AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
TUESDAY, AUGUST 5, 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 JULY 15, 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. DISCUSSION AND POTENTIAL ACTION REGARDING POTENTIAL NEW HOTEL OPPORTUNITY (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)

NEW BUSINESS
1. ORDINANCE NUMBER 2025-17 AN ORDINANCE IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX (VILLAGE ADMINISTRATOR JILL APPLEBEE)
2. RESOLUTION NUMBER 8-2025 A RESOLTUION AMENDING REVISED UNIFORM PERSONNEL RULES AND REGULATIONS FOR VILLAGE OF FORSYTH EMPLOYEES TO ADD RETURN TO WORK POLICY (VILLAGE ADMINISTRATOR JILL APPLEBE)
3. DISCUSSION AND POTENTIAL ACTION REGARDING HOTEL MOTEL GRANT (VILLAGE ADMINISTRATOR JILL APPLEBEE)
4. DISCUSSION AND POTENTIAL ACTION REGARDING FOOD TRUCKS (VILLAGE ADMINISTRATOR JILL APPLBEE)
5. DISCUSSION AND POTENTIAL ACTION REGARDING POTENTIAL SALE OF VILLAGE OWNED PROPERTY (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
6. DISCUSSION AND POTENTIAL ACTION REGARDING NAMING OF NEW ROAD (VILLAGE ADMINISTRATOR JILL APPLEBEE)
7. DISCUSSION AND POTENTIAL ACTION REGARDING LIBRARY SIDING (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
8. DISCUSSION AND POTENTIAL ACTION REGARDING BASEBALL FENCE (PLANNING AND ZONING DIRECTOR RYAN RALEIGH)
9. DISCUSSION AND POTENTIAL ACTION REGARDING CHLORINE GAS SAFETY SYSTEM (PUBLIC WORKS DIRECTOR DARIN FOWLER)
10. DISCUSSION AND POTENTIAL ACTION REGARDING ROUGH CUT MOWER (PUBLIC WORKS DIRECTOR DARIN FOWLER)

ADJOURNMENT

Topic: August 5 Board
Time: Aug 5, 2025 06:30 PM Central Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/88584111413
Meeting ID: 885 8411 1413
One tap mobile
+13126266799,,88584111413# 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, JULY 15, 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 Chelsie Kidd, Trustee Jeff London, Trustee Jim Ashby, Trustee Jeremy Shaw, Trustee Dave Wendt

Telephone: Trustee Lauren Young

Staff Present: Village Administrator Jill Applebee, Village Treasurer Rhonda Stewart, Village Clerk Cheryl Marty, Village Library Director Melanie Weigel, Village Engineer Jeremy Buening, Village Attorney Lisa Petrilli, Public Works Director Darin Fowler

Staff Absent: Planning and Zoning Director Ryan Raleigh

Others Present: Bill Krueger, Sue Thomas, John Kuhlmann

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JUNE 17, 2025
2. APPROVAL OF WARRANTS FOR JULY 1, 2025 AND JULY 15, 2025
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF JUNE 2025

MOTION

Trustee Wendt made a Motion to approve the Consent Agenda with noted corrections to be made to the June 17th minutes and Trustee London seconded the Motion.

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

Yeas: 5 – Ashby, Kidd, London, Wendt, Shaw
Nays: 0 – None
Absent: 1 – Young

Motion declared carried.

MOTION

Trustee Wendt made a Motion to approve the participation of Trustee Lauren Young on the telephone and Trustee Kidde seconded the Motion.

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

Yeas: 5 – Ashby, Kidd, London, Wendt, Shaw
Nays: 0 – None
Abstain: 1 – Young

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.

Resident John Kuhlmann addressed the Board regarding complaints about yard and plant sales creating traffic issues within the neighborhood. He stated that there really was no traffic issue. Resident Sue Thomas spoke regarding the same issue.

ADMINISTRATION REPORTS

1. Law Enforcement Report
   Sheriff Deputy Zigler had nothing significant to report.

2. Village Staff Reports
   Village Engineer Buening answered Mayor Peck's questions regarding the following topics: seeding at the Sports and Nature Park will occur in the fall; the grade school bike path project will start August 6 and complete by September 27; the bike path improvements project is in the design phase and will happen next spring: Prairie winds north/south road work has been started but will not meet the deadline; road maintenance will happen this year; water tower bids will go out August 19 and will be subject to contractor availability; Moon Street improvements are in the design phase.

   Trustee Wendt shared that the three-month moving revenues average is very comparable to last year. He also asked about the lights on the walking path and it was confirmed that they are sensor controlled. Trustee London asked about the timeline for Route 51 striping and Village Engineer Buening confirmed that the timeline is still unknown.

   Trustee Shaw noted that the intersection of Route 51 and Illiniwick has a section that is still in poor condition so Public Works Director Fowler agreed to follow through with Macon County officials.

OLD BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING REPLACEMENT OF VILLAGE HALL ROOF (PUBLIC WORKS DIRECTOR DARIN FOWLER)

   Public Works Director Fowler shared the quote details of replacing the Village Hall roof with a metal roof versus an asphalt shingle. A lengthy discussion ensued regarding the pros and cons of the two materials and the cost commitments. The Trustees then agreed that asphalt shingles is their choice but would like more quotes before moving forward. Since it will be over $25,000 this will need to go out for bid per Public Works Director Fowler.

   No Motion needed.

2. DISCUSSION AND POTENTIAL ACTION REGARDING IT SERVICES WITTHIN THE VILLAGE BUILDINGS (LIBRARY DIRECTOR MELANIE WEIGEL)

   Library Director Weigel explained the details of both vendors' quotes and what is included in each. After a lengthy Board discussion, they agreed to choose Option 1 that includes a one-time equipment upgrade of $2,186, a monthly charge of $526, an anticipated 37 hours of IT support billing and to include Microsoft 365.

   MOTION

   Trustee Wendt made a Motion to approve Option 1 as described above and Trustee Shaw seconded the Motion.

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

   Yeas: 5 – Ashby, Kidd, London, Wendt, Shaw
   Nays: 0 – None
   Abstain: 1 – Young

   Motion declared carried.

NEW BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING POTENTIAL HOTEL WITHIN THE VILLAGE (VILLAGE ADMINISTRATOR JILL APPLEBEE)

   Village Administrator Applebee explained that Dhaval Patel of Pace Hospitality LLC has inquired about financial incentives for developing a new $15 million hotel (no restaurant included) within the Village of Forsyth. She went on to explain the details of the financial options and asked the Board for direction on this topic. A lengthy discussion ensued and the Board agreed for Administrator Applebee to continue the conversation with this investor.

No Motion needed.

Mayor Peck asked Village Attorney Petrilli when the next closed session will be held. She responded that on August 19 we will hold one in addition to having a training session for the new Board members.

ADJOURNMENT

Trustee Wendt made the Motion to adjourn and Trustee Shaw seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:42 p.m.

By: Cheryl Marty
Village Clerk

CONSENT AGENDA

ITEM 2

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ANNETTE GILSON			480.00	
APR-25	01-53-913	APR '25 CHAIR YOGA		160.00
JUN-25	01-53-913	JUNE '25 CHAIR YOGA		180.00
JUN-25	01-52-929	JUNE '25 PARK YOGA		40.00
MAY-25	01-53-913	MAY '25 CHAIR YOGA		100.00
01 ALTORFER, INC			7069.00	
V3495101	01-52-549	RENT TRENCHER PKING LOT CAMERAS		307.00
V3498101	01-52-549	RENTAL WTR WAGON TRAILER NATURE PK		312.00
WO430075813	01-11-512	GENERATOR MAINT		594.00
WO430075825	52-00-512	GENERATOR MAINT		700.00
WO430075826	52-00-512	GENERATOR MAINT		703.00
WO430075827	52-00-512	GENERATOR MAINT		703.00
WO430075832	52-00-512	GENERATOR MAINT		700.00
WO430075889	51-00-512	GENERATOR MAINT		968.00
WO430075890	51-00-512	GENERATOR MAINT		757.00
WO430075891	51-00-512	GENERATOR MAINT		786.00
WO430075904	01-41-512	GENERATOR MAINT		539.00
01 AMAZON CAPITAL SERVICES			506.06	
080125	01-53-651	OFFICE SUPPLIES		76.94
080125	01-53-681	AUDIO VISUAL		61.89
080125	01-53-913	PROGRAMMING		199.64
080125	01-53-912	LIBRARY ACCESSORIES		99.99
080125	01-53-921	HISTORICAL PURCHASES		55.35
080125	01-52-652	OP SUPPLIES		12.25
01 AT&T MOBILITY			118.44	
287346884574X07	51-00-552	JULY '25 WELL #7 PHONES		118.44
01 ATLAS LOCK, INC.			24.00	
53122	01-53-611	BLDG MAINT SUPPLIES		24.00
01 BRITTON ELECTRONICS & AUTOMATI			1809.95	
2250602	51-00-549	ANNUAL FLOW CALIBRATIONS		1309.95
2250602	52-00-549	ANNUAL FLOW CALIBRATIONS		500.00
01 BLH COMPUTERS, INC			1321.87	
I2501804	01-10-913	RECYCLE ELECTRONICS FOR CLEAN UP DA		1321.87
01 RATHJE ENTERPRISES INC./BODINE			720.00	
003009	01-41-549	RT 51 TRAFFIC SIGNAL LOCATES		720.00
01 CHASTAIN & ASSOCIATES, LLC			37830.47	
080125	01-11-532	'25 ADMIN ADVISORY		5676.40
080125	51-00-532	'25 WATER DEPT ADVISORY		4247.62
080125	30-00-860	PARKING LOT A RECONSTRUCTION		622.63
080125	30-00-892	BIKE PATH F.PKWY, W F.PKWY, GRAYHAW		9146.13
080125	30-00-882	'25 ROAD MAINT		1273.47
080125	30-00-898	PRAIRIE WINDS N/S ROAD CH20		6242.04
080125	38-00-863-1	SPORTS NATURE PARK		1338.10
080125	30-00-810-8	WTR TWR, GRD STORAGE TANK, AERATOR		8954.08
080125	15-00-864-2	MOON STREET SIDEWALK IMP		330.00
01 CONSTELLATION NEWENERGY INC.			20290.91	

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
71084217001	01-11-571	JUNE '25 ELECTRIC UTILITIES		514.02
71084217001	01-41-571	JUNE '25 ELECTRIC UTILITIES		707.78
71084217001	01-41-572	JUNE '25 ELECTRIC UTILITIES		294.48
71084217001	01-41-579	JUNE '25 ELECTRIC UTILITIES		518.02
71084217001	01-52-571	JUNE '25 ELECTRIC UTILITIES		3645.90
71084217001	01-53-571	JUNE '25 ELECTRIC UTILITIES		3009.45
71084217001	51-00-571	JUNE '25 ELECTRIC UTILITIES		4570.85
71084217001	52-00-571	JUNE '25 ELECTRIC UTILITIES		804.94
71195526701	01-41-572	JULY '25 ENTRANCE SIGNS		107.09
71195543601	01-41-572	JULY '25 STREET LIGHTING		6118.38
01 CONSUMER REPORTS ON HEALTH			26.00	
080125	01-53-672	YEARLY SUBSCRIPTION		26.00
01 AHW LLC CLINTON			12.00	
12168986	01-52-612	EQUIP MAINT SUPPLIES		12.00
01 DECATUR AIRTOOL & COMPRESSOR I			72.30	
119863	01-52-612	EQUIP MAINT AIR COMPRESSOR		72.30
01 DECATUR INDUSTRIAL ELECTRIC, I			34770.73	
FSI-3946	51-00-512	EQUP SERVICE SLUDGE PUMP #2		7807.80
RI-2600	51-00-512	HS PUMP REBUILD		26962.93
01 DRAKE-SCRUGGS EQUIPMENT INC.			61992.00	
440/25	30-00-862-5	PREBILLING FOR NEW DUMP TRUCK		61992.00
01 TYROLT, INC			83087.13	
080125-3	30-00-860	PARKING LOT A		82741.33
12330	01-41-614	ROAD PATCHING		345.80
01 CENGAGE LEARNING INC/GALE			207.63	
999100699823	01-53-671	BOOKS		76.47
999100702369	01-53-671	BOOKS		131.16
01 GLENDA HOFFMAN			84.00	
080125	01-11-560	MILEAGE FOR LOCIS MEETING 7-17		84.00
01 HOBBY LOBBY STORES, INC.			40.00	
080125	01-53-913	PROGRAMMING		40.00
01 HOGAN GRAIN & EQUIPMENT, INC.			344.55	
S54888	01-41-612	EQUIP MAINT KUBOTA TRACTOR		344.55
01 ILLINOIS HEARTLAND LIBRARY SYS			9714.33	
2026-0255	01-53-537	MEMBERSHIP & BASE FEE FY 2026		9714.33
01 ILLINOIS TAX INCREMENT ASSOCIA			550.00	
00275	01-11-560	MEMBERSHIP DUES		550.00
01 KEEPING IT GREEN LAWN IRRIGATI			180.00	
30592	01-52-512	IRRIGATION EQUIP SERVICE		180.00
01 LINDE INC.			5953.24	
50764046	51-00-656	CO2 PH ADJUSTMENT CHEMICALS		5953.24
01 LOWE'S COMPANIES, INC.			73.52	
080125	01-52-611	BLDG MAINT SUPPLIES		73.52
01 MACON COUNTY RECORDER			53.00	
2025R-007506	01-11-553	RELEASE LIEN 160 HICKORY POINT CT		53.00
01 MANSFIELD POWER & GAS LLC			22.48	
MSN333492	01-41-571	JUNE '25 GAS UTILITIES		2.04

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
MSN333492	01-53-571	JUNE '25 GAS UTILITIES		4.60
MSN333492	51-00-571	JUNE '25 GAS UTILITIES		15.84
01 MACON COUNTY TREASURER			709.00	
JUN25	01-11-535	TIRES FOR '22 EXPLORER		709.00
01 MENARDS			1131.81	
080125	51-00-613	VEHICLE MAINT SUPPLIES		204.99
080125	51-00-652	OP SUPPLIES		162.54
080125	01-41-652	OP SUPPLIES		76.48
080125	01-52-652	OP SUPPLIES		29.99
080125	01-53-913	PROGRAMMING		74.14
080125	01-53-651	OFFICE SUPPLIES		36.98
080125	01-53-912	LIBRARY ACCESSORIES		34.01
080125	01-52-653	SMALL TOOLS		19.99
080125	01-52-617	GROUND MAINT SUPPLIES		478.15
080125	01-52-612	EQUIP MAINT SUPPLIES		4.56
080125	01-41-654	JANITORIAL SUPPLIES		9.98
01 MISSISSIPPI LIME COMPANY			24236.67	
CD111025	51-00-656	CHEMICALS LIME		6606.65
CD112439	51-00-656	CHEMICALS LIME		7115.74
CD113897	51-00-656	CHEMICALS LIME		5965.54
CD115478	51-00-656	CHEMICALS-LIME		4548.74
01 MATTHEW NIESMAN			1080.00	
080125	51-00-547	250 LEA LN MECH INSPECT		60.00
080125	51-00-547	325 LEA LN MECH INSPECT		60.00
080125	51-00-547	DOLLAR GENERAL MECH INSPECT		60.00
080125	51-00-547	305 LEA LN MECH INSPECT		60.00
080125	51-00-547	BUD & RITAS MECH INSPECT		60.00
080125	51-00-547	250 LEA LN MECH INSPECT		60.00
080125-1	51-00-547	250 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	250 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	325 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	305 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	305 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	305 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	DOLLAR GENERAL PLUMBING INSPECT		60.00
080125-1	51-00-547	BUD & RITAS PLUMBING INSPECT		60.00
080125-1	51-00-547	250 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	105 LEA LN PLUMBING INSPECT		60.00
080125-1	51-00-547	519 LUCAS LN PLUMBING INSPECT		60.00
080125-1	51-00-547	BUD & RITAS PLUMBING INSPECT		60.00
01 MORGAN DISTRIBUTING, INC.			2058.42	
INV-088037	01-41-655	FUEL		1029.03
INV-088037	01-52-655	FUEL		1029.39
01 MTI DISTRIBUTING, INC			108.19	
1483174-00	01-52-612	EQUIP MAINT TORO		108.19
01 QUADIENT, INC			60.00	
62100230	01-11-512	POSTAGE MACH RENTAL 8/13-11/12/25		60.00

