

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, OCTOBER 7, 2025
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, ILLINOIS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA: Items listed under the Consent Agenda are considered to be routine in nature and will be acted upon by one motion and one vote. If separate action on any particular item is desired, the item will be removed from the Consent Agenda and will be considered separately.

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF SEPTEMBER 16, 2025
2. APPROVAL OF WARRANTS

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

ADMINISTRATION REPORTS

1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS

1. ORDINANCE NUMBER 2025-21 AN ORDINANCE LEVYING TAXES FOR ALL CORPORATE PURPOSES FOR THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 (VILLAGE ADMINISTRATOR JILL APPLEBEE)
2. DISCUSSION AND POTENTIAL ACTION REGARDING WATER SYSTEM IMPROVEMENTS PHASE 1 REBID RECOMMENDATION OF AWARD (VILLAGE ENGINEER JEREMY BUENING)

NEW BUSINESS

1. ORDINANCE NUMBER 2025-23 AN ORDINANCE APPROVING VARIANCE ALLOWING POLE BUILDING CONSTRUCTION ON THE PROPERTY LOCATED AT 619 WEAVER ROAD, FORSYTH, ILLINOIS (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
2. DISCUSSION AND POTENTIAL ACTION REGARDING SCOREBOARD REPLACEMENT FOR PARK FIELDS 1, 2 AND 3 (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
3. DISCUSSION AND POTENTIAL ACTION REGARDING TIF BOUNDARY DISCUSSION (VILLAGE ADMINISTRATOR JILL APPLEBEE)

ADJOURNMENT

Zoom: Topic: October 7, 2025

Time: Oct 7, 2025 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84833441141>

Meeting ID: 848 3344 1141

One tap mobile

+13126266799,,84833441141# US (Chicago)

CONSENT AGENDA

ITEM 1

**MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 6:30 P.M. ON TUESDAY, SEPTEMBER 16, 2025
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Mayor Peck called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon a call of the roll, the following members were physically present: Mayor Jim Peck, Trustee Jeff London, Trustee Jim Ashby, Trustee Jeremy Shaw, Trustee Dave Wendt, Trustee Lauren Young, Trustee Chelsie Kidd

Staff Present: Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Attorney Lisa Petrilli, Public Works Director Darin Fowler, Planning and Zoning Director Ryan Raleigh, Village Engineer Representative Stephanie Brown, Village Treasurer Rhonda Stewart

Staff Absent: Village Library Director Melanie Weigel

Others Present: Bill Krueger, John Doolin, David Daugherty, Clark Cameron

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF SEPTEMBER 16, 2025
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF AUGUST 31, 2025

MOTION

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

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Abstain: 0 – None

Motion declared carried.

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

John Doolin, commercial developer, spoke on the topic of gaming within the Village. He has purchased local Village property for development. He has several tenants lined up, one of which incorporates gaming and asked the Village to consider allowing it within the Village.

Resident Bill Krueger said the high school baseball fields are great as they are and feels it would be a mistake to change them to anything else. Mayor Peck responded that it is no longer being considered at this time.

ADMINISTRATION REPORTS

1. Law Enforcement Report
Sheriff Deputy Ziegler had no report.
2. Village Staff Reports
Per Mayor Peck's inquiries the staff confirmed the following: seeding at the Sports and Nature Park is done and fertilized. The bike path to the grade school is complete and is waiting on backfill and some concrete work. Trustee Young said the traffic on Forsyth Parkway has had two near incidents with kids getting off the buses. The route has now been rerouted to reduce the possibility of accidents. Trustee Wendt mentioned the Herald & Review article focused on Decatur's City Manager resigning and said he is proud of our Board for working together through all issues and still being a cohesive Board.

OLD BUSINESS

1. ORDINANCE NUMBER 2025-21 AN ORDINANCE LEVYING TAXES FOR ALL CORPORATE PURPOSES FOR THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee explained that the Village is required to state (set) the amount of the 2025 property tax levy at least 20 days before it is passed. After a brief discussion, the Board agreed to the proposed tax levy at 4.9%.

MOTION

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

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Abstain: 0 – None

Motion declared carried.

NEW BUSINESS

1. ORDINANCE NUMBER 2025-22 AN ORDINANCE AMENDING THE VILLAGE WATER AND SEWER RATES (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee introduced Clark Cameron from the Illinois Rural Water Association (IRWA). He then presented his spreadsheet of recommendations and explained the reasoning behind them. The general discussion focused on both base rate and usage structures, and the impact of current and future decisions. A lengthy Board discussion ensued regarding various options of ending the ongoing deficit of this line item. At the end of the discussion the Board agreed on the following rate recommendations:

1. To increase all monthly water meter rates by \$0.50
2. To increase all water rates by \$1.35 per 1,000 gallons
3. To increase all sewer rates by \$0.30 per 1,000 gallons and increase the flat rate by \$0.30

MOTION

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

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

2. RESOLUTION NUMBER 9-2025 A RESOLUTION OF AUTHORIZATION FOR OSLAD GRANT PROGRAM FOR FORSYTH FAMILY SPORTS & NATURE PARK

PHASE II (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee explained that this topic has already been discussed and approved by Board at a previous meeting. The Board now needs to agree in formal resolution format that the Village is interested in pursuing the grant. A brief discussion ensued and noted that the grant money has to be spent within two years.

MOTION

Trustee Ashby made a Motion to approve the Resolution as presented and Trustee Young seconded the Motion.

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

3. DISCUSSION AND POTENTIAL ACTION REGARDING TIF GRANT ANDREW HENDRIAN – 105S. ROUTE 51 (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee explained tonight's discussion is to approve making the distribution to Andrew Hendrian since TIF has already approved all of his submitted expenses. After a brief discussion, the Board agreed to make payment as agreed upon.

MOTION

Trustee Shaw made a Motion to approve the TIF grant payment as presented and Trustee Wendt seconded the Motion.

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

No Motion needed.

4. DISCUSSION AND POTENTIAL ACTION REGARDING 2025 ROAD MAINTENANCE (VILLAGE ENGINEER REPRESENTATIVE STEPHANIE BROWN)

Village Engineer Representative Brown explained details of the two bids received from Fuetz Contractors and Kinney Contractors for the 2025 road maintenance project. Both bids were well within the Village budget. Chastain and Associate's recommendation is for Fuetz Contractors for \$371,645. A brief Board discussion resulted in agreement with the recommendation.

MOTION

Trustee Wendt made a Motion to approve the contract to Fuetz Contractors for \$371,645 as presented and Trustee Kidd seconded the Motion.

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

No Motion needed.

5. DISCUSSION AND POTENTIAL ACTION REGARDING 2025 MAINTENANCE CONSTRUCTION SERVICE (VILLAGE ENGINEER REPRESENTATIVE STEPHANIE BROWN)

Village Engineer Representative Brown explained details of the bids received for the 2025 road maintenance project. Chastain and Associates proposed construction assistance amount is \$25,000. The Board discussed the topic briefly then agreed to move forward with the contract.

MOTION

Trustee Wendt made a Motion to approve construction assistance not to exceed \$25,000 as presented and Trustee Shaw seconded the Motion.

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

Village of Forsyth
Board Meeting Minutes
September 16, 2025

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

No Motion needed.

6. DISCUSSION AND POTENTIAL ACTION REGARDING E-BIKES (VILLAGE ADMINISTRATOR JILL APPLEBEE)

Village Administrator Applebee explained that the Village has received multiple complaints from residents regarding the use of motorized vehicles – including e-bikes, electric scooters, and electric skateboards – on grass, playground areas, and community facilities. She asked for Board discussion regarding these complaints and possible solutions. Village Attorney Petrilli explained the State statutes that must be adhered to. A lengthy Board discussion followed which resulted in the Board agreeing for Administrator Applebee and Village Attorney Petrilli to craft wording options for signage and to bring back to the Board for approval.

No Motion needed.

MOTION

Trustee Wendt made a Motion to move to Closed Session and Trustee Young seconded the Motion.

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSION

MOTION

Trustee Wendt made a Motion to approve the Resolution regarding the release of certain closed

Village of Forsyth
Board Meeting Minutes
September 16, 2025

session meeting minutes as presented and Trustee Shaw seconded the Motion.

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

Yeas: 6 – Ashby, London, Wendt, Shaw, Young, Kidd
Nays: 0 – None
Absent: 0 – None

Motion declared carried.

A short general conversation was held on how to approach the topic of gaming within the Village. Village Attorney Petrilli will gather further information and include it in her next monthly attorney report.

ADJOURNMENT

Trustee Wendt made the Motion to adjourn and Trustee London seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 8:30 p.m.

By: *Cheryl Marty*
Village Clerk

CONSENT AGENDA

ITEM 2

SYS DATE:10/02/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 68

SYS TIME:11:49

[NW1]

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DATE: 10/07/25

Tuesday October 07,2025

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 4IMPRINT INC 30129853	01-53-651	BILLBOARD MAGNETS	215.28	215.28
01 AA TANKS CO 218477	51-00-612	EQUIP MAINT NON-POT TANK	556.22	556.22
01 AMAZON CAPITAL SERVICES 100325	01-53-651	OFFICE SUPPLIES	389.98	61.62
100325	01-53-671	BOOKS		11.99
100325	01-53-681	AUDIO VISUAL		39.90
100325	01-53-913	PROGRAMMING		246.48
100325	01-53-912	LIBRARY ACCESSORIES		29.99
01 AMEREN ILLINOIS 100325	01-11-571	AUG '25 GAS UTILITIES	563.81	68.20
100325	01-41-571	AUG '25 GAS UTILITIES		136.43
100325	01-53-571	AUG '25 GAS UTILITIES		75.13
100325	51-00-571	AUG '25 GAS UTILITIES		284.05
01 AT&T MOBILITY 287346884574	51-00-552	SEPT '25 WELL #7 PHONES	118.59	118.59
01 BRITTON ELECTRONICS & AUTOMATI 2250697	51-00-512	EQUP SERVICE LIME PUMP VFD'S	2365.95	2365.95
01 BEST ONE OF CENTRAL IL 35-406611	01-52-512	EQUIP MAINT SERVICE	40.00	40.00
01 BEYERS CONSTRUCTION CO INC 100325-10	38-00-863-1	FAMILY SPORTS & NATURE PARK PHASE 1	232129.24	232129.24
01 BLUE CARDINAL CHEMICAL 18198	01-41-654	JANITORIAL SUPPLIES	690.02	690.02
01 BODINE ELECTRIC 50804	01-41-579	TRAFFIC SIGNAL REPAIR 51 & BARNETT	2695.28	2211.60
50807	01-41-579	TRAFFIC SIGNAL REPAIR 51 & LUCILLE		483.68
01 BURDICK PLUMBING & HEATING CO, 13825	51-00-549	WATER LEAKS AT PRAIRIE WINDS	10748.00	10748.00
01 BURRIS EQUIPMENT PS302190-1	01-41-612	EQUIP MAINT	325.97	50.28
PS3021901-2	01-41-612	EQUIP MAINT SUPPLIES		195.35
PS3021916-1	01-41-612	EQUIP MAINT SUPPLIES		80.34
01 CHASTAIN & ASSOCIATES, LLC 100325	30-00-832	CORRECT MISCODED INVOICE	173928.94	1465.61-
100325	30-00-835	CORRECT MISCODED INVOICE		1465.61
100325	01-11-532	'25 ADMIN ADVISORY		7259.69
100325	01-52-532	'25 PARK DEPT ADVISORY		399.40
100325	30-00-835	M/F GRADE SCHOOL BIKE PATH		26130.17
100325	30-00-898	PRAIRIE WINDS N/S RD OFF COUNTY 20		10329.51
100325	30-00-892	'25 BIKE PATH F.PKWAY W.F. PKWY GRYH		3026.99
100325	30-00-882	'25 ROAD MAINTENANCE		21849.48
100325	30-00-810-8	WTR TWRS/GRD STORAGE/AERATOR		9019.33
100325	30-00-810-6	WELL #7		75002.00
100325	38-00-863-1	SPORTS NATURE PARK		1061.70

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
100325	15-00-864-2	MOON STREET IMPRV		9757.52
100325	15-00-874-2	BARNETT AVE RECONSTRUCTION		10093.15
01 CLOSS ELECTRIC COMPANY, INC			1430.00	
28466	52-00-512	EQUIP SERVICE BEAVER CREEK		165.00
28812	51-00-512	CO2 TANK REFRIGERATION UNIT		495.00
28881	51-00-512	CO2 VALVE ACTUATOR		770.00
01 U.S. POSTAL SERVICE			500.00	
100325	01-11-551	POSTAGE FOR MACHINE		500.00
01 CONSTELLATION NEWENERGY INC.			12129.61	
71436440901	01-11-571	AUG '25 ELECTRIC UTILITIES		525.19
71436440901	01-41-571	AUG '25 ELECTRIC UTILITIES		695.95
71436440901	01-41-572	AUG '25 ELECTRIC UTILITIES		302.50
71436440901	01-41-579	AUG '25 ELECTRIC UTILITIES		506.63
71436440901	01-52-571	AUG '25 ELECTRIC UTILITIES		1865.91
71436440901	01-53-571	AUG '25 ELECTRIC UTILITIES		2824.56
71436440901	51-00-571	AUG '25 ELECTRIC UTILITIES		4587.61
71436440901	52-00-571	AUG '25 ELECTRIC UTILITIES		821.26
01 COLUMN SOFTWARE PBC			85.95	
DEABD574-0037	01-11-553	P&Z 10-23 MEETING AD		85.95
01 AHW LLC CLINTON			127.75	
12219961	01-52-612	EQUIP MAINT SUPPLIES		127.75
01 DECATUR INDUSTRIAL ELECTRIC, I			1371.23	
FSI-4008	51-00-512	NON POTABLE PUMP SWAP		1371.23
01 DECATUR PUBLIC LIBRARY			12.00	
100325	01-53-910	DAMAGED BOOK		12.00
01 DUNKER ELECT SUPPLY INC			1469.77	
215598-00	01-52-620	EQUIP MAINT TRAIL LIGHTING		301.73
215598-01	01-52-620	TRAIL MAINT LIGHTING		603.46
216203	01-52-520	BIKE TRAIL MAINT-MONTEZUMA TRAIL		564.58
01 DYNAGRAPHICS, INC			398.59	
260196	01-52-652	TRAIL SIGNS		398.59
01 CENGAGE LEARNING INC/GALE			443.46	
999101305802	01-53-671	BOOKS		23.25
999101307769	01-53-671	BOOKS		23.25
999101381566	01-53-671	BOOKS		161.55
999101381627	01-53-671	BOOKS		185.93
999101520458	01-53-671	BOOKS		49.48
01 JAY KAN, INC			16815.00	
9584	01-41-517	REPAIR FENCES		1943.00
9591	01-41-511	FENCE FOR SALT DOME		14872.00
01 GERBER STATE BANK TRUST 56			54728.74	
100325	18-00-928	'24 TAX LEVY REIMB AGREEMENT		54728.74
01 GREG HAHN HEATING & AIR CONDIT			8372.74	
3502	51-00-512	CO2 TANK REFRIGERANT COMPRESSOR		8372.74
01 HICKORY POINT BANK			38.25	
100325	01-41-929	J. DANIELS EMPLOYER PORTION SS&MEDI		38.25
01 ILLINOIS METER INC.			116.13	

