

AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF FORSYTH, ILLINOIS

5:30 P.M.

THURSDAY, August 22, 2024

VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, IL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC HEARINGS

- Request by DI Properties for map amendment to change the zoning on the real property commonly known as 237 Highland, Forsyth, Illinois and legally described as Oldweiler and Walters Highland Place Lot 18 and E2 Lot 19 152x137 (PIN: 07-07-23-107-003). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R1 - OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.
- Request by DI Properties for map amendment to change the zoning on the real property commonly known as 223 Highland, Forsyth, Illinois and legally described as Oldweiler and Walters Highland Place Lot 19 (EX E2) 148x137 (PIN: 07-07-23-107-002). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R1 - OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.
- Request by the Village of Forsyth for text amendment to the Development Code to add Section 3.21 related to Adult-Use Cannabis Dispensing Organizations, and to 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 zoned B, C1, and C2.

OLD BUSINESS

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

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, JULY 25, 2024
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, Vice Chair Dennis Downey, Dan Doerfler, Tom Cantwell, Cathy Mitteer, Matt May, Colleen Brinkoetter

Absent: Larry Perkins, Steve Ragan

Staff Present: Director of Planning and Zoning Ryan Raleigh, Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Engineer Representative Stephanie Brown, Village Attorney Andrew Jarmer

Attendees: John Asherman, Dave Peters, Dana Mann

APPROVAL OF MINUTES

MOTION: Vice Chairman Downey made a Motion to approve the minutes of June 27, 2024 as presented and Commissioner Brinkoetter seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer

Nays: 0 – None

Absent: 2 – Perkins, Ragan

Motion declared carried.

PUBLIC HEARING #1

- Request by Dennis Espinoza for the following as relates to the two parcels of real property commonly known as 690 S. Route 51, Forsyth, Illinois and legally described as COLONIAL

MANOR ADDN LOT 11 (EX HWY ROW) 95BK3153/431 IRREG (PIN 07-07-14-301-003) and AKERS PLACE FORSYTH OUTLOTS N298 LOT 6 95BK3153/433 IRREG (PIN 07-07-14-301-001): (1) map amendment to change the zoning of the parcel with PIN 07-07-14-301-003 from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9 .11; (2) approval of Final Plat in accordance with Development Ordinance Section 11. 5 subdividing a portion of each of the two parcels into one parcel; and (3) variance of Section 6.5 Off-Street Parking Requirements to allow for 36 parking spaces in retail building. (4), Ordinance 3.16 to allow an irregular buffer zone.

ITEM #1: Planning & Zoning Director Raleigh explained that Dollar General is looking to build a store at Magnolia and Route 51. Dave Peters, representing property owner Dennis Espinoza, answered questions from the Commissioners. Discussion began with Request #1 to rezone the property from R-1 to C-1 and he outlined the targeted area on the map.

ITEM #1 MOTION: Commissioner Brinkoetter made a Motion to recommend approval to change the zoning from R-1 to C-1 as requested and Commissioner Doerfler seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

ITEM #3: Discussion was held regarding the request to allow a variance for 36 parking spaces for the retail building.

ITEM #3 MOTION: Commissioner Brinkoetter made a Motion to recommend approval to allow 36 parking spaces as requested and Commissioner Downey seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

ITEM #4: Discussion was held regarding the opportunity to allow an irregular buffer zone. The fence type, location, dimensions, and height were also discussed.

ITEM #4 MOTION: Commissioner Brinkoetter made a Motion to recommend approval of the irregular buffer zone and the shortened setback as proposed within the drawings submitted and also include a 7' minimum fence and Commissioner Cantwell seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

ITEM #2: Discussion was held regarding the opportunity to combine the two (2) parcels into one (1) parcel.

ITEM #2 MOTION: Commissioner Brinkoetter made a Motion to recommend approval to combine the two (2) parcels into one (1) parcel as presented and Commissioner Doerfler seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

PUBLIC HEARING #2

- Request by 12C Properties LLC for the following as related to a portion of the real property legally described as SEC 14-17-2E PRAIRIE WINDS LT 3 (PIN: 07-07-14-200-007): (1) map amendment to change the zoning from R-1 (current zoning) to C-1 (proposed zoning) in accordance with Development Ordinance Section 9.11; and (2) approval of Planned Unit Development in accordance with Development Ordinance Section 5.6.

Planning and Zoning Director Raleigh explained the two requests, one being to rezone the property from R-1 to C-1 and also to approve a Planned Unit Development (PUD) on the property. Discussion ensued by the Commissioners.

ITEM #1 Discussion:

The Commissioners discussed the opportunity to change the property from R-1 to C-1 and the potential impact on the local area. A road will initially be constructed from the north on Crawfords property. Dana Mann, representative for the Crawfords, explained the overall project details of the development including the road.