PAYABLE TO / INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 ILLINOIS HEARTLAND LIBRARY SYS			356.97	
32699	01-53-537	FY26 OCLC SERVICE FEE		356.97
01 PRAIRIE COMPUTER NETWORK SOLUT			2186.00	
1520	01-11-537	IT SERVICE CONTRACT		2186.00
01 PETTY CASH			45.00	
080125	01-10-917-1	FOOD FOR FORSYTH MARKET WORKERS		45.00
01 ANGELA SOLOMON			80.00	
080125	01-53-913	POPCORN		80.00
01 RANDY'S EXPER-CLEAN			400.00	
10919	01-52-549	COMM ROOM CARPET CLEANING		400.00
01 AT & T			859.78	
080125	52-00-552	783 STVNS CRK PHONE LINE		213.99
080125	52-00-552	101 HUNDLEY PHONE LINE		213.90
080125	52-00-552	440 HUNDLEY PHONE LINE		213.90
080125	52-00-552	815 FRSYTH PKWY PHONE LINE		217.99
01 MACON COUNTY SHERIFF/			157892.82	
080125	01-11-535	2ND QTR SHERIFF CONTRACT		157892.82
01 SORLING, NORTHRUP, HANNA, CULL			8437.50	
231202	01-11-533	JUNE '25 LEGAL SERVICES		8437.50
01 SPEED LUBE			190.35	
00011-5763	51-00-513	OIL CHANGE FOR '24 FORD F150		67.95
00011-5862	01-41-513	OIL CHANGE '22 SILVERADO		122.40
01 IMPERIAL DADE			1282.37	
7337724-00	01-52-654	JANITORIAL SUPPLIES		1282.37
01 STOLLEY TERMITE & PEST CONTROL			180.00	
080125	01-11-511	VH MONTHLY BUG SPRAY		45.00
080125-1	01-53-511	LIB MONTHLY BUG SPRAY		65.00
080125-2	01-53-511	BLDG MAINT-BUG CONSULT		70.00
01 TWISTED H FARM			800.00	
I241219134	01-10-917-1	PETTING ZOO FOR 8-15 MARKET		800.00
01 UNIFIRST CORPORATION			158.72	
J651016	01-41-512	PW & WTR REFILL MEDICINE CABINETS		158.72
01 UTILITY SUPPLY OF AMERICA, INC			726.62	
INV00771852	51-00-652	OP SUPPLY SAFETY		726.62
01 US POSTAL SERVICE (CAPS)			795.72	
080125	51-00-549-1	W/S POSTAGE FOR 8-1 BILLING		397.86
080125	52-00-549-1	W/S POSTAGE FOR 8-1 BILLING		397.86
01 VAN DIEST SUPPLY COMPANY			2574.80	
246251	01-41-652	OP SUPPLY MOSQUITO		866.80
246252	01-52-617	PARK MAINT GROUNDS		1708.00
01 VILL OF FORSYTH			150.00	
080125	01-11-571	W/S UTILITIES 6-20 TO 7-20		150.00
01 WAL-MART			128.73	
080125	01-53-913	PROGRAMMING		128.73
01 WATER SOLUTIONS UNLIMITED, INC			2949.08	
7142256	51-00-656	CHEMICALS		2949.08

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 WATTS COPY SYSTEM			415.77	
39664568	01-41-512	PW JUNE '25 COPIER RENTAL		149.87
39664568	01-11-512	VH JUNE '25 COPIER RENTAL		265.90
01 WILLIAM RUSSELL STUART			60.00	
080125	01-11-547	784 STVNS CRK ELECTRICAL INSPECTION		60.00
** TOTAL CHECKS TO BE ISSUED			477407.93	

FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			216076.19	
MOTOR FUEL TAX FUND			330.00	
CAPITAL PROJECT FUND			170971.68	
FORSYTH FAMILY SPORTS/NATURE PAR			1338.10	
WATER OPERATIONS			83323.38	
SEWER OPERATIONS			5368.58	
*** GRAND TOTAL ***			477407.93	
TOTAL FOR REGULAR CHECKS:			453,171.26	
TOTAL FOR DIRECT PAY VENDORS:			24,236.67	

A/P MANUAL CHECK POSTING LIST
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

PAYABLE TO / REG# INV NO	G/L NUMBER	CHECK DATE / DESCRIPTION	CHECK NO	AMOUNT	DISTR
01 CORN BELT ENERGY CORPORATION		08/01/25	62248	2822.64	
279 080125	51-00-571	JUNE '25 WELL #7 UTILITIES			2822.64

** TOTAL MANUAL CHECKS REGISTERED 2822.64

REPORT SUMMARY

CASH FUND	CHECKS TO BE ISSUED	REGISTERED MANUAL	TOTAL
01	477407.93	2822.64	480230.57
TOTAL CASH	477407.93	2822.64	480230.57

DISTR FUND	CHECKS TO BE ISSUED	REGISTERED MANUAL	TOTAL
01	216076.19	.00	216076.19
15	330.00	.00	330.00
30	170971.68	.00	170971.68
38	1338.10	.00	1338.10
51	83323.38	2822.64	86146.02
52	5368.58	.00	5368.58
TOTAL DISTR	477407.93	2822.64	480230.57

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth; August 5, 2025 Board Meeting

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

CHASTAIN
CONSULTING ENGINEERS

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.

The bid has been accepted and the necessary agreements to start construction and construction observation are underway. UCM is scheduled to start construction on August 4th.

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.

Final seeding will be delayed due to summer temperatures until the next seeding window that starts on August 1. All other work is complete. Erosion control will be removed once grass has stabilized the ground.

Project 8000 – Well No. 7
This project consists of the construction of a new well to backup Well #6 and extension of the raw water main to the site.

An operating permit was issued by the state April 17, 2025.

The contractor has submitted final invoices for processing. Chastain's engineering supplement for the additional observation work already provided will need to be brought to the Board again for approval in the near future once the Village notifies us they are ready.

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 has started.

Project 8700 – Water Towers, Ground Storage Tank, & Aerator Maintenance
This project consists of painting and general repairs on the two water towers, the ground storage tank at the water treatment plant, and the aerator standpipe at the water treatment plant.

This project is now out for bids and the bid due date is August 14th.

The work on the North Water Tower is specified to be completed in the fall of 2025.

ofTProject 8821 – Parking Lot A Reconstruction
This project consists of removing and reconstructing Parking Lot A with the addition of storm sewer and underground detention. The contractor has completed the installation of all items for this project. The parking is open for public use. All that remains are final paperwork and pay apps.

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 is anticipated to begin in the coming week.

ENGINEER'S REPORT

Forsyth; August 5, 2025 Board Meeting

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

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. The project area also includes the section of paved trail on the east side of McDonald Avenue in Woodland Hills subdivision, from Hickory Point Road to Timber Lane. Plans, specifications and estimates are nearing completion. Anticipated bid letting in August.

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. Plans, specifications and estimates are nearing completion. Anticipated bid letting in August.

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 has also been determining locations throughout project area where additional survey is required to complete the detailed design.

FORSYTH PUBLIC LIBRARY
Library Director's Report

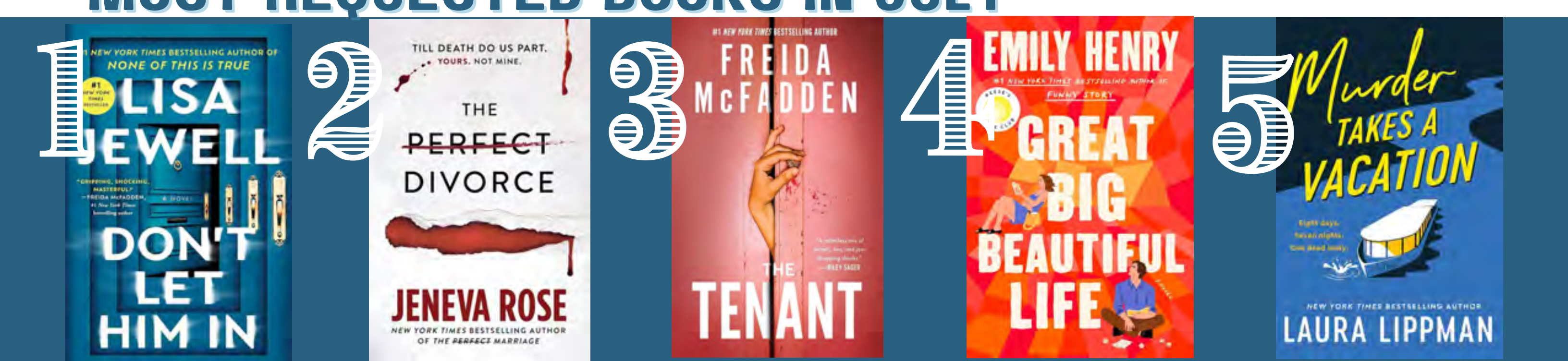
VILLAGE BOARD MEETING
AUGUST 5, 2025

LIBRARY UPDATES:

- This week marks the end of the Summer Reading program. We had an amazing **532** participants who tracked their reading and earned a variety of fun prizes for their efforts. Throughout the months of June and July, we had nearly **9,000** community members visit Forsyth Public Library to check out materials, attend a program, or just enjoy all that the library has to offer.
- We are very thankful for the 9 teens - Olivia, Carson, Avery, Kaycee, Vice, Megh, Amiyah, Maliyah and Alynna - that served as Summer Reading Teen Volunteers during our Level Up events. They clocked in over **105** volunteers throughout the summer and helped with everything from water games and outdoor painting to making slime and moving chairs!
- We have hired a new Youth Services Librarian. Vanessa Robnett will be joining our staff beginning on August 5. She comes to us from Tri-City Public Library where she has been actively involved in their youth programming. Be on the lookout for our new Kids' Clubs Fall Session programs to be announced in the coming weeks.
- We continue to look for ways to partner with area teachers and provide outreach to their classrooms. Plans are underway for FPL staff to attend the MFGS Open House events alongside our colleagues from the Maroa Public Library District and Decatur Public Library to give all M-F families the opportunity to sign up for a library card for themselves and their children for their respective public library.
- The Community Garden continues to grow and our produce sharing table has been a popular place for local residents looking for fresh vegetables as well as those willing to share the extra bounty from their own personal gardens.
- Please join us for a special Ice Cream for Breakfast event on Aug 8 @ 10 AM. Kids and adults alike are welcomed to enjoy a sweet morning treat as we celebrate the end of summer and prepare for the start of the new school year!
- FPL is hosting an Alzheimer and Dementia Caregiver Workshop presented by author Lisa Santiago on August 7 focused on staying mentally and physically healthy while in the caregiver role.
- We invite area students to get ready for the new school year with a Locker Decor Photo Board Drop-In on Aug 12, School Pride Backpack Buttons on Aug 16 and a Back-to-School Challenge with prizes the week of Aug 18-23.

Melanie Weigel, Director

MOST REQUESTED BOOKS IN JULY



Village of Forsyth
301 South Route 51
Forsyth, IL. 62535
(217) 877 – 9445
www.forsyth-il.gov

Public Works Report 7-29-25

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.
* Hydrant painting continues.
* We continue to mow and pick up trash along Route 51 and the village streets / parks.

Village to do list:
* Storm grate / sink hole repairs throughout the Village.
* Identify east side (Old Town) walks for repair, replacement.
* Spray for Mosquitos.

Village Priorities for the summer months:
Prairie Winds growth, both sides of the grade school.
Road Projects (E Weaver, W Hickory Point Rd) and walk repairs to the E Weaver Sidewalk (holds water).
Salt Dome Fencing.

Parks:
* We are adding playground mulch to the playground landing areas.
* We edged the walk around the library, again. Weaver Rd and some other main roads need it as well.
* Still working on Veteran's Memorial. Bricks, borders, pavers as time permits. We are touching up what TJ Jackson created. He did a wonderful job with it.
* Forsyth Market setup / breakdown. Market Event went swimmingly!
* CH 20 / Forsyth Nature Park mowing and weed string trimming. Used a Demo mower, it was awesome.

Parks to do list:
* Forsyth August Market Preps.
* JR High Baseball season (Field 1).
* Clay bricks on fields 2,3,4.

Park Priorities for the upcoming summer months:
1,2 Fencing, Scoreboards.
Sand Volleyball moved to an area near parking lot A and cages?
Veteran's Pond Spillway replacement.

Water Treatment Plant / Sewer:
* Continued with meeting monthly / annual Illinois EPA sampling and analysis requirements.
* Sent in Illinois EPA Engineering Evaluation responses.

Village of Forsyth
301 South Route 51
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* 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.
* Rebuilt Sanitary Lift Station pump should be in soon (uggh). Once in, we will start to rotate pumps in/out for preventive maintenance.
* Repaired non-potable system check valves.
* Repaired Beaver Creek (W Forsyth Pkwy) lift station pump. Will need to get a spare pump for backup.

Water / Sewer priorities and to do list is:
* Routine Lead/Copper sampling coming soon.
* Chlorine System programming to auto.
* Chlorine Gas Safety System upgrade.

Thanks, Darin Fowler
Public Works Director - Forsyth

OLD BUSINESS

ITEM 1

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 31, 2025
Subject: Hotel Development Incentives – Counterproposal

Jill and I met with Mr. Patel last week to discuss the Board's preliminary approval of the proposed incentive package. Mr. Patel raised several concerns regarding the projections provided by TIF Illinois, particularly related to the estimated taxable value of the development and the anticipated real estate tax increment. He believes the original projections overstate the potential tax revenue his property would generate.

Market Value Adjustment Request

Mr. Patel requested a revision of the estimated total market value from $13 million to $9 million, citing the market valuation of the Residence Inn as a more accurate benchmark. He also questioned the disparity in hotel/motel tax rates between the City of Decatur and the Village of Forsyth. Upon review, we confirmed that the City of Decatur collects an 8% hotel/motel tax, while the Village of Forsyth collects 5%. This discrepancy impacts the total incentive he would be eligible to receive. Mr. Patel expressed that his anticipated revenues would likely align with those of Homewood Suites.

Based on his feedback, we requested TIF Illinois to rerun the projections using a total project market value of $9 million. Additionally, we recalculated the hotel/motel tax incentive based on Homewood Suites' revenue structure.

Proposal 1 – Original Estimates

This proposal reflects the initial estimates shared at the last Board meeting, based on a $13 million market value and a 50% share of hotel/motel tax revenue over 7 years.

Original Proposal 1 - ($13 Million Market Value, 7 Yr. TIF & 50% Share of Hotel/Motel Tax)

- **Developer Incentives (First 7 Years)**

Hotel Tax Total	TIF Total	Total Incentive
$772,611.00	$1,586,857.00	$2,359,468.00

- **Village of Forsyth Revenues**

Village Tax Revenues	Hotel Tax Revenue	TIF Revenue	Total Revenue
Total Taxes after 7 years	$772,611	$176,671	$949,282
Total Taxes Life of TIF (15 yrs)	$2,554,579	$2,679,781	$5,234,360
Total Taxes after 20 years	$3,874,458	$2,770,728	$6,645,186

Proposal 1.5 – Revised Market Value & Hotel Tax

This updated version uses a $9 million market value and assumes the hotel/motel tax revenue aligns with Homewood Suites.

Proposal 1.5 - ($9 Million Market Value, 7 Yr. TIF & 50% Share of Hotel/Motel Tax)

- **Developer Incentives (First 7 Years)**

Hotel Tax Total	TIF Total	Total Incentive
$635,432	$1,096,734	$1,732,166

- **Village of Forsyth Revenues**

Village Tax Revenues	Hotel Tax Revenue	TIF Revenue	Total Revenue
Total Taxes after 7 years	$635,432	$122,211	$757,643
Total Taxes Life of TIF (15 yrs)	$2,087,848	$1,852,353	$3,940,201
Total Taxes after 20 years	$2,995,608	$1,915,208	$4,910,816

This adjustment reduces the projected developer incentive from $2.36 million to approximately $1.73 million. As a reminder, Mr. Patel has requested incentives totaling up to $2.5 million.

Proposal 2 – Developer Counterproposal

Mr. Patel submitted a counterproposal requesting 100% of hotel/motel tax revenue for 7 years and the use of Enterprise Zone tax abatements. During a follow-up meeting, I informed him that this approach would result in a lower total incentive compared to the TIF structure. Additionally, we are currently reviewing whether the Enterprise Zone can be used within the TIF district.

He agreed to continue with the TIF approach, and we will share revised projections based on a $9 million market value.

Proposal 2 - ($9 Million Market Value, 7 Yr. TIF & 100% Share of Hotel/Motel Tax)

- **Developer Incentives (First 7 Years)**

Hotel Tax Total	TIF Total	Total Incentive
$1,270,864	$1,096,734	$2,367,598

- **Village of Forsyth Revenues**

Village Tax Revenues	Hotel Tax Revenue	TIF Revenue	Total Revenue
Total Taxes after 7 years	$0	$122,211	$122,211
Total Taxes Life of TIF (15 yrs)	$1,452,416	$1,852,353	$3,304,769
Total Taxes after 20 years	$2,360,176	$1,915,208	$4,275,384

Jill and I expressed concern about the Village forfeiting 100% of hotel tax revenues. Nonetheless, we agreed to present this option to the Board for consideration.