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
3040884-00	51-00-652	OP SUPPLY GRADE SCHOOL TRAIL		116.13
01 JACK-A-SLAB CONSTRUCTION, INC 1925	01-41-518	SIDEWALK REPAIRS 50 HICKORY PT CT	100.00	100.00
01 JENNIFER LAWYER 100325	01-53-929	REIMB FOR MILEAGE FROM JURY DUTY	21.60	21.60
01 KIRBY RISK S210863040.001	51-00-549	SCADA PRO SERVICES	3555.40	3555.40
01 LOCIS 50124	01-11-537	ANNUAL MEMBERSHIP	3981.00	3981.00
01 MENARDS 100325	01-52-655	FUEL	1572.26	95.92
100325	01-52-612	EQUIP MAINT SUPPLIES		133.91
100325	01-52-613	VEHICLE MAINT SUPPLIES		149.99
100325	01-41-652	OP SUPPLIES		670.85
100325	51-00-652	OP SUPPLIES		119.73
100325	01-52-652	OP SUPPLIES		174.25
100325	51-00-613	VEHICLE MAINT SUPPLIES		164.99
100325	01-53-654	JANITORIAL SUPPLIES		28.68
100325	01-41-617	GROUND MAINT SUPPLIES		11.99
100325	01-41-611	BLDG MAINT SUPPLIES		21.95
01 MIDWEST METER, INC. 0181179-IN	51-00-652	OP SUPPLY METERS	3708.00	3708.00
01 MISSISSIPPI LIME COMPANY CD131419	51-00-656	CHEMICALS LIME	25312.59	6443.16
CD133169	51-00-656	CHEMICALS LIME		5908.44
CD134850	51-00-656	CHEMICALS LIME		6764.79
CD136605	51-00-656	CHEMICALS-LIME		6196.20
01 MORGAN DISTRIBUTING, INC. INV-098367	01-52-655	FUEL	3991.68	989.21
INV-098367	01-41-655	FUEL		1326.34
INV-101956	01-52-655	FUEL		911.27
INV-101956	01-41-655	FUEL		764.86
01 MTI DISTRIBUTING, INC 1493585-00	01-52-612	EQUIP MAINT SUPPLIES	1444.00	256.86
1493623-00	01-52-612	EQUIP MAINT SUPPLIES		40.07
1494159-00	01-52-612	EQUIP MAINT		205.67
1494450-00	01-52-612	EQUIP MAINT SUPPLIES		816.07
1494459-00	01-52-612	EQUIP MAINT SUPPLIES		85.17
1494463-00	01-52-612	EQUIP MAINT SUPPLIES		40.16
01 MELANIE WEIGEL 100325	01-53-560	MILEAGE FOR ARSL CONFERENCE	117.60	117.60
01 PRAIRIE COMPUTER NETWORK SOLUT 1565	01-11-537	IT SERVICE	5000.00	5000.00
01 PHYSICS ON THE ROAD 100325	01-53-913	PROGRAMMING	150.00	150.00
01 REAGAN MANAGERMENTS, LLC 100325	18-00-928	'24 TAX LEVY REIMB AGREEMENT	16741.42	16741.42

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AT & T			860.25	
100325	52-00-552	783 STVNS CRK PHONE LINE		214.04
100325	52-00-552	101 HUNDLEY PHONE LINE		214.04
100325	52-00-552	440 HUNDLEY PHONE LINE		214.04
100325	52-00-552	815 FORSYTH PKWY PHONE LINE		218.13
01 SORLING, NORTHROP, HANNA, CULL			6500.00	
232193	01-11-533	AUG '25 LEGAL SERVICES		6500.00
01 SETH PAUNA			10.32	
100325	51-00-929	W/S CREDIT REFUND		10.32
01 STOLLEY TERMITE & PEST CONTROL			110.00	
100325	01-53-511	LIB MONTHLY BUG SPRAY		65.00
100325-1	01-11-511	VH MONTHLY BUG SPRAY		45.00
01 THIRD MILLENNIUM ASSOCIATES, I			444.60	
33429	51-00-549-1	W/S BILLING SERVICES FOR 10-1 BILLS		222.30
33429	52-00-549-1	W/S BILLING SERVICES FOR 10-1 BILLS		222.30
01 TOMCO EQUIPMENT COMPANY			6299.06	
88516	51-00-612	NEW CO2 VALVE ACTUATOR		6299.06
01 DECATUR TRIBUNE			50.00	
100325	01-53-672	SUBSCRIPTIONS		50.00
01 THOMAS WENSKUNAS			79.25	
100325	51-00-929	W/S CREDIT REFUND		79.25
01 UNITED CONTRACTORS MIDWEST			10000.00	
100325	01-41-514	COX ST HMA DRIVEWAY		10000.00
01 US POSTAL SERVICE (CAPS)			791.60	
100325	51-00-549-1	POSTAGE FOR W/S 10-1 BILLS		395.80
100325	52-00-549-1	POSTAGE FOR W/S 10-1 BILLS		395.80
01 VINIL BHUMA			20.41	
100225	51-00-929	REFUND FOR CR BAL ON WATER ACCT		20.41
01 VILL OF FORSYTH			150.00	
100325	01-11-571	W/S UTILITIES FOR 8/20-9/20		150.00
01 WALLENDER-DEDMAN PRINTING INC.			40.00	
112182	01-10-554	T. HORVE BUSINESS CARDS		40.00
01 WAL-MART			137.47	
100325	01-53-913	PROGRAMMING		133.59
100325	01-53-651	OFFICE SUPPLIES		3.88
01 WALZ LABEL & MAILING SYSTEMS			360.00	
M240A	01-11-512	EQUIP MAINT SERVICE		360.00
01 WATER SOLUTIONS UNLIMITED, INC			3677.96	
7201058	51-00-656	CHEMICALS		3677.96
01 WATTS COPY SYSTEM			397.47	
40112334	01-11-512	VH COPIER RENTAL AUG '25		253.52
40112334	01-41-512	PW COPIER RENTAL AUG '25		143.95
01 WILLIAM RUSSELL STUART			240.00	
100325	01-11-547	105 LEA LANE ELECTRIC INSPECTION		60.00
100325-1	01-11-547	514 GREENBRIER ELECTRIC INSPECT		60.00
100325-1	01-11-547	232 E FITCH ELECTRIC INSPECT		60.00

SYS DATE:10/02/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 68

SYS TIME:11:49
[NW1]

DATE: 10/07/25

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
100325-2	01-11-547	165 PRAIRIE LN ELECTRIC INSPECTION		60.00
** TOTAL CHECKS TO BE ISSUED			618670.44	

SYS DATE:10/02/25

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 68

SYS TIME:11:49
[NW1]

DATE: 10/07/25

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
=====				
GENERAL FUND			72985.25	
MOTOR FUEL TAX FUND			19850.67	
TIF DISTRICT FUND			71470.16	
CAPITAL PROJECT FUND			145357.48	
FORSYTH FAMILY SPORTS/NATURE PAR			233190.94	
WATER OPERATIONS			73351.33	
SEWER OPERATIONS			2464.61	
*** GRAND TOTAL ***			618670.44	
TOTAL FOR REGULAR CHECKS:			593,357.85	
TOTAL FOR DIRECT PAY VENDORS:			25,312.59	

ADMINISTRATION REPORTS

LIBRARY UPDATES:

- Construction has started on the library's exterior. We are currently in the demo phase and looking forward to seeing the library's new look once the new metal siding is installed.
- FPL was recently featured on WAND News as they shared about the ISU Physics on the Road event we hosted at the library as part of their STEM learning series for kids. Other STEM learning opportunities this month include our new Makers & Masterminds Kids' Club on October 16.
- My presentation at the Association of Small and Rural Libraries (ARSL) Conference in Albuquerque was a success and I enjoyed the opportunity to connect with library directors and discuss the challenges facing libraries of our size. I will also be heading to the Illinois Library Association's annual conference on October 13 where I will be presenting on a panel about passive programming options alongside librarians from Skokie Public Library, Palos Heights Public Library and Poplar Creek Public Library District. I appreciate being included as a voice for smaller, downstate libraries.
- The library is continuing to look for ways to collaborate with local and state organizations to provide needed services to our library population. Of note, Macon County Health Department will be at the library on October 14 from 12 PM - 1 PM before our Bingo event to give flu shots. We will also be hosting the Illinois Secretary of State's Office for a Mobile DMV event on November 8 by appointment.
- Chicago actor and storyteller, Ed Dzialo, will be visiting FPL on October 21 for a special True Crime event featuring the Lizzie Borden case. On August 4, 1892, Andrew Borden and his wife, Abby, were murdered with a hatchet in their Fall River, Massachusetts home. Andrew's daughter, Lizzie Borden, was charged with their murders, but was later acquitted of the crime. The murders remain unsolved to this day and they serve as, not only a mystery of a heinous double murder - their representative of media in the Gilded Age, as well as the class and gender stereotypes of that time. He will share the details of the murders, while painting a fascinating picture of Lizzie, both before and after the gruesome murders through photos, memorabilia, and a peek at life in the city that Lizzie Borden called home.
- This month we are celebrating "Teen-tober" with several teen-friendly events planned including a Taylor Swift Album Release Party on Oct 4, Zombie Barbies on Oct 10, and Mini Glow Jars Craft on Oct 23.
- Mark your calendar for the annual "Nightmare on Elwood Street" Halloween Party. This is the fourth year of the event which features a costume contest, games, crafts, treats and more.

Melanie Weigel, Director

MOST REQUESTED BOOKS IN SEPTEMBER



MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

29 Chair Yoga 11:00 a.m.	30 Movies at the Library - Twilight 4:00 - 6:00 p.m. Evening Story Time 5:30 p.m.	1 BabyTALK 9:30 a.m. Chair Yoga 11:00 a.m.	2 Coffee Talk 9:30 a.m. Kids' Leaf Oil Pastel Art Program 4:00 to 4:45 p.m.	3 Story Time 10:00 a.m.	4 Taylor Swift Album Release Party 10:00 a.m.-12:00 p.m.
6 Chair Yoga 11:00 a.m. Crafternoon Delight 16+ 1:00 to 3:00 p.m.	7 Kids' Lego Club 4:00 - 4:45 p.m. Community Watch 4:00 p.m. Evening Story Time 5:30 p.m. *Adult Haunted Painting Program 5:30 - 7:00 p.m.	8 BabyTALK 9:30 a.m. Chair Yoga 11:00 a.m.	9 Coffee Talk 9:30 a.m. Food for Thought 6:00 p.m.	10 Story Time 10:00 a.m. Zombie Barbie Teen Program 12+ 4:00 to 5:00 p.m.	11 Lib-Bu-Bu Drop-in 10:00 a.m.-12:00 p.m. *Water Color Cards with Jennifer Stout 10:30 a.m.-12:00 p.m.
13 Chair Yoga 11:00 a.m. Fluffy Ghost Drop-in 10:00 a.m.-12:00 p.m.	14 MCHD Flu Clinic 12:00 to 1:00 p.m. *BINGO 16+ 1:00 to 2:30 p.m. Read, Watch, Repeat Teen Book Club 4:00 to 4:45 p.m. Evening Story Time 5:30 p.m.	15 BabyTALK 9:30 a.m. Chair Yoga 11:00 a.m.	16 Coffee Talk 9:30 a.m. Makers & Masterminds Kids' Club 4:00 - 4:45 p.m.	17 Story Time 10:00 a.m. Bookkeepers 10:00 a.m.	18 Stained Glass Pumpkins Drop-in 10:00 a.m.-12:00 p.m.
20 Chair Yoga 11:00 a.m. Crafternoon Delight 16+ 1:00 to 3:00 p.m.	21 Kids' Edible Haunted House Drop-in 4:00 - 6:00 p.m. Evening Story Time 5:30 p.m. *Lizzie Borden Presentation - Ages 16+ 6:00 - 8:00p.m.	22 BabyTALK 9:30 a.m. Chair Yoga 11:00 a.m.	23 Coffee Talk 9:30 a.m. Teen Mini Glow Jar Program 12+ 4:00 to 5:00 p.m.	24 Story Time 10:00 a.m.	25 Nightmare on Elwood St. 4 Halloween Party 9:30 to 11:00 a.m. K-Pop Demon Hunter Event 11:00 a.m.-1:00 p.m.
27 Chair Yoga 11:00 a.m.	28 Kids' Pokemon Club 4:00 - 4:45 p.m. Evening Story Time 5:30 p.m.	29 BabyTALK 9:30 a.m. Chair Yoga 11:00 a.m.	30 Coffee Talk 9:30 a.m.	31 Story Time 10:00 a.m.	1

***Must register for these programs**

Public Works Report 10-1-25

Village:

- * We maintained the Village Hall, the Library, and other property / easements throughout the Village.
- * We worked on permits, ordinances, inspections, and concerns in relation to residents, existing and possible new businesses.
- * Library siding and gutter work has begun.
- * Road Projects (E Weaver, W Hickory Point Rd) are under construction, each road has a detour with signage.
- * We continue to mow and pick up a lot of trash along Route 51 and the village streets / parks.
- * UCM will repair a section of curb along south bound 51/Magnolia... it is holding water after rainfalls.
- * Safe Route to School trail nearing completion, concrete work ongoing.
- * Leaf program will officially start October 13.

Village to do list:

- * Storm grate / sink hole repairs throughout the Village.

Village Priorities for the fall months:

Sidewalk repairs on Philip Circle, Navajo, and Park Place.

Parks:

- * Dunn working on milling and asphaltting new trails along Forsyth and W Forsyth parkways.
- * Tree planting at tennis courts, Christmas Tree at Rudolph's Village.
- * Watering new trees at main and nature parks.
- * Montezuma trail lighting repaired.
- * All 5 Softball/Baseball fields were aerated and overseeded.
- * Field 4 irrigation repaired.
- * Fields 4/5 press boxes have been re-roofed.
- * Travel Softball/Baseball games and HS Girls Tennis preps.

Parks to do list:

- * Fields 1,2 Fencing removal, pole painting.
- * Plant trees.

Park Priorities for the upcoming fall months:

1,2 Scoreboards.

Sand Volleyball moved to an area near parking lot A and cages.