ITEM #1 MOTION: Vice Chair Downey made a Motion to recommend approval of the map amendment to change the zoning from R-1 to C-1 as presented and Commissioner Brinkoetter

seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

ITEM #2 Discussion:

Village Engineer Representative Brown explained what a Planned Unit Development is and why it is used in this instance. It will involve a lot of infrastructure that will be the Village's responsibility. As an example, Starbucks and Coziah were PUDs.

ITEM #2 MOTION: Vice Chair Downey made a Motion to recommend approval of a Planned Unit Development as presented and Commissioner Mitteer seconded the motion.

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

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

PUBLIC HEARING #3

- Request submitted by Five Below by Expedite The Diehl LLC (Tracy Diehl) for a sign permit and to vary the requirements of Ordinance No. 2024-11 to allow for monument sign on the real property located at 990 U.S. Rt. 51, Forsyth, IL and legally described as: PT SW SW-BEG 52.26 E SW COR - N412.64 NE192.49 SE42.79 S355.31 SW250.02POB - & (EX HWY ROW) & (EX RD ROW)-02BK3269/728 (PIN: 07-07-14-351-006).

Planning and Zoning Director Raleigh explained previous Board approval of two additional signs for Five Below but no approval for a monument sign. Five Below still wants a monument sign so is asking for this variance. A lengthy discussion ensued on the exiting unused pole sign in relationship to the possibility of a monument sign for Five Below.

MOTION: Vice Chair Downey made a Motion to recommend approval of a monument sign as presented and Commissioner May seconded the motion.

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

Village of Forsyth
Planning and Zoning Commission Meeting Minutes
July 25, 2024

Yeas: 7 – May, Brinkoetter, Campbell, Downey, Doerfler, Cantwell, Mitteer
Nays: 0 – None
Absent: 2 – Perkins, Ragan

Motion declared carried.

OLD BUSINESS

- **Review and discussion of Forsyth Code of Ordinances – Ongoing Discussion**
Topic is tabled to a future meeting due to length of this meeting tonight.

Planning and Zoning Director Raleigh said there is a local property owner who owns a rental property that has a house and a two-car garage and a separate detached garage with a shop inside. Owner is currently looking to rebuild the detached garage into an apartment which would mean there are two houses on one lot. The question is can that be considered a duplex. After a brief discussion it was concluded that it could not be considered a duplex and that there cannot be two houses on one lot. The lot would have to be subdivided to accommodate that but the lot is not physically big enough to subdivide and meet ordinance requirements.

ADJOURNMENT

Vice Chair Downey made a Motion to adjourn, Commissioner Brinkoetter seconded the Motion, and Chairman Campbell asked for a voice vote which was then unanimously approved. The meeting was adjourned at 6:55 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: August 15, 2024
Subject: Map Amendment for 223 Highland Drive

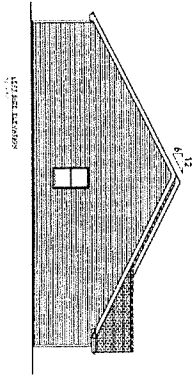
Darryl Dougherty is asking for a map amendment for a lot in OT – Original Town to R-2 Multi-Family Residential for the property at 223 E. Highland Drive, Forsyth, IL 62535 and legally described as OLDWEILER & WALTERS HIGHLAND PLACE LOT 19 (EXE2) 148X 137.

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.

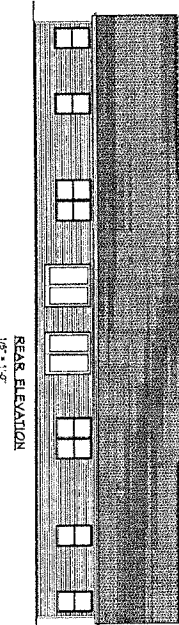


In accordance with the Illinois Architecture Practice Act of 1989 allowing for the design and construction of single family residences by a non-licensed designer, these plans are not intended to be relied upon as being structurally certified. LS Building Products and all Affiliates neither assumes nor 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 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.