Proposal 3 – Modified Terms to Reach Incentive Target

Should the Board find Proposal 2 untenable, we have developed an alternative that maintains the 50% hotel/motel tax share but extends the incentive period to 10 years. While Mr. Patel indicated a preference for realizing incentives within 7 years, this approach would allow him to reach his goal over a longer term.

Proposal 3 - ($9 Million Market Value, 10 Yr. TIF & 50% Share of Hotel/Motel Tax)

- **Developer Incentives (First 10 Years)**

Hotel Tax Total	TIF Total	Total Incentive
$907,760	$1,644,780	$2,552,540

- **Village of Forsyth Revenues**

Village Tax Revenues	Hotel Tax Revenue	TIF Revenue	Total Revenue
Total Taxes after 10 years	$907,760	$183,276	$1,091,036
Total Taxes Life of TIF (15 yrs)	$1,815,520	$1,304,307	$3,119,827
Total Taxes after 20 years	$2,723,280	$1,367,163	$4,090,443

Incentive Cap

We continue to recommend that total incentives not exceed $2.5 million. Once either the TIF contributions or the hotel/motel tax reimbursements reach this cap, all incentive disbursements should cease.

Summary

Following discussions with Mr. Dhaval Patel regarding the hotel development incentive package, we present two options for the Board's consideration: approving Mr. Patel's counterproposal (Proposal 2) or denying it in favor of a modified proposal (Proposal 3).

Proposal 2 – Patel's Counterproposal

- **Details**: Based on a $9 million market value, 7-year TIF, and 100% share of hotel/motel tax revenue for 7 years.
- **Developer Incentive**: $2,367,598 (Hotel Tax: $1,270,864; TIF: $1,096,734).
- **Village Revenues (7 years)**: $122,211 (no hotel tax revenue, only TIF revenue).
- **Concerns**: The Village forfeits 100% of hotel/motel tax revenue for 7 years, significantly reducing short-term revenue compared to other proposals.

Proposal 3 – Modified Terms

- **Details**: Based on a $9 million market value, 10-year TIF, and 50% share of hotel/motel tax revenue for 10 years.
- **Developer Incentive**: $2,552,540 (Hotel Tax: $907,760; TIF: $1,644,780), meeting Mr. Patel's $2.5 million target.
- **Village Revenues (10 years)**: $1,091,036 (Hotel Tax: $907,760; TIF: $183,276).
- **Advantages**: Preserves 50% of hotel/motel tax revenue for the Village, balancing developer incentives with Village fiscal interests over a slightly longer term.

Recommendation

We recommend **denying Proposal 2** due to the complete loss of hotel/motel tax revenue for 7 years, which limits the Village's short-term financial benefits. Instead, we propose **countering with Proposal 3**, which meets Mr. Patel's $2.5 million incentive goal while retaining significant Village revenue through a 50% hotel/motel tax share over 10 years. We continue to advise capping total incentives at $2.5 million, with disbursements ceasing once this cap is reached.

Please do not hesitate to reach out with any questions or for further clarification.

Thank you.

(Proposal 1)

* * * PRELIMINARY ESTIMATE FOR DISCUSSION PURPOSES ONLY * * *

VILLAGE OF FORSYTH TIF DISTRICT

PACE HOSPITALITY LLC

90% DEVELOPER SHARE

12-Jun-25 TIF ESTABLISHED: 2018

Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Real Estate Tax Increment		Built	3/4 Assessed	$247,021	$329,362	$337,596	$346,036	$354,687	$363,554	$372,643
Proportionate IGA/Admin Share				$61,755	$82,340	$84,399	$86,509	$88,672	$90,889	$93,161
Net Real Estate Tax Increment				**$185,266**	**$247,021**	**$253,197**	**$259,527**	**$266,015**	**$272,666**	**$279,482**
Developer's Share of Net RETI				$166,740	$222,319	$227,877	$233,574	$239,414	$245,399	$251,534
Cumulative Developer Share				$166,740	$389,059	$616,936	$850,510	$1,089,924	$1,335,323	$1,586,857
Village's Share of Net RETI				$18,527	$24,702	$25,320	$25,953	$26,602	$27,267	$27,948

Calendar Year of Receipts	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Total Real Estate Tax Increment	$381,959	$391,508	$401,296	$411,328	$421,611	$432,151	$442,955	$454,029	**$5,687,737**
Proportionate IGA/Admin Share	$95,490	$97,877	$100,324	$102,832	$105,403	$108,038	$110,739	$113,507	**$1,421,934**
Net Real Estate Tax Increment	**$286,469**	**$293,631**	**$300,972**	**$308,496**	**$316,208**	**$324,114**	**$332,216**	**$340,522**	**$4,265,803**
Developer's Share of Net RETI									**$1,586,857**
Cumulative Developer Share									
Village's Share of Net RETI	$286,469	$293,631	$300,972	$308,496	$316,208	$324,114	$332,216	$340,522	**$2,678,946**

Real Estate Assumptions	
Total Projected Market Value	$13,000,000
Projected Taxable Value	$4,333,333
TIF Base EAV	$16,436
Incremental TIF EAV	$4,316,897
Real Estate Tax Increment	$329,362
Parcel No: 07-07-14-351-013	

Variables	
Annual Inflation Rate	2.5%
Total Tax Rate	7.62960%
Taxing District & Admin Share	25%
Developer's Share of Net	90%

Total Estimated TIF Eligible Project Costs*: $2,500,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

Dhaval Patel Hotel Development Incentive Proposal (7 years) - Proposal 1

Estimated Developer TIF Incentive at 90% ($13 Million Market Value)

	2028	2029	2030	2031	2032	2033	2034	Total
New Hotel	$ 166,740.00	$ 222,319.00	$ 227,877.00	$ 233,574.00	$ 239,414.00	$ 245,399.00	$ 251,534.00	**$ 1,586,857.00**

Estimated Developer Hotel Tax Rebate at 50%

	2024 Tax Revenue	50% Share
Holiday Inn	$ 329,000.00	$ 164,500.00
Residence Inn	$ 151,688.00	$ 75,844.00
Homewood	$ 181,552.00	$ 90,776.00
Average	**$ 220,746.00**	**$ 110,373.00**

	2028	2029	2030	2031	2032	2033	2034	Total	TIF Total	Total Incentive
Holiday Inn	$ 164,500.00	$ 164,500.00	$ 164,500.00	$ 164,500.00	$ 164,500.00	$ 164,500.00	$ 164,500.00	**$ 1,151,500.00**	**$ 1,586,857.00**	**$ 2,738,357.00**
Residence Inn	$ 75,844.00	$ 75,844.00	$ 75,844.00	$ 75,844.00	$ 75,844.00	$ 75,844.00	$ 75,844.00	**$ 530,908.00**	**$ 1,586,857.00**	**$ 2,117,765.00**
Homewood	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	**$ 635,432.00**	**$ 1,586,857.00**	**$ 2,222,289.00**
Average	**$ 110,373.00**	**$ 110,373.00**	**$ 110,373.00**	**$ 110,373.00**	**$ 110,373.00**	**$ 110,373.00**	**$ 110,373.00**	**$ 772,611.00**	**$ 1,586,857.00**	**$ 2,359,468.00**

Patel Hotel Development - Village Share of TIF, Property Tax and Hotel Tax Revenues (Proposal 1)

Current Tax Revenue with Property Base EAV - $16,436 (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$47	$48	$49	$50	$51	$53	$54	$55	$57	$58	$60	$61	$63	$64	$66	$68	$69	$71	$73	$75

With Proposed Hotel Development (TIF is $13 Million - Total Project is $15 Million)

Village Share of TIF at 10% for 7 years and then Village received 100% of Real Estate Tax Increment (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043*	2044*	2045*	2046*	2047*
$18,527	$24,702	$25,320	$25,953	$26,602	$27,267	$27,948	$286,469	$293,631	$300,971	$308,496	$316,208	$324,113	$332,216	$340,522	$17,302	$17,735	$18,178	$18,633	$19,098

Village Share of Hotel/Motel Tax at 50% for 7 years and then 100% of Tax

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$ 110,373	$ 110,373	$ 110,373	$ 110,373	$ 110,373	$ 110,373	$ 110,373	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746	$ 220,746

Village Tax Revenues	Without Development	With Development			Hotel/Motel Tax***
	Current Tax Revenue	Current Tax + TIF Share = Total Revenue			Total Revenue
Total Taxes after 7 years	$352	$352	$176,319	$176,671	$772,611
Total Taxes Life of TIF (15 years)	$836	$836	$2,678,945	$2,679,781	$2,554,579
Total Taxes after 20 years	$1,191	$91,783**	$2,678,945	$2,770,728	$3,874,458

* TIF Ended and Village Recives its share of tax revenue (based on 2024 rate of 0.28366%).

** Includes Current Base taxes for lift of TIF ($836) plus the new taxes generated after the TIF ends ($90,947)

*** Based on Hotel Motel Estimated Average Revenue of $220,764 per year. Village receive 50% for first 7 years and then 100% following.

* * * PRELIMINARY ESTIMATE FOR DISCUSSION PURPOSES ONLY * * * (Proposal 1,5)

VILLAGE OF FORSYTH TIF DISTRICT

PACE HOSPITALITY LLC

30-Jul-25 TIF ESTABLISHED: 2018

90% DEVELOPER SHARE (7 YEARS)

Calendar Year of Receipts	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*
Total Real Estate Tax Increment		*Built*	*3/4 Assessed*	$170,725	$227,634	$233,325	$239,158	$245,137	$251,265	$257,547
School District/Admin Share				$42,681	$56,908	$58,331	$59,789	$61,284	$62,816	$64,387
Net Real Estate Tax Increment				**$128,044**	**$170,725**	**$174,994**	**$179,368**	**$183,853**	**$188,449**	**$193,160**
Developer's Share of Net RETI				$115,240	$153,653	$157,494	$161,432	$165,467	$169,604	$173,844
Cumulative Developer Share				$115,240	$268,893	$426,387	$587,819	$753,286	$922,890	**$1,096,734**
Village's Share of Net RETI				$12,804	$17,073	$17,499	$17,937	$18,385	$18,845	$19,316

Calendar Year of Receipts	*2035*	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	TOTALS
Total Real Estate Tax Increment	$263,986	$270,585	$277,350	$284,284	$291,391	$298,676	$306,142	$313,796	**$3,931,001**
School District/Admin Share	$65,996	$67,646	$69,337	$71,071	$72,848	$74,669	$76,536	$78,449	**$982,750**
Net Real Estate Tax Increment	**$197,989**	**$202,939**	**$208,012**	**$213,213**	**$218,543**	**$224,007**	**$229,607**	**$235,347**	**$2,948,251**
Developer's Share of Net RETI									**$1,096,734**
Cumulative Developer Share									
Village's Share of Net RETI	$197,989	$202,939	$208,012	$213,213	$218,543	$224,007	$229,607	$235,347	**$1,851,516**

Real Estate Assumptions	
Total Projected Market Value	$9,000,000
Projected Taxable Value	$3,000,000
TIF Base EAV	$16,436
Incremental TIF EAV	$2,983,564
Real Estate Tax Increment	$227,634
Parcel No: 07-07-14-351-013	

Variables	
Annual Inflation Rate	2.5%
Total Tax Rate	7.62960%
Taxing District & Admin Share	25%
Developer's Share of Net	90%

Total Estimated TIF Eligible Project Costs*: $2,500,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

Dhaval Patel Hotel Development Incentive Proposal (7 years) - 50% - (Proposal 1.5)

Estimated Developer TIF Incentive at 90% - ($9 Million Market Value)

	2028	2029	2030	2031	2032	2033	2034	Total
New Hotel	$ 115,240.00	$ 153,653.00	$ 157,494.00	$ 161,432.00	$ 165,467.00	$ 169,604.00	$ 173,844.00	**$ 1,096,734.00**

Estimated Developer Hotel Tax Rebate at 50%

	2024 Tax Revenue	50% of Tax
Homewood	$ 181,552.00	$ 90,776.00

	2028	2029	2030	2031	2032	2033	2034	Total	TIF Total	Total Incentive
Homewood	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	**$ 635,432.00**	**$ 1,096,734.00**	**$ 1,732,166.00**

Patel Hotel Development - Village Share of TIF, Property Tax and Hotel Tax Revenues - (Proposal 1.5 - Original with Modified Budget/Hotel Tax)

Current Tax Revenue with Property Base EAV - $16,436 (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$47	$48	$49	$50	$51	$53	$54	$55	$57	$58	$60	$61	$63	$64	$66	$68	$69	$71	$73	$75

With Proposed Hotel Development (TIF is $9 Million)

Village Share of TIF at 10% for 7 years and then Village received 100% of Real Estate Tax Increment (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043*	2044*	2045*	2046*	2047*
$12,804	$17,073	$17,499	$17,937	$18,385	$18,845	$19,316	$197,989	$202,939	$208,012	$213,213	$218,543	$224,007	$229,607	$235,347	$11,958	$12,257	$12,564	$12,878	$13,200

Village Share of Hotel/Motel Tax at 50% for 7 years and then 100% of Tax

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552

Village Tax Revenues	Without Development	With Development			Hotel/Motel Tax***
	Current Tax Revenue	Current Tax + TIF Share = Total Revenue			Total Revenue
Total Taxes after 7 years	$352	$352	$121,859	$122,211	$635,432
Total Taxes Life of TIF (15 years)	$836	$836	$1,851,516	$1,852,353	$2,087,848
Total Taxes after 20 years	$1,191	$63,692**	$1,851,516	$1,915,208	$2,995,608

* TIF Ended and Village Recives its share of tax revenue (based on 2024 rate of 0.28366%).

** Includes Current Base taxes for lift of TIF ($836) plus the new taxes generated after the TIF ends ($62,856)

*** Based on Hotel Motel Estimated of $181,552 per year. Village receive 50% for first 7 years and then 100% following.

(Proposal 2)

*** PRELIMINARY ESTIMATE FOR DISCUSSION PURPOSES ONLY ***

VILLAGE OF FORSYTH TIF DISTRICT

PACE HOSPITALITY LLC

90% DEVELOPER SHARE (7 YEARS)

30-Jul-25

TIF ESTABLISHED: 2018

Calendar Year of Receipts	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Real Estate Tax Increment		Built	3/4 Assessed	$170,725	$227,634	$233,325	$239,158	$245,137	$251,265	$257,547
School District/Admin Share				$42,681	$56,908	$58,331	$59,789	$61,284	$62,816	$64,387
Net Real Estate Tax Increment				**$128,044**	**$170,725**	**$174,994**	**$179,368**	**$183,853**	**$188,449**	**$193,160**
Developer's Share of Net RETI				$115,240	$153,653	$157,494	$161,432	$165,467	$169,604	$173,844
Cumulative Developer Share				$115,240	$268,893	$426,387	$587,819	$753,286	$922,890	**$1,096,734**
Village's Share of Net RETI				$12,804	$17,073	$17,499	$17,937	$18,385	$18,845	$19,316

Calendar Year of Receipts	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Total Real Estate Tax Increment	$263,986	$270,585	$277,350	$284,284	$291,391	$298,676	$306,142	$313,796	**$3,931,001**
School District/Admin Share	$65,996	$67,646	$69,337	$71,071	$72,848	$74,669	$76,536	$78,449	**$982,750**
Net Real Estate Tax Increment	**$197,989**	**$202,939**	**$208,012**	**$213,213**	**$218,543**	**$224,007**	**$229,607**	**$235,347**	**$2,948,251**
Developer's Share of Net RETI									**$1,096,734**
Cumulative Developer Share									
Village's Share of Net RETI	$197,989	$202,939	$208,012	$213,213	$218,543	$224,007	$229,607	$235,347	**$1,851,516**

Real Estate Assumptions	
Total Projected Market Value	$9,000,000
Projected Taxable Value	$3,000,000
TIF Base EAV	$16,436
Incremental TIF EAV	$2,983,564
Real Estate Tax Increment	$227,634
Parcel No: 07-07-14-351-013	

Variables	
Annual Inflation Rate	2.5%
Total Tax Rate	7.62960%
Taxing District & Admin Share	25%
Developer's Share of Net	90%

Total Estimated TIF Eligible Project Costs*: $2,500,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

Dhaval Patel Hotel Development Incentive Proposal (7 years) - 100% - (Proposal 2)

Estimated Developer TIF Incentive at 90% - ($9 Million Market Value)

	2028	2029	2030	2031	2032	2033	2034	Total
New Hotel	$ 115,240.00	$ 153,653.00	$ 157,494.00	$ 161,432.00	$ 165,467.00	$ 169,604.00	$ 173,844.00	**$ 1,096,734.00**

Estimated Developer Hotel Tax Rebate at 100%

	2024 Tax Revenue
Homewood	$ 181,552.00

	2028	2029	2030	2031	2032	2033	2034	Total	TIF Total	Total Incentive
Homewood	$ 181,552.00	$ 181,552.00	$ 181,552.00	$ 181,552.00	$ 181,552.00	$ 181,552.00	$ 181,552.00	**$ 1,270,864.00**	**$ 1,096,734.00**	**$ 2,367,598.00**

Patel Hotel Development - Village Share of TIF, Property Tax and Hotel Tax Revenues - (Proposal 2)

Current Tax Revenue with Property Base EAV - $16,436 (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$47	$48	$49	$50	$51	$53	$54	$55	$57	$58	$60	$61	$63	$64	$66	$68	$69	$71	$73	$75

With Proposed Hotel Development (TIF for $9 Million Project)

Village Share of TIF at 10% for 7 years and then Village received 100% of Real Estate Tax Increment (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043*	2044*	2045*	2046*	2047*
$12,804	$17,073	$17,499	$17,937	$18,385	$18,845	$19,316	$197,989	$202,939	$208,012	$213,213	$218,543	$224,007	$229,607	$235,347	$11,958	$12,257	$12,564	$12,878	$13,200

Village Share of Hotel/Motel Tax at 0% for 7 years and then 100% of Tax

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552

Village Tax Revenues	Without Development	With Development			Hotel/Motel Tax***
	Current Tax Revenue	Current Tax + TIF Share = Total Revenue			Total Revenue
Total Taxes after 7 years	$352	$352	$121,859	$122,211	$0
Total Taxes Life of TIF (15 years)	$836	$836	$1,851,516	$1,852,353	$1,452,416
Total Taxes after 20 years	$1,191	$63,692**	$1,851,516	$1,915,208	$2,360,176

* TIF Ended and Village Recives its share of tax revenue (based on 2024 rate of 0.28366%).