Veteran's Pond Spillway replacement. Bid awarded and approved.

Water Treatment Plant / Sewer:

- * Continued with meeting monthly / annual Illinois EPA sampling and analysis requirements.
- * As we have time, we are working on verifying water valve positions and exercising the water valves. Started at North Tower 12" water main and moved out west. Found 4 valves so far that were closed, and they should have been open.

- * Chlorine safety system has been installed.
- * Non-Potable Booster pump repaired.
- * Working on Water Treatment Plant restoration following lightning strike.

Water / Sewer priorities and to do list is:

- * Routine Lead/Copper sampling due to be completed by December 31, 25... Need Well 7 to be running during sampling, been too hot as we are producing .8 - .9 mgd and using Well 6.
- * Routine Lead/Copper School and Daycare sampling, will be same time as residential Lead/Copper sampling.
- * Re-Carb pH meter replacement.
- * Chlorine System programming to auto.

Thanks, Darin Fowler – Public Works

ENGINEER'S REPORT

Forsyth: October 7, 2025 Board Meeting

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



Project 6928 – Maroa-Forsyth Grade School Bike Path

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

UCM started construction on August 11th and utility conflicts are currently being resolved by the contractor. No active relocation from the fiberoptic companies has been documented at this time. Paving is complete and the ADA ramps and associated concrete work will be completed within the next week.

Project 7982 – Forsyth Park LWCF Grant Compliance

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

All work is complete. A final walk-through with the Village will be done to verify completion prior to final payment.

Project 8595 – Barnett Ave Improvements

This project consists of the rehabilitation and/or reconstructing Barnett Ave from the mall entrance to Koester Drive. The construction of this project is being funded by DUATS federal funds so federal procedures must be followed. Design continues and ROW acquisition work is underway.

Project 8700 – Water Towers, Ground Storage Tank, & Aerator Maintenance

This project consists of painting and general repairs on the two water towers, the ground storage tank at the water treatment plant, and the aerator standpipe at the water treatment plant.

The project was bid September 25, 2025. The bid recommendation is being submitted separately for review and acceptance by the Village Board. All Work will be completed in 2026.

Project 9177.02 – Prairie Winds Access Road and Utility Construction

Signed contracts have been received and the Notice to Proceed has been issued. Construction activities have begun for the construction entrance and culvert piping. Earthwork for the roadway is complete and subbase aggregate has been laid. The storm sewer is complete and the curb and gutter are 50% complete. The laying of the HMA is expected to occur within the next two weeks.

Project 9292 – Bike Path Improvements 2025

The scope of work includes design, construction plans, and bidding for the rehabilitation of the asphalt paved trail along Forsyth Parkway from Weaver Road to Illini Drive, and along W Forsyth Parkway from Park Place Court to Hundley Road. Construction should be finished as of October 3rd, barring any punch list items.

Project 9293 – Road Maintenance 2025

The project generally includes full depth concrete patching on E Weaver Road, and replacement of the full depth concrete pavement on West Hickory Point Road from N MacArthur Road to approximately 300 feet (and no more than 500 feet) east of N MacArthur Road. Traffic control was installed on September 30 and construction started October 1st. The south lane of Hickory Point Road will be paved first, in order to allow those residents access to their driveways as soon as possible.

ENGINEER'S REPORT

Forsyth: October 7, 2025 Board Meeting

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



Project 9294 – Moon Street Improvements

This project completes the Phase II design for the Moon Street sidewalk improvements. The proposed improvements include replacing existing sidewalks and install new sidewalks. Sidewalks interconnect with each other as well as neighboring schools and library. Improvements also include driveway replacement, drainage structure adjustment and installation, curb and gutter replacement, grading, storm sewer installation, and parkway restoration. Chastain has been completing additional design and compiling project plans. Chastain recently completed supplemental topographic survey to aide in determining necessary drainage improvements. Chastain also recently obtained titles to review parcel and right-of-way information.

OLD BUSINESS

ITEM 1

Memorandum

To: The Honorable President and Board of Trustees

From: Rhonda Stewart, Village Treasurer

Date: October 7, 2025

Subject: 2025 Tax Levy Ordinance Approval

Please find accompanying this memorandum a copy of Tax Levy Ordinance Number 2025-xx for your approval.

- During September 16, 2025, Village Board meeting, the 2025 Tax Levy Ordinance was proposed to set the 2025 Tax Levy, and a motion was made to set the 2025 Tax Levy.
- Once the 2025 Tax Levy was set, by law we had to wait no less than twenty (20) days before the 2025 Tax Levy Ordinance can be passed.
- Just as a reminder the 2025 Tax Levy Ordinance was to increase the Tax Levy 4.9%.

Suggested Motion:

Motion to approve the 2025 Tax Levy Ordinance Number 2025-21 as presented.

**VILLAGE OF FORSYTH
MACON COUNTY, ILLINOIS**

ORDINANCE NUMBER 2025-21

**AN ORDINANCE LEVYING TAXES FOR ALL CORPORATE PURPOSES FOR THE
VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025**

**JIM PECK
Mayor**

**CHYERL MARTY
Village Clerk**

**JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG**

Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of
Forsyth, Macon County, Illinois, this 7th day of October 2025.

ORDINANCE NUMBER 2025-21

**AN ORDINANCE LEVYING TAXES FOR ALL CORPORATE PURPOSES FOR THE
VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025**

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS, AS
FOLLOWS:**

SECTION 1: That the amount hereinafter set forth, or so much thereof as may be authorized by law, and the same are hereby levied upon all property subject to taxation within the municipality as that property is assessed and equalized for the current year, and for such purposes as General Corporate, Police Protection, Social Security, Liability Insurance, Audit, Illinois Municipal Retirement Fund, Street Lighting, and Unemployment Insurance for the Village of Forsyth, Macon County, Illinois, for the fiscal year beginning January 1, 2025, and ending December 31, 2025.

SECTION 2: That the amount levied for each object and purpose is placed in a separate column under the heading "Amount to be raised by Tax Levy," which appears over the same begin as follows, to wit:

General Fund (01)**Legislative (10)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
	Description			
<i>(Personal Services)</i>				
430	Salaries- Elected	\$ 19,500		NONE
	Total Personal	\$ 19,500		NONE
<i>(Contractual Services)</i>				
554	Printing	\$ 400		NONE
549	Other Professiona Services	\$ 1,000		NONE
560	Professional Development	\$ 275		NONE
	Total Contractual	\$ 1,675		NONE
<i>(Other Expenditures)</i>				
913	Promotional	\$ 44,000		NONE
914	Family Fest	\$ 76,000		NONE
917	Activities & Events	\$ 35,200		NONE
917-1	Farmers Market	\$ 15,000		NONE
918-1	Economic Development Corporation (EDC)	\$ 10,000		NONE
929	Miscellaneous Expenses	\$ 1,600		NONE
	Total Expenditures	\$ 181,800		NONE
TOTAL LEGISLATIVE		\$ 202,975	\$ 202,975	\$ -

General Fund (01)**Administration (11)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
Description				
<u>(Personal Services)</u>				
421	Salaries-Regular	\$ 320,050		\$ 77,697
423	Salaries-Overtime	\$ 1,600		NONE
451	Health/Dental/Vision Insurance	\$ 56,600		NONE
453	Unemployment Insurance	\$ 12,000		\$ 2,140
461	(Social Security Tax) FICA Contribution	\$ 25,000		\$ 3,797
462	IMRF Contribution	\$ 34,200		\$ 5,685
471	Uniform Allowance	\$ 2,000		NONE
	Total Personal	\$ 451,450		\$ 89,319
<u>(Contractual Services)</u>				
511	Building Maintenance Service	\$ 5,000		NONE
512	Equipment Maintenance Service	\$ 6,000		NONE
531	Accounting Service	\$ 29,800		\$ 15,735
532	Engineering Service	\$ 85,000		NONE
533	Legal Service	\$ 70,000		NONE
535	Deputy Contract	\$ 692,600		\$ 97,646
537	IT Services	\$ 39,800		NONE
547	Electrical Inspections	\$ 3,500		NONE
549	Other Professional Services	\$ 38,300		NONE
549-1	Village Vision	\$ 2,000		NONE
551	Postage	\$ 6,000		NONE
552	Telephone	\$ 7,300		NONE
553	Publishing	\$ 3,000		NONE
554	Printing	\$ 2,500		NONE
556	Codification Services	\$ 5,000		NONE
560	Professional Development	\$ 18,600		NONE
571	Utilities	\$ 13,200		NONE
594	Risk Management Contribution	\$ 87,000		\$ 35,667
	Total Contractual	\$ 1,114,600		\$ 149,048
<u>(Supplies)</u>				
611	Building Maintenance	\$ 700		NONE
612	Equipment Maintenance	\$ 100		NONE
617	Ground Maintenance	\$ 100		NONE
651	Office Supplies	\$ 3,000		NONE
651-1	Computer/Equipment	\$ 4,000		NONE
654	Janitorial Supplies	\$ 700		NONE
	Total Supplies	\$ 8,600		NONE
<u>(Other Expenditures)</u>				
929	Miscellaneous Expense	\$ 3,000		NONE
929-1	Community Room Refunds	\$ 500		NONE
929-2	Golf Cart Permit Expenses	\$ 300		
999-7	School Transfer	\$ 1,125,000		NONE
	Total Other Expenditures	\$ 1,128,800		NONE
<u>(Interfund Transfer)</u>				
999-2	Forsyth Family Sports and Nature Park	\$ -		NONE
999-3	Capital Project Fund	\$ -		NONE
999-4	Economic Devel. Fund	\$ -		NONE
	Total Expenditures	\$ -		NONE
TOTAL ADMINISTRATION		\$ 2,703,450	\$ 2,465,083	\$ 238,367

General Fund (01)

STREETS & MAINTENANCE (41)

	Description	Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
<i>(Personal Services)</i>				
421	Salaries-Regular	\$ 283,000		\$ 48,612
423	Salaries-Overtime	\$ 12,000		NONE
451	Health/Dental/Vision Insurance	\$ 71,500		NONE
461	(Social Security Tax) FICA Contribution	\$ 23,000		\$ 2,307
462	IMRF Contribution	\$ 31,500		\$ 3,566
471	Uniform Allowance	\$ 4,000		NONE
	Total Personal	\$ 425,000		\$ 54,485
<i>(Contractual Services)</i>				
511	Building Maintenance Service	\$ 60,000		NONE
512	Equipment Maintenance Service	\$ 35,000		NONE
513	Vehicle Maintenance Service	\$ 10,000		NONE
514	Street Maintenance Service	\$ 20,000		NONE
514-1	Bridge Inspection (hundley 2yr/weaver 4yr	\$ -		NONE
515	NOI Storm water Main. Service	\$ 5,000		NONE
515-1	Street Storm Sewer Maintenance	\$ 50,000		NONE
517	Ground Maintenance Service	\$ 25,000		NONE
517-1	Landscaping Tree Service	\$ 5,000		NONE
518	Sidewalk Maintenance	\$ 25,000		NONE
532	Engineering Service	\$ 10,000		NONE
534	Medical Service	\$ 200		NONE
549	Other Professional Service	\$ 10,000		NONE
552	Telephone	\$ 1,500		NONE
560	Professional Development	\$ 15,000		NONE
571	Utilities	\$ 12,000		NONE
572	Street Lighting & Repairs	\$ 65,000		\$ 52,450
578	Dumpster Roll Off/Trash	\$ 12,000		NONE
579	Traffic Lights & Repairs	\$ 15,000		NONE
	Total Contractual	\$ 375,700		\$ 52,450
<i>(Supplies)</i>				
611	Building Maintenance	\$ 1,500		NONE
612	Equipment Maintenance	\$ 6,000		NONE
613	Vehicle Maintenance	\$ 5,000		NONE
614	Street Maintenance	\$ 7,000		NONE
615-1	Storm Sewer Maintenance Supplies	\$ 4,000		NONE
616	Snow Removal	\$ 20,000		NONE
617	Ground Maintenance	\$ 1,000		NONE
617-1	Landscaping Trees	\$ -		NONE
618	Sidewalk Maintenance Supplies	\$ -		NONE
651	Office Supplies	\$ 3,000		NONE
651-1	Computers/Equipment Supplies	\$ -		NONE
651-3	Furniture Supplies	\$ -		NONE
652	Operating Supplies	\$ 20,000		NONE
653	Small Tools	\$ 3,000		NONE
654	Janitorial Supplies	\$ 5,000		NONE
655	Fuel	\$ 30,000		NONE
	Total Supplies	\$ 105,500		NONE
<i>(Other Expenditures)</i>				
929	Miscellaneous Expense	\$ 2,000		NONE
	Total Expenditures	\$ 2,000		NONE
TOTAL STREETS & MAINTENANCE		\$ 908,200	\$ 801,265	\$ 106,935

General Fund (01)

PARKS & RECREATION (52)

	Description	Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
<i>(Personal Services)</i>				
421	Salaries-Regular	\$ 290,000		\$ 29,889
423	Salaries-Overtime	\$ 22,000		NONE
451	Health/Dental/Vision Insurance	\$ 85,120		NONE
461	(Social Security Tax) FICA Contribution	\$ 23,900		\$ 1,783
462	IMRF Contribution	\$ 33,300		\$ 1,679
471	Uniform Allowance	\$ 3,000		NONE

Total Personal		\$ 457,320	\$ 33,351
<i>(Contractual Services)</i>			
511	Building Maintenance Service	\$ 45,000	NONE
512	Equipment Maintenance Service	\$ 20,000	NONE
513	Vehicle Maintenance Service	\$ 2,000	NONE
517	Ground Maintenance Service	\$ 30,000	NONE
517-1	Park Landscaping Service	\$ 15,000	NONE
520	Bike Trail Maint. Service	\$ 20,000	NONE
532	Engineering Service	\$ 4,000	NONE
534	Medical Service	\$ -	NONE
549	Other Professional Service	\$ 3,000	NONE
552	Telephone	\$ 2,000	NONE
560	Professional Development	\$ 2,000	NONE
571	Utilities	\$ 20,000	NONE
578	Trash Service (Dumpster)	\$ 4,000	NONE
	Total Contractual	\$ 167,000	NONE
<i>(Supplies)</i>			
611	Building Maintenance	\$ 6,000	NONE
612	Equipment Maintenance	\$ 10,000	NONE
613	Vehicle Maintenance	\$ 400	NONE
617	Ground Maintenance	\$ 40,000	NONE
617-1	Park Landscaping	\$ 4,000	NONE
618	Sidewalk Maintenance Supplies	\$ -	NONE
620	Bike Path Maintenance	\$ 2,000	NONE
652	Operating Supplies	\$ 30,000	NONE
653	Small Tools	\$ 1,000	NONE
654	Janitorial Supplies	\$ 6,000	NONE
655	Fuel	\$ 17,500	NONE
	Total Supplies	\$ 116,900	NONE
<i>(Other Expenditures)</i>			
810	Land Acquisition/Grant Fees	\$ -	NONE
913	Summar Park Program	\$ 5,000	NONE
929	Miscellaneous Expense	\$ 2,000	NONE
	Total Other Expenditures	\$ 7,000	NONE
TOTAL PARKS & RECREATION		\$ 748,220	\$ 714,869
			\$ 33,351