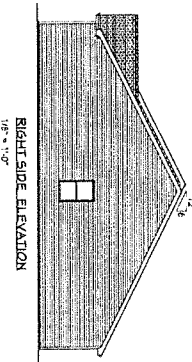
1. ALL LAYOUTS MUST BE FOLLOWED IN ORDER FOR JOISTS & ROOF TRUSSES TO FIT PROPERLY
2. ALL WINDOW CALL OUTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. WINDOW COMPANIES USE DIFFERENT CRITERIA, SO VERIFICATION OF INCHES OR FEET AND INCHES ON SIZE, FRAME SIZE, ETC. MUST BE VERIFIED BY GENERAL CONTRACTOR
3. 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 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 IN HEIGHT. ANY WALL TALLER THAN 12 INCHES MUST BE STAMPED BY A LICENSED ENGINEER, TO PASS CODE ENFORCEMENT. THE CONTRACTOR IS HELD LIABLE FOR CODE ENFORCEMENT ISSUES AND EXPENSES



LEFT SIDE ELEVATION
1/8" = 1'-0"

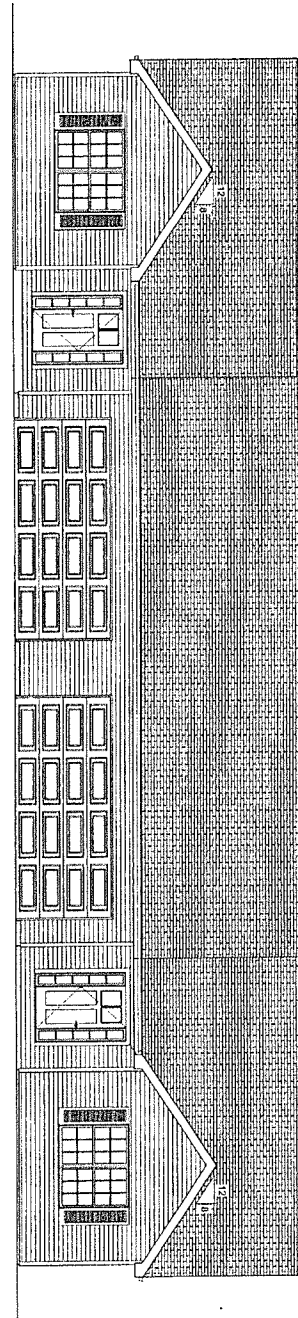


REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/8" = 1'-0"