** Includes Current Base taxes for lift of TIF ($836) plus the new taxes generated after the TIF ends ($62,856)

*** Based on Hotel Motel Estimated of $181,552 per year. Village receive 0% for first 7 years and then 100% following.

* * * PRELIMINARY ESTIMATE FOR DISCUSSION PURPOSES ONLY * * * (Proposal 3)

VILLAGE OF FORSYTH TIF DISTRICT

PACE HOSPITALITY LLC

30-Jul-25 TIF ESTABLISHED: 2018

90% DEVELOPER SHARE (10 YEARS)

Calendar Year of Receipts	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*	*2032*	*2033*	*2034*
Total Real Estate Tax Increment		*Built*	*3/4 Assessed*	$170,725	$227,634	$233,325	$239,158	$245,137	$251,265	$257,547
School District/Admin Share				$42,681	$56,908	$58,331	$59,789	$61,284	$62,816	$64,387
Net Real Estate Tax Increment				**$128,044**	**$170,725**	**$174,994**	**$179,368**	**$183,853**	**$188,449**	**$193,160**
Developer's Share of Net RETI				$115,240	$153,653	$157,494	$161,432	$165,467	$169,604	$173,844
Cumulative Developer Share				$115,240	$268,893	$426,387	$587,819	$753,286	$922,890	$1,096,734
Village's Share of Net RETI				$12,804	$17,073	$17,499	$17,937	$18,385	$18,845	$19,316

Calendar Year of Receipts	*2035*	*2036*	*2037*	*2038*	*2039*	*2040*	*2041*	*2042*	TOTALS
Total Real Estate Tax Increment	$263,986	$270,585	$277,350	$284,284	$291,391	$298,676	$306,142	$313,796	**$3,931,001**
School District/Admin Share	$65,996	$67,646	$69,337	$71,071	$72,848	$74,669	$76,536	$78,449	**$982,750**
Net Real Estate Tax Increment	**$197,989**	**$202,939**	**$208,012**	**$213,213**	**$218,543**	**$224,007**	**$229,607**	**$235,347**	**$2,948,251**
Developer's Share of Net RETI	$178,190	$182,645	$187,211						**$1,644,781**
Cumulative Developer Share	$1,274,925	$1,457,570	**$1,644,781**						
Village's Share of Net RETI	$19,799	$20,294	$20,801	$213,213	$218,543	$224,007	$229,607	$235,347	**$1,303,470**

Real Estate Assumptions	
Total Projected Market Value	$9,000,000
Projected Taxable Value	$3,000,000
TIF Base EAV	$16,436
Incremental TIF EAV	$2,983,564
Real Estate Tax Increment	$227,634
Parcel No: 07-07-14-351-013	

Variables	
Annual Inflation Rate	2.5%
Total Tax Rate	7.62960%
Taxing District & Admin Share	25%
Developer's Share of Net	90%

Total Estimated TIF Eligible Project Costs*: $2,500,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

Dhaval Patel Hotel Development Incentive Proposal (10 years) - 50% - (Proposal 3)

Estimated Developer TIF Incentive at 90% - ($9 Million Market Value)

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total
New Hotel	$ 115,240.00	$ 153,653.00	$ 157,494.00	$ 161,432.00	$ 165,467.00	$ 169,604.00	$ 173,844.00	$ 178,190.00	$ 182,645.00	$ 187,211.00	**$ 1,644,780.00**

Estimated Developer Hotel Tax Rebate at 50%

	2024 Tax Revenue	50% of Tax
Homewood	$ 181,552.00	$ 90,776.00

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Hotel Tax Total	TIF Total	Total Incentive
Homewood	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	$ 90,776.00	**$ 907,760.00**	**$ 1,644,780.00**	**$ 2,552,540.00**

Patel Hotel Development - Village Share of TIF, Property Tax and Hotel Tax Revenues - (Proposal 3)

Current Tax Revenue with Property Base EAV - $16,436 (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$47	$48	$49	$50	$51	$53	$54	$55	$57	$58	$60	$61	$63	$64	$66	$68	$69	$71	$73	$75

With Proposed Hotel Development (TIF for $9 Million Project)

Village Share of TIF at 10% for 10 years and then Village received 100% of Real Estate Tax Increment (with 2.5 annual inflation rate increase)

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043*	2044*	2045*	2046*	2047*
$12,804	$17,073	$17,499	$17,937	$18,385	$18,845	$19,316	$19,799	$20,294	$20,801	$213,213	$218,543	$224,007	$229,607	$235,347	$11,958	$12,257	$12,564	$12,878	$13,200

Village Share of Hotel/Motel Tax at 50% for 10 years and then 100% of Tax

2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 90,776	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552	$ 181,552

Village Tax Revenues	Without Development	With Development			Hotel/Motel Tax***
	Current Tax Revenue	Current Tax + TIF Share = Total Revenue			Total Revenue
Total Taxes after 10 years	$522	$522	$182,753	$183,276	$907,760
Total Taxes Life of TIF (15 years)	$836	$836	$1,303,471	$1,304,307	$1,815,520
Total Taxes after 20 years	$1,191	$63,692**	$1,303,471	$1,367,163	$2,723,280

* TIF Ended and Village Recives its share of tax revenue (based on 2024 rate of 0.28366%).

** Includes Current Base taxes for lift of TIF ($836) plus the new taxes generated after the TIF ends ($62,856)

*** Based on Hotel Motel Estimated of $181,552 per year. Village receive 50% for first 10 years and then 100% following.

NEW BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 5, 2025
Subject: Cannabis Tax

The **Municipal Cannabis Retailers' Occupation Tax (MCAN)**, authorized under **65 ILCS 5/8-11-23**, allows municipalities to impose a **local tax of up to 3%** on the retail sale of adult-use cannabis. This tax is assessed on the **gross receipts** from adult-use cannabis sales and specifically excludes medical cannabis.

For **non-home rule municipalities**, the MCAN is a **separate, cannabis-specific tax** and does **not** count toward the non-home rule limitation on general sales taxes. This means the Village may levy the MCAN at a rate of up to **3% in addition to** existing state and local sales taxes already applied to adult-use cannabis sales.

Based on IDOR's collection schedule, the Village can expect to receive its **first disbursement in April 2026**.

THE VILLAGE OF FORSYTH

MACON COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025 - 17

AN ORDINANCE IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX

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

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

ORDINANCE NO. 2025 -17

AN ORDINANCE IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX

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

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the Village has the authority to adopt this Ordinance pursuant to the provisions of the Illinois Municipal Cannabis Retailers' Occupation Tax Law, 65 ILCS 5/8-11-23 (Act); and

WHEREAS, this Ordinance is intended to impose the tax authorized by the Act providing for a municipal cannabis retailers' occupation tax which will be collected by the Illinois Department of Revenue;

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. Adoption of the Municipal Cannabis Retailers' Occupation Tax. Chapter 113 of the Village of Forsyth Code of Ordinances shall be amended by the addition of Section 113.6 that will read as follows (added / ~~deleted~~):

Section 113.6. - Municipal Cannabis Retailers' Occupation Tax.

(A) Tax imposed; Rate.

(1) A tax is hereby imposed upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the Compassionate Use of Medical Cannabis Pilot Program Act, at retail in the City/Village/Town at the rate of 3% of the gross receipts from these sales made in the course of that business.

(2) The imposition of this tax is in accordance with the provisions of Sections 8-11-23, of the Illinois Municipal Code (65 ILCS 5/8-11-23).

(B) Collection of tax by retailers.

(1) The tax imposed by this Ordinance shall be remitted by such retailer to the Illinois Department of Revenue (Department). Any tax required to be collected pursuant to or as authorized by this Ordinance and any such tax collected by such retailer and required to be remitted to the Department shall constitute a debt owed by the retailer to the State. Retailers may reimburse themselves for their seller's tax liability hereunder by separately stating that tax as an additional charge, which charge may be stated in combination, in a single amount, with any State tax that sellers are required to collect.

(2) The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department. The Department shall have full power to administer and enforce the provisions

of this article.

Section 3. Clerk to file Ordinance with Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the Clerk is directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4, however, the tax provided for herein shall take effect for all sales on or after the first day of January 2026.

Section 5. 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 6. 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 7. Headings/Captions. The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.

Section 8. Publication. The Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form.

SO ORDAINED this _____ day of ___________, 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

NEW BUSINESS

ITEM 2

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 5, 2025
Subject: Return to Work

The Illinois Municipal League Risk Management Association (RMA) is requiring its member municipalities to adopt a **Return to Work Program**. This program is designed to encourage employees to return to work following a work-related injury, either in their regular role or in a modified capacity.

The goal of the program is to minimize the impact of work-related injuries for both the employee and the organization by facilitating a safe and timely return to the workplace. This approach benefits employees by supporting their recovery and maintaining engagement, while also helping the Village control costs associated with lost work time and workers' compensation claims.

RMA offers detailed guidance for the implementation of the program, including best practices and sample procedures. Enclosed with your meeting packet you will find:

1. **Resolution** – Formal adoption of the Return to Work Program.
2. **Return to Work Packet** – Program details, forms, and implementation guidelines provided by RMA.

Adoption of the resolution will ensure the Village remains in compliance with RMA requirements and supports our shared goal of promoting employee well-being and operational efficiency.

RESOLUTION NUMBER 8-2025

A RESOLUTION AMENDING REVISED UNIFORM PERSONNEL RULES AND REGULATIONS FOR VILLAGE OF FORSYTH EMPLOYEES TO ADD RETURN TO WORK POLICY

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, the Village wishes to clearly outline expectations and procedures to Village Employees; and,

WHEREAS, the Village has drafted and revised the Uniform Personnel Rules and Regulations to act as a general guideline of current Village Policies; and,

WHEREAS, the Illinois Municipal League Risk Management Association requires the Village to adopt a return to work policy designed to reintegrate injured workers back into the workforce; and

WHEREAS, the Mayor and Board of Trustees of the Village believe it is in the best interest of the Village to amend Article V of the Uniform Personnel Rules and Regulations to add "V-11. Return to Work" as shown in attached **Exhibit A**.

NOW THEREFORE, BE IT RESOLVED 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 Resolution as if fully set forth in this Section 1.

Section 2. Adoption of Revised Uniform Personnel Rules and Regulations. The Mayor and Village Board of Trustees hereby adopt the amendment to add "V-11. Return to Work" to Article V of the Uniform Personnel Rules and Regulations as attached hereto as **Exhibit A** and approve it for use. The revised Uniform Personnel Rules and Regulations shall be distributed to all Village employees; however, it is not and shall not be construed as a contract between the Village and its employees.

Section 3. Severability. In the event a court of competent jurisdiction finds this Resolution or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Resolution and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval.

SO RESOLVED this ______ day of August 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 – AMENDED ARTICLE V OF THE UNIFORM PERSONNEL RULES AND REGULATIONS ADDING "V-11. RETURN TO WORK"

V-11. Return to Work

a) The Village is committed to providing a safe work environment for its employees. It is the intention of the Village to provide employees who have sustained work-related injuries with the opportunity to return to or remain on the municipality's payroll during periods of partial incapacity resulting from these injuries. Every effort will be made to ensure that employees receive quality medical care and are returned to the work environment as soon as they are physically able.

b) Employees who may work in a limited capacity, but who are temporarily not capable of performing the full scope of their regular job duties, may receive a temporary job assignment through the Village's Return to Work Program.

c) Job assignments will be based on specific medical restrictions provided by licensed physicians. If work is available for the injured employee, and if the physical requirements of such work do not violate any medical restrictions, the employee will be required to perform the alternate job assignment.

d) The Village's Return-To-Work Program will be coordinated by the Village Administrator who may be reached by phone at (217) 877-9445 or by email at japplebee@forsyth-il.gov. The Village Board is responsible for ensuring that the Village's Return to Work Program is being fully utilized and followed.

e) Every effort will be made to ensure that an injured employee has received quality medical care and is returned to the work environment as soon as they are physically able.

NEW BUSINESS

ITEM 3

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 5, 2025
Subject: Hotel/Motel Tax Fund Request For Funding

The following request for funding has been received, a copy of which accompanies this memorandum. I have reviewed this request and note the following:

1. Name of Event: Lake Decatur Fall Frenzy Bass Tournament
   Date(s) of Event: October 112-12
   Amount Approved for 2023: $2,500
   Amount Approved for 2024: $2,500
   Amount Requested for 2025: $2,500

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

HOTEL/MOTEL TAX FUND
REQUEST FOR FUNDING FORM
VILLAGE OF FORSYTH, ILLINOIS

Note: All items must be completed. Support materials may be provided but should not replace completing the items. Forms that are not completed in full or that do not provide the information requested will be returned to the applicant and not considered for funding. If you have any questions about how to complete the form or the information requested, please call Village Hall at 217-877-9445 for assistance.

1. Name, date(s), and location of the event:

The Fall Frenzy high school bass tournament. Hosted by the Maroa-Forsyth High School bass fishing team. To be held on Lake Decatur (October 11-12, 2025).

2. Describe the event:

This is a two-day fishing tournament in which we are trying to get schools/competitors from outside our direct area. We want participants to see what Lake Decatur and its surrounding areas (Forsyth) has to offer.

3. Is the event a new event or a repeat event?

___ New Event X Repeat Event

If the event is a new event, is it expected to be a one-time activity or an ongoing, recurring activity?

___ One-Time Activity ___ Ongoing, Recurring Activity

4. How many people do you expect to attend and/or participate in the event?

Approximately 80-100 students and adult coaches/captains.

HOTEL/MOTEL TAX FUND
REQUEST FOR FUNDING FORM
VILLAGE OF FORSYTH, ILLINOIS

5. **Name of the organization sponsoring the event:**

Maroa-Forsyth Bass Fishing Team

Describe the organization sponsoring the event:

We are an IHSA sanctioned fishing team that competes in local tournaments, as well as IHSA Regional & Sectional events.

Is the organization sponsoring the event a for-profit organization or a not-for-profit organization?

___ For-Profit Organization   X Not-For-Profit Organization

6. **Name and contact information (address, telephone number, fax number, and e-mail address) of contact person:**

Jason Doty
5 W. Westway Dr / Decatur, IL 62522
(217) 521-6645
jason.doty@mfschools.net

(04/2016)

HOTEL/MOTEL TAX FUND
REQUEST FOR FUNDING FORM
VILLAGE OF FORSYTH, ILLINOIS

7. **Amount of funds requested (Note: The Village of Forsyth will normally contribute not more than $5,000 for a single event.):**

$2,500.00

8. **Estimated total cost of event (Note: The Village of Forsyth will normally contribute not more than 10% of the total cost of an event.):**

$5,000.00

9. **Describe how the requested funds will be used. Please be specific. (Note: Funding is intended to primarily assist with advertising, marketing, and promotional expenses.)**

Funds will be used to purchase awards for the top finishing teams, prizes for anglers and captains, and plaques/trophies. Funds will also be used to provide a complimentary meal for all anglers/captains and to secure a location for the meal.

10. **Provide an actual or estimated number of room nights (one hotel/motel room occupied for one night) that the event produced last year, if applicable, in hotels/motels located within the Village of Forsyth.**

I believe there were at least 2 schools that stayed in hotels (not positive which hotel(s). This year, we are going to add incentives for teams that book a room.

Provide an estimate of the number of room nights (one hotel/motel room occupied for one night) that the event is expected to produce this year in hotels/motels located within the Village of Forsyth.