General Fund (01)**LIBRARY (53)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
Description				
<i>(Personal Services)</i>				
421	Salaries-Regular	\$ 290,000		\$ 71,671
423	Salaries-Overtime	\$ 2,000		NONE
451	Health/Dental/Vision Insurance	\$ 87,000		NONE
461	(Social Security Tax) FICA Contribution	\$ 22,500		\$ 3,232
462	IMRF Contribution	\$ 31,000		\$ 5,245
471	Uniform Allowance	\$ 500		NONE
	Total Personal	\$ 433,000		\$ 80,148
<i>(Contractual Services)</i>				
511	Building Maintenance Service	\$ 2,500		NONE
512	Equipment Maintenance Service	\$ 2,500		NONE
537	Data Processing Service	\$ 16,000		NONE
540	Online Sources	\$ 7,500		NONE
540-1	Digital Library Service	\$ 1,500		NONE
549	Other Professional Service	\$ 4,000		NONE
551	Postage	\$ 700		NONE
552	Telephone	\$ 1,000		NONE
560	Professional Development	\$ 4,000		NONE
571	Utilities	\$ 18,000		NONE
578	Trash Service (Dumpster)	\$ 2,200		NONE
	Total Contractual	\$ 59,900		NONE
<i>(Supplies)</i>				
611	Building Maintenance	\$ 500		NONE
612	Equipment Maintenance	\$ 500		NONE
617	Ground Maintenance	\$ 500		NONE
651	Office Supplies	\$ 4,000		NONE
651-1	Computer/Equipment	\$ 5,500		NONE
651-2	Shelving	\$ -		NONE
651-3	Furniture Supplies	\$ 38,500		NONE
654	Janitorial Supplies	\$ 1,500		NONE
659	Library Supplies	\$ 1,000		NONE
671	Books	\$ 32,000		NONE
672	Periodicals	\$ 6,000		NONE
681	Audio Visual Materials	\$ 8,650		NONE
	Total Supplies	\$ 98,650		NONE
<i>(Other Expenditures)</i>				
909	Purchases from Donations	\$ 2,000		NONE
910	DPL/Other Reimbursement	\$ 200		NONE
912	Library Accessories	\$ 750		NONE
913	Promotional Programming	\$ 25,000		NONE
921	Historical Area Supplies	\$ 2,500		NONE
921-1	Historical Area Grant Expenses	\$ 1,640		NONE
929	Miscellaneous Expense	\$ 500		NONE
	Total Other Expenditures	\$ 32,590		NONE
TOTAL LIBRARY		\$ 624,140	\$ 543,992	\$ 80,148

General Fund (01)

TOTAL GENERAL FUND	\$ 5,186,985	\$ 4,728,184	\$ 458,801
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		Amount to be raised by Tax Levy
REF:	General Corporate Tax (65 ILCS 5/8-3-1)	\$ 227,869
REF:	Police Protection Tax (65 ILCS 5/11-1-3)	\$ 97,646
REF:	Liability Insurance Tax (745 ILCS 10/9-107)	\$ 35,667
REF:	Social Security Tax (40 ILCS 5/21-110, 5/21-110.1)	\$ 11,119
REF:	Ill. Municipal Retirement Funds Tax (65 ILCS 5/7-171)	\$ 16,175
REF:	Municipal Auditing Tax (65 ILCS 5/8-8-8)	\$ 15,735
REF:	Unemployment Insurance Tax (745 ILCS 10/9-107)	\$ 2,140
REF:	Street Lighting Tax (65 ILCS 5/11-80-5)	\$ 52,450
		\$ 458,801

Motor Fuel Tax Funds (15)**MFT (00)**(Contractual Services)

864-2	Moon & Elwood Street Sidewalk Imp	\$	430,000	NONE
874-2	Barnett Ave Reconstruction	\$	125,000	NONE
874-3	US RT 51 Median Improvements	\$	548,200	NONE
		\$	1,103,200	NONE

TOTAL MOTOR FUEL TAX

\$	1,103,200	\$	-	\$	-
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Hotel/Motel Tax Fund (16)**HOTEL/MOTEL TAX (00)**

	Description	Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
<u>Capital</u>				
890	Disc Golf Course Updates	\$	5,000	NONE
893-1	D #1 & 2 Misc Updates/Charges	\$	500,000	NONE
	Total Capital	\$	505,000	NONE

(Other Expenditures)

911	Other Events	\$	20,000	NONE
911-1	Farm Progress	\$	10,000	NONE
911-3	DACVB	\$	75,000	NONE
911-4	ASA Torunament	\$	-	NONE
911-5	Disc Golf Tournament	\$	28,000	NONE
929	Miscellaneous Expenses	\$	1,450	NONE
	Total Other Expenditures	\$	134,450	NONE

TOTAL HOTEL/MOTEL TAX FUND

\$	639,450	\$	639,450	NONE
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Tax Increment Finance Funds (18)**TIF (00)**

	Description	Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
<u>(Contractual Services)</u>				
531	Accounting Audit	\$	2,000	NONE
549	Other Professional Services	\$	32,000	NONE
	Total Contractual	\$	34,000	NONE

(Other Expenditures)

928	Redevelopment Agreement Payments	\$	115,000	NONE
928-1	Commercial Revitalization TIF Grant Program	\$	50,000	NONE
999-7	School Agreement	\$	125,100	NONE
	Total Other Expenditures	\$	290,100	NONE

TOTAL TIF FUND

\$	324,100	NONE
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Capital Project Fund (30)

CAPITAL PROJECT (00)

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
	Description			
<i>(Capital)</i>				
885-2	Village Hall Roof	\$ 66,000		NONE
862-5	Dump Truck	\$ 110,000		NONE
862-10	Street Repair Asphalt Box	\$ 35,000		NONE
864	Street Pavement Striping Program	\$ 82,500		NONE
864-11	Street Maintenance Total Patcher	\$ 125,000		NONE
	Annual Pavement Maintenance Program (design Eng & bidding services, construction & observation)	\$ 500,000		NONE
882	Storm Sewer & Sewer Utility Extensions Prairie Winds Improvement (2025 Design, Permitting, Bidding)	\$ 30,000		NONE
898	Storm Sewer & Sewer Utility Extensions Prairie Winds Improvement (2025 Construction & Observation)	\$ 300,000		NONE
898	North/South Street & Utility Prairie Winds (design/ Billing, Construction and Observation)	\$ 1,500,000		NONE
	Maroa-Forsyth Grade School Bike Path (design Eng., bidding services, land acquisition, construction & observation)	\$ 580,000		NONE
	Parking Lot Resurfacing & Maintenance (design, bidding, construction & observation); 2024 Lot A (Diamonds 1, 2 & 3) Parking Lot Drainage Improvements & Resurfacing design and Bidding \$70,000 + Construction & Observation \$720,000 = \$790,000. 2025 lot D (Veteran's Pavilion) Parking Lot Drainage Improvements & Resurfacing Design & Bidding \$20,000 + Construction & Observation \$220,000 = \$240,000. 2026 Parking lot B (tennis/pickleball/pavilions) Parking lot C (Diamonds 4 & 5); 2026 Resurfacing & Maintenance Design & Bidding \$50,000 + Construction & Observation \$520,000 = \$570,000.			
860		\$ 845,400		NONE
862-7	Trailer	\$ 12,000		NONE
885-3	D#4 & 5 Press Box Roofs (standard)	\$ 5,400		NONE
885-4	Veteran's Pavilion Roof (metal)	\$ 14,560		NONE
892	Forsyth Parkway/W. Forsyth Parkway & Grayhawk Bike Path (design eng. & bidding)	\$ 30,000		NONE
892	Forsyth Parkway/W. Forsyth Parkway & Grayhawk Bike Path (construction & observation)	\$ 350,000		NONE
895-7	Veteran's Pavilion Pond Outfall Repair (design Eng. & bidding services, construction & observation)	\$ 55,000		NONE
	Exterior work and inside door/doorway office area (library/comm bldg)	\$ 235,000		NONE
851	Library ADA exterior doors	\$ 6,200		NONE
810-4	Auto Transfer Switch Gen	\$ 45,000		NONE
810-6	Well 7 & Raw Water Main Extension (construction & observation services)	\$ 404,000		NONE
	Water Towers, Ground Storage Tank Maintenance & Aerator (2024 bidding, 2025 north tower construction & observation, 2026 south tower (IEPA loan app. services)			
810-8		\$ 1,230,000		NONE
812-1	Insert Hydrant Valves	\$ 45,000		NONE
	TOTAL CAPITAL PROJECT FUND	\$ 6,606,060	\$ 6,606,060	NONE

*Economic Devl. Fund (31)***ECONOMIC DEVL. FUND (00)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
	Description			
<u>(Contractual Services)</u>				
898-1	Crawford's Gym Infrastructure	\$ 400,000		NONE
999-4	Out to Capital Fund	\$ 1,830,000		NONE
		<u>\$ 2,230,000</u>		<u>NONE</u>
TOTAL ECONOMIC DEVL. FUND		\$ 2,230,000	\$ 2,230,000	NONE

*Forsyth Family Sports &
Nature Park (38)***FFSNP (38)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
	Description			
<u>(Capital)</u>				
863-2	Family Sports & Nature Park Trail sand parking lot lighting	\$ 100,000		NONE
863-1	OSLAD (construction & observation)	\$ 960,000		NONE
	Total Capital	<u>\$ 1,060,000</u>	<u>\$ 1,060,000</u>	<u>NONE</u>
TOTAL FORSYTH FAMILY SPORTS & NATURE PARK		\$ 1,060,000	\$ 1,060,000	NONE

Water Fund (51)**WATER (00)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
	Description			
<i>(Personal Services)</i>				
421	Salaries Regular	\$ 135,000		NONE
423	Salaries Overtime	\$ 14,600		NONE
451	Health/Dental/Vision Insurance	\$ 27,000		NONE
461	(Social Security Tax) FICA Contribution	\$ 12,000		NONE
462	IMRF Contribution	\$ 16,000		NONE
471	Uniforms	\$ 2,500		NONE
	Total Personal	\$ 207,100		NONE
<i>(Contractual Services)</i>				
511	Building Maintenance Service	\$ 70,000		NONE
512	Equipment Maintenance Service	\$ 100,000		NONE
512-1	Storage Tank Maintenance Service	\$ -		NONE
513	Vehicle Maintenance Service	\$ 100		NONE
532	Engineering Services	\$ 20,000		NONE
534	Medical Services	\$ -		NONE
547	Plumbing Inspections	\$ 1,500		NONE
549	Other Professional Services	\$ 15,000		NONE
549-1	Outsource Utility Billing	\$ 7,000		NONE
549-2	Online Payment Fees	\$ 4,000		NONE
551	Postage	\$ 100		NONE
552	Telephone	\$ 8,000		NONE
560	Professional Development	\$ 4,000		NONE
571	Utilities	\$ 100,000		NONE
	Total Contractual	\$ 329,700		NONE
<i>(Supplies)</i>				
611	Maintenance of Building	\$ 2,000		NONE
612	Maintenance of Equipment	\$ 80,000		NONE
813	Maintenance of Vehicle	\$ 100		NONE
617	Maintenance of Grounds	\$ 1,000		NONE
617-1	Landscaping Trees Supplies	\$ -		NONE
651	Office Supplies	\$ 100		NONE
651-1	Computer/Equipment Supplies	\$ 500		NONE
652	Operating Supplies	\$ 10,000		NONE
653	Small Tools	\$ 100		NONE
654	Janitorial Supplies	\$ 200		NONE
655	Fuel	\$ 1,000		NONE
656	Chemicals	\$ 450,000		NONE
	Total Supplies	\$ 545,000		NONE
<i>(Other Expenditures/Debt Services)</i>				
929	Miscellaneous Expense	\$ 100		NONE
997	Water Plant IEPA Loan Payment	\$ -		NONE
999-3	Inter-fund Transfer (out)	\$ -		NONE
	Total Other/Debt Services	\$ 100		NONE
TOTAL WATER		\$ 1,081,900	\$ 1,081,900	NONE

*SewerFund (52)***SEWER (00)**

		Amount Budgeted	Other Sources	Amount to be raised by Tax Levy
Description				
<i>(Personal Services)</i>				
421	Salaries Regular	\$ 19,000		NONE
423	Salaries Overtime	\$ 2,000		NONE
451	Health/Dental/Vision Insurance	\$ 12,600		NONE
461	(Social Security Tax) FICA Contribution	\$ 1,600		NONE
462	IMRF Contribution	\$ 2,300		NONE
471	Uniforms	\$ 2,000		NONE
	Total Personal	\$ 39,500		NONE
<i>(Contractual Services)</i>				
512	Equipment Maintenance Service	\$ 40,000		NONE
513	Vehicle Maintenance Service	\$ 100		NONE
517	Ground Maintenance Service	\$ 25,000		NONE
517-1	Landscaping Tree Service	\$ 2,000		NONE
532	Engineering Services	\$ -		NONE
549	Other Professional Services	\$ 1,500		NONE
549-1	Outsource Utility Billing	\$ 7,000		NONE
549-2	Online Payment Fees	\$ 4,000		NONE
552	Telephone	\$ 7,500		NONE
560	Professional Development	\$ 500		NONE
571	Utilities	\$ 10,000		NONE
578	Sewer Discharge Fees	\$ 310,000		NONE
	Total Contractual	\$ 407,600		NONE
<i>(Supplies)</i>				
612	Equipment Maintenance	\$ 2,000		NONE
613	Vehicle Maintenance	\$ 500		NONE
652	Operating Supplies	\$ 500		NONE
653	Small Tools	\$ 150		NONE
655	Fuel	\$ 500		NONE
	Total Supplies	\$ 3,650		NONE
<i>(Other Expenditures/Debt Services)</i>				
929	Miscellaneous	\$ 500		NONE
999-3	Inter Fund Transfer (out)	\$ -		NONE
	Total Expenditures/Debt	\$ 500		NONE
TOTAL SEWER		\$ 451,250	\$ 451,250	NONE

TAX LEVY SUMMARY

General Corporate Tax (65 ILCS 5/8-3-1)	\$ 227,869
Police Protection Tax (65 ILCS 5/11-1-3)	\$ 97,646
Liability Insurance Tax (745 ILCS 10/9-107)	\$ 35,667
Social Security Tax (40 ILCS 5/21-110, 5/21-110.1)	\$ 11,119
Ill. Municipal Retirement Funds Tax (65 ILCS 5/7-171)	\$ 16,175
Municipal Auditing Tax (65 ILCS 5/8-8-8)	\$ 15,735
Unemployment Insurance Tax (745 ILCS 10/9-107)	\$ 2,140
Street Lighting Tax (65 ILCS 5/11-80-5)	\$ 52,450
	\$ 458,801

SECTION 3: That the Village Clerk shall make and file with the county Clerk of said County of Macon, on or before the last Tuesday in December, a duly certified copy of this ordinance.