NEW CONSTRUCTION PROJECT FOR



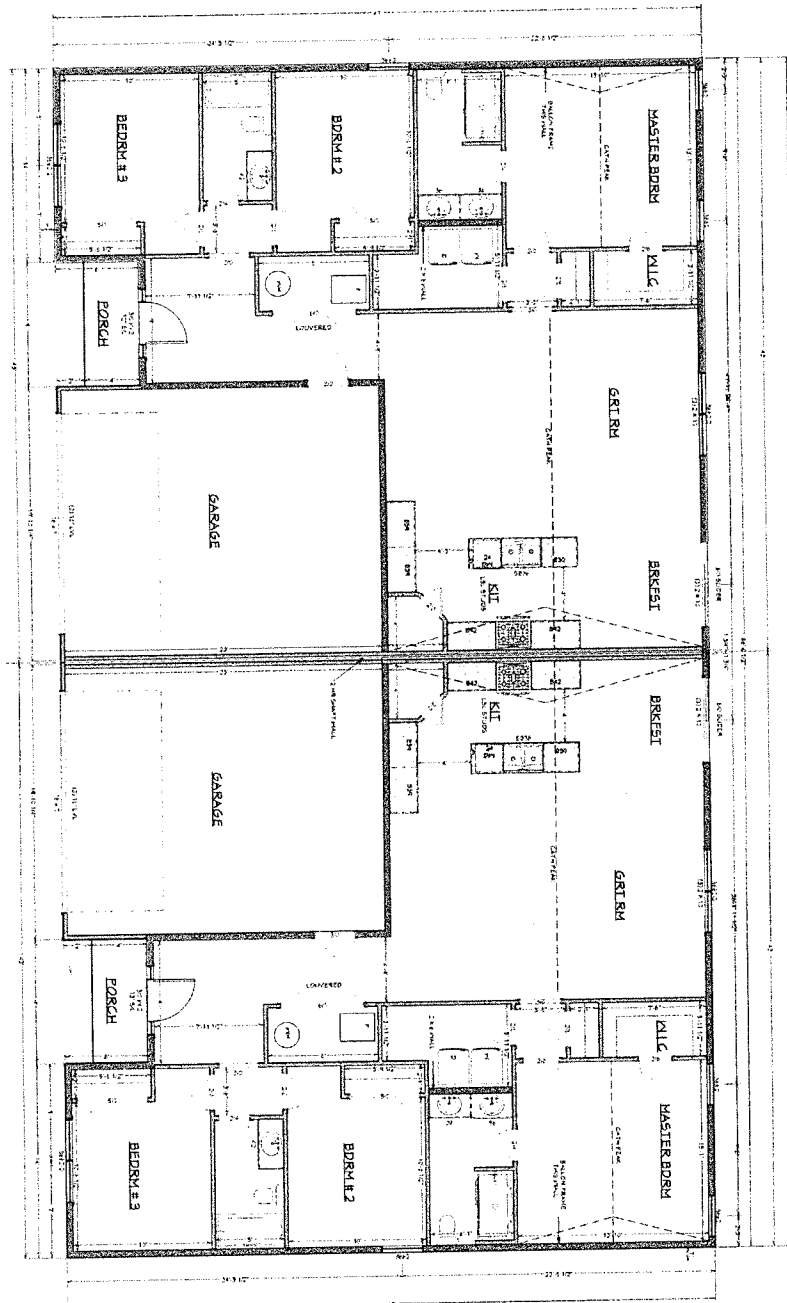
DATE:
10.30.23
SCALE:
AS NOTED

COLE RITTER

DOUGHERTY

LOT #
ADDRESS

1
OF 5

[illegible]

13. FLOOR PLAN
See - 12 - 1505 ST PER SIDE
ALL POLLS TO BE 5-1/2" TALL UNLESS NOTED
THE EXTENSION SHALL BE
THE INTERIOR AND SHALL POLLS
ALL DISTANCE TO FACE OF STC
ALL PENNY CALCULATIONS ARE IN CENTS
BIDDER CALCULATIONS ARE IN DOLLARS AND CENTS