We hope to have at least ~~[illegible]~~ four schools that will book rooms (possibly ~~[illegible]~~ 4-8 rooms — maybe more).

HOTEL/MOTEL TAX FUND
REQUEST FOR FUNDING FORM
VILLAGE OF FORSYTH, ILLINOIS

11. Describe how the event is expected to promote tourism within the Village of Forsyth or how the event is expected to attract overnight visitors to the Village of Forsyth. Describe how contributing to this event will benefit the Village of Forsyth. Please be specific.

We hope that teams will travel with families, and those families can enjoy restaurants and shopping that Forsyth has to offer (hopefully hotels as well). While the competitors are fishing for two days, families will find things to do in the Decatur and Forsyth areas. The Village of Forsyth's name/logo will also be included on flyers, plaques, and social media outlets.

Jason W. Doty

Signature

Jason W. Doty

Name (Print Or Type)

Maroa-Forsyth Bass FISHING Coach

Title (Print Or Type)

June 17, 2025

Date

Submit the completed and signed form to:

Village of Forsyth
ATTN: Hotel/Motel Tax Fund Request For Funding
301 South Route 51
Forsyth, IL 62535

(04/2016)

NEW BUSINESS

ITEM 4

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 5, 2025
Subject: Food Trucks

There has been recent discussion regarding the increase of food trucks operating within the Village. Below is a **summary of the current rules** for **Itinerant Merchants/Food Trucks**, along with the required **application form**. I am responsible for approving all applications.

Most food truck operators understand they must obtain Village approval before operating here; if they do not, staff will contact them directly to ensure compliance.

Currently, there is **no limit** to the number of food trucks allowed to operate at one time. The Board may wish to discuss whether a limit should be established and review a possible solution proposed by a local investor.

Summary of Food Truck / Itinerant Merchant Regulations

General Policy

- No person may operate as an itinerant merchant or transient vendor without complying with Village regulations.

Definitions

- *Itinerant Merchant:* Temporarily sells goods (including food) from a building, vehicle, or vacant lot for less than six months.
- *Transient Vendor:* Brings goods for sale without maintaining a permanent business location in the Village.

License Requirements

- Must have a State of Illinois sales tax registration and a Village license before operating.
- License application must include:
  - Contact and business information
  - Location/site plan and property owner’s written permission
  - Dates of operation (max. 3 months per license; total 6 months/year)
  - Merchandise list
  - Sales tax registration number

  - Background check information for all workers
- Fees: $10/day, $25/week, or $50/month

Issuance, Denial, and Revocation

- License issued within 14 business days if requirements are met.
- May be denied or revoked for false information, violations, or criminal background issues.
- Appeals can be filed with the Mayor within 10 business days.

Exemptions

- Farmers market vendors, property owners selling on their own property, trade show vendors, liquor license holders, nonprofit organizations, garage sales, and youth nonprofit activities.

Operating Rules

- License must be displayed.
- Operating hours: 8:00 a.m. – 9:00 p.m.
- Must comply with zoning and all local/state/federal laws.
- Village may impound property if operating without a license.

Attachments:

1. Full Ordinance – Itinerant Merchants & Transient Vendors
2. Food Truck License Application

Ordinance:

- It shall be the policy of the village that no person shall be entitled to be an itinerant merchant or transient vendor within the village for any reason except in compliance with this chapter.

(Ord. No. 2016-7, 5-2-2016)

- **Sec. 117.2. - Definitions.**

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Itinerant merchant means any person who is engaged temporarily in the retail sale of goods, wares, or merchandise in this village and who, for the purpose of conducting such business, occupies any building, room, vehicle, structure of any kind, or vacant lot for a period of less than six months. However, this provision does not apply to any person selling vegetables, fruit, or perishable farm products at an established village market; to any person operating a stand or booth on property owned by him or upon which he resides; to any person operating a stand or booth at a trade show, exposition, convention or similar event; or to temporary or permanent stands located inside a shopping center or mall.

Person means any individual, corporation, partnership, trust, firm, association, or other entity.

Transient vendor means any person who transports tangible personal property for retail sale within this village who does not maintain in this village an established office, distribution house, sales house, warehouse, service center, or residence from which such business is conducted. However, this provision does not apply to any person who delivers tangible personal property within this village who is fulfilling an order for such property which was solicited or placed by mail or other means.

(Ord. No. 2016-7, 5-2-2016)

- **Sec. 117.3. - License requirement.**

(A)

It is a violation of this chapter for any person to conduct business as an itinerant merchant or transient vendor in the village without first complying with the requirements of Section 2a of the Retailers' Occupation Tax Act by obtaining a certificate of registration and without having obtained a license under this chapter.

(B)

Any person who wishes to obtain a license as an itinerant merchant or transient vendor shall file a written license application with the village. A license shall not be issued to any person under 16 years of age.

(C)

It shall be prima facie evidence that a person is an itinerant merchant or transient vendor if the person does not transact business from a fixed location or if the person does not own or lease for a term of at least six months the property from which business is conducted.

(Ord. No. 2016-7, 5-2-2016)

- ## Sec. 117.4. - License application.

(A)

An application for an itinerant merchant or transient vendor license shall be made in writing on a form provided by and filed with the village. Each applicant shall state the following information under oath:

(1)

The name, address, and telephone number of the person making application for the itinerant merchant or transient vendor license;

(2)

The location at which the applicant intends to do business with a general site plan attached including details and dimensions for any structures or signage to be used;

(3)

Written permission, by lease or otherwise, from the person in control of the property authorizing the applicant to conduct business on the property;

(4)

The nature of the business the applicant intends to conduct;

(5)

The length of time and dates for which the transient vendor or itinerant merchant seek a license with a maximum time frame of three months per license;

(6)

A complete list of the type of merchandise the applicant intends to offer for sale;

(7)

A State of Illinois sales tax number or a copy of the applicant's certificate of registration under the Retailers' Occupation Tax Act to ensure the business is registered with the state department of revenue;

(8)

A list of all the licenses to conduct business as an itinerant merchant or transient vendor obtained by the applicant in this village and State of Illinois in the 12 months preceding the date of filing the application; and

(9)

Information regarding any conviction of any felony or misdemeanor involving dishonesty, theft, fraud, false statements, a threat to public safety, or a crime involving sex offenses or offenses involving bodily harm against persons under the laws of this state or any other state or federal law of the United States within five years of the date of the license application for any individual to be working for the applicant within the village.

(B)

There shall be a license fee of $10.00 per day, $25.00 per week, or $50.00 per month from any person wishing to conduct business as either an itinerant merchant or transient vendor under this chapter.

(C)

An applicant is permitted to apply for multiple itinerant merchant or transient vendor licenses, but the total time frame of all the licenses shall not exceed a maximum time frame of six months during a calendar year.

(Ord. No. 2016-7, 5-2-2016)

- **Sec. 117.5. - Standards for license issuance.**

(A)

Within 14 business days of receiving an application, or within such extended time period as may be necessary, the village administrator, or his or her designee, shall issue an itinerant merchant or transient vendor license if a determination is made that:

(1)

The material statements made in the application are true;

(2)

The individual(s) to be working for the applicant within the village has not been convicted of any felony or misdemeanor involving dishonesty, theft, fraud, false statements, a threat to public safety, or a crime involving sex offenses or offenses involving bodily harm against persons under the laws of this state or any other state or federal law of the United States, within five years of the date of the license application;

(3)

The applicant has not had a previously issued license revoked by the village or by any other municipality within five years of the date of the application; and

(4)

The applicant has not been convicted of violating any provisions of this chapter within five years of the date of application.

(B)

A license issued under this chapter shall expire on December 31 of the year it was issued.

(Ord. No. 2016-7, 5-2-2016)

- ## Sec. 117.6. - Denial of license.

If the village administrator, or his or her designee, determines and finds that the applicant has not met one or more of the above conditions, the village administrator, or his or her designee, shall deny issuance of the license and shall give written notification of such denial to the applicant. Such notice shall be delivered in person or by U.S. mail addressed to the address set forth in the license application, stating the action taken and the reasons supporting such action.

(Ord. No. 2016-7, 5-2-2016)

- ## Sec. 117.7. - Revocation of license.

(A)

Disqualification. Any license issued hereunder shall be revoked by the village administrator, or his or her designee, if the holder of the license has committed a violation of any of the provisions of this chapter, has made a false material statement in the application or otherwise becomes disqualified for the issuance of a license under the terms of this chapter.

(B)

Notice of revocation. Immediately upon such revocation, written notice thereof shall be given by the village administrator, or his or her designee, to the holder of the certificate in person or by certified U.S. mail addressed to the address set forth in the application.

(C)

Registration null and void. Immediately upon the giving of such notice the license shall become null and void.

(Ord. No. 2016-7, 5-2-2016)

- ## Sec. 117.8. - Appeal of license denial or revocation.

(A)

Any person denied an itinerant merchant or transient vendor license or whose itinerant merchant or transient vendor license has been revoked may appeal by filing a written notice of appeal with the village mayor.

(B)

Appeals must be taken in writing and must be filed with the village mayor within ten business days after revocation or denial of the license and shall contain a statement setting forth the grounds for the appeal. The appealing party shall submit whatever documentation they desire to have the village mayor consider with the written appeal.

(C)

The written decision of the village mayor shall be made available to the appealing party not later than ten business days after the village mayor receives the written appeal.

(D)

The decision of the village mayor is final. No new application for a license will be considered for six months after denial or revocation, unless said denial or revocation is without prejudice or is conditional and the conditions have been satisfied as determined by the village mayor.

(Ord. No. 2016-7, 5-2-2016)

- ## Sec. 117.9. - Exemptions.

The following are exempt from the terms and conditions of this chapter, namely:

(A)

Any person selling vegetables, fruit, or perishable farm products at an established village market, meaning an outside market open to the public that is sponsored and organized by the village;

(B)

Any person operating a stand or booth on property owned by him or upon which he resides as allowed by local, state or federal law or to stands located inside a shopping center or mall;

(C)

Any person operating a stand or booth at a trade show, exposition, convention, or similar event;

(D)

Any person that has received a Class SE-1 or SE-2 liquor license permitting them to conduct liquor sales as regulated through chapter 111 of this Code;

(E)

Religious, charitable, political, and other nonprofit organizations and their representatives;

(F)

Garage sales; and

(G)

Itinerant merchants or transient vendors related to youth activities for not-for-profit organizations, including but not limited to, Girl Scouts, Boy Scouts, and Youth Softball/Baseball or other school activities within the Maroa-Forsyth or Warrensburg school districts.

(Ord. No. 2016-7, 5-2-2016)

- **Sec. 117.10. - Other regulations and standards of conduct.**

(A)

As permitted by law, if any person makes retail sales as an itinerant merchant or transient vendor without having obtained a license as stated under this chapter, the village may hold the inventory, vehicle, or other personal property of the person until the person obtains a license to conduct business as an itinerant merchant or transient vendor. If the property has been held by the village for more than 60 days and the person whose property is being held has not obtained a license under this chapter, the village may petition the circuit court for an order for the sale of the property being held. If the court finds that the person whose property is held has not obtained a license under this chapter, the court may order the village to sell the property. Proceeds of the sale of the property shall be deposited in the general fund of the village.

(B)

Each person issued a license shall prominently display the itinerant merchant or transient vendor license issued.

(C)

No one shall engage in the business of an itinerant merchant or transient vendor between the hours of 9:00 p.m. and 8:00 a.m.

(D)

The activity of itinerant merchants or transient vendors shall comply with all regulations listed in the village development ordinance and be located in areas properly zoned for business activity.

(E)

Any person issued a license to operate as an itinerant merchant or transient vendor must operate in accordance with any and all applicable laws and regulations, whether local, state, or federal, and is responsible for payment of any and all taxes, including applicable local sales, food and beverage taxes.

VILLAGE OF FORSYTH
301 S. Route 51
Forsyth, IL 62535
Phone: (217) 877-9445 / Fax: (217) 877-9863

ITINERANT MERCHANT & TRANSIENT VENDOR LICENSE APPLICATION

APPLICANT:

Name: ____

____
Address City State Zip

Phone Number: ____________________ E-mail Address: ____________________

BUSINESS:

Business Name: ____

____
Address of Business City State Zip

Business Phone Number: ____

ON-SITE BUSINESS MANAGER (if someone other than applicant):

Full Name: ____

Phone Number: ____________________ E-mail Address: ____________________

ITINERANT MERCHANT & TRANSIENT VENDOR INFORMATION:

Location of Business (attach a general site plan including details and dimensions for any structure or signage):

____

____

* Provide written permission by lease or signed letter from the person in control of the property authorizing the applicant to conduct business on the property for the specified dates.

Date(s) Seeking Itinerant Merchant or Transient Vendor License (maximum timeframe of 3 months per license):

Starting Date: ____________________ Ending Date: ____________________

Describe the Nature of the Business to be Conducted:

List the Merchandise to be Offered For Sale (attach additional pages as necessary):

State of IL Tax Number: ____

OR provide a copy of the applicant's certificate of registration.

List any prior licenses issued within the Village or State of Illinois in the past 12 months and if any of those licenses have ever been denied or revoked:

List any information regarding any conviction of any felony or misdemeanor involving dishonesty, theft, fraud, false statements, a threat to public safety, or a crime involving sex offenses or offenses involving bodily harm against persons under the laws of this state or any other state or federal law of the United States within five (5) years of the date of the license application for any individual to be working for the applicant within the Village:

License Application Fees are as follows and are required at the time of application. The fee will not be refunded if the application is denied:

- $10 per day # of days: ________
- $25 per week # of weeks: _______
- $50 per month # of months: ______

Total License Application Fee: $__________

I certify that the above information is true and correct to the best of my knowledge. I understand that if the information contained on this application is false, the license is void.

______________________________ ______________________________

Signature of Applicant Date

STATE OF ____________________________)

) SS

COUNTY OF _________________________)

The undersigned swears that all statements are true and correct.

Signed and sworn to before me on this ___________ day of ______________________, 20______

By ____.

____

Notary Public

(Seal)

For office use only

Application #______________________ Permit Fee Paid: ______________________________

Date approved: ____________________ Approved by: _________________________________

Permit #____

If not Approved, Reason: ____

Date not Approved: ________________ Not Approved by:____________________________

NEW BUSINESS

ITEM 5

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 31, 2025
Subject: Request for Land Sale – 576 Jacobs Way

Justin and Amanda Gray, residents of 576 Jacobs Way, have expressed interest in purchasing additional land located behind their property. The purpose of this acquisition is to facilitate the future installation of a residential pool.

The property in question is owned by the Village of Forsyth and includes the former railroad bed, which is designated for future bike path extension by the Village. The property also includes a water main that runs through the property. (See Attachment A)

The Gray family proposes to purchase an additional 65 feet of land. Currently, the edge of the proposed bike path is approximately 95 feet from their existing rear property line. Should the Village agree to sell this portion, a remaining buffer of approximately 30 feet would be maintained between the new property boundary and the bike path. We believe this setback provides sufficient safety and privacy.

We recommend that, if approved, the same standard be applied to all other property owners along Jacobs Way seeking to purchase Village land, ensuring consistency and fairness.