SECTION 4: That if any section, subdivision, or sentence of this ordinance shall for any reason be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect after its adoption, as provided by law.

PASSED this 7th day of October 2025.

	AYE	NAY	ABSTAIN	ABSENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

APPROVED this 7th day of October 2025.

Jim Peck, Village Mayor

ATTEST:

Cheryl Marty, Village Clerk

TRUTH IN TAXATION
CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that I am the presiding officer of the Village of Forsyth, IL, and as such presiding officer I certify that the levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of Section 18-60 through 18-85 of the Truth in Taxation Act are not applicable.

Notice and hearing requirements of Section 18-60 through 18-85 of the Truth in Taxation Act are not applicable.

The taxing district's aggregate levy did not exceed 5% increase over the prior year's extension. Therefore, a notice and a hearing were not necessary.

This certificate applies to 2025 Levy.

Date: October 7, 2025

Presiding officer: _____
Jim Peck, Mayor

CERTIFICATION OF TAX LEVY ORDINANCE

VILLAGE OF FORSYTH

The undersigned, duly appointed, qualified and acting Clerk of the Village of Forsyth, Macon County, Illinois, does hereby certify that the attached hereto is a true and correct copy of the Tax Levy Ordinance of said Village for the fiscal year beginning January 1, 2025, and ending December 31, 2025, as passed on October 7, 2025.

This certification is made and filed pursuant to the requirements of 65 ILCS 5/8-3-1 and on behalf of the Village of Forsyth, Macon County, Illinois. This certification must be filed by the last Tuesday in December.

Date: October 7, 2025

Municipal Clerk, Cheryl Marty

(Seal)

OLD BUSINESS

ITEM 2

October 2, 2025

Mayor and Board of Trustees
Attn: Jill Applebee, Village Administrator
Village of Forsyth
301 South US 51
Forsyth, IL 62535

**Re: Water System Improvements Phase I Rebid
Recommendation of Award**

Honorable Mayor and Trustees:

On September 25, 2025, at 10:00 AM, bids were received at the offices of Chastain & Associates for the Water System Improvements Phase I project. Four bids were received for the Work. The tabulation of bids is attached and a summary is listed below:

Items		% Bid above/below Engineer's Estimate
Engineer's Estimate	\$2,365,000.00	---
Dynamic Industrial	\$1,874,000.00	-21.0
Era Valdivia	\$1,998,062.00	-16.0
Neumann	\$2,245,900.00	-1.0
Tecorp	\$2,630,717.00	+1.1

The low bid was submitted by Dynamic Industrial Services Inc. of Crete, Illinois. The low bidder has 8 years' experience in the industry and has provided a list of projects that have been successfully completed for various Illinois municipalities. Chastain & Associates LLC recommends awarding a contract to Dynamic Industrial Services Inc. for the Water System Improvements Phase I project in the amount of \$1,874,000.00.

Please reach out to me, Jeremy, or Stephanie should you have any questions or concerns.

Sincerely,



Tom Mathews, P.E.
Project Manager

Bid Tabulation											
NO.	ITEM	UNIT	QUANTITY	DYNAMIC INDUSTRIAL		ERA VALDIVIA		NEUMANN		TECORP	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	ALL WORK ON NORTH TOWER	LS	1	\$ 740,000.00	\$ 740,000.00	\$ 816,000.00	\$ 816,000.00	\$ 800,100.00	\$ 800,100.00	\$ 930,900.00	\$ 930,900.00
2	ALL WORK ON SOUTH TOWER	LS	1	\$ 650,000.00	\$ 650,000.00	\$ 718,416.00	\$ 718,416.00	\$ 747,800.00	\$ 747,800.00	\$ 864,580.00	\$ 864,580.00
3	ALL WORK ON GROUND STORAGE TANK	LS	1	\$ 395,000.00	\$ 395,000.00	\$ 248,986.00	\$ 248,986.00	\$ 423,400.00	\$ 423,400.00	\$ 537,237.00	\$ 537,237.00
4	ALL WORK ON AERATION STANDPIPE AND AERATOR	LS	1	\$ 89,000.00	\$ 89,000.00	\$ 214,660.00	\$ 214,660.00	\$ 274,600.00	\$ 274,600.00	\$ 298,000.00	\$ 298,000.00
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total as Calculated				\$ 1,874,000.00	\$ 1,874,000.00	Total as Calculated	\$ 1,998,062.00	Total as Calculated	\$ 2,245,900.00	Total as Calculated	\$ 2,630,717.00
Total as Read				\$ 1,874,000.00	\$ 1,874,000.00	Total as Read	\$ 1,998,062.00	Total as Read	\$ 2,245,900.00	Total as Read	\$ 2,630,717.00
Difference				\$ -	\$ -	Difference	\$ -	Difference	\$ -	Difference	\$ -

NEW BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: September 29, 2025
Subject: Variance for Post Frame Storage Building

Mr. David Starbody submitted a formal variance request pursuant to Village Code of Ordinances, Section 150.77, concerning pole building construction for the property located at 619 W. Weaver Rd., Forsyth, IL 62535, legally described as ARMSTRONG FIRST ADD LT2 IRREG. The subject property is zoned R-1 Single-Family Residential.

Mr. Starbody proposes to construct a 24 ft. x 40 ft. post-frame storage building in the backyard of the aforementioned property. The proposed structure will comply with all applicable development ordinance requirements, including size, height, and setback provisions. Mr. Starbody has provided detailed information outlining the distinctions between post-frame (pole) construction and traditional stick-built construction to support his request.

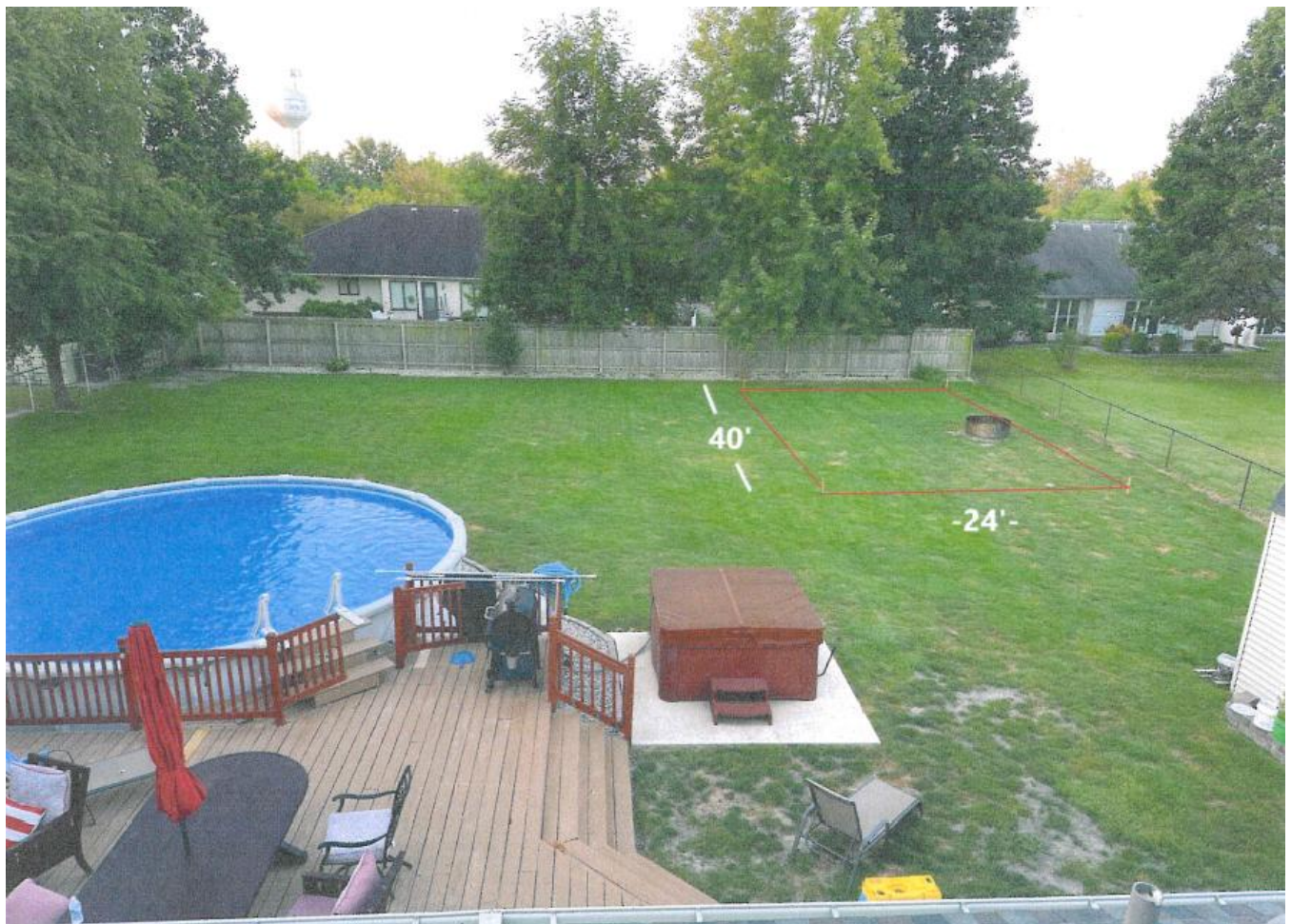
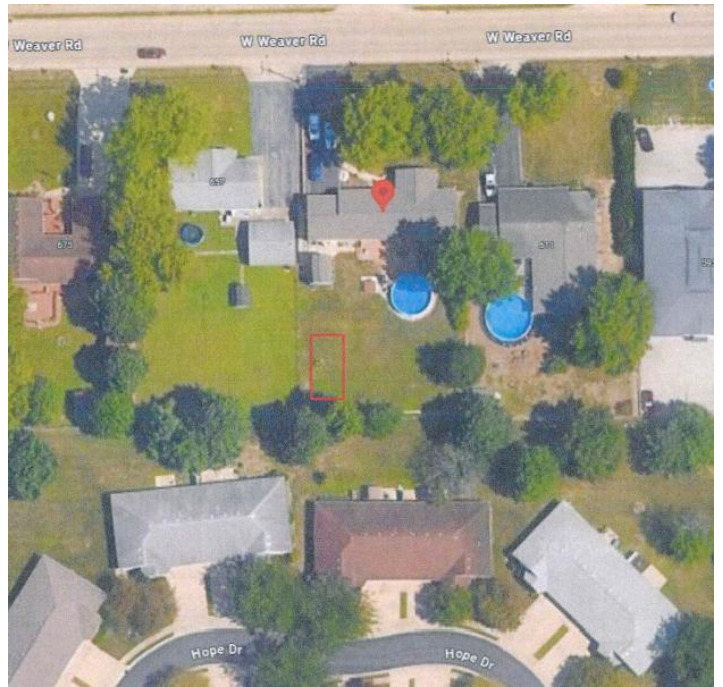
The Village Code of Ordinances Sec. 150.77 states the following: *"The type of construction which is commonly known as pole building construction is prohibited except: (1) in industrial zones where the structures may be used only for the storage of noncombustible material, or (2) in any R1/OT, R2, or R3 where the structure is used only for personal storage and the lot is least two and one-half acres, not located within a developed subdivision, and where it is approved by the village board as part of a variance or as otherwise may be allowed by the development ordinance. Permits for the same shall be accompanied with plans and specifications as is required for other structures."*

Mr. Starbody's property does not meet the minimum lot size requirement of two and one-half acres, as it measures approximately 0.46 acres, and is situated within a developed subdivision. Consequently, a variance is required to permit the proposed post-frame construction.

We respectfully request the Commission's thorough review of this variance to allow Mr. Starbody to proceed with the construction of the storage building.

Thank you for your time and consideration. We look forward to the Commission's evaluation of this request and are available to provide any additional information or clarification as needed.

The Planning and Zoning Commission voted 3 to 2 to approve the variance.



VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property located at 619 W. Weaver Rd., Forsyth, IL 62535, legally described as ARMSTRONG FIRST ADD LT2 IRREG

Date: September 29, 2025

On September 25, 2025, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 619 W. Weaver Rd., Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on September 10, 2025. A copy of the certificate of publication is attached.

Mr. Starbody proposes to construct a 24 ft. x 40 ft. post-frame storage building in the backyard of the aforementioned property. The proposed structure will comply with all applicable development ordinance requirements, including size, height, and setback provisions. Mr. Starbody has provided detailed information outlining the distinctions between post-frame (pole) construction and traditional stick-built construction to support his request.

The Village Code of Ordinances Sec. 150.77 states the following: *"The type of construction which is commonly known as pole building construction is prohibited except: (1) in industrial zones where the structures may be used only for the storage of noncombustible material, or (2) in any R1/OT, R2, or R3 where the structure is used only for personal storage and the lot is least two and one-half acres, not located within a developed subdivision, and where it is approved by the village board as part of a variance or as otherwise may be allowed by the development ordinance. Permits for the same shall be accompanied with plans and specifications as is required for other structures."*

Mr. Starbody's property does not meet the minimum lot size requirement of two and one-half acres, as it measures approximately 0.46 acres, and is situated within a developed subdivision. Consequently, a variance is required to permit the proposed post-frame construction.

This property is legally described as ARMSTRONG FIRST ADD LT2 IRREG.

Based on the public hearing, the Commission voted 3 to 2 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

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

2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

VILLAGE OF FORSYTH

301 S. Route 51
Forsyth, IL 62535

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



VARIANCE REQUEST APPLICATION

OWNER: ☒

APPLICANT: ☐

Name: David Starbody

Address: 619 W Weaver Rd

Phone Number: (217) 201-8138

E-mail: dstarbody@gmail.com

Property Address: 619 W Weaver Rd

PIN #: _____

Legal Description of the Property:

ARMSTRONG FIRST ADD LT2 IRREG

Zoning District: R-1: Single Family Residence District



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

I respectfully request a variance to allow a post-frame (pole-style) accessory storage building in R-1 zoning in lieu of traditional stick-built construction with continuous poured foundation. This variation applies to method of construction only, as all other applicable Development Ordinance requirements (accessory size, height, setbacks) will be fully met. The intent, scale, and function of the accessory structure remains consistent with what is allowed in R-1, and this variance respects the spirit of the ordinance while enabling a more cost-efficient and practical building method.