DATE:
10.30.23

SCALE:
AS NOTED

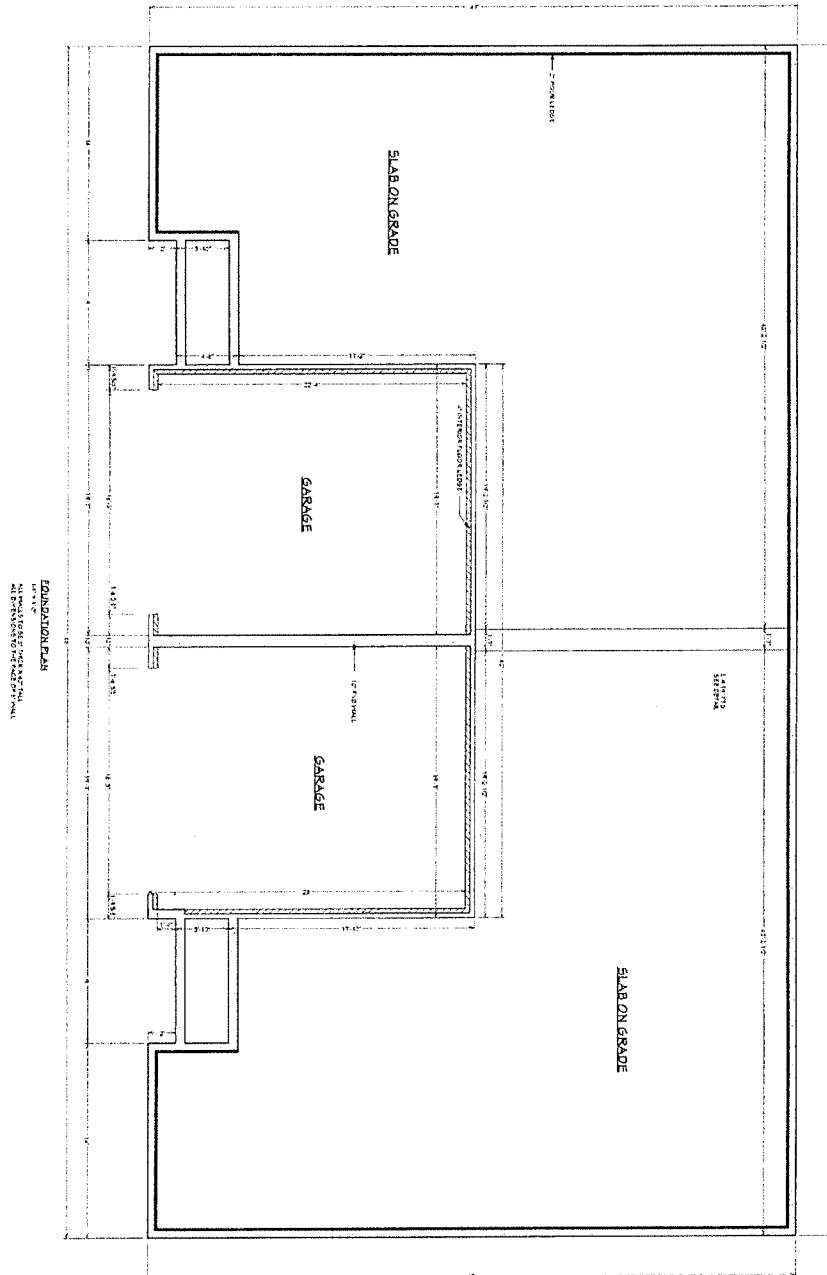
DOUGHERTY

LOT #
ADDRESS

2
OF 5

In accordance with the Illinois Architecture Practice Act of 1939 allotting 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. L5 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 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 CRITERIA, SO VERIFICATION OF INCHES OR FEET AND INCHES ON SIZE, FRAME SIZE, ETC. MUST BE VERIFIED BY GENERAL CONTRACTOR
3. L5 BUILDING PRODUCTS CAN NOT BE HELD RESPONSIBLE FOR ANY MATERIAL NOT SUPPLIED BY L5 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. L5 BUILDING PRODUCTS DOES NOT HAVE THE CAPABILITY TO SOLVE WALL BRACING ISSUES WITH WALLS EXCEEDING 12' IN HEIGHT. ANY WALL TALLER THAN 12' WILL MOST LIKELY NEED TO 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

DOUGHERTY

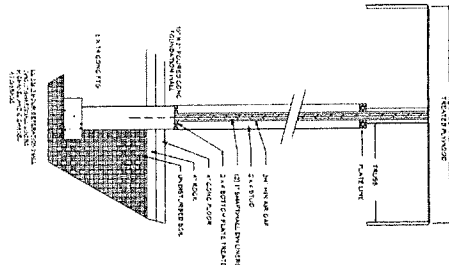
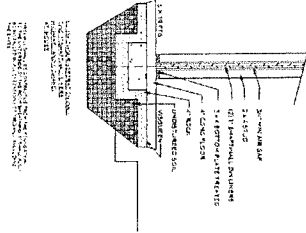
LOT #
ADDRESS

3
OF 5

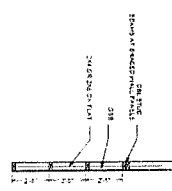
In accordance with the Illinois Architecture Practice Act of 1989 allowing for the design and construction of single family residences by a non-licensed designer, these plans are not intended to be relied upon as being structurally certified. LS Building Products and all Affiliates neither assumes nor 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 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 CUTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. WINDOW COMPANIES USE DIFFERENT CRITERIA, SO VERIFICATION OF INCHES OR FEET AND INCHES ON SIZE, 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
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' IN HEIGHT. ANY WALL TALLER THAN 12' FEET MOST LIKELY NEED TO BE STAMPED BY A LICENSED ENGINEER, TO PASS CODE ENFORCEMENT. THE CONTRACTOR IS HELD LIABLE FOR CODE ENFORCEMENT ISSUES AND EXPENSES