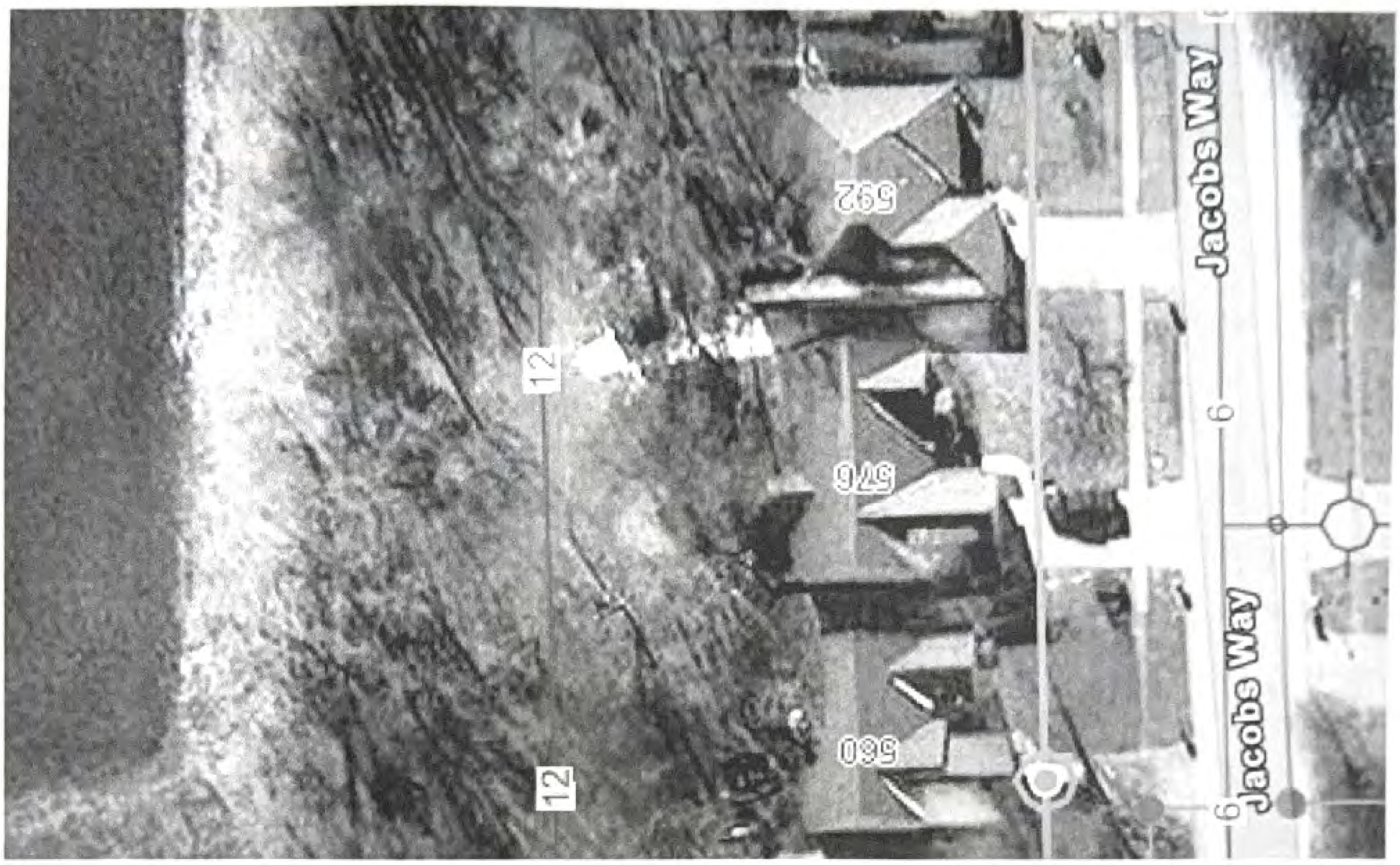
Should the Board approve the sale, the next steps would involve:

- Conducting a property appraisal to determine the sale price.
- The homeowner would be responsible for having the property surveyed and new property lines established and an easement for the water main.
- The proposed boundary adjustments would then require approval from Planning and Zoning.
- Final approval would be sought from the Board of Trustees.

Please feel free to contact me with any questions or to discuss this matter further.

Thank you for your consideration.

Attachment A – (Approximate locations of water line and bike trail)


Jacobs Way
592
12
576
6
Jacobs Way
580
12
6


592
66'
576
JACOBS

Date: *7/17/2025*
To: Village Council of ***The Village of Forsyth***
Address: ***301 S RTE 51, Forsyth IL 62535***

From:
Name: ***Justin & Amanda Gray***
Address: ***576 Jacobs Way Forsyth IL 62535***
Phone Number: ***217-412-4047 & 217-201-8861***
Email Address: ***JBGRAY6@Gmail.com, Manda.Gray@viseriongrain.com***

Subject: Proposal to Purchase Village-Owned Land – Directly East of 576 Jacobs

Dear Village Council Members,

I am writing to formally express my interest in purchasing the village-owned land located at:

A Section approximately 66 feet in length and the width of the current property East of 576 Jacobs Way. Approximately 66'x77'

---

1. Purpose of Purchase

The purpose of this purchase is to:

Obtain more area to construct a pool in the near future.

---

2. Additional Information

Attached with this proposal:
- Site map with approximate lines.

---

3. Request for Consideration

I kindly request this proposal be placed on the agenda for review and discussion at the next available council meeting. I am happy to meet in person or provide further documentation upon request.

Sincerely,
Signature: ________________________

Name: ***Justin Gray***

Signature: ________________________
Name: ***Amanda Gray***

NEW BUSINESS

ITEM 6

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: August 5, 2025
Subject: Road Name

As development continues in the Prairie Winds Subdivision, a new **north–south street** will be constructed to the east of the gym. This road will require an official street name for addressing, mapping, and emergency service purposes.

To date, the Village has named streets in this area to reflect both community identity and local history. Here are some of board/staff ideas:

Community & School Spirit Theme

1. **Blue & Gold Drive** – reflects Maroa-Forsyth school colors.
2. **Victory Lane** – ties into Trojan athletic success.
3. **Champion Way** – honors community pride and school achievement.
4. **Trojan Way** – honoring the Maroa-Forsyth school mascot and community spirit.

Local History & Leadership Theme

- **Flint Blvd-** named in recognition of the Village's first mayor.

Prairie & Natural Theme

7. **Prairie View Drive** – ties into Prairie Winds name and surrounding landscape.
8. **Tallgrass Way** – references Illinois native prairie grasslands.
9. **Windsong Lane** – complements Prairie Winds subdivision name

The Board is invited to discuss and consider potential names for the new street, consistent with our existing naming approach. Once the Board selects a preferred name, staff will coordinate with the appropriate agencies to ensure its use in official records, mapping, and signage.

NEW BUSINESS

ITEM 7

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 31, 2025
Subject: Recommendation to Award Contract for Library Updates Project

Architectural Expressions (AEX) completed the competitive bidding process for the Library Updates Project in early July. The project scope includes:

- Replacement of all existing wood siding with metal siding
- Installation of new fascia and gutters
- Addition of an exit door from the employee office area with a connecting sidewalk

In August 2024, AEX provided a budget estimate, or Opinion of Probable Cost (OPC), of $235,000 (Account 30-00-851). Four contractors submitted bids, as detailed below:

Contractor	Bid Amount	Days to Complete
Building Systems of Illinois, Inc	$298,100.00	120
Christy-Foltz, Inc.	$349,109.00	180
CAD Construction Inc	$396,200.00	150
Sullivan Contractors, LLC	$422,513.00	100

The lowest bid, submitted by Building Systems of Illinois, Inc., is $298,100.00, which exceeds the OPC by approximately $63,100. AEX attributes the higher bids to:

- Increased market pricing since the OPC was developed
- Discrepancies between initial assumptions and the final construction documents

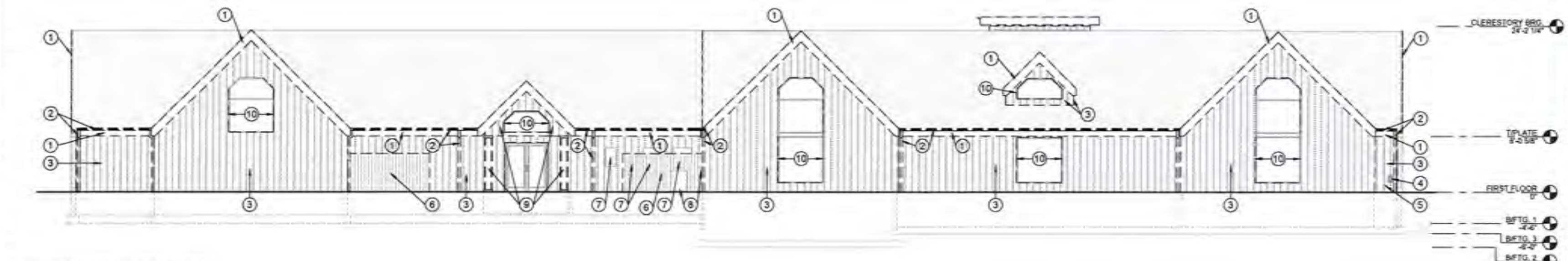
AEX has reviewed Building Systems of Illinois, Inc.'s bid and confirms it is responsive and fully aligns with the project's scope of work.

To address the funding shortfall, we propose reallocating $35,000 from the capital budget originally allocated for an asphalt box, which is no longer planned for purchase this fiscal year. We also have funds remaining from the Parking Lot A project (30-00-860) which we will pull the remaining funds from.

Recommendation:
Based on the competitive bidding process and the responsiveness of their proposal, we recommend awarding the contract for the Library Updates Project to Building Systems of Illinois, Inc. for $298,100.00.

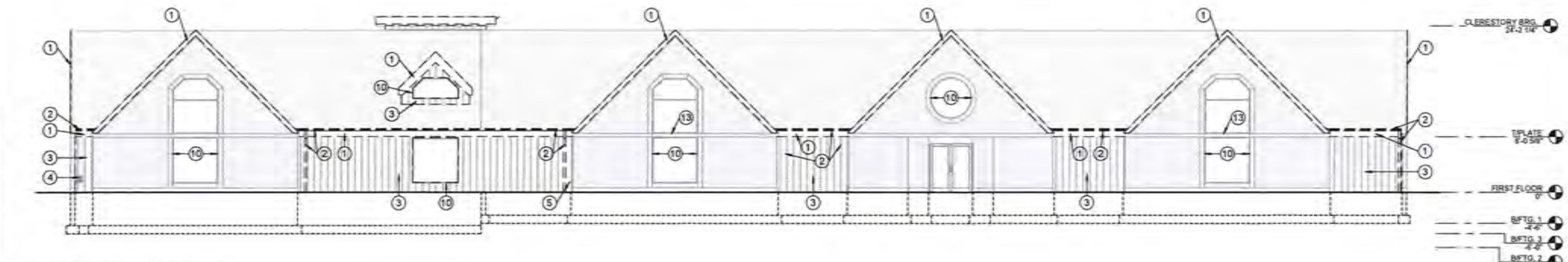
Please feel free to contact me if you have any questions or require additional information regarding this recommendation.

Thank you!



2 EAST ELEVATION - DEMOLITION

1/8" = 1'-0"



1 WEST ELEVATION - DEMOLITION

1/8" = 1'-0"

GENERAL NOTES

A THE CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.

B DASHED LINES DESIGNATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVAL INCLUDES PARTITIONS, DOORS, FLOORING AND CEILING INCLUDING ANYTHING ATTACHED TO OR CONCEALED BY THE CONSTRUCTION BEING REMOVED, UNLESS OTHERWISE NOTED FOR SPECIFIC AREAS.

C VISIT THE SITE AT TIME OF BID AND REPORT ANY CONDITIONS WHICH MAY CAUSE CONSTRUCTION PROBLEMS. ANY VARIANCES OR WORK NOT INDICATED ON THE DRAWINGS BUT REQUIRED TO COMPLETE THE PROJECT SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

D THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.

E INTERIOR DEMOLITION TO INCLUDE EXISTING MATERIALS, FIXTURING HARDWARE, ETC. AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PATCH AND PREP ADJACENT SURFACES TO REMAIN AND FINISH TO MATCH.

F PATCH AND REPAIR THE EXISTING WALL AT LOCATIONS WHERE INTERSECTING CONSTRUCTION IS DEMOLISHED OR ACCESSORIES, FIXTURES OR WALL COVERING IS REMOVED.

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H EXISTING FINISHED SURFACES TO REMAIN THAT ARE AFFECTED BY SELECTIVE DEMOLITION SHALL BE PATCHED TO MATCH EXISTING ADJACENT SURFACES UNLESS CONCEALED BY NEW CONSTRUCTION.

KEYED NOTES

1 TYPICAL; DEMOLISH EXISTING CEDAR FASCIA, RAKE, SUB-FASCIA, SOFFIT AND TRIM; SEE DETAILS FOR MORE INFORMATION

2 TYPICAL; DEMOLISH EXISTING METAL DOWNSPOUT AND GUTTER

3 TYPICAL; DEMOLISH EXISTING CEDAR BOARD AND BATTEN SIDING, TRIM, AND WEATHER BARRIER WRAP

4 EXISTING LOUVER TO REMAIN

5 EXISTING HOSE BIBB TO REMAIN

6 EXISTING FENCE TO BE DEMOLISHED BY OWNER

7 EXISTING ELECTRICAL SERVICE TO REMAIN

8 EXISTING MECHANICAL EQUIPMENT TO REMAIN

9 ALL CEDAR COLUMN WRAPS, BEAM WRAPS, SOFFIT, AND CEILING TO BE DEMOLISHED AT THIS CANOPY; SEE DETAILS FOR MORE INFORMATION

10 TYPICAL; REMOVE EXISTING SEALANT AND BACKER ROD AT ENTIRE WINDOW PERIMETER; PREP FOR NEW INSTALL

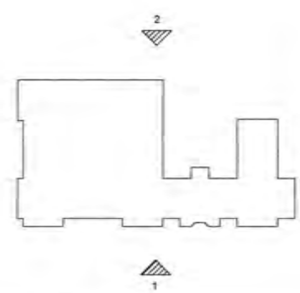
11 EXISTING EXHAUST FAN VENT TO REMAIN

12 EXISTING WINDOW TO BE DEMOLISHED; SEE PLAN FOR MORE INFORMATION

13 DEMOLISH EXISTING CEDAR WINDOW TRIM

14 EXISTING LIGHT FIXTURE TO BE DEMOLISHED

15 DEMOLISH PORTION OF EXISTING WALL (GYPSUM BOARD, WOOD STUDS, SHEATHING) FOR NEW OPENING; SEE DETAILS FOR MORE INFORMATION



ORIGINAL SHEET SIZE: 22 X 34

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ARCHITECTURAL EXPRESSIONS LLP
ARCHITECTS · ENGINEERS

ARCHITECTURAL EXPRESSIONS, LLP
113 ILLINI DRIVE, FORSYTH, IL 62535
PHONE: 217-877-4620 FAX: 217-877-4625
www.aesllp.com
IL DESIGN FIRM No. 184-001457

DATE:
LIC. EXP.:

EXTERIOR ELEVATIONS - DEMOLITION

LIBRARY UPGRADES PROJECT

VILLAGE OF FORSYTH

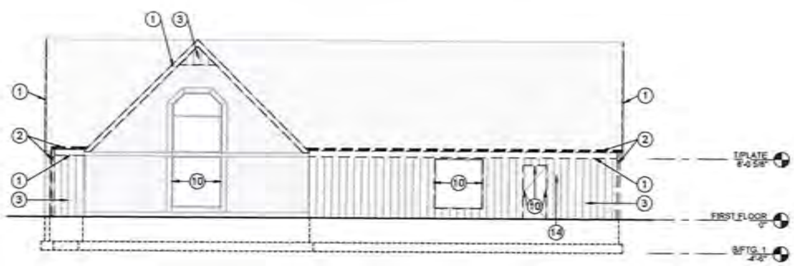
268 SOUTH ELWOOD STREET FORSYTH, IL

No.	Description	Date

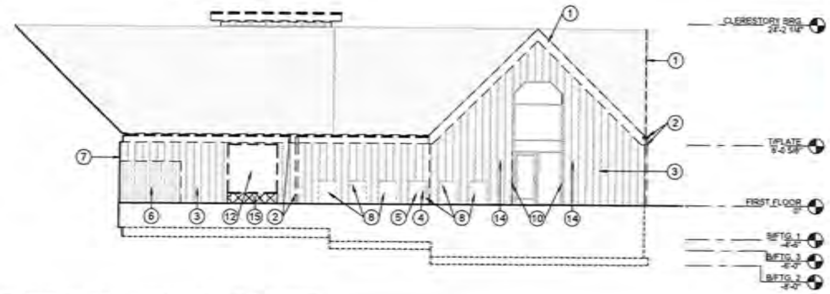
ISSUED FOR BID

Project Number	6642
Date	06/17/25
Drawn By	MTK
Checked By	JRA

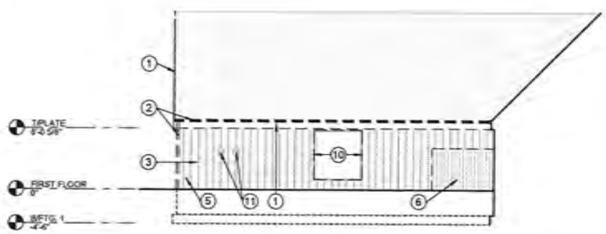
AD201



4 SOUTH ELEVATION - DEMOLITION
1/8" = 1'-0"



3 NORTH COURTYARD ELEVATION - DEMOLITION
1/8" = 1'-0"



2 SOUTH COURTYARD ELEVATION - DEMOLITION
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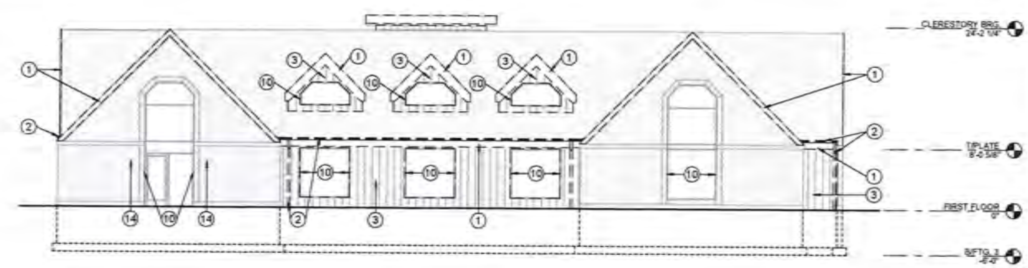

1 NORTH ELEVATION - DEMOLITION
1/8" = 1'-0"

GENERAL NOTES

A. THE CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.

B. DASHED LINES DESIGNATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVAL INCLUDES PARTITIONS, DOORS, FLOORING AND CEILING INCLUDING ANYTHING ATTACHED TO OR CONCEALED BY THE CONSTRUCTION BEING REMOVED, UNLESS OTHERWISE NOTED FOR SPECIFIC AREAS.

