' AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, THE UNDERSIGNED, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that **565 WEST MARION AVENUE, LLC** personally known to me to be
the same person(s) whose name is subscribed to the foregoing instrument, appeared before me
this day in person and acknowledged that they signed, sealed and delivered this instrument as
their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2025.

Notary Public

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
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 _____, 2025.

Clerk of the Village of Forsyth, Illinois

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

Bailee Liston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Herald & Review, a newspaper printed and published in the City of Decatur, County of Macon, State of Illinois, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Mar. 12, 2025

NOTICE ID: Mexvdcq3diPhkVOCgNDx

PUBLISHER ID: COL-9000708

NOTICE NAME: Planning & Zoning March Meeting

Publication Fee: 99.38

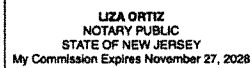
Under penalties as provided by Illinois law, the undersigned certifies that the statements set forth in this instrument are true and correct.

Bailee Liston

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington



Subscribed in my presence and sworn to before me on this: 03/13/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, March 27, 2025 at the Village Hall, 301 S. Route 51, Forsyth, IL. The Planning and Zoning Commission will meet to hold a public hearing and discuss the following items:

- Request by Dough Property Group / Darryl Dougherty for approval of a final plat for minor subdivision of the real property located at 260 E. Weaver Road in Forsyth, IL 62535 and legally described as THE NORTH 112.00 FEET OF THE SOUTH 222.30 FEET OF THE EAST 213.29 FEET OF LOT THIRTEEN OF AKERS PLACE ADDITION TO THE VILLAGE OF FORSYTH AS PER PLAT RECORDED IN BOOK 335 ON PAGE 18 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS (07-07-14-305-018). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned R-1 and there is no request to change the zoning.

- Request by Horve Builders, DBA 565 West Marion Avenue, LLC for approval of a final plat for minor subdivision of the real property commonly known as Hickory Point Christian Village in Forsyth, IL 62535 and legally described as Lot One (1) of Hickory Point Christian Village Subdivision, as per Plat Recorded in Book 1832 Page 569 of the Records in the Recorder's Office of Macon County, Illinois Situated in Macon County, Illinois (PIN 07-07-15-451-006). This request is made in accordance with Development Ordinance Sections 11.2, 11.5, and 11.6. The property is currently zoned R-3 and there is no request to change the zoning.

Any questions concerning this public hearing should be directed to the Village's Director of Planning and Zoning, Ryan Raleigh at 217-877-9445. All persons interested may appear and speak at the hearing.
3/12 COL-9000708