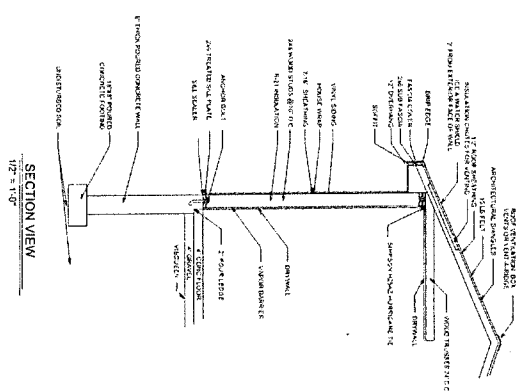
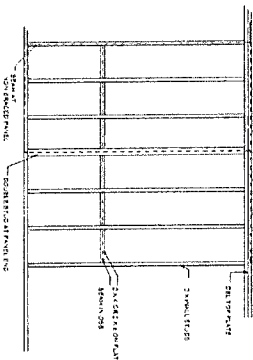
ITEM	QTY	DESCRIPTION	REMARKS
1. 2x6x8x8x8	2	2x6x8x8x8	
2. 2x6x8x8x8	2	2x6x8x8x8	
3. 2x6x8x8x8	2	2x6x8x8x8	
4. 2x6x8x8x8	2	2x6x8x8x8	
5. 2x6x8x8x8	2	2x6x8x8x8	
6. 2x6x8x8x8	2	2x6x8x8x8	
7. 2x6x8x8x8	2	2x6x8x8x8	
8. 2x6x8x8x8	2	2x6x8x8x8	
9. 2x6x8x8x8	2	2x6x8x8x8	
10. 2x6x8x8x8	2	2x6x8x8x8	
11. 2x6x8x8x8	2	2x6x8x8x8	
12. 2x6x8x8x8	2	2x6x8x8x8	
13. 2x6x8x8x8	2	2x6x8x8x8	
14. 2x6x8x8x8	2	2x6x8x8x8	
15. 2x6x8x8x8	2	2x6x8x8x8	
16. 2x6x8x8x8	2	2x6x8x8x8	
17. 2x6x8x8x8	2	2x6x8x8x8	
18. 2x6x8x8x8	2	2x6x8x8x8	
19. 2x6x8x8x8	2	2x6x8x8x8	
20. 2x6x8x8x8	2	2x6x8x8x8	
21. 2x6x8x8x8	2	2x6x8x8x8	
22. 2x6x8x8x8	2	2x6x8x8x8	
23. 2x6x8x8x8	2	2x6x8x8x8	
24. 2x6x8x8x8	2	2x6x8x8x8	
25. 2x6x8x8x8	2	2x6x8x8x8	
26. 2x6x8x8x8	2	2x6x8x8x8	
27. 2x6x8x8x8	2	2x6x8x8x8	
28. 2x6x8x8x8	2	2x6x8x8x8	
29. 2x6x8x8x8	2	2x6x8x8x8	
30. 2x6x8x8x8	2	2x6x8x8x8	
31. 2x6x8x8x8	2	2x6x8x8x8	
32. 2x6x8x8x8	2	2x6x8x8x8	
33. 2x6x8x8x8	2	2x6x8x8x8	
34. 2x6x8x8x8	2	2x6x8x8x8	
35. 2x6x8x8x8	2	2x6x8x8x8	
36. 2x6x8x8x8	2	2x6x8x8x8	
37. 2x6x8x8x8	2	2x6x8x8x8	
38. 2x6x8x8x8	2	2x6x8x8x8	
39. 2x6x8x8x8	2	2x6x8x8x8	
40. 2x6x8x8x8	2	2x6x8x8x8	
41. 2x6x8x8x8	2	2x6x8x8x8	
42. 2x6x8x8x8	2	2x6x8x8x8	
43. 2x6x8x8x8	2	2x6x8x8x8	
44. 2x6x8x8x8	2	2x6x8x8x8	
45. 2x6x8x8x8	2	2x6x8x8x8	
46. 2x6x8x8x8	2	2x6x8x8x8	
47. 2x6x8x8x8	2	2x6x8x8x8	
48. 2x6x8x8x8	2	2x6x8x8x8	
49. 2x6x8x8x8	2	2x6x8x8x8	
50. 2x6x8x8x8	2	2x6x8x8x8	
51. 2x6x8x8x8	2	2x6x8x8x8	
52. 2x6x8x8x8	2	2x6x8x8x8	
53. 2x6x8x8x8	2	2x6x8x8x8	
54. 2x6x8x8x8	2	2x6x8x8x8	
55. 2x6x8x8x8	2	2x6x8x8x8	
56. 2x6x8x8x8	2	2x6x8x8x8	
57. 2x6x8x8x8	2	2x6x8x8x8	
58. 2x6x8x8x8	2	2x6x8x8x8	
59. 2x6x8x8x8	2	2x6x8x8x8	
60. 2x6x8x8x8	2	2x6x8x8x8	
61. 2x6x8x8x8	2	2x6x8x8x8	
62. 2x6x8x8x8	2	2x6x8x8x8	
63. 2x6x8x8x8	2	2x6x8x8x8	
64. 2x6x8x8x8	2	2x6x8x8x8	
65. 2x6x8x8x8	2	2x6x8x8x8	
66. 2x6x8x8x8	2	2x6x8x8x8	
67. 2x6x8x8x8	2	2x6x8x8x8	
68. 2x6x8x8x8	2	2x6x8x8x8	
69. 2x6x8x8x8	2	2x6x8x8x8	
70. 2x6x8x8x8	2	2x6x8x8x8	
71. 2x6x8x8x8	2	2x6x8x8x8	
72. 2x6x8x8x8	2	2x6x8x8x8	
73. 2x6x8x8x8	2	2x6x8x8x8	
74. 2x6x8x8x8	2	2x6x8x8x8	
75. 2x6x8x8x8	2	2x6x8x8x8	
76. 2x6x8x8x8	2	2x6x8x8x8	
77. 2x6x8x8x8	2	2x6x8x8x8	
78. 2x6x8x8x8	2	2x6x8x8x8	
79. 2x6x8x8x8	2	2x6x8x8x8	
80. 2x6x8x8x8	2	2x6x8x8x8	
81. 2x6x8x8x8	2	2x6x8x8x8	
82. 2x6x8x8x8	2	2x6x8x8x8	
83. 2x6x8x8x8	2	2x6x8x8x8	
84. 2x6x8x8x8	2	2x6x8x8x8	
85. 2x6x8x8x8	2	2x6x8x8x8	
86. 2x6x8x8x8	2	2x6x8x8x8	
87. 2x6x8x8x8	2	2x6x8x8x8	
88. 2x6x8x8x8	2	2x6x8x8x8	
89. 2x6x8x8x8	2	2x6x8x8x8	
90. 2x6x8x8x8	2	2x6x8x8x8	
91. 2x6x8x8x8	2	2x6x8x8x8	
92. 2x6x8x8x8	2	2x6x8x8x8	
93. 2x6x8x8x8	2	2x6x8x8x8	
94. 2x6x8x8x8	2	2x6x8x8x8	
95. 2x6x8x8x8	2	2x6x8x8x8	
96. 2x6x8x8x8	2	2x6x8x8x8	
97. 2x6x8x8x8	2	2x6x8x8x8	
98. 2x6x8x8x8	2	2x6x8x8x8	
99. 2x6x8x8x8	2	2x6x8x8x8	
100. 2x6x8x8x8	2	2x6x8x8x8	