C. VISIT THE SITE AT TIME OF BID AND REPORT ANY CONDITIONS WHICH MAY CAUSE CONSTRUCTION PROBLEMS. ANY VARIANCES OR WORK NOT INDICATED ON THE DRAWINGS BUT REQUIRED TO COMPLETE THE PROJECT SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

D. THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.

E. INTERIOR DEMOLITION TO INCLUDE EXISTING MATERIALS, FIXTURING HARDWARE, ETC. AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. PATCH AND PREP ADJACENT SURFACES TO REMAIN AND FINISH TO MATCH.

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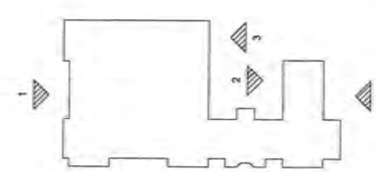

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EXTERIOR ELEVATIONS - DEMOLITION

LIBRARY UPGRADES PROJECT

VILLAGE OF FORSYTH

268 SOUTH ELWOOD STREET FORSYTH, IL

No.	Description	Date

ISSUED FOR BID

Project Number	6643
Date	06/17/25
Drawn By	MTK
Checked By	JRA

AD202

ORIGINAL SHEET SIZE: 22 X 34

NEW BUSINESS

ITEM 8

VILLAGE OF FORSYTH
PRIDE & PROGRESS

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Ryan Raleigh, Director of Planning and Zoning
Date: July 31, 2025
Subject: Fence Replacement Bids for Baseball Fields 1 & 2

The competitive bidding process for the replacement of fencing on Baseball Fields 1 and 2 has been completed. The project scope includes the following:

- Installation of black vinyl-coated chain-link fabric, top rails, mid rails, fittings, gates, and hardware to replace all existing materials.
- Alternate: Installation of a yellow top cap on the outfield fence.
- Note: Bids exclude the removal of existing fencing and painting of upright poles, which will be completed by Village staff.

Two contractors submitted bids, as detailed below:

Bidder	Field 1 - Total Bid	Field 1 - Alternate	Field 2 - Total Bid	Field 2 - Alternate
General Fence	$32,385.00	$2,373.00	$31,766.00	$2,373.00
Fence Peoria	$73,100.00	$6,216.92	$77,186.51	$7,467.27

General Fence submitted the lowest bid for both fields, totaling $68,897 (including alternates). This project is funded through the Hotel/Motel Tax Fund (Account 16-00-893-1), which currently has a remaining balance of $262,040, sufficient to cover the proposed expenditure.

Based on the competitive bids received and the available budget, I recommend approving the bid from General Fence for the fencing replacement on Baseball Fields 1 and 2.

Please feel free to contact me with any questions or to discuss this matter further.

Thank you for your consideration.

NEW BUSINESS

ITEM 9

VILLAGE OF
FORSYTH
PRIDE & PROGRESS

Village of Forsyth
301 South Route 51
Forsyth, IL. 62535
(217) 877 – 9445
www.forsyth-il.gov

Honorable Mayor Peck and the Board of Trustees,

Over the last couple of years, we have updated our chlorine gas system with new regulators, scales, rotameters and feed lines. Now that all has been rebuilt, we would like to upgrade our safety system.

The new safety system operates when a chlorine gas leak is detected in the chlorine storage room. Once chlorine gas is detected, the sensor will send a signal to the actuators to close all three gas cylinders, stopping the flow of chlorine gas. Once closed, we can enter the room to change out the failed cylinder or equipment.

Forsyth only obtained a quote from our chlorine gas system vendor:

Sidener's quote for the new safety system is priced at $30,352.00.
Service installation included.

Forsyth Water Staff recommends accepting the Sidener quote at $30,352.00, using 51-00-511 Building Service budget line item ($70,000 remaining in this line item).

Thanks, Darin Fowler – Forsyth Public Works

QUOTE

Invoice #

SIDENER
SUPPLIES
SATISFIED
SERVICE

Sidener Environmental Services
1829 Borman Circle Drive
St. Louis, MO 63146-1068
Phone:800-528-2887/314-991-0730
Fax:314-991-3527

Bill To: CITY OF FORSYTH
301 SOUTH ROUTE 51
FORSYTH IL 62535

Ship To: CITY OF FORSYTH
WATER PLANT
580 EAST COX
FORSYTH IL 62535

Invoice # / Invoice Dt	Order # / Order Dt	Customer #	Customer P.O. #	Terms	Ship Via / Salesperson
	98621	1264		NET 30	UPS GROUND COMM
07/29/25	07/25/25				002
		Ref:			

Units	U/M	Item Description	Disc	Unit Price	Amount
		****** **QUOTATION** *****			
20	Hrs	LBR-CHZ-O LABOR CHARGE FOR EQUIPMENT LISTED BELOW: INSTALL HALOGEN EMERGENCY SHUT-OFF		120.000	2,400.00
280	MIL	MILEAGE MILEAGE FOR SERVICE CALL		0.950	266.00
2	EA	8002.14 8002.14 GEMINI DUAL 150 LB CYLINDER EMERGENCY SHUTOFF SYSTEM. INCLUDES: -GEMINI 2 CHANNEL CONTROLLER -(2) TERMINATOR ACUATORS W/ 6FT CABLES -(2) STORAGE RACKS -(1) REMOTE SHUTOFF SWITCH -(1) LOW VOLTAGE RELAY OUTPUT *FOR USE ON 150LB/68KGS STYLE CYLINDES W/ USA STYLE CHLORINE VALVES.		12749.000	25,498.00
2	EA	4500.05 4500.05 OPTIONAL RELAY INTERFACE MODULE (RIM), FOR		1006.500	2,013.00

(Continued on Page 2)

QUOTE

Sidener Environmental Services
1829 Borman Circle Drive
St. Louis, MO 63146-1068
Phone:800-528-2887/314-991-0730
Fax:314-991-3527

Bill To: CITY OF FORSYTH
301 SOUTH ROUTE 51
FORSYTH IL 62535

Ship To: CITY OF FORSYTH
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580 EAST COX
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Invoice # / Invoice Dt	Order # / Order Dt	Customer #	Customer P.O. #	Terms	Ship Via / Salesperson
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07/29/25	07/25/25				002
		Ref:			

Units	U/M	Item Description	Disc	Unit Price	Amount
		****** QUOTATION *****			
		(Page 2)			
		GEMINI CONTROLLER. INCLUDES:			
		-(3) OUTPUT RELAYS CONFIGURED			
		AS DPDT RATED AT 115/230 VAC			
		5.0 AMPS			
		ALARMS:			
		(1) REMOTE INDICATION OF			
		EMERGENCY CLOSE EVENT			
		(3) SYSTEM NOT ARMED/READY.			
		REPLACES STANDARD LOW VOLTAGE			
		OUTPUT.			
		INBOUND FREIGHT NOT INCLUDED			
		*LABOR HOURS ARE ESTIMATED AND			
		MAY DECREASE / INCREASE			
		DEPENDING ON CONDITION OF			
		EXIXSITING EQUIPMENT.			
		Subtotal			30,177.00
		LODGING FOR SERVICE CALL			150.00
		MEALS ON SERVICE CALL			25.00
		Quote Total			30,352.00

VISIT US AT WWW.SIDENER.NET
4% CREDIT CARD FEE ON ALL CREDIT CARD ORDERS

NEW BUSINESS

ITEM 10

VILLAGE OF
FORSYTH
PRIDE & PROGRESS

Village of Forsyth
301 South Route 51
Forsyth, IL. 62535
(217) 877 – 9445
www.forsyth-il.gov

Honorable Mayor Peck and the Board of Trustees,

We were fortunate enough to have a dealer (Burris Equipment, out of Joliet) bring us a new heavy brush mower to our Forsyth Nature Park for a demo. We started at the Forsyth Nature Park pond / berm area that is covered in ten-foot-tall weeds. This Ventrac tractor had no problem cutting them down, so we tested it on hills, ditches, berms and bridges with high pitches, it was awesome. We tried it out around the creek, no worries.

The Demo had a 68" rough cut deck, but this style of Ventrac mowing system is interchangeable, we can easily drop the rough deck and add a finish mowing deck in minutes. It has possibilities of nearly twenty other attachments, including a snow blower, a snow blade, and a drop salt spreader on the back for trails. Other attachments are a trencher, stump grinder, turf aerator, cultivator, and ball field groomer.

With the Forsyth Nature Park *not meeting Forsyth Standards*, I would like to purchase this mower, with rough cut mowing deck, in 2025. The money needed ($45,878.40) to pay for this tractor and mowing deck will come from the Total Patcher Line Item 30-00-864-11 ($125,000).

Forsyth staff has seen the total patcher at work, and it is a great machine for repairing roads. It uses tar, with chips mixed in for some applications. Ex: alligatored roads, shallow potholes.

Forsyth staff has also seen the Mastic patcher at work during a Macon County Highway Department Demo, and it is also a great machine for repairing roads. It uses a tar, polymer, chip package blend that is mixed in the machine and applied to most of the same applications. Ex: alligatored roads, shallow / deep potholes, and separated seams. The difference is that aggregate is always in the mix, not just a tar fill. It can also do concrete patching and can nearly match the color of concrete.

We have an opportunity to rent the Mastic patcher this fall to determine if it is the right machine for what we need in Forsyth. With us renting this for a week, it frees up the money budgeted for the new Ventrac tractor / rough mower.

VILLAGE OF FORSYTH
PRIDE & PROGRESS

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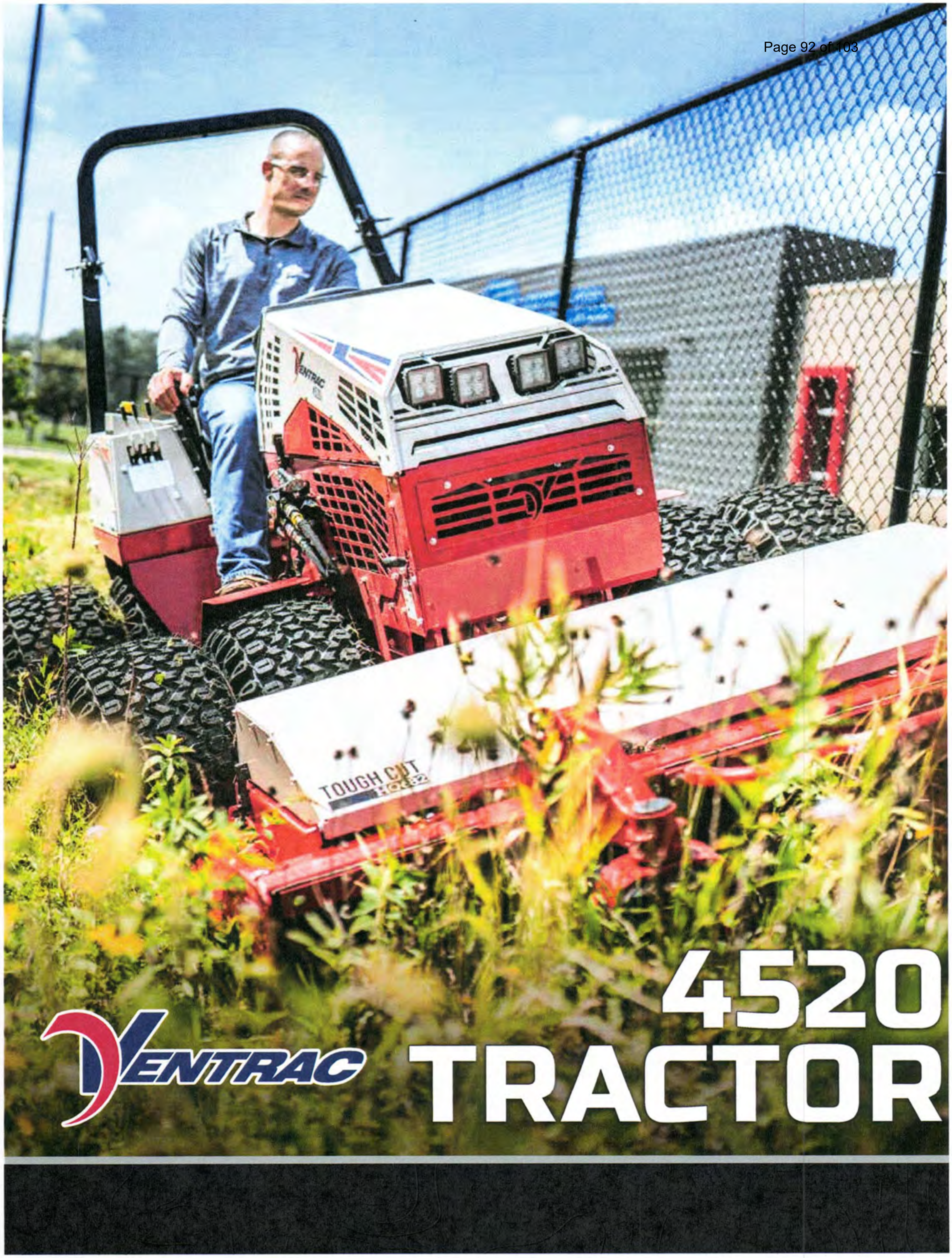
Forsyth, IL. 62535
(217) 877 – 9445
www.forsyth-il.gov

Forsyth staff recommends using the total patcher money budgeted to address a pressing need at the Nature Park, but it can also be used in many areas throughout the Village (ex: creek, high-line area, steep inclines along Rt 51 and CH 20, bridges, etc...).

Thanks, Darin Fowler – Forsyth Public Works



4520 TRACTOR

4520 TRACTOR

Model Comparison	4520K VANGUARD Big Block	4520P KAWASAKI DFI	4520Y KUBOTA Diesel	4520N KUBOTA	4520Z KUBOTA
Stock Codes	39.51219	39.51216	39.51217	39.51225	39.51215
California Model Stock Code		39.51221		39.51227	
Accessory Kit: Front fenders, foot pegs, 4 rear weights, weight transfer	Optional	Standard	Standard	Standard	Standard
Engines					
Engine	Vanguard M54	Kawasaki FD851D DFI	Kubota D902	Kubota WG972 EFI	Kubota WG972-GL
Max Operating Speed	3600 rpm	3600 rpm	3600 rpm	3600 rpm	3600 rpm
Horsepower	31	31	25	32.5	32.5
Peak Torque	47 ft lb (64 nm)	47 ft lb (64 nm)	42 ft lb (57 nm)	51 ft lb (69 nm)	51 ft lb (69 nm)
Displacement	896cc	824cc	898cc	962 cc	962cc
Cylinders	2	2	3	3	3
Engine Oil	Ventrac Full Synthetic 10W30				
Cooling	Air	Liquid	Liquid	Liquid	Liquid
Fuel Type	Gasoline	Gasoline	Diesel	Gasoline	Gasoline
Fuel Capacity	6 gal (22.7 L)	6 gal (22.7 L)	6 gal (22.7 L)	6 gal (22.7L)	6 gal (22.7 L)
Fuel Economy^^	1.6 gal/hr (6 L/hr)	1.2 gal/hr (4.5 L/hr)	1.1 gal/hr (4 L/hr)	1.2 gal/hr (4.5 L/hr)	1.5 gal/hr (5.7 L/hr)
Slope Rating (continuous/intermittent)	25°/30°	30°/30°	20°/30°	20°/30°	20°/30°
Alternator	50 Amp	30 Amp	60 Amp	60 Amp	60 Amp
Dimensions					
Weight with standard hitch	*1385 lb (628 kg)	1620 lb (735 kg)	1705 lb (773 kg)	1700 lb (771 kg)	1690 lb (767 kg)
Weight with accessories kit	1610 lb (730 kg)	N/A	N/A	N/A	N/A
Weight with 3-point hitch	1690 lb (767 kg) w/ accr kit	1700 lb (771 kg)	1785 lb (810 kg)	1780 lb (807 kg)	1770 lb (803 kg)
Length with standard hitch (ROPS up)	81.5 inches (207 cm)				
Length with 3-point hitch	92 inches (234 cm)				
Width	48.5 inches (123 cm)				
Width with wheel extensions	54.5 inches (138.5 cm)				
Width with duals	73 inches (185.5 cm)				
Wheelbase (front axle to rear axle)	45 inches (114 cm)				
Height (ROPS up)	68 inches (173 cm)				
Height (ROPS down)	54 inches (137 cm)				
Turning Radius (single tires, standard position)	39 inches (99 cm)				
Turning Radius (position 2)	54 inches (137 cm)				
Turning Radius (position 3)	68 inches (173 cm)				
Oscillation amount (@ wheel)	7.5 inches (19 cm)				
Ground Clearance	5 inches (13 cm)				

^^ Fuel Economy tested with HM602 mower for comparison purposes. Application conditions & attachment will affect fuel economy.