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

The property owner proposes to construct a 24' x 40' x 15' accessory storage building on the rear portion of the lot at 619 W Weaver Rd. The structure will be a post-frame (pole-style) building with a poured concrete floor, metal siding, and metal roof. It will be used solely for storage purposes (no utilities, plumbing, or insulation) and will comply with all applicable setback, height, and lot coverage requirements of the R-1 Single Family Residence District.

The design and exterior finishes will ensure the building presents a clean, durable, and residentially compatible appearance consistent with the character of the neighborhood.

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

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

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

The property at 619 W Weaver Rd has unique circumstances that warrant consideration for a variance.

Lot Size & Configuration - At approximately 0.46 acres, the lot provides adequate space for a 24' x 30' structure while still complying with all required setbacks, height restrictions, and lot coverage rules. This ensures the proposed building can be sited without creating crowding, drainage, or visibility concerns.

Intended Use - The proposed building will be used solely for storage, without utilities or occupancy. Unlike many variance requests that add intensity of use (traffic, noise, or lighting), this project is low-impact and uniquely suited to the physical capacity of this parcel.

Construction Method vs. Appearance - The limitation in the ordinance relates to the method of construction (post-frame) rather than the building's use, size, or appearance. The lot can accommodate the structure in a way that is indistinguishable in appearance from a stick-built accessory building, making the restriction uniquely burdensome in this case.

Neighborhood Compatibility - The property backs onto/alongside other residential parcels with accessory buildings of varying types. Because of the lot's depth and positioning, the proposed building will not create visual intrusion, obstruction, or character conflicts unique to this location.

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

Yes. The special circumstances related to this property are not of a general or recurring nature throughout the Village. The Village's Development Ordinance generally prohibits post-frame construction in residential districts because of concerns about appearance and compatibility. However, in this case:

The proposed building will be finished with modern steel siding, trim, and roofing, presenting an appearance consistent with residential accessory structures.

The lot's size and configuration allow the structure to fully comply with setbacks, height, and lot coverage rules, minimizing potential impacts.

The intended use is low-impact storage only, without utilities, lighting, or occupancy that could affect neighbors.

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

Yes. Strict application of the Development Ordinance would deprive me of the right to construct an accessory storage building of practical size and design that is commonly enjoyed by other property owners in the immediate area.

Many nearby residential properties in Forsyth already include detached garages, workshops, or storage buildings constructed with a variety of materials and methods. The distinguishing factor in my case is not the use, size, or placement of the building — all of which comply with ordinance standards — but solely the restriction on post-frame construction method.

This limitation would create an unnecessary hardship by forcing me to incur significantly higher costs to achieve the same result, even though the finished appearance and use of the building could be indistinguishable from permitted accessory structures in the neighborhood.

In effect, strict enforcement would deny me the reasonable and common use of a cost-efficient accessory storage building, a use that is consistent with those already existing in the area and fully in line with the intent of the R-1 Single Family Residence District.

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

The authorization of this variance will not be of substantial detriment to adjacent property, nor will it change the character of the district. The proposed building will:

Comply with all setbacks, height limits, and lot coverage requirements of the R-1 Single Family Residence District.

Be finished with modern steel siding, trim, and roofing in neutral colors, ensuring a clean and compatible appearance with surrounding residential properties.

Be used strictly for storage purposes only, with no utilities, commercial activity, or occupancy that could increase traffic, noise, or lighting impacts.

Be situated on a lot that is large enough (0.46 acres) to accommodate the structure without encroachment or crowding.

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

Yes. This request represents the minimum variance necessary to make possible the reasonable use of the property. The proposed building fully complies with all dimensional and use requirements of the Development Ordinance, including height, size, setbacks, and lot coverage.

The only variance being sought relates to the method of construction — specifically, allowing a post-frame (pole-style) design rather than requiring a traditional poured-foundation stick-built structure.

Without this variance, the cost of construction would become disproportionately high compared to the intended use of the building (simple unconditioned storage), effectively depriving the property owner of the same reasonable accessory use that is already commonly

\$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: *David Starbuck* Date: 8-25-25

For office use only	
Date Received: <u>8/26/25</u>	PZC Meeting Date: _____
Application Fee Paid: <u>90.00</u>	Board Meeting Date: _____
Approved (Y/N): _____	Ordinance # _____

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

The property at 619 W Weaver Rd has unique circumstances that warrant consideration for a variance:

Lot Size & Configuration – At approximately 0.46 acres, the lot provides adequate space for a 24' × 40' structure while still complying with all required setbacks, height restrictions, and lot coverage rules. This ensures the proposed building can be sited without creating crowding, drainage, or visibility concerns.

Intended Use – The proposed building will be used solely for storage, without utilities or occupancy. Unlike many variance requests that add intensity of use (traffic, noise, or lighting), this project is low-impact and uniquely suited to the physical capacity of this parcel.

Construction Method vs. Appearance – The limitation in the ordinance relates to the method of construction (post-frame) rather than the building's use, size, or appearance. The lot can accommodate the structure in a way that is indistinguishable in appearance from a stick-built accessory building, making the restriction uniquely burdensome in this case.

Neighborhood Compatibility – The property backs onto/alongside other residential parcels with accessory buildings of varying types. Because of the lot's depth and positioning, the proposed building will not create visual intrusion, obstruction, or character conflicts unique to this location.

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

Yes. The special circumstances related to this property are not of a general or recurring nature throughout the Village. The Village's Development Ordinance generally prohibits post-frame construction in residential districts because of concerns about appearance and compatibility. However, in this case: The proposed building will be finished with modern steel siding, trim, and roofing, presenting an appearance consistent with residential accessory structures. The lot's size and configuration allow the structure to fully comply with setbacks, height, and lot coverage rules, minimizing potential impacts. The intended use is low-impact storage only, without utilities, lighting, or occupancy that could affect neighbors. Because this request is narrowly tailored to a single parcel with unique conditions, and because most properties in the Village would not have the same combination of lot size, siting options, and limited-use accessory needs, it would not be reasonably practical or necessary for the Village to amend the ordinance generally. This makes the variance the appropriate mechanism for addressing the special circumstances of this property, without opening the door to broad changes across the Village.

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

Yes. Strict application of the Development Ordinance would deprive me of the right to construct an accessory storage building of practical size and design that is commonly enjoyed by other property owners in the immediate area. Many nearby residential properties in Forsyth already include detached

garages, workshops, or storage buildings constructed with a variety of materials and methods. The distinguishing factor in my case is not the use, size, or placement of the building — all of which comply with ordinance standards — but solely the restriction on post-frame construction method. This limitation would create an unnecessary hardship by forcing me to incur significantly higher costs to achieve the same result, even though the finished appearance and use of the building would be indistinguishable from permitted accessory structures in the neighborhood. In effect, strict enforcement would deny me the reasonable and common use of a cost-efficient accessory storage building, a use that is consistent with those already existing in the area and fully in line with the intent of the R-1 Single Family Residence District.

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

The authorization of this variance will not be of substantial detriment to adjacent property, nor will it change the character of the district. The proposed building will: Comply with all setbacks, height limits, and lot coverage requirements of the R-1 Single Family Residence District. Be finished with modern steel siding, trim, and roofing in neutral colors, ensuring a clean and compatible appearance with surrounding residential properties. Be used strictly for storage purposes only, with no utilities, commercial activity, or occupancy that could increase traffic, noise, or lighting impacts. Be situated on a lot that is large enough (0.46 acres) to accommodate the structure without encroachment or crowding. Because of these factors, the structure will appear similar to other detached garages or storage buildings already present in the neighborhood. Its presence will not diminish neighboring property values, create nuisances, or alter the established character of the residential district.

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

Yes. This request represents the minimum variance necessary to make possible the reasonable use of the property. The proposed building fully complies with all dimensional and use requirements of the Development Ordinance, including height, size, setbacks, and lot coverage. The only variance being sought relates to the method of construction — specifically, allowing a post-frame (pole-style) design rather than requiring a traditional poured-foundation stick-built structure. Without this variance, the cost of construction would become disproportionately high compared to the intended use of the building (simple unconditioned storage), effectively depriving the property owner of the same reasonable accessory use that is already commonly enjoyed by others in the district. By limiting the request strictly to the construction method, this variance is narrowly tailored and constitutes the least deviation from the ordinance needed to achieve a reasonable, code-compliant storage building that is compatible with the neighborhood.

Pole Style



Stick-Built



Pole Barn vs. Stick-Built Construction: A Comprehensive Comparison

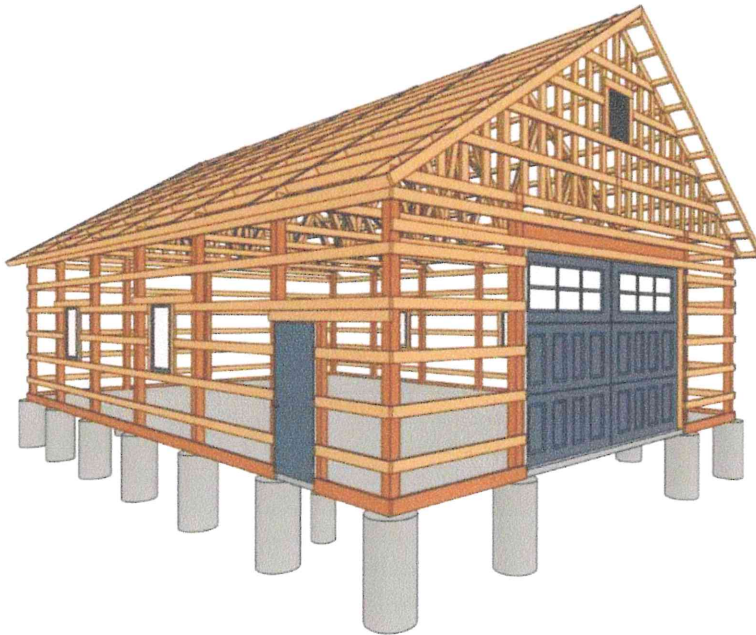
When planning a new building, whether for residential, agricultural, or commercial purposes, one of the most crucial decisions is choosing the construction method. Two popular choices are **pole barn construction** and **stick-built construction**. Each has its advantages and disadvantages, depending on factors such as cost, durability, energy efficiency, and intended use.

This article provides an **in-depth comparison** of pole barns and stick-built structures, helping you determine which option best suits your needs.

What is Pole Barn Construction?

Pole barn construction, also known as **post-frame construction**, uses large posts or laminated columns buried in the ground or anchored to a foundation to support the structure. Horizontal girts and trusses connect these posts, forming a durable framework. This method is widely used for **agricultural buildings, workshops, garages, and even residential homes**.

Advantages of Pole Barn Construction



1. Lower Cost

- Uses fewer materials compared to stick-built structures.
- Requires minimal foundation work, which reduces labor and concrete costs.
- Faster construction time leads to lower labor expenses.

2. Faster Build Time

- The simple post-frame system allows for quick assembly.
- Less intricate framing reduces the time required for completion.

3. Better Adaptability to Uneven Terrain

- Since pole barns don't require a continuous foundation, they can be built on uneven ground with fewer site modifications.

4. Durability & Strength

- Post-frame structures distribute weight efficiently, making them more resistant to wind and seismic activity.
- Larger spacing between posts provides open interiors with fewer load-bearing walls.

5. Lower Foundation Costs

- Can be built with a **gravel base, concrete piers, or a slab**, reducing costs compared to traditional foundations required for stick-built structures.

Disadvantages of Pole Barn Construction

1. Limited in Multi-Story Design

- Most pole barns are **single-story** due to structural constraints.
- Modifications for multiple floors require expensive engineering adjustments.

2. Lower Resale Value for Residential Use

- Some buyers perceive pole barns as **less traditional** or lower in value compared to stick-built homes.

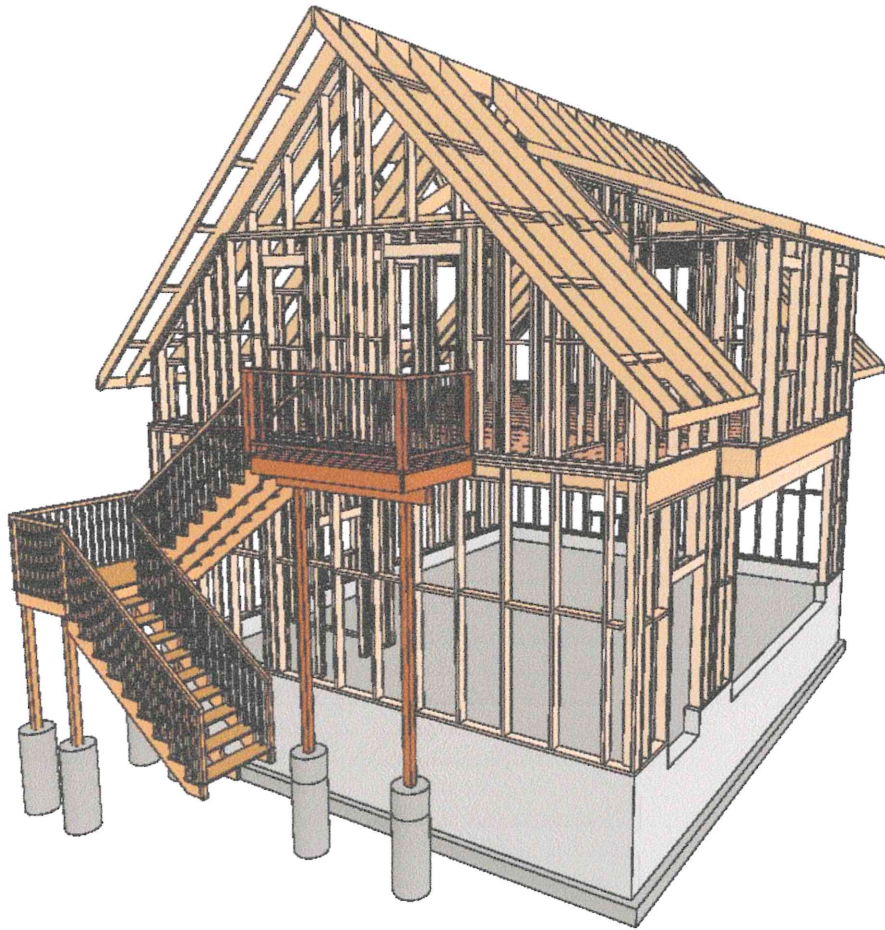
3. Energy Efficiency Challenges

- Insulating a pole barn can be **trickier** than a stick-built structure due to wider post spacing and lack of conventional wall cavities.
 - Requires spray foam or specialized insulation techniques to improve thermal performance.
-

What is Stick-Built Construction?