WALL BRACING PANEL BRACING REQUIREMENTS



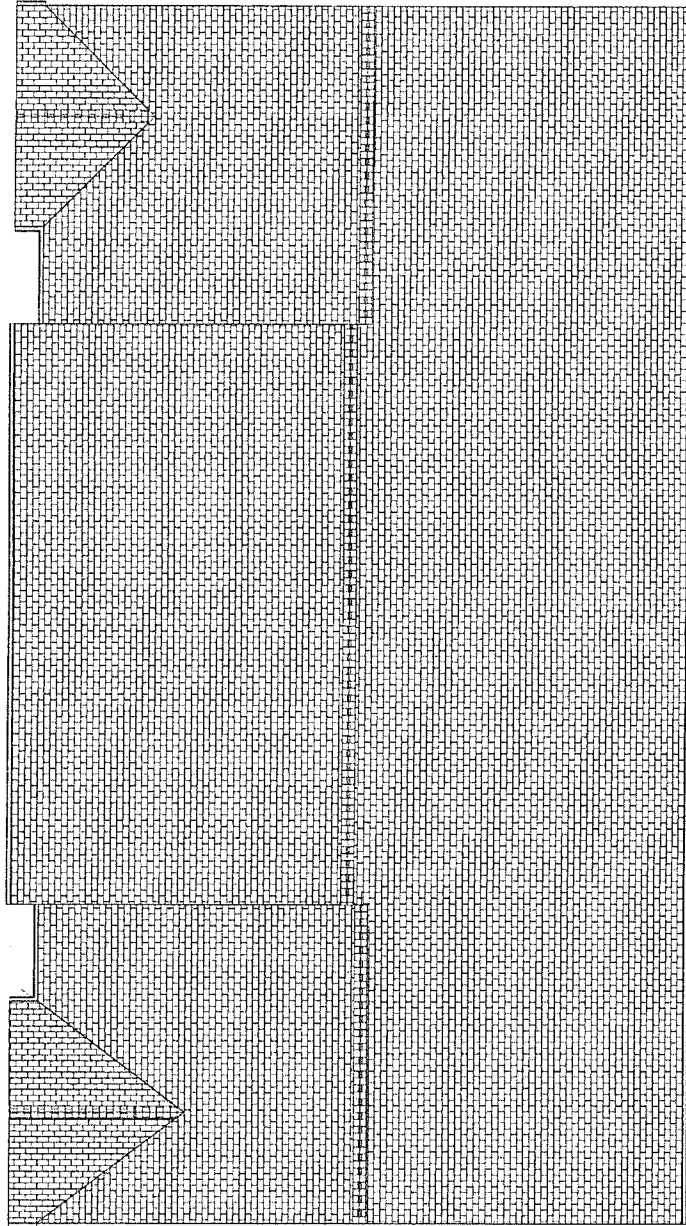
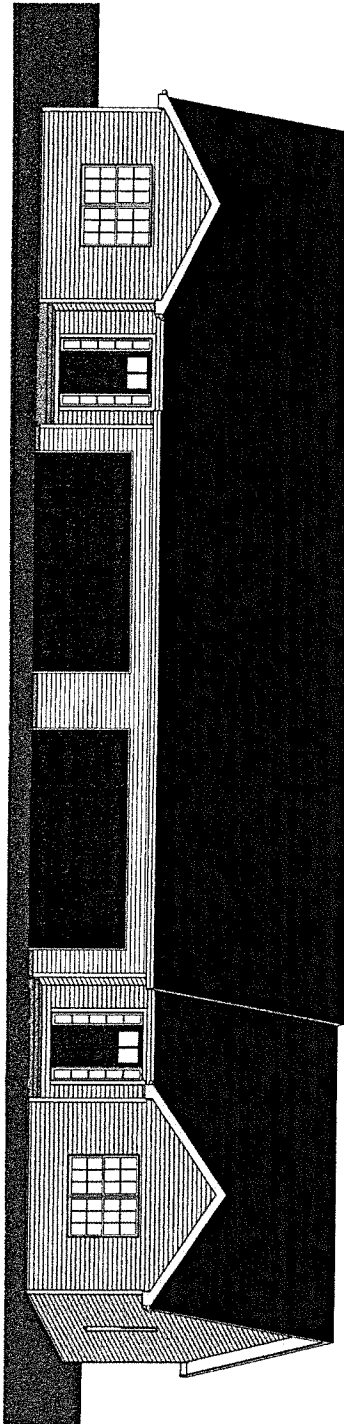
WALL BRACING PANEL END REQUIREMENTS