All specifications subject to change without notice or obligation

STANDARD FEATURES

- Pre-Wired Plug & Play Wiring Harness
- Premium Comfort Seat
- Advanced Electronic Instrument Panel
- 6 Function Warning Gauge & Alarm
- Conveniently Located PTO Belt Tensioner
- On-board Diagnostic System
- Sealed Electrical System
- Thermostatically Controlled Oil Cooler
- Battery Disconnect Switch with Circuit Breaker
- Automotive Style Parking Brake
- Universal PTO Switch
- S.D.L.A. Operator Controls
- Weight Transfer System*
  *Optional on 4520K, standard on other 4520 Models
- USB Charger

The Ventrac 4520 tractor was built with you in mind. From the advanced electrical system, redesigned frame, more safety and comfort features; the 4520 offers the reliable performance, astounding versatility and comfortable handling you have come to expect.

Like all Ventrac tractors, the 4520 utilizes All Wheel Drive and an articulating chassis with a low center of gravity to provide superior traction, braking, stability, and security on tough terrain and slopes without disturbing turf when turning.

Over 30 Ventrac Mount Attachments

Choose from over 30 professional grade Ventrac Mount attachments to transform your Ventrac into a productivity powerhouse. This incredibly rugged and dependable machine is a wise business investment for golf courses, schools and universities, parks, street maintenance departments, commercial mowing services, contractors, wineries, farms, property management associations, estate owners and anyone needing one machine to do it all.

Optional Accessories:

- Turf Tires, Chains
- Category 1 3-Point Hitch
- Cold Weather Cab
- Additional Lighting & Signaling Packages
- Electrical Power Outlets
- Digital Slope Indicator
- Dual Wheel or Wheel Extensions for Slope

Visit www.ventrac.com/accessories for full list.

VENTRAC

4520 TRACTOR (cont.)

Electrical

Battery	475 CCA (Group 51R)
Voltage	12 volts
Battery Disconnect	Standard, with 150A System Circuit Breaker
Fuses	Sealed, Mini Fuse and J-Case styles

Drivetrain

Hydraulic Pump	Danfoss DDC-20
Pump Drive	Direct Drive (Double U-Joint Drive-shaft)
Hydraulic Motors	MPIM
Transaxles	Peerless 2600 series
Axles	Peerless 40mm (forged) with integrated forged hub
Hydraulic Oil Cooler	Aluminum w/ Thermostatically controlled Electric Fan
Hydraulic Oil Filter (Suction)	25 micron
Hydraulic Oil Filter (Pressurized)	10 micron

Hitch and PTO

Front Hitch	Ventrac Mount System
Electric PTO clutch with Brake	Ogura GT3.5 (250 ft lb) (339 nm)
Rear Hitch	2 inches Receiver
3-Point Hitch	Optional Category 1 3-Point Hitch

Tires

Standard (All Terrain)	22x12-8
Optional Turf	22x11-10

Travel Speed (F/R)

Low Range	5 mph (8 kph) forward / 4 mph (6 kph) reverse
High Range	10 mph (16 kph) forward / 8 mph (13 kph) reverse

Instruments, Gauges, and Alarm

Gauges	Tachometer, Speedometer, Hour Meter, Engine Temperature (liquid cooled engines only), Fuel Level, Volt Meter
Indicator Lights ^ Activates Audible Alarm	Parking Brake, Engine High-Temp^, Hydraulic Oil High Temp^, Low Voltage^,Low Oil Pressure^
Switches	Key, PTO, and Lights

Lights

Head Lights	(4) LED 1000 Lumen
Tail Lights	(2) Red LED Lights

Controls

Forward Reverse	S.D.L.A. (Speed, Direction, Lift, and Auxiliary) Handle; Optional Foot Pedal
Attachment Lift	S.D.L.A. (Primary Handle)
Auxiliary Hydraulics	S.D.L.A (Secondary Handle)
Throttle	Dash Mounted
Front Hitch Lock	Column Mounted (Accessible from Seat)
PTO Belt Tensioner	Front Mounted, Automatic Tension Controlled
Weight Transfer	5 position
High/Low Range	Single Lever, Column Mounted
3 Pt Controls (Optional)	Lift + 2 sets of Auxiliaries
Steering	Power Steering

Other Features

Tool Box	Optional
Cup Holder	Standard
Seat	Deluxe High Back Seat (arm rests and suspension seat optional)

ROPS

Folding ROPS	Standard
Heavy Duty Off-Road Seat Belt	Standard

All specifications subject to change without notice or obligation

Max Slope Rating (in any direction)

	Single Tires	Dual Wheels
4520* w/Front Attachment (unless specified otherwise below)	20°	30°
4520 w/Cab	10°	Not Recommended
4520 w/Spreader	10°	Not Recommended
4520 w/RV602	10°	15°
4520 w/KH500	5°	Not Recommended
4520 w/MA900	10°	18°

*Attachments, accessories, and tire configuration may reduce the 4520 power unit's maximum angle of operation.
Refer to applicable operator manuals for maximum angle of operation of equipment.

Standard

Duals

ENGINE RATINGS

Model #	4520K	4520P	4520Y	4520N	4520Z
Engine	B&S Vanguard Model 54	Kawasaki FD851D	Kubota D902	Kubota WG972 EFI	Kubota WG972-GL
Fuel	Gas	Gas (DFI)	Diesel	Gas	Gas
Max Slope Intermittent Use***	30° (58%)^	30° (58%)	30° (58%)^	30° (58%)^	30° (58%)^
Max Slope Continuous Use***	25° (47%)	30° (58%)	20° (36%)	25° (47%)	20° (36%)

*** For slope operation over 20°, Wheel Extensions are required for up to 25° or Dual Wheels are required for up to 30°

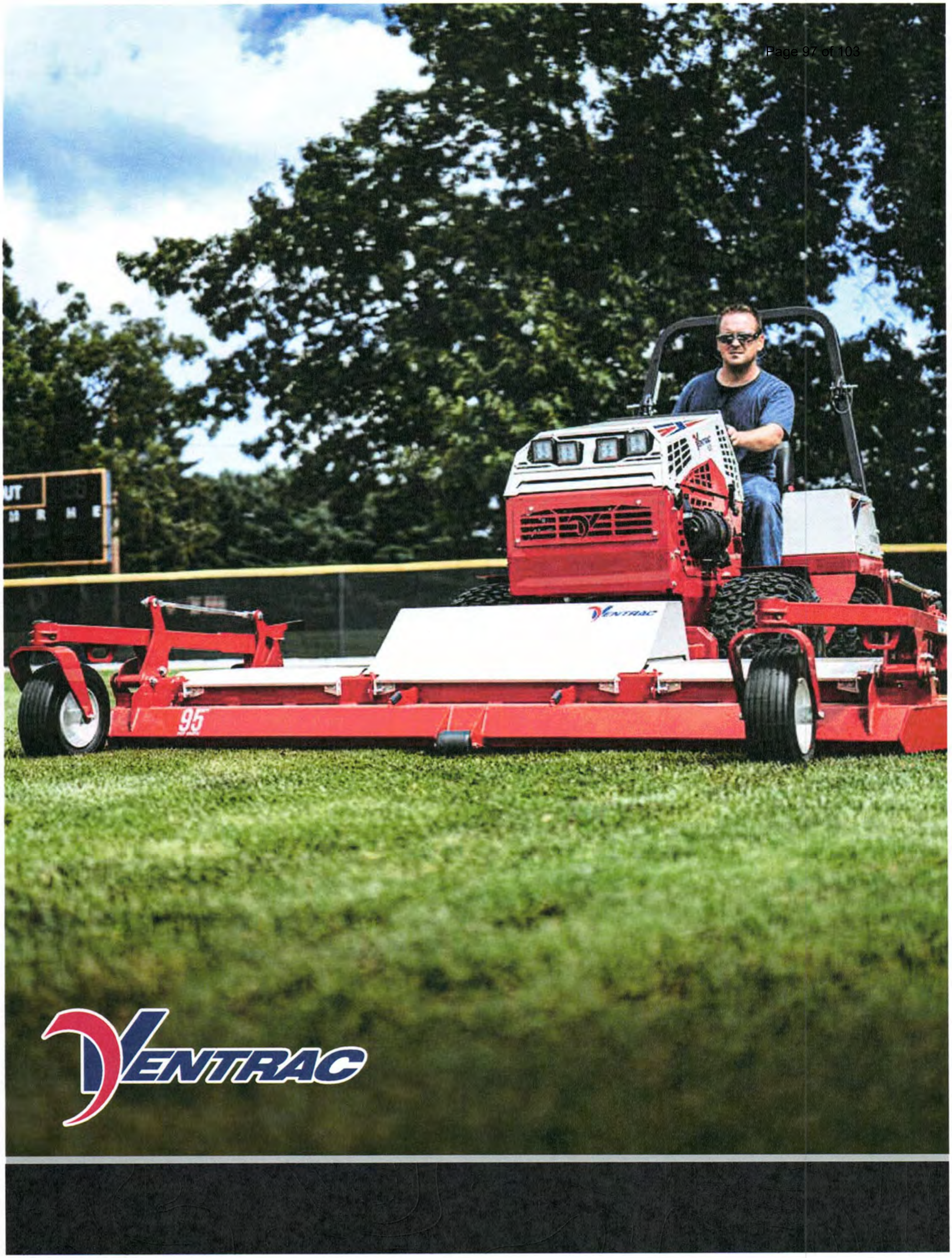
Digital Slope Gauge
Recommended for operation on slopes.

Intermittent Use Defined

^ The engine may operate between 20° and 30° for up to 10 minutes. If 10 minutes is reached, the engine must be returned to 20° or less to assure proper oil lubrication. After returning to 20° or less, the intermittent cycle can be repeated. The 4520P Kawasaki DFI engine is rated for 30° continuous operation and does not have this requirement.

All specifications subject to change without notice or obligation

VENTRAC


VENTRAC
95
VENTRAC

VENTRAC
Your ONE Tractor Solution

Accessories
Dual Wheel Kit

Shown with Turf Tires

Dual Wheels are available for the 4000 series tractors. They are designed to increase stability, traction, and safety on slopes. Dual wheels are also great for reduction of soil compaction on delicate ground. Once the dual hubs have been installed on each wheel, the duals can be quickly mounted and dismounted.*

Duals are recommended for sandy soils or where a broad distribution of tractor weight is desired, including when driving sideways on slopes greater than 20 degrees (not to exceed 30 degrees).

Duals are only one of numerous considerations for safety on slopes; speed, terrain, irregularities, and stopping the unit are other serious factors to consider for safe operation of the tractor.

*Recommended tire pressure for dual wheels can be found in the 4500 operator manual and also on the sticker inside of the hood

SPECIFICATIONS

Stock Code	
All Terrain	70.4067 (1 kit per tractor)
Turf	70.4068 (1 kit per tractor)
Bar	70.4069 (1 kit per tractor)
Weight	80 lbs (36.25 kg) (per axle)
Additional Tractor Width	24 inches (12 inches/tire) (61 cm)

All specifications subject to change without notice or obligation

Note:

(A) Do NOT use dual wheels when using the Ventrac VERSA-Loader.

(B) Engine manufacturers' maximum angle of operation is 25° for continuous use (all directions) and 30° intermittent use*. The 4500P Kawasaki DFI is rated for 30° continuous use.

(C) Do NOT use with Wheel Extensions

* Intermittent use is up to 10 minutes on the slope, then return to level ground before returning to the slope.

Shown with Standard Tires

TRACTOR COMPATIBILITY KEY: 3400 4500

VENTRAC
500 Venture Drive
Orrville, OH 44667
1.866.836.8722
Fax: 330.683.0000
www.ventrac.com
info@ventrac.com

CANOPY

70.4169

CANOPY

Stock Code	70.4169
Dimensions	
Weight	62 lbs (28 kg)
Width	42.6 inches (108.2 cm)
Length	56 inches (142.2 cm)
Overall Adjustable Height	1.5 in (3.8 cm)
Standard Height	16 in (40.6 cm) Above top of rollbar to top of canopy
Second Height Option	17.5 in (44.5 cm) Above top of rollbar to top of canopy
Optional Fan Specs	
Stock Code	70.4170
Electric Fan	12 in (30.5 cm)
Max Air Flow	1000 CFM
Fan Speeds	3 Options

All specifications subject to change without notice or obligation

AVAILABLE KITS

•70.4170 – Kit, Fan for Canopy

-5 Mounting Options Available

•70.4171 – Kit, Strobe Light for Canopy

•70.4172 – Kit, Front Work Light for Canopy

-Requires 70.4173 -Kit, Work Light LED 4520/4500

VENTRAC

TOUGH CUT
HQ682

TOUGH CUT

Model	HQ682
Stock Code	39.55118
Width of Cut	68 inches (173 cm)
Number of Blades/Type	3 blades, 5/16 x 2½ x 23 inches (79mm x 6.35cm x 58cm)
Cutting Height (with Swivel Wheels Removed)	3 – 4¼ inches
Cutting Height	3½ - 7 inches (89 to 178 mm)
Deck Construction	Multi Gauge, 5/16 inch (7.9 mm) at spindle mount
Spindles/Pulleys	Field Serviceable w/ Top Grease Fittings
Optional Accessory	
Hydraulic Flip-Up Kit	70.8226
Dimensions	
Length	59 inches (150 cm)
Width	69 inches (175 cm)
Height	22 inches (56 cm)
Weight	475 lbs (215.5 kg)

All specifications subject to change without notice or obligation

The HQ682 **Tough Cut Mower** is the mower of choice for mowing high grass, thick weeds, and heavy brush. A large baffled front opening assists in directing materials into the deck and helps hinder debris from escaping. Three heavy-duty blades counter rotate to cut and deposit waste evenly without windrowing. Capable of tackling saplings and large thorn bushes, the Tough Cut makes short work out of overgrown thickets.

The HQ682 comes with front caster wheels as a standard feature. Four tie-down points have been added for secure trailering.

The Tough Cut has adjustable cutting height ranging from: 3" - 7". Easy servicing of belts and pulleys is provided by the hinged and removable cover. The manual tilt-up deck provides access under the deck. A hydraulic flip-up kit is available as an option for easier access to the underside of the deck for cleaning and blade replacement.

STANDARD FEATURES

- Rear Adjustment for Deck Pitch
- Heavy Duty Blades
- Tilt-Up Deck
- Ventrac Mount System
- Front Caster Wheels

OPTIONAL ACCESSORIES

- Hydraulic Flip-Up Kit

VENTRAC

Pricing Quote

Quote #: 104883-1002
Contract #: 112624-TTC

Date Quoted: July 24, 2025
Quote Expires: August 23, 2025

Prepared For:

Darin Fowler
Village of Forsyth
590 E. Cox Street
Forsyth, IL 62535
217-433-9597
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Prepared By:

Burris Equipment Co - Joliet
Mike Thornton
2001 Cherry Hill Rd
Joliet, IL 60433
Phone: 847-417-2436

Customer's Sourcewell Membership ID: 188408

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

QTY	Model #	Description	Sourcewell	Total
1	4520N (39.51225)	Ventrac Tractor: KN, 4520N Kubota WG972 EFI *Included Standard: Weight Transfer, SDLA Hand Controls, 4 Rear Weights, Front Fenders, Foot Pegs*	32,554.20	32,554.20
1	70.4160-99	Accessory: Kit, 3 Point Hitch 4520	2,438.00	2,438.00
1	70.4067	Accessory: DUAL WHEEL KIT Kit, Duals Field Trax Black	1,559.40	1,559.40
1	70.4140	Accessory: DIGITAL SLOPE GAUGE Kit, Slope Indicator	423.20	423.20
1	70.4179	Accessory: 12-VOLT REAR PLUG Kit, 12V Rear 4520	174.80	174.80
1	70.4161	Accessory: 12V SWITCH & PLUG Kit, 12V Front 4520/4500	372.60	372.60
1	70.4169	Accessory: CANOPY Kit, Canopy	1,044.20	1,044.20
1	47.0497	Accessory: ARM REST Armrest, Kit - Deluxe Seat 4520	174.80	174.80
1	HQ682 (39.55118)	Attachment: MOWERS - TOUGH CUT HQ, HQ682 Mower, Tough Cut	4,903.60	4,903.60
1	70.8226	Accessory: Kit, Hydraulic Flip Up HQ682	533.60	533.60

Subtotal	44,178.40
	CHARGES
Setup Charges	+1,700.00
TOTAL USD $	45,878.40