Stick-built construction, also known as **traditional wood-frame construction**, involves assembling a structure **piece by piece using standard dimensional lumber**. The walls are framed with **studs (typically 2x4 or 2x6)**, spaced evenly apart and supported by a continuous foundation. This method is widely used for **residential homes, commercial buildings, and some agricultural structures**.

Advantages of Stick-Built Construction



1. Higher Resale Value & Longevity

- Stick-built homes hold **better resale value** due to their traditional design.
- They follow standardized building codes, making them easier to finance and insure.

2. Better Energy Efficiency

- Stick-built walls provide **standard insulation cavities**, making them easier to insulate effectively.
- Offers better thermal performance with conventional insulation materials.

3. More Design Flexibility

- Supports **multi-story designs** with ease.
- Allows for **customized floor plans, architectural details, and interior finishes**.

4. Compliance with Building Codes

- Easier to meet local building codes, zoning laws, and financing requirements, especially for **residential purposes**.

Disadvantages of Stick-Built Construction

1. Higher Costs

- Requires a **continuous foundation**, increasing site preparation and material costs.
- More materials (studs, joists, sheathing) result in a higher **overall budget**.

2. Longer Build Time

- Framing, sheathing, and roofing take longer to assemble compared to the post-frame method.
- Interior finishing requires additional time, including drywall, insulation, and flooring.

3. Less Adaptability to Uneven Terrain

- Requires extensive site work if the land is not level.
- More excavation and foundation preparation may be needed.

Side-by-Side Comparison: Pole Barn vs. Stick-Built

Feature	Pole Barn	Stick-Built
Cost	Lower initial cost	Higher material & labor costs
Construction Time	Faster build time	Slower due to complex framing
Durability	High wind and seismic resistance	Solid structural integrity but depends on foundation
Foundation Requirement	Minimal (posts in ground or concrete piers)	Requires a full foundation
Energy Efficiency	Requires specialized insulation techniques	Standard insulation is easier to install
Design Flexibility	Limited to mostly single-story	Highly customizable, allows for multiple stories
Resale Value	Lower, especially for homes	Higher, especially for residential use
Site Adaptability	Can be built on uneven terrain with minimal prep	Requires extensive site work for leveling
Best For	Barns, garages, workshops, agricultural buildings, budget-friendly homes	Traditional homes, commercial buildings, structures needing multi-story design

<https://www.constructionconcept.net/pole-barn-vs-stick-built-construction-a-comprehensive-comparison/>

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE APPROVING VARIANCE ALLOWING POLE BUILDING
CONSTRUCTION ON THE PROPERTY LOCATED AT
619 WEAVER ROAD FORSYTH, ILLINOIS**

JIM PECK, Mayor
CHERYL MARTY, Village Clerk

JIM ASHBY
CHELSIE KIDD
JEFF LONDON
JEREMY SHAW
DAVID WENDT
LAUREN YOUNG

Village Trustees

Published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Forsyth
on _____, 2025

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

ORDINANCE NO. _____

**A AN ORDINANCE APPROVING VARIANCE ALLOWING POLE BUILDING
CONSTRUCTION ON THE PROPERTY LOCATED AT
619 WEAVER ROAD FORSYTH, ILLINOIS**

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

WHEREAS, an application was filed by David Starbody for a variance to Village Code of Ordinances Section 150.77 to permit a pole building to be constructed for storage of personal property on the real property commonly referred to as 619 W. Weaver Road, Forsyth, Illinois and legally described as: ARMSTRONG FIRST ADD LT2 IRREG (07-07-15-451-008) (“Property”); and

WHEREAS, the Property is a subdivided 0.46 acres and is zoned R-1; and,

WHEREAS, Section 150.77 states provides:

The type of construction which is commonly known as pole building construction is prohibited except: (1) in industrial zones where the structures may be used only for the storage of noncombustible material, or (2) in any R1/OT, R2, or R3 where the structure is used only for personal storage and the lot is least two and one-half acres, not located within a developed subdivision, and where it is approved by the village board as part of a variance or as otherwise may be allowed by the development ordinance. Permits for the same shall be accompanied with plans and specifications as is required for other structures;

and,

WHEREAS, the Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on September 25, 2025, and voted to recommend approval of the variance to Village Code of Ordinances Section 150.77, which would allow pole building construction on a subdivided lot that is less than two and one-half acres as requested in

the application; and,

WHEREAS, Section 9.10 of the Development Ordinance permits the Village Board to approve variations from the Code of Ordinances upon establishment of a practical difficulty and/or particular hardship; and,

WHEREAS, the Village Board of Trustees and the Mayor of the Village of Forsyth believe it is in the best interests of the Village to grant the requested variance.

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

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Village Board adopts the findings of fact of the Commission as set forth in the Commission's written Findings of Fact and Recommendation, attached hereto as **Exhibit A**.

Section 3. Description of the Property. The Property is commonly known as 619 W. Weaver Road, Forsyth, Illinois and legally described as: ARMSTRONG FIRST ADD LT2 IRREG (07-07-15-451-008).

Section 4. Public Hearing. A public hearing was advertised in the Decatur Herald & Review on September 10, 2025, and held by the Planning and Zoning Commission on September 25, 2025, at which time the Planning and Zoning Commission voted to recommend approval of the variance of the driveway setback requirement for the Property.

Section 5. Variance. The variation requested in the Variance Request Application to allow a pole building structure to be construction on the subdivided 0.46

acre Property, and recommended at the September 25, 2025, Planning and Zoning Commission meeting, is hereby granted.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Forsyth prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _____ day of September, 2025, at Forsyth, Macon County, Illinois.

	YES	NO	ABSENT	PRESENT
ASHBY				
KIDD				
LONDON				
SHAW				
WENDT				
YOUNG				
PECK				
TOTAL				

VILLAGE OF FORSYTH

Jim Peck, Village Mayor

Attest:

Cheryl Marty, Village Clerk

EXHIBIT A
FINDINGS OF FACT & RECOMMENDATION

VARIANCE RECOMMENDATION & FINDINGS OF FACT

To: Village of Forsyth Board of Trustees

From: Planning & Zoning Commission

Re: Recommendation for approval of a variance for the real property located at 619 W. Weaver Rd., Forsyth, IL 62535, legally described as ARMSTRONG FIRST ADD LT2 IRREG

Date: September 29, 2025

On September 25, 2025, the Planning and Zoning Commission ("Commission") held a public hearing for a variance at 619 W. Weaver Rd., Forsyth, IL 62535. The notice of the public hearing was published in the Herald & Review on September 10, 2025. A copy of the certificate of publication is attached.

Mr. Starbody proposes to construct a 24 ft. x 40 ft. post-frame storage building in the backyard of the aforementioned property. The proposed structure will comply with all applicable development ordinance requirements, including size, height, and setback provisions. Mr. Starbody has provided detailed information outlining the distinctions between post-frame (pole) construction and traditional stick-built construction to support his request.

The Village Code of Ordinances Sec. 150.77 states the following: *"The type of construction which is commonly known as pole building construction is prohibited except: (1) in industrial zones where the structures may be used only for the storage of noncombustible material, or (2) in any R1/OT, R2, or R3 where the structure is used only for personal storage and the lot is least two and one-half acres, not located within a developed subdivision, and where it is approved by the village board as part of a variance or as otherwise may be allowed by the development ordinance. Permits for the same shall be accompanied with plans and specifications as is required for other structures."*

Mr. Starbody's property does not meet the minimum lot size requirement of two and one-half acres, as it measures approximately 0.46 acres, and is situated within a developed subdivision. Consequently, a variance is required to permit the proposed post-frame construction.

This property is legally described as ARMSTRONG FIRST ADD LT2 IRREG.

Based on the public hearing, the Commission voted 3 to 2 to approve the variance. The Commission further made the following findings of fact:

1. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the existing zoning district. and
2. The plight of the owner is due to unique circumstances. and
3. If granted, the variation will not alter the essential character of the locality. The sign was changed on the north side last year and there have been no complaints to the Village.

The Commission further found as follows:

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

2. That the conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located; and
6. That the proposed variation will not:
 - (i) Impair an adequate supply of light and air to adjacent properties.
 - (ii) Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - (iii) Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.
 - (iv) Diminish or impair property values within the neighborhood.
 - (v) Unduly increase traffic congestion in the public streets and highways.
 - (vi) Create a nuisance.
 - (vii) Result in an increase in public expenditures.

Chairman, Planning & Zoning Commission

NEW BUSINESS

ITEM 2



MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: October 3, 2025
Subject: Scoreboard Replacements – Village Park Fields 1, 2 & 3

I have solicited quotes for the replacement of scoreboards at Fields 1, 2, and 3. The proposed upgrades include increasing the size of the scoreboard on Field 1 from 18 feet to 25 feet in width, maintaining a similar size for the Field 2 scoreboard, and installing a larger scoreboard on Field 3 compared to the existing one.

Below are the details of the quotes received from two manufacturers, Daktronics and Nevco, for the scoreboards and associated shipping costs:

	Field 1	Field 2	Field 3	Shipping	Total
	25ft x 7ft	16ft x 6ft	16ft x 6ft		
Daktronics	\$ 21,106.00	\$ 7,730.50	\$ 7,730.50	\$ 1,350.00	\$ 37,947.00
Nevco	\$ 26,929 .00	\$ 9,145.00	\$ 9,145.00	\$ 1,848.38	\$ 47,067.38

INSTALLATION

I obtained quotes for the installation of the Daktronics scoreboards from three installers. The installation quotes for Fields 1 and 2 are as follows:

	Installation of Scoreboards on Field 1 & 2
Daktronics Installer	\$59,500
M.E.R. Signs	\$15,061
Bendsen Signs	\$14,998

RECOMMENDATION AND NEXT STEPS

I recommend purchasing all three scoreboards to secure the equipment, with installation planned for Fields 1 and 2 immediately. The installation of the Field 3 scoreboard will be deferred until the fence relocation is completed. **Based on the quotes, selecting Daktronics scoreboards (\$37,947) with installation by Bendsen Signs (\$14,998) offers the most cost-effective solution.**

The replacement of these scoreboards is budgeted in the Hotel/Motel Capitals fund under line item 16-00-893-1. There is \$177,601 remaining in this fund for the current calendar year.

Please review the information provided and share any feedback or questions. I am available to discuss this proposal further or address any related matters.

Thank you!

NEW BUSINESS

ITEM 3

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: October 7, 2025
Subject: Discussion of Professional Service Agreement for the Third Amendment to the Forsyth TIF District

1. Purpose

- The Village of Forsyth seeks to amend the existing Forsyth TIF District, originally established in 2018, in order to:
 - Expand the redevelopment project area.
 - Add new redevelopment projects.
 - Update the estimated redevelopment costs.

2. Professional Services Agreement

- The Village will retain:
 - **Jacob & Klein, Ltd.** for legal services.
 - **The Economic Development Group, Ltd.** for technical services.
- Scope of services includes:
 - Developing an amendment timeline.
 - Evaluating project feasibility.
 - Drafting the amendment plan.
 - Conducting public meetings.
 - Preparing necessary ordinances for adoption.

3. Fees and Costs

- Total fee: **\$19,500**, payable in three equal installments of \$6,500:
 1. Upon execution of the agreement.
 2. Upon delivery of the Third Amendment to the Village.
 3. Upon presentation of the final ordinances to the Village Board.
- Additional reimbursable expenses may include travel, photocopying, mailings, and other incidentals.

4. Timeline

- The amendment process is expected to be completed by **January 30, 2026**, unless unforeseen delays occur.

5. Legal and Administrative Notes

- All professional fees and costs are **TIF-eligible** and reimbursable from real estate tax increments generated by the District.
- The agreement does **not** cover:
 - Representation in court proceedings.
 - Compliance monitoring for wage or employment laws.

Recommendation

Staff seeks Village Board direction on how to proceed with negotiations related to the cost of the Third Amendment. This process began after an investor requested that his newly acquired property be added to the TIF District. During the review, staff also identified another area that would be suitable for inclusion.

Because the amendment originated from an investor request, staff seek guidance from the Village Board on whether to pursue negotiations with the investor for partial cost participation in the amendment process and whether the amendment is necessary at all.

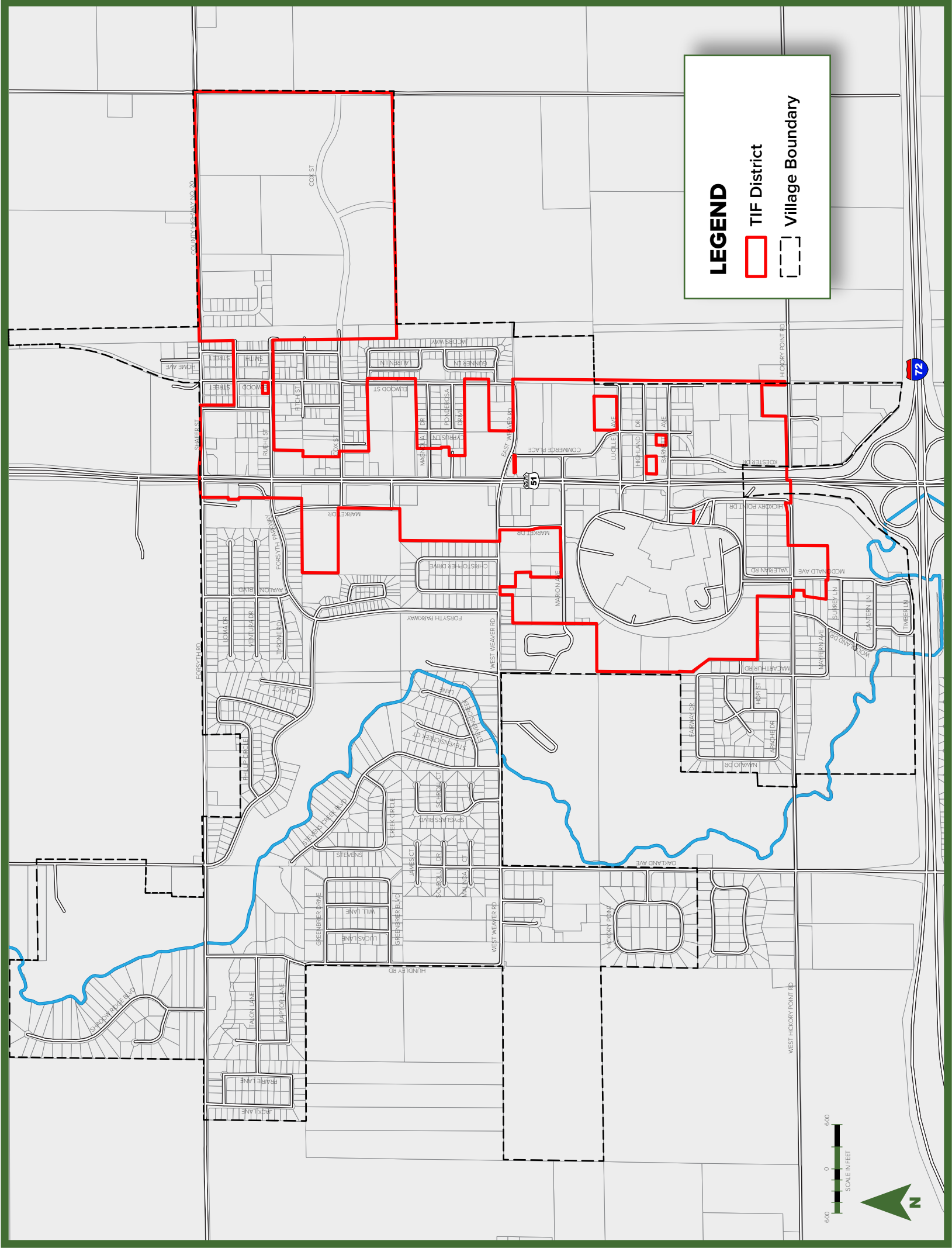
-Would we add any additional areas?