NEW CONSTRUCTION PROJECT FOR

In accordance with the Illinois Architecture Practice Act of 1984, allotting 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 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 CRITERIA, 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 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 IN HEIGHT. ANY WALL TALLER THAN 12 WALL MOST LIKELY 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

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 Properties

Address: 3130 Kandy Lane Decatur IL 62526

Phone 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 - OT

Proposed 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:

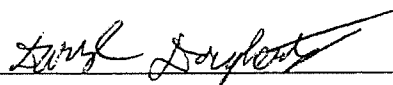
1. How does the amendment relate to the Comprehensive Plan?:

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 forth 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: 7-9-24

PZC Meeting Date: 8-22-24

Application Fee Paid: \$90.00

Board Meeting Date: 9-3-24

Approved (Y/N): _____

Ordinance # _____

MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Ryan Raleigh, Director of Planning and Zoning
Date: August 15, 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 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.



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 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 9-11 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: Daryl Longbratz Date: 7/24/24

For office use only

Date Received: 7-9-24

PZC Meeting Date: 8-22-24

Application Fee Paid: \$90.00

Board Meeting Date: 9-3-24

Approved (Y/N): _____

Ordinance # _____



MEMORANDUM

To: Chairman Campbell and Planning and Zoning Commission
From: Jill Applebee
Date: August 22, 2024
Subject: Cannabis Development Ordinance

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

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 \$1000 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.

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 Trustee meetings are held every 1st and 3rd Monday of the month. Village Staff will inform you of the date your application will go before the Commission and Board.

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>	=	=	=

NOTICE OF PUBLIC HEARING

The Village of Forsyth Planning and Zoning Commission will hold public hearings at 5:30 p.m., Thursday, August 22, 2024 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 DI Properties for map amendment to change the zoning on the real property commonly known as 237 Highland, Forsyth, Illinois and legally described as Oldweiler and Walters Highland Place Lot 18 and E2 Lot 19 152x137 (PIN: 07-07-23-107-003). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R1 - OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.
- Request by DI Properties for map amendment to change the zoning on the real property commonly known as 223 Highland, Forsyth, Illinois and legally described as Oldweiler and Walters Highland Place Lot 19 (EX E2) 148x137 (PIN: 07-07-23-107-002). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R1 - OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.
- Request by the Village of Forsyth for text amendment to the Development Code to add Section 3.21 related to Adult-Use Cannabis Dispensing Organizations, and to 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 zoned B, C1, and C2.

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.

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Hayden Lipsky, 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:

Aug. 6, 2024

NOTICE ID: 2IZTLOhMkucOGN6jbnry

PUBLISHER ID: COL-9000456

NOTICE NAME: Planning & Zoning August 22 Meeting

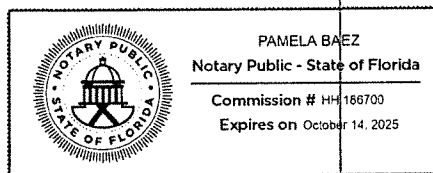
Publication Fee: 99.38

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

(Signed) Hayden Lipsky

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 08/06/2024

A handwritten signature in cursive script, appearing to read "Pamela Baez", written over a horizontal line.

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, August 22, 2024 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 DI Properties for map amendment to change the zoning on the real property commonly known as 237 Highland, Forsyth, Illinois and legally described as Oldweiler and Walters Highland Place Lot 18 and E2 Lot 19 152x137 (PIN: 07-07-23-107-003). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R1 - OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.

- Request by DI Properties for map amendment to change the zoning on the real property commonly known as 223 Highland, Forsyth, Illinois and legally described as Oldweiler and Walters Highland Place Lot 19 (EX E2) 148x137 (PIN: 07-07-23-107-002). The request is made in accordance with Development Ordinance Section 9.11. The property is currently zoned R1 - OT and the request is made to change the zoning to R-2 to allow the construction of a duplex on the real property.

- Request by the Village of Forsyth for text amendment to the Development Code to add Section 3.21 related to Adult-Use Cannabis Dispensing Organizations, and to 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 zoned B, C1, and C2.

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.
8/6 COL-9000456