-Adding the below plus Jeff London's home once he moves

*The attached is what the ordinance would look like. We are not approving the ordinance tonight.



Tax Increment Financing (TIF) District



ORDINANCE NO. 2025-____

VILLAGE OF FORSYTH, ILLINOIS

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT**

for the

**THIRD AMENDMENT TO THE
FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT**

by and between

THE VILLAGE OF FORSYTH, ILLINOIS

and

JACOB & KLEIN, LTD.

and

THE ECONOMIC DEVELOPMENT GROUP, LTD.

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS,
ON THE 7TH DAY OF OCTOBER, 2025.**

ORDINANCE NO. 2025-____

VILLAGE OF FORSYTH, ILLINOIS

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT

for the

THIRD AMENDMENT TO THE
FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT

by and between

THE VILLAGE OF FORSYTH, ILLINOIS

and

JACOB & KLEIN, LTD.

and

THE ECONOMIC DEVELOPMENT GROUP, LTD.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS THAT:

1. The Village of Forsyth, Macon County, Illinois (the "Village"), wishes to amend an existing Tax Increment Financing District located in Forsyth, Illinois pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.* (the "Act").
2. The Village wishes to engage the professional services of Jacob & Klein, Ltd. to render administrative services and legal advice and The Economic Development Group, Ltd. to render technical advice to assist the Village with completing the **THIRD AMENDMENT TO THE FORSYTH TIF DISTRICT** pursuant to the Act.
3. The Professional Services Agreement with Jacob & Klein, Ltd. and The Economic Development Group, Ltd. (*Exhibit A* attached) is hereby approved.
4. The President is hereby authorized and directed to enter into and execute on behalf of the Village said Professional Services Agreement and the Village Clerk of the Village of Forsyth is hereby authorized and directed to attest such execution.
5. The Professional Services Agreement shall be effective on the date of its approval by the Village.
6. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Forsyth, Macon County, Illinois, this 7th day of October, 2025.

PRESIDENT AND BOARD OF TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Jeff London				
Bob Gruenewald				
Marilyn Johnson				
David Wendt				
Jeremy Shaw				
Lauren Young				
Jim Peck, President				
TOTAL				

APPROVED: _____, Date ____/ ____ / 2025
Village President, Village of Forsyth

ATTESTED:
_____, Date: ____/ ____ / 2025
Village Clerk, Village of Forsyth

ATTACHMENTS:

EXHIBIT A. Professional Services Agreement by and between the Village of Forsyth and Jacob & Klein, Ltd., and The Economic Development Group, Ltd.

EXHIBIT A

PROFESSIONAL SERVICES AGREEMENT
for the
THIRD AMENDMENT TO THE
FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT
by and between
JACOB & KLEIN, LTD. AND
THE ECONOMIC DEVELOPMENT GROUP, LTD.
and
THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

PROFESSIONAL SERVICES AGREEMENT

for the

**THIRD AMENDMENT TO THE
FORSYTH TAX INCREMENT FINANCING (TIF) DISTRICT**

by and between

**JACOB & KLEIN, LTD. AND
THE ECONOMIC DEVELOPMENT GROUP, LTD.**

and

THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

OCTOBER 7, 2025

PROFESSIONAL SERVICES AGREEMENT
for the
THIRD AMENDMENT TO THE
FORSYTH TIF DISTRICT
by and between
JACOB & KLEIN, LTD. AND
THE ECONOMIC DEVELOPMENT GROUP, LTD.
and
THE VILLAGE OF FORSYTH, ILLINOIS

THIS AGREEMENT is entered into this 7th day of October, 2025 by and between the **VILLAGE OF FORSYTH, ILLINOIS (“VILLAGE”)**; **JACOB & KLEIN, LTD.**, Bloomington, Illinois (**“J&K”**); and **THE ECONOMIC DEVELOPMENT GROUP, LTD.**, Bloomington, Illinois (**“EDG”**).

WHEREAS, the Village wishes to amend the existing **FORSYTH TIF DISTRICT** (the “TIF District”) which was established by Ordinance 2018-01, Ordinance 2018-02 and Ordinance 2018-03 on January 2, 2018 pursuant to the Tax Increment Allocation Redevelopment Act (the “Act”), 65 ILCS 5/11-74.4-1 *et seq.*; and

WHEREAS, the Village desires to engage the professional services of J&K to render legal advice and EDG to render technical advice to assist the Village in amending the TIF District (“Third Amendment”) to expand the redevelopment project area, as well as to add redevelopment projects and estimated redevelopment costs to the Forsyth TIF District Redevelopment Plan.

NOW, THEREFORE, the Parties agree as follows:

- I. **Village to Engage J&K and EDG.** The Village agrees hereby to engage the services of J&K and EDG for the purposes set forth herein and J&K agrees to provide all legal advice to EDG and the Village to prepare or coordinate the preparation of Reports, the Third Amendment to the TIF District Redevelopment Plan, Notices and Documentation (including those reports prepared by other professionals) necessary to complete the Third Amendment to the TIF District Redevelopment Project Area, Plan and Projects as required pursuant to State Statutes and as outlined below in *Section 2, Scope of Professional Services*.
 - a. The Parties agree that J&K, as Attorneys, will undertake those responsibilities that require legal advice or preparation under this Agreement on behalf of the Developer and EDG. EDG is a separate corporate entity owned by Herbert J. Klein. Mr. Klein is also the principal owner of Jacob & Klein, Ltd. (J&K).

- b. The Village is entering into this Agreement voluntarily with informed consent after the opportunity to consult with independent counsel as to the ownership of both entities by Herbert J. Klein.
- c. J&K may, in addition, be retained by the Village as its special attorney to perform other professional services outside the Scope of Services set forth herein, including representation of the Village before State agencies or the Illinois Legislature. Such representation shall be at the Attorney's then current hourly rate for similar services or as otherwise agreed. Any such representation shall be pursuant to a written agreement between the Parties.
 - i. Legal services provided by J&K with regard to financing, including the issuance of bonds involving the TIF District, if any, will be billed separately from this Agreement and subject to the terms of any agreements related to such financing or bonds.
 - ii. This Agreement does not include representation in any Court case resulting from the establishment or Amendment of the TIF District Redevelopment Plan, Area or Projects or the Annual Administration of the TIF District.
- d. The total Fees and Reimbursable Costs to be paid hereunder by the Village to J&K and EDG, when billed by each of the separate entities, will not be duplicated and will not exceed the total Fees and Reimbursable Costs provided for herein.
- e. The Parties agree that pursuant to *Section 5/11-74.4-3(q)(1)* of the Act, all Professional Fees and related Costs incurred by the Village for Amending the TIF District are TIF eligible project costs and are fully reimbursable to the Village from the real estate tax increment generated by the TIF District.
- f. The Village hereby acknowledges that J&K and EDG are not responsible for monitoring and documenting matters relating to compliance with the Illinois Prevailing Wage Act, the Illinois Procurement Code, and any other wage and/or employment laws, to the extent such are applicable to any public or private project undertaken within the TIF District Redevelopment Project Area or the Area as may be amended in the future.

II. **Scope of Professional Services.**

- a. **Amendment of the TIF District.**
 - i. **Services.** J&K and EDG will provide services as outlined in *Exhibit 1* to Amend the TIF District.

- ii. **Term.** This Professional Services Agreement for the Third Amendment to the TIF District shall commence immediately and shall continue until the presentation of the Third Amendment to the TIF District Redevelopment Plan and appropriate ordinances to the Village Board for the Amendment of the District. It is anticipated that the TIF District will be amended on or before January 30, 2026, barring unexpected complications.
- iii. **Payment of Fees and Reimbursable Costs.** The total Professional Fees to be paid to J&K and EDG for the Third Amendment of the TIF District are **Nineteen Thousand Five Hundred and 00/100 Dollars (\$19,500.00)** plus all Reimbursable Costs incurred for the Third Amendment of the TIF District, and are to be paid by the Village as follows:
 - 1. J&K and EDG shall be paid a total sum of **Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00)** upon execution of this Agreement; and
 - 2. J&K and EDG shall be paid an additional total sum of **Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00)** and Costs incurred up to the date of delivery of the Third Amendment to the TIF Redevelopment Plan to the Village; and
 - 3. The balance of the Fee, **Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00)**, and remaining Costs for the Amendment of the TIF District shall be paid when the Third Amendment to the TIF Redevelopment Plan and final Ordinances are presented to the Village Board for passage; and
 - 4. All Reimbursable Costs incurred by J&K and EDG as part of the Amendment of the TIF District shall be reimbursed to J&K and EDG by the Village, including all reasonable travel and subsistence expenses while away from Bloomington or Peru, Illinois, all photocopying, report binding, mailings, postage, and staff costs.
- iv. For purposes of this Agreement, staff costs do not include the time of Attorneys Herb Klein, or Nic Nelson (J&K), or the time of Steven Kline (EDG) or Gwen Crawford (EDG) while performing said Professional Services described in ***Exhibit 1*** subject to the following conditions:

1. All travel will be reimbursed for mileage at the maximum rate permitted by Internal Revenue Service Rules and Regulations at the time of service.
 2. All other costs which are incidental to the Amendment of the TIF District, including staff costs, photocopying and report binding, mailings, postage, and telecommunication charges, shall be reimbursed at the current rates then charged by J&K and EDG.
- v. The Village understands and acknowledges that J&K and EDG will rely on the work of other professionals, including the Village's Engineers and Attorney, to prepare reports and documentation needed for the Amendment to the TIF District Redevelopment Plan, Projects and Reports and other necessary documents; and that J&K and EDG shall rely on their professional expertise to prepare the Amendment to the TIF District Redevelopment Plan and present material and information necessary to the Amendment of the TIF District. The Village further understands that it may directly incur additional fees and costs for the Amendment of the TIF District which result from the involvement of other (i.e., non-J&K/EDG) professionals.
- III. **Annual Administration.** The Annual Administrative Fees and Costs for the TIF District as Amended by the Third Amendment shall continue as set forth in the Professional Services approved by Ordinance No. 2017-6 on April 17, 2017 between the Village and Jacob & Klein, Ltd. and the Economic Development Group, Ltd.
- IV. **Amendments to this Agreement.** The Parties hereto may amend this Agreement at any time by their mutual consent which amendment must be in writing and executed by the Parties.
- V. **Entire Agreement.** The Terms and conditions set forth in this Agreement super-cede all prior oral and written understanding and constitute the entire Agreement between the Parties with respect to the subject matter hereof.
- VI. **Binding Upon Successors in Interest.** This Agreement shall be binding upon all the Parties hereto and their respective heirs, successors, administrators, assigns, or other successors in interest.
- VII. **Notices.** Notices or demands hereunder shall be in writing and shall be served (a) by personal delivery, or (b) certified mail, return receipt requested to:

The Village of Forsyth
 % Forsyth Village Clerk
 301 S. Route 51
 Forsyth, IL 62535
 Ph: (217) 877-9445

**Jacob & Klein, Ltd. and
 The Economic Development Group, Ltd.**
 1701 Clearwater Avenue
 Bloomington, Illinois 61704
 Ph: (309) 664-7777

or to the last known address of either party or to the address provided by any assignee if such address has been given in writing. In the event said notice is mailed, the date of service of such notice shall be deemed to be three (3) business days after the date of delivery of said notice to the United States Post Office.

VIII. **Severability.** If any provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby.

IX. **Choice of Law/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court of McLean County, Illinois.

IN WITNESS WHEREOF, the Village of Forsyth, J&K and EDG have executed this Professional Services Agreement on the day and year above written.

VILLAGE OF FORSYTH, an Illinois
 Municipal Corporation:

JACOB & KLEIN, LTD., an Illinois
 Professional Corporation:

By: _____
 President

By: _____
 President

Attested
 by: _____
 Village Clerk

**THE ECONOMIC DEVELOPMENT
 GROUP, LTD.**, an Illinois Corporation:

By: _____
 President

ATTACHMENTS:

EXHIBIT 1. Professional Services for the Third Amendment to the Forsyth TIF District.

EXHIBIT 1

PROFESSIONAL SERVICES TO BE PROVIDED FOR THE THIRD AMENDMENT TO THE FORSYTH TIF DISTRICT

The list of services to be provided to the Village by J&K and EDG which relate to the **Third Amendment to the Forsyth TIF District**, is set forth as follows:

1. Create an estimated TIF District Amendment Timeline.
2. Work with local elected officials, Village staff and engineers to define the Amended Redevelopment Project Area (TIF District Boundary).
3. Evaluate the statutory and financial feasibility of amending the TIF District.
4. Consult on any necessary Annexation Agreement(s) with the Village and Village Attorney.
5. Create an Amendment to the TIF District Redevelopment Plan. EDG will collect a variety of information from the Village and, with J&K, draft the Amendment to the TIF Redevelopment Plan. Local officials will provide historical information, access to legal descriptions, street maps/Sidwell maps, engineering opinion letters, descriptions and estimated costs of potential public and private projects, potential private development build-out rates, property tax bills, assessment data, and identification of officials' properties and other Village records as necessary to amend the TIF District.
6. Organize and conduct a Public Meeting, if applicable, the first meeting of the Joint Review Board and a Public Hearing.
7. Analyze the potential impact on taxing districts and prepare any necessary Intergovernmental Agreements, if required.
8. Assist the Village to negotiate Predevelopment and/or Redevelopment Agreements with potential Developers.
9. Prepare and send all Notices to taxing bodies, taxpayers, residents, residences within 750 feet of amended TIF District, and Interested Parties.
10. Prepare and arrange for the Village Clerk all publications required of the Village.
11. Draft and present to the Village all required Ordinances to amend the TIF District.